



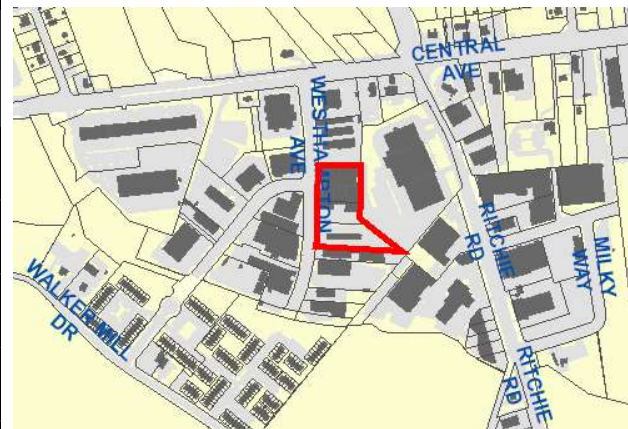
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan Space Maker Self-Storage

DSP-24003

REQUEST	STAFF RECOMMENDATION
The conversion of an existing 72,114-square-foot building to a consolidated storage facility and the construction of a new 58,165-square-foot building for a consolidated storage facility, as well as associated site improvements.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Detailed Site Plan DSP-24003

Location: On the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue).	
Gross Acreage:	3.30
Zone:	IE/LTO-E/MIO
Prior Zone:	I-1/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	133,429 sq. ft.
Planning Area:	75A
Council District:	06
Municipality:	None
Applicant/Address: Layton Warehouse LLC 208 West Hampton Avenue Capitol Heights, Maryland 20743	
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	01/30/2025
Planning Board Action Limit:	Indefinite Waiver
Staff Report Date:	01/15/2025
Date Accepted:	06/20/2024
Informational Mailing:	04/10/2024
Acceptance Mailing:	06/17/2024
Sign Posting Deadline:	12/31/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-24003
Space Maker Self-Storage

The Urban Design staff has reviewed the detailed site plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is located within the Industrial, Employment (IE) Zone and the Local Transit-Oriented-Edge (LTO-E) Zone. It was previously located within the Light Industrial (I-1) Zone. The entire property is also subject to the Military Installation Overlay (MIO) Zone for height, formerly labelled as the M-I-O Zone. Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received development approvals under the Zoning Ordinance or Prince George's County Subdivision Regulations effective prior to April 1, 2022 (prior Zoning Ordinance and prior Subdivision Regulations) that remain valid may have subsequent applications reviewed under the prior Zoning Ordinance. The subject property received prior development approval for Preliminary Plan of Subdivision (PPS) 4-24008 under the prior Subdivision Regulations. PPS 4-24008 was approved on June 27, 2024, and remains valid for two years or until June 27, 2026. Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Staff considered the following criteria in reviewing this application:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Preliminary Plan of Subdivision 4-24008;
- c. The requirements of Certificate of Adequacy ADQ-2024-009
- d. The 2010 *Prince George's County Landscape Manual*;
- e. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments; and
- h. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

- 1. Request:** This detailed site plan (DSP) requests the physical site improvements necessary to convert an existing 72,114-square-foot building (Building A, with rehabilitation) for use as a consolidated storage facility and the construction of a new 58,165-square-foot building, which also will be used as a consolidated storage facility (Building B).

2. Development Data Summary:

	EXISTING	EVALUATED
Zone	IE/LTO-E/MIO (Prior I-1/M-I-O)	I-1/M-I-O
Use(s)	Warehouse/Storage/Distribution	Consolidated Storage
Gross Tract Acreage	3.30	3.30
Parcels *	3	2
Total Building Gross Floor Area (GFA) sq. ft.	72,114 (Building A: to remain) 6,510 (Parcel 5 Building: to be demolished)	133,429 (75,264 - Building A with rehabilitation and 58,165 - Building B proposed)
Number of Storage Units	-	1,088

Note: *The subject property totals 3.30 acres and consists of three existing parcels. These parcels are recorded as Parcels 5, 6, and 7, Block A, of Central Industrial Park in the Prince George's County Land Records in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87, respectively. However, PPS 4-24008, which is applicable to the subject site, approved two parcels for the property which are reflected as proposed Parcels 1 and 2 on the DSP.

Zoning Regulations

	REQUIRED	PROPOSED
Minimum Front Setback (feet)/from street	25	25.2
Minimum Side Setback (feet)	31.66 total of both side yards (30 + 1/3 for every foot of building height above 30 feet)	75.6
Minimum Rear Setback (feet)	1.66 (0 + 1/3 for every foot of building height above 30 feet)	7.9
Maximum Height (Feet)	36	35 (Building A), 35 (Building B)
Minimum Green Area (percentage)	10	25.7

Parking and Loading Data (Per Section 27-568(a) of the prior Prince George’s County Zoning Ordinance)

Parking Requirements	REQUIRED	PROPOSED
Consolidated Storage – 1,088 units at 1/50 units*	22	24
Office Space – 1,000 sq. ft. at 4/1,000 sq. ft.	4	4
Residence Manager – 2 per (no resident manager)	0	0
Total Parking Spaces	26**	28
Handicap-accessible (including handicap van-accessible)	At least 2	2

Notes: *Section 27-568(a) of the prior Zoning Ordinance provides that 1.0 parking spaces per 50 units having direct access only from within a building are required. No requirement is provided for units accessible from the exterior of the building. Per Section 27-571 of the prior Zoning Ordinance, for uses not specifically listed, the requirement of the most nearly similar use shall be applied. Accordingly, the same consolidated storage parking ratio is utilized for both interior and exterior accessed consolidated storage units.

**Of which at least two shall be handicap-accessible, in accordance with Section 27-566(b) of the prior Zoning Ordinance.

Loading Spaces (Per Section 27-582(a) of the prior Zoning Ordinance)

Loading Spaces*	REQUIRED	PROPOSED
Building A (75,264 sf)		
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	4
1 loading space for each additional 40,000 sq. ft. (or fraction)	2	
Building B (58,165 sf.)		
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	2
1 loading space for each additional 40,000 sq. ft. (or fraction)	2	
Total Loading Spaces (12 feet x 45 feet)	8	6**

Notes: *Per Section 27-582(a) of the prior Zoning Ordinance, Footnote 1, “For consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading, and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual consolidated storage unit. In no case shall a width of more than twenty-five (25) feet be required.” The driveway width between Building A and Building B is 27 feet. Staff find this width sufficient to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an exterior individual consolidated storage unit at Building B.

**A total of eight loading spaces are required for this development. Only six have been provided. Specifically, the loading requirements for Building B are deficient by two spaces. A condition of approval has been added to the Recommendation section of this staff report to meet the loading space requirement for Building B. In addition, the two proposed loading spaces for Building B are located across a one-way drive aisle and, therefore, the loading and unloading from that area may conflict with circulating traffic. The applicant shall demonstrate that all required loading spaces for Building B are safely located, that stripping is provided for any necessary traffic calming, and to signify the area where loading and unloading would occur, with connection to Building B utilizing curb depressions from the loading zone and pathways to access the storage units. Loading spaces for Building B shall not be located north of the building, given it is the main entry drive, with parking lot and exterior accessed storage units, which may conflict with additional operations and movements in that area.

Bicycle Spaces

This DSP includes two inverted U-shaped bicycle racks for up to four bike spaces, which are located at the building entrance, to support a multimodal system of service.

3. **Location:** This property is shown on Tax Map 74 in Grid B1 and is geographically located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue).
4. **Surrounding Uses:** The subject property is bounded to the north by a storage yard in the LTO-E Zone (formerly the Light Industrial (I-1) Zone); to the south by an existing church in the Industrial Employment (IE) Zone (formerly the I-1 Zone); to the east by a crane rental company and a heavy equipment storage yard in the Local Transit-Oriented-Edge (LTO-E) Zone (formerly the I-1 Zone); and to the west by Westhampton Avenue and beyond by industrial uses in the IE Zone (formerly the I-1 Zone).
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 4-24008, which was approved by the Prince George’s County Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-048). This PPS approved two parcels for development of 137,115 square feet of industrial development.

A Certificate of Adequacy ADQ-2024-009, was approved on May 23, 2024.

A Woodland Conservation Letter of Exemption S-022-2024 was approved on February 15, 2024, by the Environmental Planning Section for Parcels 5, 6, and 7.

A Natural Resources Inventory NRI-024-2024-001 was approved on March 13, 2024, by the Environmental Planning Section for Parcels 5, 6, and 7.

A Site Development Concept Approval P55912-2024-SDC was issued by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) on June 4, 2024, and is valid until June 4, 2027.

6. **Design Features:** The applicant proposes converting an existing warehouse building (Building A) into a consolidated storage facility, with 625 interior accessible storage units, and to demolish an existing auto sales building and construct a new consolidated storage facility (Building B) with 442 interior accessible storage units and 21 exterior accessible storage units.

Building A is located in the northern portion of the property, faces Westhampton Avenue, and will have a maximum height of 35 feet. Exterior renovation materials will include brick, concrete masonry, metal paneling, and wood siding. To provide increased visual interest, the exterior façade will include color variation, offsets, variation in roofline height, and glazed windows and doors. Signage will be along the west and south façades.

Building B will be located south of Building A, and will incorporate similar materials, colors, and design to create a cohesive aesthetic. Building B will vary in height from 24 feet 6 inches at the northern facing front of the building to 33 feet at the southern side of the building, to accommodate a decline in topographic elevation.

The site has vehicular entry to the west, from Westhampton Avenue, that traverses between the two buildings. Circulation continues around southern Building B with an exit point back onto Westhampton Avenue at the southwest corner of the site. New sidewalks and crosswalks along Westhampton Avenue will provide pedestrian connectivity to the buildings. All parking areas and access to external storage are internal to the site.

An access from Westhampton Avenue to two proposed parking spaces is shown in the northern portion of the site. However, these spaces are not permitted as they do not meet the provisions of Section 27-563 of the prior Zoning Ordinance, which would require they be accessed by a driveway within the site. Accordingly, these spaces shall be removed and the streetscape continued along the frontage at this location.

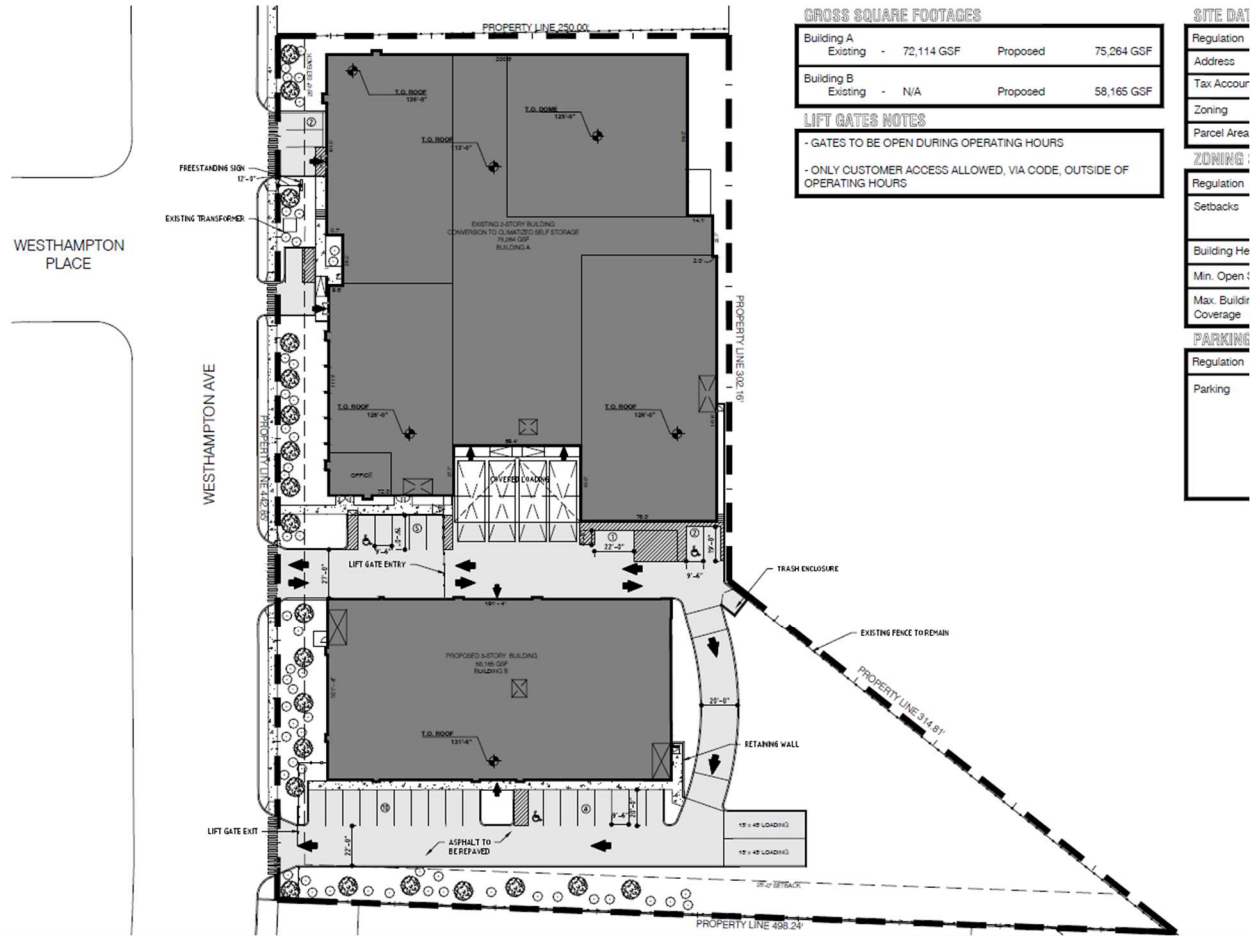


Figure 1: Site Layout

Architecture

The architectural design of Buildings A and B are typical, contemporary, industrial buildings, generally square with a flat, but varied roofline. The buildings will be finished with a mix of materials including masonry, metal, wood, and glass. These materials, with different colors and textures, are arranged in a geometric pattern and facilitate breaking up the overall massing of the buildings.

The buildings have variations in the parapet height. Specifically, the design of a slightly raised roof parapet is to highlight the entrances. Building-mounted signs are situated at the west sides of both buildings and the south façade of Building A. Each entrance to the buildings includes an awning for accenting these entrances.



Figure 2: Building A West Elevation facing Westhampton Avenue

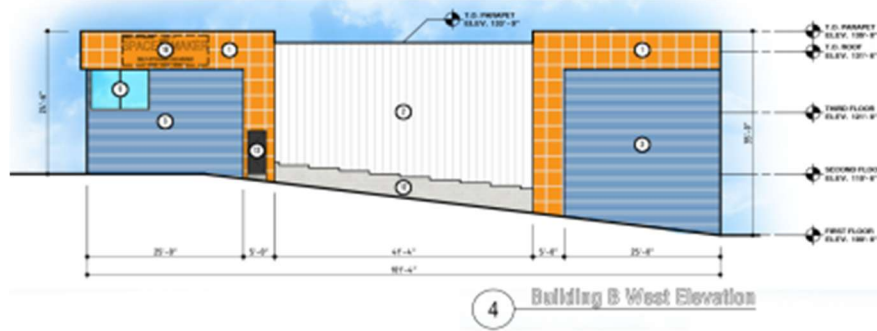


Figure 3: Building B West Elevation facing Westhampton Avenue

Signage

This DSP includes four building-mounted letter signs. Building A has two signs on the west side of the building and one on the south façade. Building B has one building-mounted sign along the west façade. A sign schedule included in this DSP demonstrates conformance to the sign requirements.

Lighting

The DSP application proposes to install both wall-mounted and pole-mounted lighting throughout the site. Lighting has been placed to highlight building entrances and to provide patrons with a bright and safe atmosphere, while not causing a glare onto adjoining properties, as referenced in the photometric plan that was submitted with this application. Details of the proposed lighting have been included in the application. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating drive aisles, building entries, and walking paths throughout the site. A condition is included herein requiring the applicant to note on the plans that all light fixtures for this DSP are full cut-off and directed downward to reduce glare and light spill-over.

Loading and trash facilities

This DSP includes six loading spaces and one outdoor dumpster. These facilities are located internally to the subject site. With the mixture of landscapes and fences, they are not visible from adjacent streets. More detailed discussions have been addressed in Finding 11 below.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 and Military Installation Overlay (M-I-O) Zones and the site design guidelines of the prior Zoning Ordinance. The following evaluation is offered regarding these requirements:
 - a. This DSP is in conformance with Section 27-473(b), Uses Permitted, of the prior Zoning Ordinance as consolidated storage use is permitted in the I-1 Zone.
 - b. The subject application complies with the applicable requirements of Section 27-469 (I-1 Zone) of the prior Zoning Ordinance, which governs development in industrial zones.

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

(1) At least ten percent (10%) of the net lot area shall be maintained as green area.

The applicant proposes 25 percent of the net lot area as green area.

(2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.

The subject property fronts on Westhampton Avenue, a public right-of-way. As discussed in Finding 11 below, the DSP meets the requirements of the 2010 Prince George's County Landscape Manual.

(3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.

The applicant does not propose a vehicle towing station.

(c) Outdoor storage.

(1) Outdoor storage shall not be visible from a street.

No outdoor storage is proposed.

(d) Uses.

(1) The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part).

Consolidated storage is permitted in the I-1 Zone, subject to the use standards contained in Section 27-475.04 of the prior Zoning Ordinance. The DSP's compliance with these use standards is discussed in finding 7.c below.

(e) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

The DSP, as conditioned, complies with these regulations as discussed in Findings 2, 6, and 11 and demonstrated by the submitted plans.

- c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the prior Zoning Ordinance. Specific requirements of Section 27-475.04(a) are as follows:

(1) Requirements.

- (A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

There is no adjoining land in any residential or commercial zone. However, the subject property abuts Westhampton Avenue to the west. Twenty-one of the 1,088 units will have exterior access. These units are located along the southern façade of Building B. Accordingly, they do not face and, therefore, are not visible from Westhampton Avenue.

- (B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

Of the 1,088 consolidated storage units, only 21 will be exterior accessible units. Fourteen of these units are along the southern façade of Building B and may be visible to the adjacent property to the south. A condition has been added to the Recommendation section of this staff report to include a solid wall with landscaping, to screen the adjoining property to the south; such wall shall also comply with the applicable provisions of Section 27-465 of the prior Zoning Ordinance.

- (C) The maximum height shall be thirty-six (36) feet.**

The subject DSP complies with this requirement because the maximum height of the proposed buildings is 35 feet.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion**

constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.

This requirement is not applicable because the subject DSP is not an expansion of an existing consolidated storage use. A condition has been added to the Recommendation section of this staff report to remove any reference to existing consolidated storage use on the plans.

Section 27-475.04(c) of the prior Zoning Ordinance includes additional applicable requirements, as follows:

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.**
 - (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located; and**
 - (iii) The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The subject DSP was submitted in fulfillment of this requirement. Regarding the current, countywide inventory of consolidated storage uses, it is noted that there are three other consolidated storage facilities located within 0.50 mile of the property. The first is U-Haul Moving and Storage, located at 8671 Central Avenue, for which the State Department of Assessments and Taxation records indicate the building was constructed in 1971, and available permit records confirm use as a storage facility in 2004. The second is Public Storage, located at 7700 Central Avenue, for which State Department of Assessments and Taxation records indicate the building was constructed in 1988, and available permit documents confirm use as a storage facility in 2006. This site also had an approved Special Exception SE-3680 for public storage in 1986, which had no conditions. The third is Public Storage, located at 8701 Central Avenue, and approved under Detailed Site Plan DSP-05100 (PGCPB Resolution No. 07-188) subject to four conditions, which were related to the approval and permits of that

application, and do not conflict with the subject DSP. The required findings for approval of a DSP are met, as outlined in Findings 15–18 below.

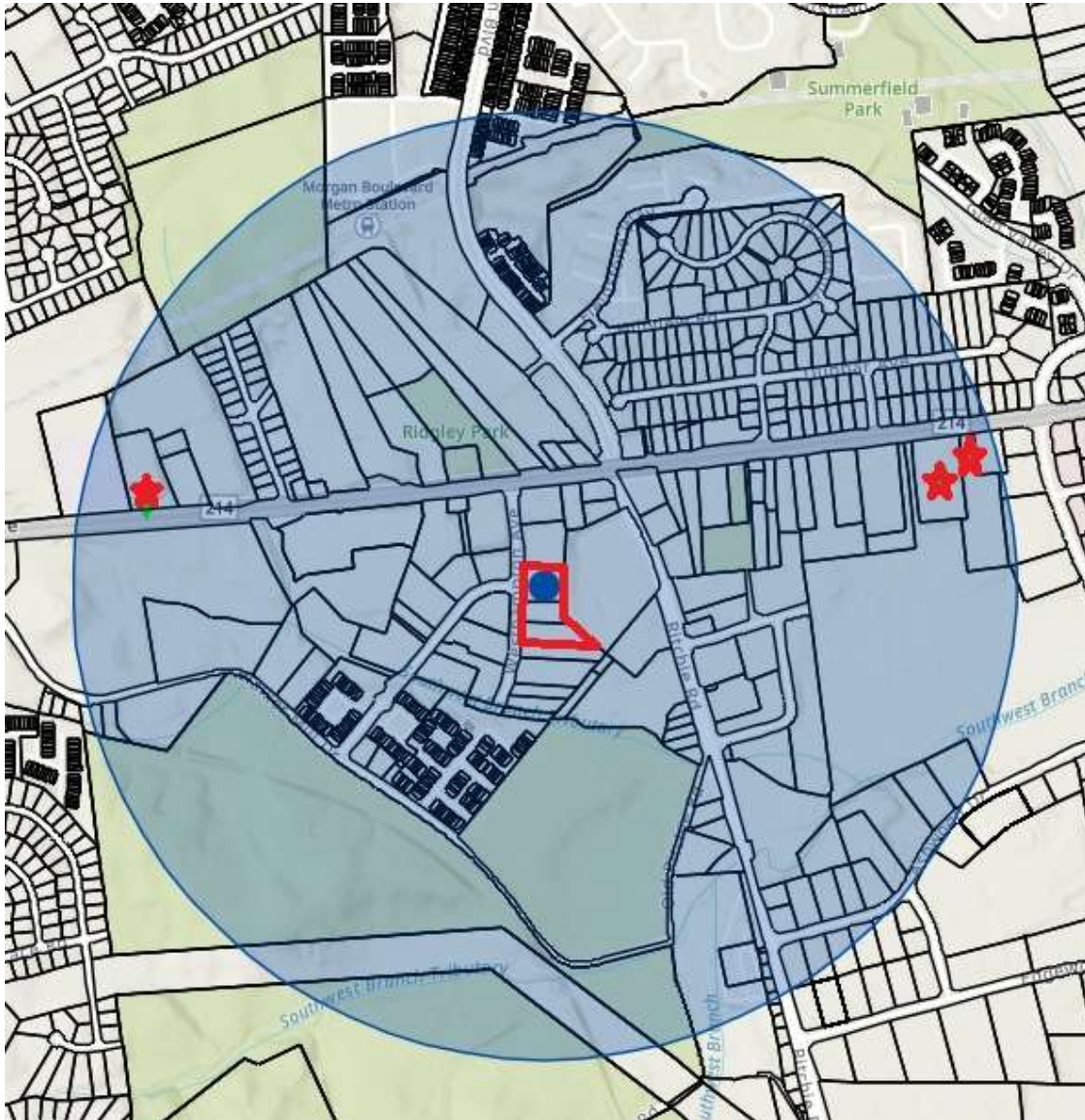


Figure 5: Three Storage Facilities within One-Half mile of the subject DSP

- d. The DSP is in conformance with the applicable site design guidelines, as required in Section 27-283 of the prior Zoning Ordinance and contained in Section 27-274 of the prior Zoning Ordinance.

Section 27-274(a)

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking**

spaces should be located to provide convenient access to major destination points on the site...

The surface parking lots are proposed between two buildings and behind the 6-foot-high fence along the southern edge of the property, which minimizes the visual impact of cars.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...

The proposed loading area for Building A is provided directly south of the building, which provides direct loading and unloading to the building, and minimizes conflict with vehicles and pedestrians. It is also screened by the western façade of the building from the West Hampton Avenue right-of-way.

The two proposed loading spaces for Building B are located across a one-way drive isle at the southeast corner of the building and, therefore, the loading and unloading from that area may conflict with circulating traffic. Two additional loading spaces are also required for Building B. The applicant shall demonstrate that all required loading spaces for Building B are safely located, that stripping is provided for any necessary traffic calming where loading spaces are separated from the building, and to signify the area where loading and unloading would occur, with connection to Building B utilizing curb depressions from the loading zone and pathways to access the storage units. Loading spaces for Building B shall not be located north of the building, given it is the main entry drive, with parking lot and exterior accessible storage units which may conflict with additional operations and movements in that area. A condition is included herein for revisions to the plans to address the loading requirements for Building B. The loading spaces shall also be screened. Reduction of the building footprint and/or revisions to the parking may be necessary to achieve adequate location of loading spaces.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

The site has one proposed entry/exit point between the two proposed buildings and an additional exit point south of Building B, from Westhampton Avenue. Vehicular access to the site is gate-controlled to limit access beyond the secured area. Truck turning exhibits were also provided to demonstrate the ability for large vehicles to maneuver through the site. Sidewalk connections and a crosswalk are provided along the Westhampton Avenue frontage. Crosswalks for pedestrians are provided at the entry and exit points.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character.**

A detailed discussion about lighting has been addressed in Finding 6 above. Based on this discussion, the proposed lighting provides adequate illumination for nighttime activities and enhances the site's design character.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The subject DSP employs site design techniques to create scenic views from Westhampton Avenue. Specifically, it provides landscapes and enhances green area within the subject site. A large portion of paved parking lot in the southeast corner of the site is to be removed and replaced with landscaping.

(5) Green area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This subject DSP proposes to construct a consolidated storage facility. Approximately 25 percent of the subject property will be provided or preserved as green area. These areas are designed to define the space and provide screening for the proposed industrial buildings. Accordingly, staff find that the on-site green areas have been designed to complement the proposed consolidated storage use and are appropriate in size, shape, location, and design to fulfill their intended use.

- (B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The subject property does not contain any regulated environmental features.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The proposed site and streetscape amenities will contribute to an attractive, coordinated development, and should enhance the use and enjoyment of the site. Specifically, the subject DSP includes landscaping, curbing, and sidewalks to improve the Westhampton Avenue streetscape.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites.**

Given that much of the property was previously developed, much of the site will not be disrupted. The southern portion of the site will be redeveloped. This will include the demolition of an existing building and the construction of a new consolidated storage building. In doing so, a significant portion of the paved area in the southeast part of the property will be restored to green area.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive.**

As discussed in Finding 6 above, services regarding loading and trash collection will be accessible but unobtrusive. Given the tucked in locations behind or between the buildings and away from the public rights-of-way, they will be unobtrusive and will not be visible from the adjacent rights-of-way or properties.

(9) Public spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.**

This requirement is not applicable to the subject DSP because it is not a large-scale commercial, mixed-use, or multifamily development.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**

- (B) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) **These guidelines may be modified in accordance with Section 27-277.**

The design of the proposed consolidated storage facility is a modern style. The building footprints are generally rectangular, and the buildings are designed with a flat, but varied roofline. The elevated parapets indicate the locations of the entrances to the building. A detailed discussion regarding architecture has been addressed in Finding 6 above.

(11) Townhouses and Three-Story Dwellings.

This requirement is not applicable to the subject DSP because it does not include townhouses or three-story dwellings.

Section 27-465. - Fences and walls.

The trash enclosure area has a 6-foot-high, sight-tight fence, and the southern property line includes a 6-foot-high, board on board fence, which is in compliance with this regulation.

Section 27-466.01. - Frontage.

This proposal has direct vehicular access to a public street, Westhampton Avenue; therefore, this DSP is in compliance with the frontage requirement.

- e. **Military Installation Overlay Zone:** The project is also located within the M-I-O Zone for height. The site is required to meet the applicable requirements for properties located in Surface B (Approach-Departure Clearance Surface) (50:1). In accordance with Section 27-548.54(e)(2)(B) of the prior Zoning Ordinance, structures within this area shall not exceed a height (in feet) equivalent to the distance between Surface A (Primary Surface) and the nearest boundary of the subject property, divided by 50. The proposed building is approximately 35 feet in height, which conforms to the limitation.

- 8. **Preliminary Plan of Subdivision (PPS) 4-24008:** PPS 4-24008 was approved subject to four conditions, of which the conditions relevant to the review of this DSP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one, in plain text:

- 2. **Development of this site shall be in conformance with Stormwater Management Concept Plan 36443-2024-00 and any subsequent revisions.**

A copy of approved Stormwater Management (SWM) Concept Plan 36443-2024-SDC and an associated approval letter were submitted with the application, and the proposed development shown on the DSP is consistent with the approved SWM concept plan.

3. **Prior to approval, the final plat of subdivision shall include the granting of a public utility easements along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.**

The DSP shows a public utility easement along the public road frontage of West Hampton Avenue, in accordance with the approved PPS.

4. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, and the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment, the applicant, and the applicant's heirs, successors, and/or assignees shall construct the following facilities, the detailed site plan shall show the details, locations, and extent of the following facilities:**

- a. **A minimum 5-foot-wide sidewalk with associated crosswalks and Americans with Disabilities Act curb ramps along the property frontage of West Hampton Avenue, unless modified by the operating agencies with written correspondence.**

The submitted DSP includes a 5-foot-wide sidewalk along the site's frontage of Westhampton Avenue with Americans with Disabilities Act-compliant curb ramps, where appropriate.

- b. **A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the portions of the perimeter of the buildings that lead to the main building entrances.**

The applicant proposes a direct path from the 5-foot-wide sidewalk along Westhampton Avenue leading to each building. In addition, the applicant proposes pedestrian pathways along the portions of the buildings' perimeters that lead to their main entrances.

- c. **A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.**

This DSP includes two inverted U-shaped bicycle racks for up to four bike spaces, which are located within 50 feet of the building entrance, to support a multimodal system of service.

9. **Certificate of Adequacy ADQ-2024-009:** ADQ-2024-009, was approved on May 23, 2024, subject to three conditions, and the following conditions are relevant to the review of this DSP. The conditions are listed below, in **bold** text, followed by staff comments, in plain text.

1. **Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 13 AM peak-hour trips and 21 PM peak-hour trips.**

The proposed square footage of consolidated storage is within the established trip cap.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.**

On-site and off-site bicycle and pedestrian facilities and details are shown on the DSP in fulfillment of this condition.

10. **2010 Prince George's County Landscape Manual:** The DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping, of the Landscape Manual.
 - a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Along Westhampton Avenue, the applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip and a minimum of 1 shade tree and 5 shrubs, per 35 feet of frontage which, in this case, would equal 11 shade trees and 55 shrubs. The landscape plan provided shows a 15-foot-wide landscape strip and provides 15 shade trees (5 existing) and 55 shrubs.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires plantings to be determined by the size of the parking area. The parking area for this DSP is 8,810 square feet, which requires eight percent or 705 square feet of landscaped area. This requirement is met with the planting of 708 square feet via three shade trees.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires concealing all trash collection facilities. The trash dumpster is screened with a 6-foot-high, sight-tight fence, and meets this requirement.
 - d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires buffering for the southern property line that is adjacent to a church. Table 4.7-2, Minimum Bufferyard Requirements, requires a Type B bufferyard. This buffer has been met by building setback of 66 feet, a landscape buffer yard of 12 feet, a 6-foot-high fence, and a total of 295 planting units.
 - e. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is 50 percent for shade and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan indicates that the applicant has chosen 80 percent native shade trees, 100 percent native ornamental trees, 56 percent native evergreen trees, and 65 percent native shrubs, meeting and exceeding these requirements.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** A Woodland Conservation Ordinance Letter of Exemption S-022-2024 was approved on February 15, 2024, and a Natural Resources Inventory NRI-024-2024 was approved on March 13, 2024, for the proposed activity. The site is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and CB-77-2024 which is effective as of January 3, 2025.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned IE are required to provide a minimum of 15 percent of the net tract area covered by tree canopy. The subject site is 3.30 acres and the required TCC is 0.50 acre. The subject DSP meets this requirement.
13. **Referral comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:
 - a. **Historic Preservation and Archeological Review**—In a memorandum dated July 9, 2024 (Stabler, Smith, and Chisholm to Price), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
 - b. **Community Planning**—In a memorandum dated August 16, 2024 (Perry to Price), the Community Planning Division noted that, pursuant to Subtitle 27, Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—A memorandum dated December 30, 2024 (Shaw to Price), was provided by the Transportation Planning Section which found that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable. However, additional review is required prior to signature approval of the DSP to ensure all required loading spaces are provided; loading spaces are accessible by trucks and for loading and unloading to Building B; and are provided at a location which will not conflict with other traffic, parking and pedestrian movements on-site.
 - d. **Subdivision Review**—In a memorandum dated December 30, 2024 (Vatandoost to Price), the Subdivision Review Section offered analysis of the conditions of approval of the PPS and ADQ. A condition regarding revision to the parcel designations has been included in the recommendation section of this staff report, as recommended by the Subdivision Section.
 - e. **Environmental Planning**—In a memorandum dated December 23, 2024 (Kirchhof to Price), the Environmental Planning Section noted that a Woodland Conservation Ordinance Letter of Exemption S-022-2024 was approved on February 15, 2024, and NRI-024-2024 was approved on March 13, 2024, for the proposed activity.

Based upon the provided information and PGAtlas, there are no regulated environmental features or unsafe soils.

- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 19, 2024 (De Guzman to Price), DPIE provided comments pertaining to approval of SWM, and necessary information in the permitting stage.
 - g. **Prince George’s County Fire/EMS Department**—In a memorandum dated June 20, 2024 (Reilly to Price), the Fire/EMS Department had no comments on the subject application.
 - h. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
14. **Community feedback:** At the time of the writing of this staff report, staff have not received community feedback regarding this application.
15. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, will represent a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
16. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
17. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
18. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the “Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).” The subject property does not contain any regulated environmental features. Accordingly, this finding is met.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George’s County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-24003, Space Maker Self-Storage, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information provided:
 - a. Remove all references to existing consolidated storage use on the plans.

- b. Revise the coversheet and plans to identify the proposed parcels as Parcel 16 and Parcel 17, in accordance with the approved Preliminary Plan of Subdivision 4-24008.
 - c. Update the general note for prior approvals with approved Preliminary Plan of Subdivision 4-24008 (PGCPB Resolution No. 2024-048).
 - d. Provide a total of four loading spaces for Building B, ensuring the location demonstrates that all required loading spaces are safely and efficiently located, that stripping is provided for any necessary traffic calming where loading spaces are separated from the building, and to signify the area where loading and unloading would occur, with connection to Building B utilizing curb depressions from the loading zone and pathways to access the storage units. Loading spaces for Building B shall not be located north of the building and shall be in compliance with the prior Prince George's County Zoning Ordinance and 2010 *Prince George's County Landscape Manual*, including any resultant revisions to the building and/or parking area.
 - e. Clarify labels for square footage of the existing and proposed building on all plan sheets.
 - f. On the lighting plans, note that all light fixtures are full cut-off and directed downward to reduce glare and light spill-over.
 - g. On the grading and utility plan, eliminate "(2) LOADING" label on northwest of the site.
 - h. Provide a solid screening wall and details along the southern property line to meet the requirements of Section 27-475.04(a)(1)(B) of the prior Zoning Ordinance. The wall design shall be compatible with building architecture and comply with the applicable provisions of Section 27-465 of the prior Zoning Ordinance.
 - i. Remove the driveway entrance and two perpendicular parking spaces, including the paved area and the crosswalk along Westhampton Avenue and extend new sidewalk, curb, and landscaping along the frontage.
 - j. Provide a truck turning exhibit demonstrating that all loading spaces can be accessed efficiently.
2. Prior to certification, the applicant shall revise the landscape plan as follows:
- a. Revise the Tree Canopy Coverage Schedule label to reflect net acres.
 - b. Show the dimension of street frontage and add total length to Schedule 4.2-1.
 - c. Add total linear feet to Schedule 4.3-1.
 - d. Add one more bike rack to match Detailed Site Plan Sheet C200.

SPACE MAKER SELF STORAGE

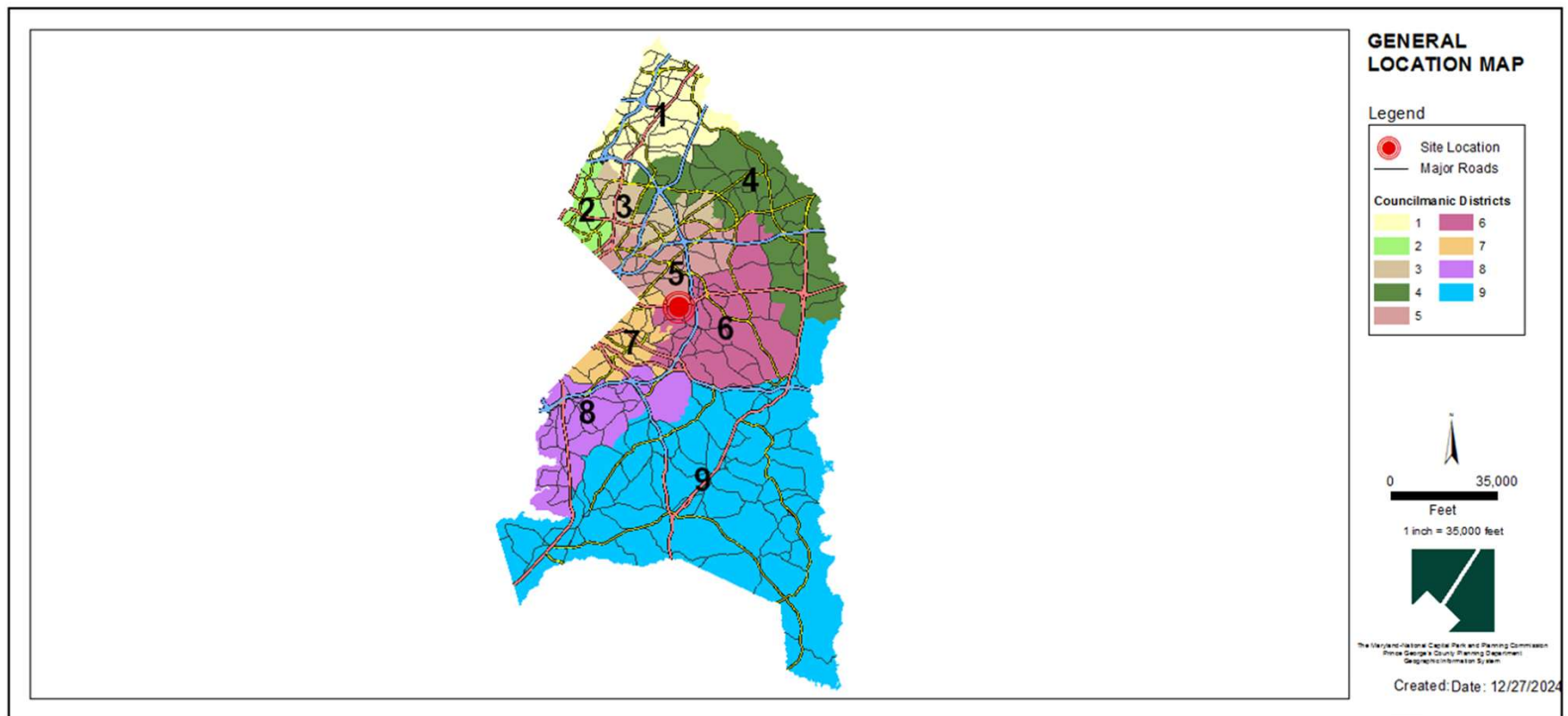
Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

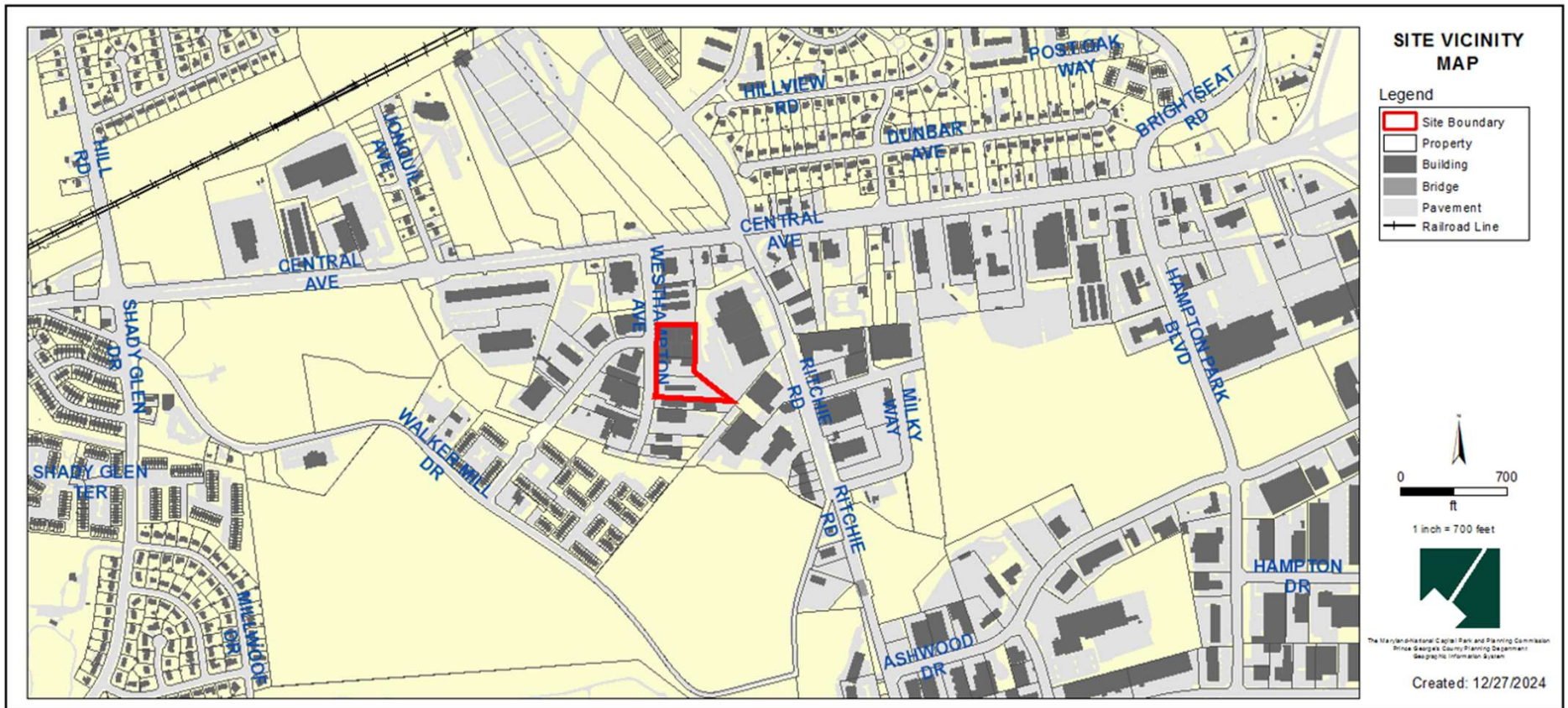


GENERAL LOCATION MAP

Council District: 06
Planning Area: 75A

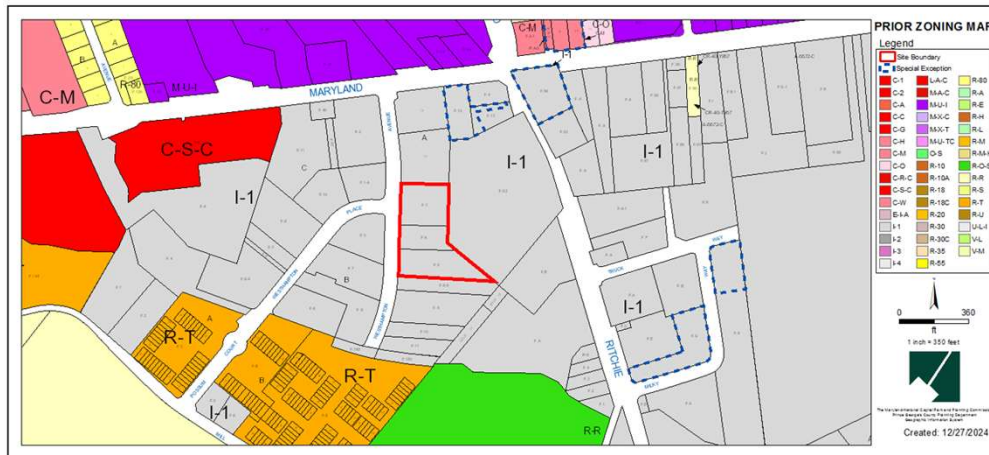


SITE VICINITY MAP

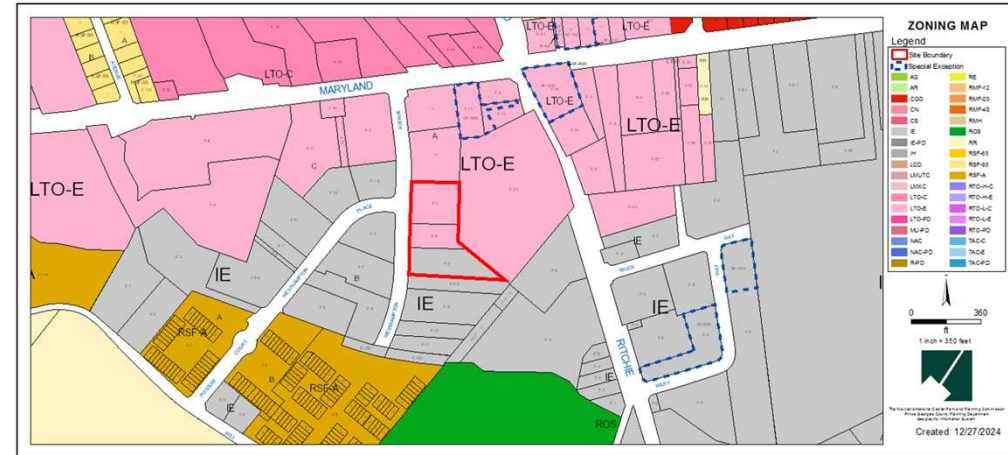


ZONING MAP

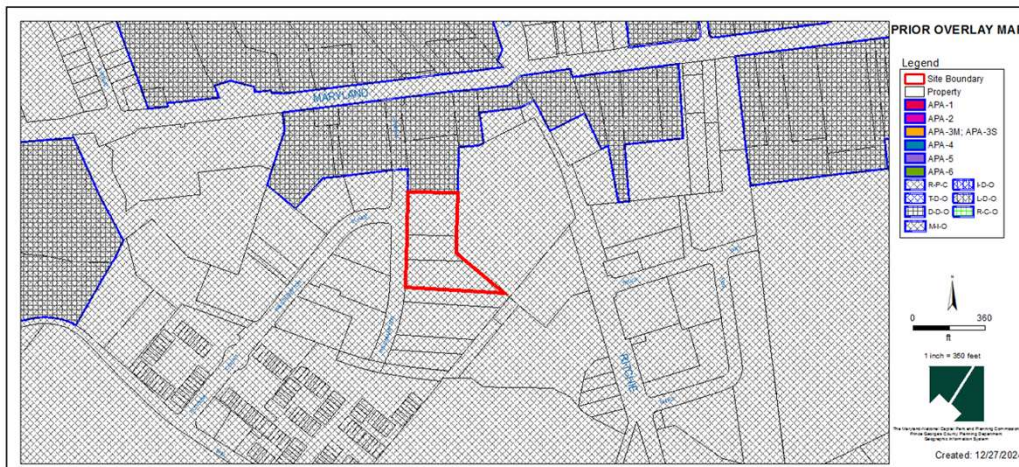
PRIOR ZONING: I-1



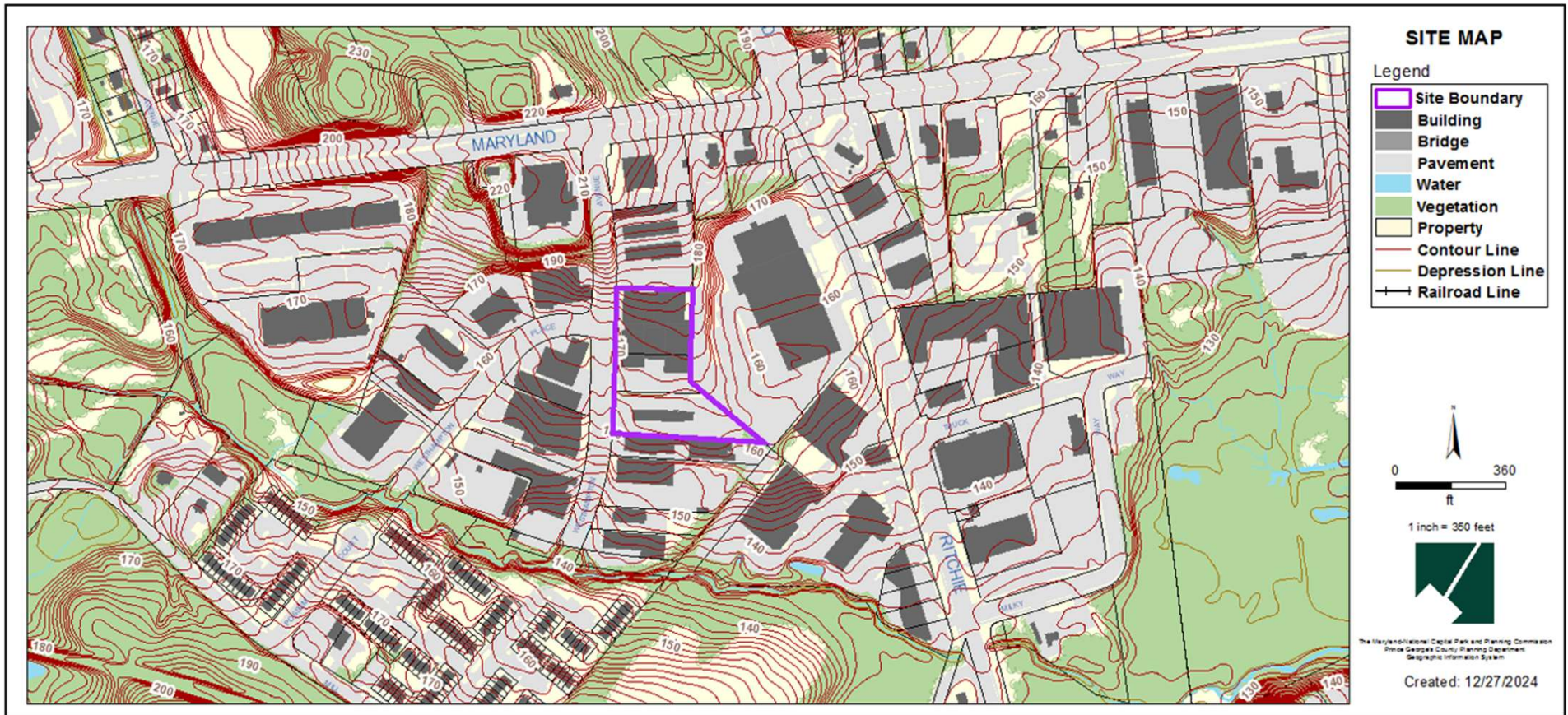
CURRENT ZONING: IE & LTO-e



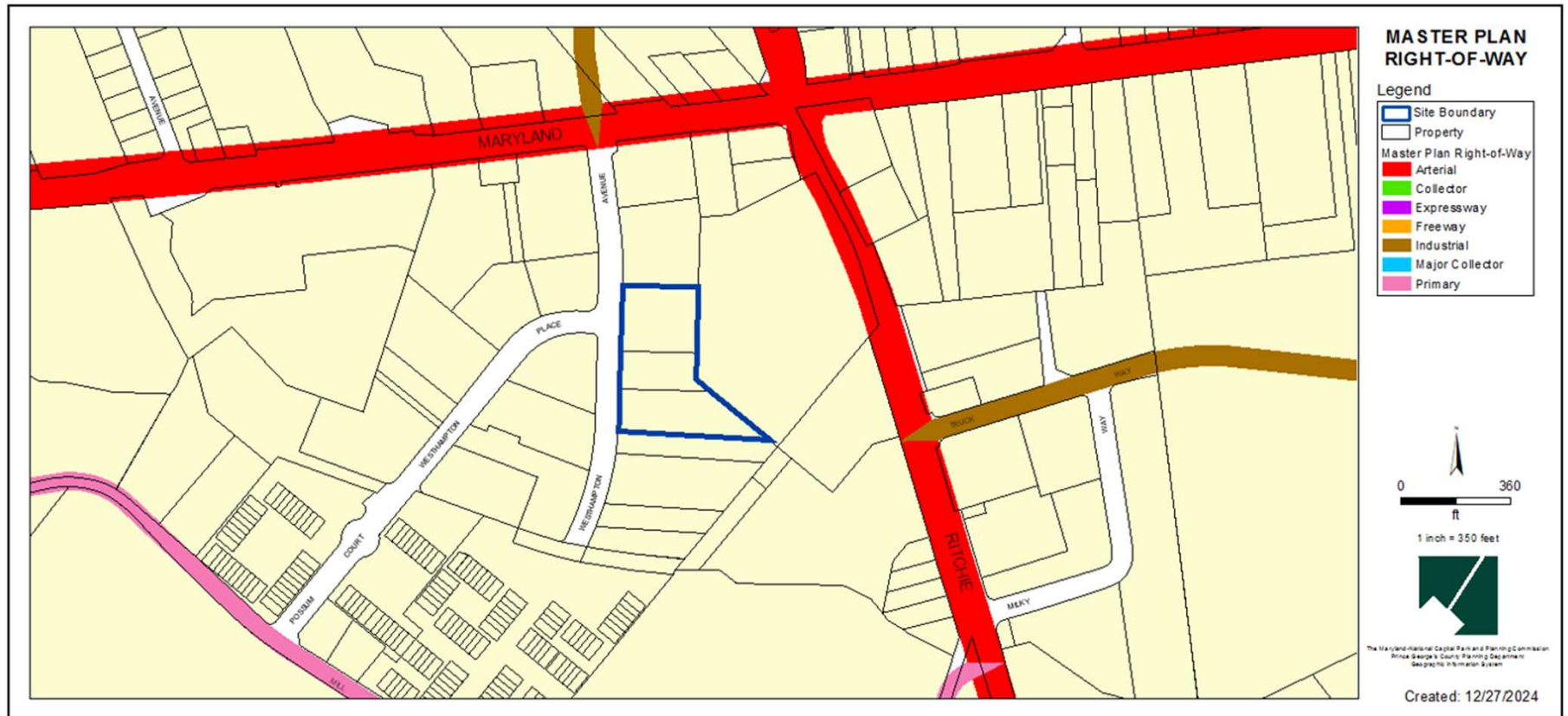
OVERLAY MAP



SITE MAP



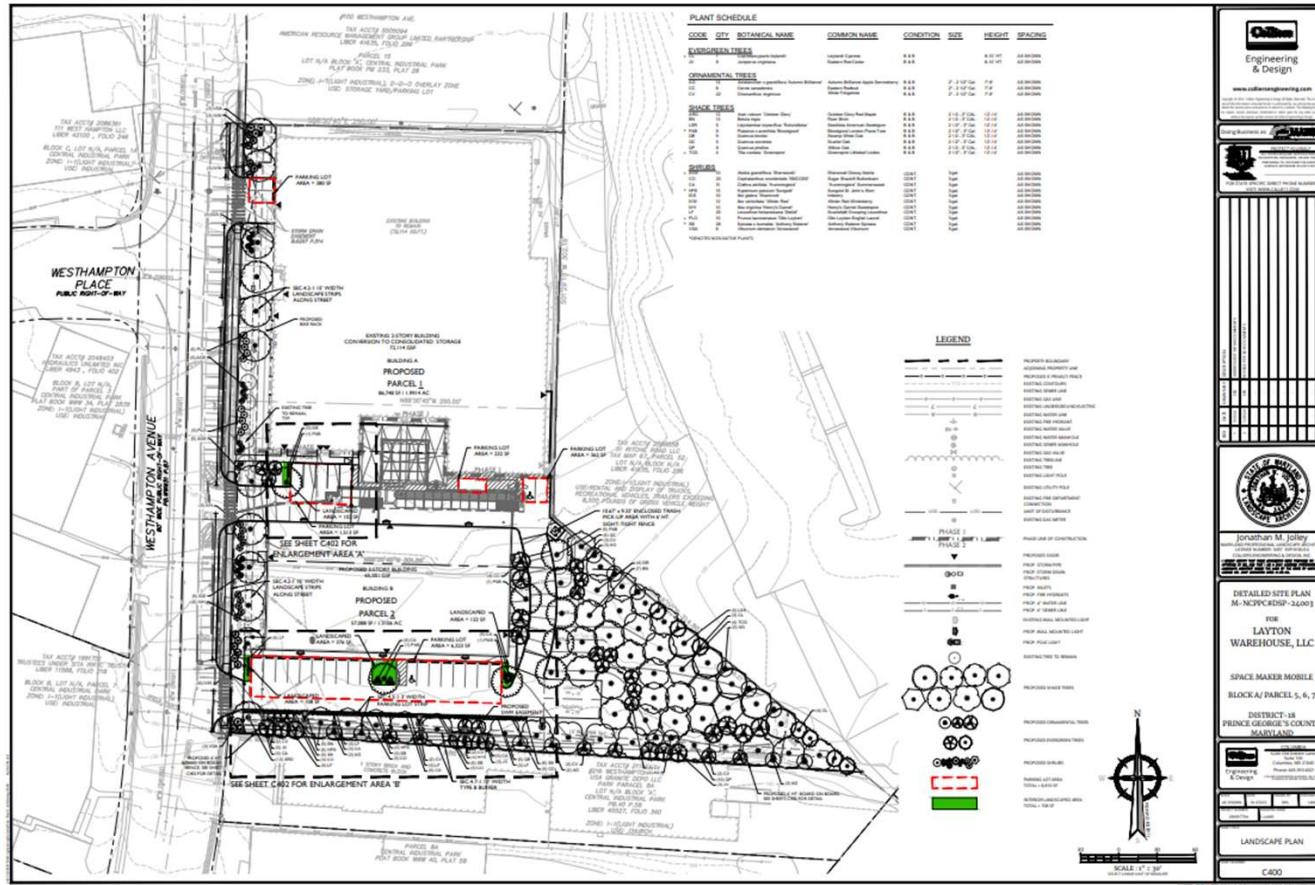
MASTER PLAN RIGHT-OF-WAY MAP



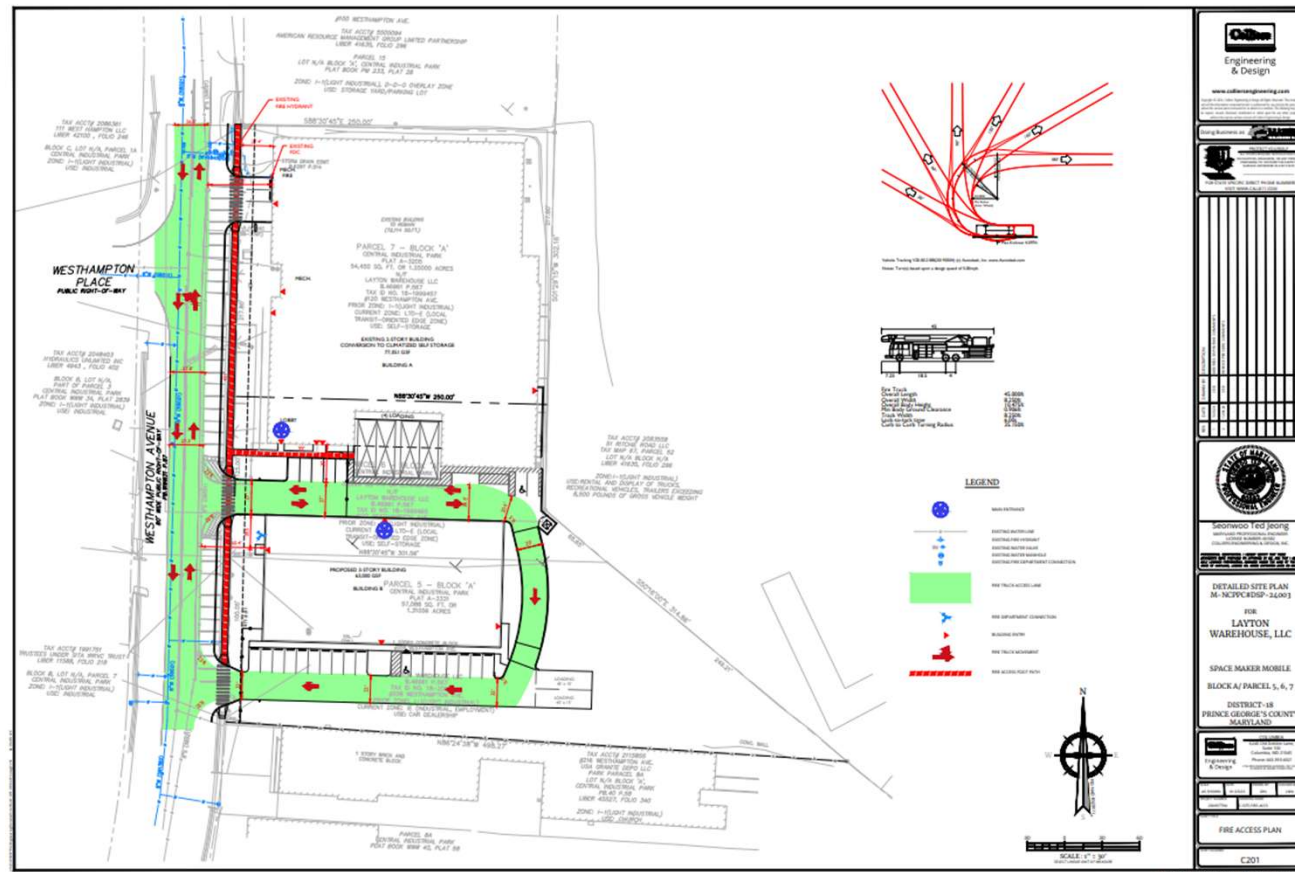
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LANDSCAPE PLAN



FIRE ACCESS PLAN



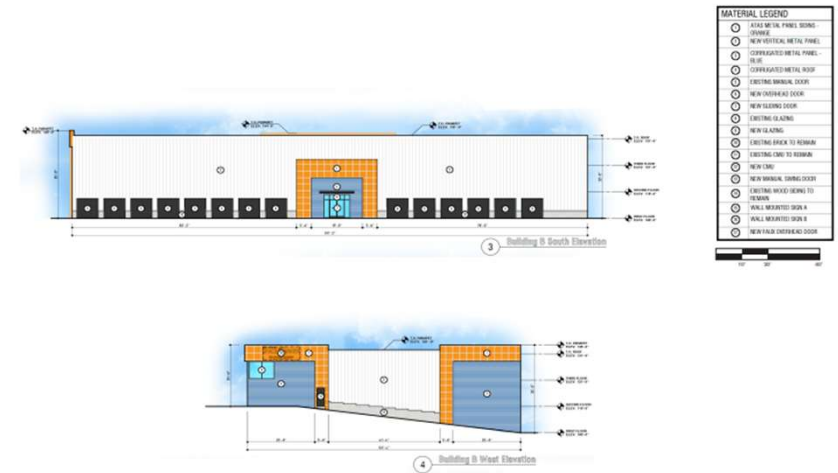
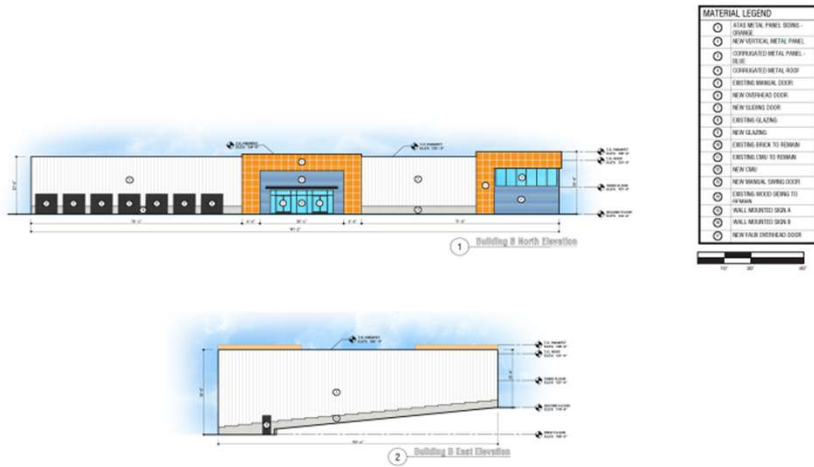
EXTERIOR EXHIBITS



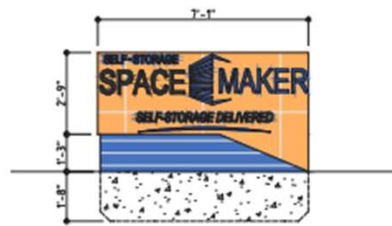
EXTERIOR ELEVATIONS



EXTERIOR EXHIBITS



SIGNAGE DETAILS



3 Freestanding Sign - 28.2 SF



2 Wall Mounted Sign B - 69.6 SF



Exterior Sign Analysis					
Sign	Type	Height	Width	Area	Notes
A	1 WALL MOUNTED	5'-0"	13'-0"	65.3 SF	INTERNALLY
B	1 WALL MOUNTED	5'-0"	21'-0"	105.0 SF	INTERNALLY
C	1 FREESTANDING SIGN	7'-0"	7'-0"	49.2 SF	INTERNALLY
TOTAL PROPOSED SIGN AREA: 220.5 SF					
PER 17-203(b)(1) TOTAL ALLOWED SIGN AREA:					
BLDG A + B = 170.3 SF					
BLDG B + C = 154.2 SF					
TOTAL = 324.5 SF					
PER 17-203(b)(2) TOTAL ALLOWED SIGN AREA:					
BLDG A + B = 170.3 SF					
BLDG B + C = 154.2 SF					
TOTAL = 324.5 SF					
TOTAL ALLOWED SIGNAGE AREA:					
ONE (1) SIGN PER EACH SIDE OF ROAD, FT. OF STREET FRONTAGE TO A MAX. OF TWO HUNDRED (200) FEET FOR EACH SIGN					
WESTMONTAIN AVE. - 1500' / 7' / 150' SF					
ALLOWED SIGNAGE = 150'					
ALLOWED SIGNAGE SIGN = 1					
NOTE: ALL SIGNAGE MUST BE TO BE SPACED A MINIMUM OF 10' FROM PROPERTY LINE BY HOUSING					

STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 4-10-2024
- Acceptance Mailing: 6-17-2024

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*
*Also admitted in the District of Columbia

December 19, 2024

VIA ELECTRONIC MAIL

Mr. Todd Price, Planner II
Zoning Section, Development Review Division
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

RE: Detailed Site Plan (DSP-24003)
Space Maker Self Storage
REVISED STATEMENT OF JUSTIFICATION

Dear Mr. Price:

On behalf of our client, Layton Warehouse, LLC (the "Applicant"), Robert J. Antonetti, Jr., and Shipley and Horne, P.A. submit this letter in support of Detailed Site Plan, DSP-24003, ("DSP") for Space Maker Self Storage. The DSP consists of 3 adjoining parcels in the Central Industrial Park Subdivision that are located at 110, 120 & 208 Westhampton Avenue, (Parcels 5, 6 & 7), in Capitol Heights, MD. The combined acreage for all three parcels is approximately 3.30 acres +/- . The Property is located approximately 1 mile west of the intersection of the Capital Beltway (I-495), and Central Avenue (MD 214). The prior zoning classification for the Property is I-1/MIO, (Light Industrial/Military Installation Overlay), while the current zoning designation is LTO-E/MIO, (Local Transit-Oriented-Edge/Military Installation Overlay), for Parcels 6 & 7, and IE/MIO, (Industrial, Employment/Military Installation Overlay), for Parcel 5. The Applicant's intention is to utilize the Zoning Ordinance Regulations in effect prior to April 1, 2022.

The Applicant's development proposal includes an interior rehabilitation of the existing buildings on Parcels 6 & 7, to provide climate-controlled self-storage units, (i.e. "Phase 1"). In Phase 1, the rehabilitation of Building A would be within the existing combined building footprint of approximately 72,114 square feet. However, the interior space will include a second story that would increase the gross square footage of Building A to approximately 75,264 +/- square feet. A total of approximately 625 interior storage units are proposed within Building A. In phase two of the development, the existing 6,510 square-foot building on Parcel 5 would be completely razed and redeveloped with a new building as a second climate-controlled self-storage unit building, (Building

B). The proposed gross square footage of Building B is approximately 58,165 +/- square feet and will contain approximately 442 interior storage units, and 21 exterior units. In total, the project includes 1,088 storage units, of which 1,067 will be interior-accessed units, and 21 will be exterior-accessed units. The Applicant's proposed development was reviewed and approved with Preliminary Plan of Subdivision, PPS 4-24008, and Adequacy Certificate, ADQ-2024-009, (PGCPB Resolution No. 2024-048), and the submitted DSP is in harmony with those prior applications.

ELECTION TO UTILIZE I-1 ZONING PROCEDURES (Section 27-1903(d))

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the Property to the newly created LTO-E (Local Transit-Oriented-Edge) for Parcels 6 & 7, and to the IE (Industrial, Employment) Zone for Parcel 5.

Notwithstanding, the Applicant elects to utilize the applicable provisions of the I-1 Zone pursuant to Sections 27-1902 and 27-1903 of the New Zoning Ordinance. Section 27-1903(d) of the New Zoning Ordinance states the following:

27-1903. Applicability

- (d) Notwithstanding the abrogation provisions in Section 27-1901, if an application that elects to utilize the prior ordinance for development of uses other than a gas station principal use is filed and accepted within 2 years from the effective date of this ordinance, the development project shall be reviewed in accordance with the prior Zoning Ordinance and Subdivision Regulations.**

In accordance with the requirements of Section 27-1903(d) of the New Zoning Ordinance, the Applicant elects to utilize the provisions of the I-1 Zone for the proposed consolidated storage use since it has spent significant time and money preparing a preliminary plan, adequacy certificate and a detailed site plan application (including all accompanying supporting plans/documents) to meet all the regulations and requirements applicable to the I-1 Zone. It should be noted that the Property was not placed in a comparable zone through the CMA as the I-1 Zone for Parcels 6 & 7 was replaced by the LTO-E Zone rather than the IE Zone (as was done for Parcel 5). The LTO-E Zone would not allow consolidated storage. The Property was developed and has operated under the I-1 Zoning provisions for numerous decades. Further, the Applicant recognizes that the I-1 Zone provisions have been successfully utilized for development of consolidated storage uses throughout the County for many years. Therefore, the I-1 Zone regulations/procedures offers the most efficient and established procedures for review and approval of the Applicant's desired use at this time. The Applicant has an approved preliminary plan of subdivision, (PPS 4-24008), that was processed under the prior Subdivision Regulations, (per Section 24-1900, et seq. of the prior Subdivision Regulations). The approval of this companion preliminary plan (4-24008) also allows the Applicant to proceed to the next steps in the development process utilizing the prior Zoning Regulations (*See* Section 27-1704(b) of the Zoning Ordinance).

A. Site Location and Description:

The subject Property has premises addresses of 110, 120 & 208 Westhampton Avenue, and is located approximately 1 mile west of the Capital Beltway (I-495) at its intersection with Central Avenue (MD 214). The prior zoning classification for the Property is I-1/MIO, while the current zoning designation is LTO-E/MIO for Parcels 6 & 7, and IE/MIO for Parcel 5. Notwithstanding, the Applicant is requesting the subject DSP to be reviewed utilizing the zoning requirements in effect prior to April 1, 2022. The Property is located on Tax Map 74, in Grid B-1, and the combined acreage for all three parcels is approximately 3.30 +/- acres. The subject Property has been developed for decades with warehouse/storage/distribution buildings that in total equal 76,266 square feet. As shown in the aerial exhibit below, Westhampton Avenue is improved with on-street parking that has existed for many years. Although on-street parking will continue to be provided within Westhampton Avenue, (per the discretion of DPIE), the spaces in the right-of-way are not being counted as provided parking on the submitted DSP. All parking and loading requirements for the project will be fully met on-site.

Existing Lot Area Tabulation

PARCEL	PARCEL AREA (SQ.FT.)	PARCEL AREA (ACRES)
5	57,088	1.31056
6	32,298	0.74145
7	54,450	1.25000
TOTAL	143,836	3.30201

NOTE: THE EXISTING THREE PARCELS WILL BE CONSOLIDATED INTO 2 PARCELS. PARCEL NUMBER TO BE FINALIZE DURING RECORD PLAT.

Aerial Exhibit of Property



B. Existing and Surrounding Uses:

To the North: Storage Yard in the I-1 Zone

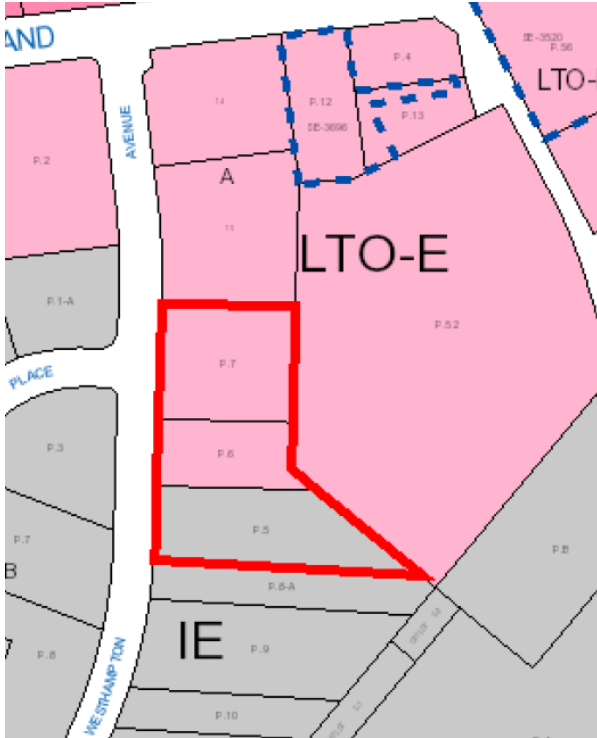
To the South: Existing Church in the I-1 Zone

To the East: Crane Rental Company and Heavy Equipment Storage Yard in the I-1 Zone

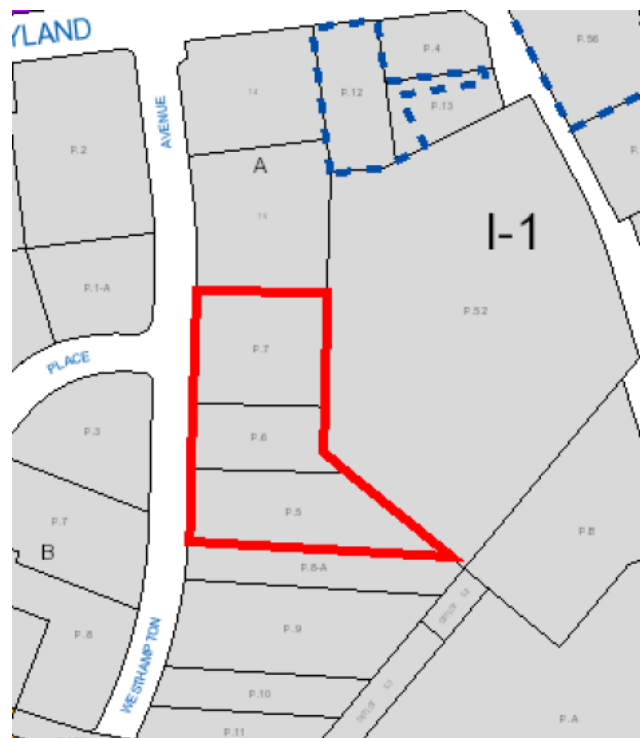
To the West: Right-of-Way of Westhampton Avenue

As of April 1, 2022, Parcels 6 & 7 within the subject Property are zoned LTO-E/MIO, as is the surrounding properties to the north and east. Parcel 5 within the subject Property is zoned IE/MIO, as is the abutting properties to the south. The new and prior zoning sketch maps are shown below:

New Zoning Sketch Map



Prior Zoning Sketch Map



C. Site History

February 5, 1958 – Final Plat of Subdivision, WWW 31-87 is recorded in Land Records for Parcel 7, Block A

August 6, 1958 – Final Plat of Subdivision, WWW 33-15 is recorded in Land Records for Parcel 5, Block A

1959 – Existing 6,510 square-foot Warehouse/Distribution Building on Parcel 5, Block A, is constructed per information derived from Maryland Department of Assessments & Taxation, (208 Westhampton Avenue)

1959 – Existing 62,303 square-foot Storage/Warehouse Building on Parcel 6 & 7, Block A, is constructed per information derived from Maryland Department of Assessments & Taxation, (120 Westhampton Avenue)

July 6, 1966 – Final Plat of Subdivision, WWW 60-94 is recorded in Land Records for Parcel 6, Block A

1978 – Existing 11,908 square-foot Storage/Distribution Building on Parcel 6, Block A, is constructed per information derived from the Maryland Department of Assessments & Taxation, (120 Westhampton Avenue)

November 1, 1991 – Building Permit 7823-1991-CGU is issued by DPIE for General Interior/Exterior Improvements for Office Space, (120 Westhampton Avenue)

December 30, 2009 – Use & Occupancy Permit 27745-2009-U is approved by the Permit Review Section for a Church with 165 Seats & Office

August 2, 2013 – Use & Occupancy Permit 19841-2013-U is issued by DPIE for Used Car Sales, (208 Westhampton Avenue)

December 29, 2015 – Use & Occupancy Permit 57115-2015-U is approved by the Permit Review Section for Used Car Sales

July 3, 2017 – Use & Occupancy Permit 30575-2017-U is approved by the Permit Review Section for Used Car Sales

October 7, 2021 – Woodland Conservation Letter of Exemption (WCO-Ex), S-193-2021 is approved by the Environmental Planning Section for Parcels 5, 6 & 7

October 13, 2021 – Use & Occupancy Permit 39450-2021-U is approved by the Permit Review Section for Warehouse/Storage, (120 Westhampton Avenue)

October 13, 2021 – Use & Occupancy Permit 39446-2021-U is approved by the Permit Review Section for Storage Yard for Empty Portable Storage Containers, (208 Westhampton Avenue)

December 2, 2021 – Building Permit 40797-2021-CE is issued by DPIE for 6-foot-high, board-on-board fence for Storage Yard for Empty Portable Storage Containers, (208 Westhampton Avenue)

December 7, 2023 – Floodplain Information Response Application, 31992-2023-FINQ is issued by DPIE, (Permit Number P34974-2023-FINQ), for all three parcels confirming no floodplain is present on property

January 16, 2024 – Review Fee Receipt issued by WSSC, (Reference No. DA7756Z24, Invoice No. 00363844) for HPA Pre-Screen Re-Submission Fee

January 22, 2024 – Review Fee Receipt issued by WSSC, (Reference No. DA7756Z24, Invoice No. 00360097), for Basic Project Category, & Environmental Site Review Fee

February 15, 2024 – Woodland Conservation Letter of Exemption (WCO-Ex), S-022-2024, is approved by the Environmental Planning Section for Parcels 5, 6 & 7

March 12, 2024 – Site Development Concept Plan No. 36443-2024-00 is submitted to DPIE for Parcels 5, 6 & 7

March 13, 2024 – Natural Resources Inventory NRI-024-2024-001 is approved by the Environmental Planning Section for Parcels 5, 6 & 7

June 27, 2024 – Preliminary Plan of Subdivision, PPS 4-24008, and Adequacy Certificate, ADQ-2024-009 is approved by the Prince George’s County Planning Board via PGCPB Resolution No. 2024-048

D. Description of Subject Property and Development Proposal:

The Applicant’s development proposal includes an interior rehabilitation of the existing buildings on Parcels 6 & 7, to provide climate-controlled self-storage units as an initial phase (i.e. “Phase 1”) . In Phase 1, the rehabilitation of Building A would be within the existing combined building footprint of approximately 72,114 square feet. However, the interior space will include a second story that would increase the gross square footage of Building A to approximately 75,264 +/- square feet. A total of approximately 625 interior storage units are proposed within Building A.

In Phase 2 of the development, the existing 4,152 square-foot building on Parcel 5 would be completely razed and redeveloped with a new building as a second climate-controlled self-storage unit building, (Building B). The proposed gross square footage of Building B is approximately 58,165 +/- square feet and will contain approximately 442 interior storage units, and 21 exterior units. In total, the project includes 1,088 storage units, of which 1,067 will be interior-accessed units, and 21 will be exterior-accessed units. The Applicant’s proposed development was reviewed and approved with Preliminary Plan of Subdivision, PPS 4-24008, (PGCPB Resolution No. 2024-048), and Adequacy Certificate, ADQ-2024-009, and the submitted DSP is in harmony with those prior applications.

The prior zoning classification for the Property is I-1/MIO, while the current zoning designation is LTO-E/MIO for Parcels 6 & 7, and IE/MIO for Parcel 5. Notwithstanding, the Applicant is requesting the subject DSP to be reviewed utilizing the zoning requirements in effect prior to April 1, 2022. The Property is located on Tax Map 74, in Grid B-1, and the combined acreage for all three parcels is approximately 3.30 +/- acres. The subject Property has been developed for decades with warehouse/storage/distribution buildings that in total equal 76,266 square feet. Westhampton Avenue is improved with on-street parking that has existed for many years. Although on-street parking will continue to be provided within Westhampton Avenue, (per the discretion of DPIE), the spaces in the right-of-way are not being counted as provided parking on the submitted DSP. All parking

and loading requirements for the project will be fully met on-site.

The Property is located in Military Installation Overlay Zone (MIOZ) Area B (North End) and is subject to the 50:1 building height limitation. The site is further located in Planning Area 75A within the Suitland-District Heights & Vicinity Community and is subject to the *2010 Approved Subregion 4 Master Plan & Sectional Map Amendment* (the “Master Plan”). The site is situated in Sustainable Growth Act Tier 1, within a Priority Funding Area (MDP), Revitalization Tax Credit Area, and Established Communities Area as identified in *Plan Prince George’s 2035 Approved General Plan*, (Plan 2035).

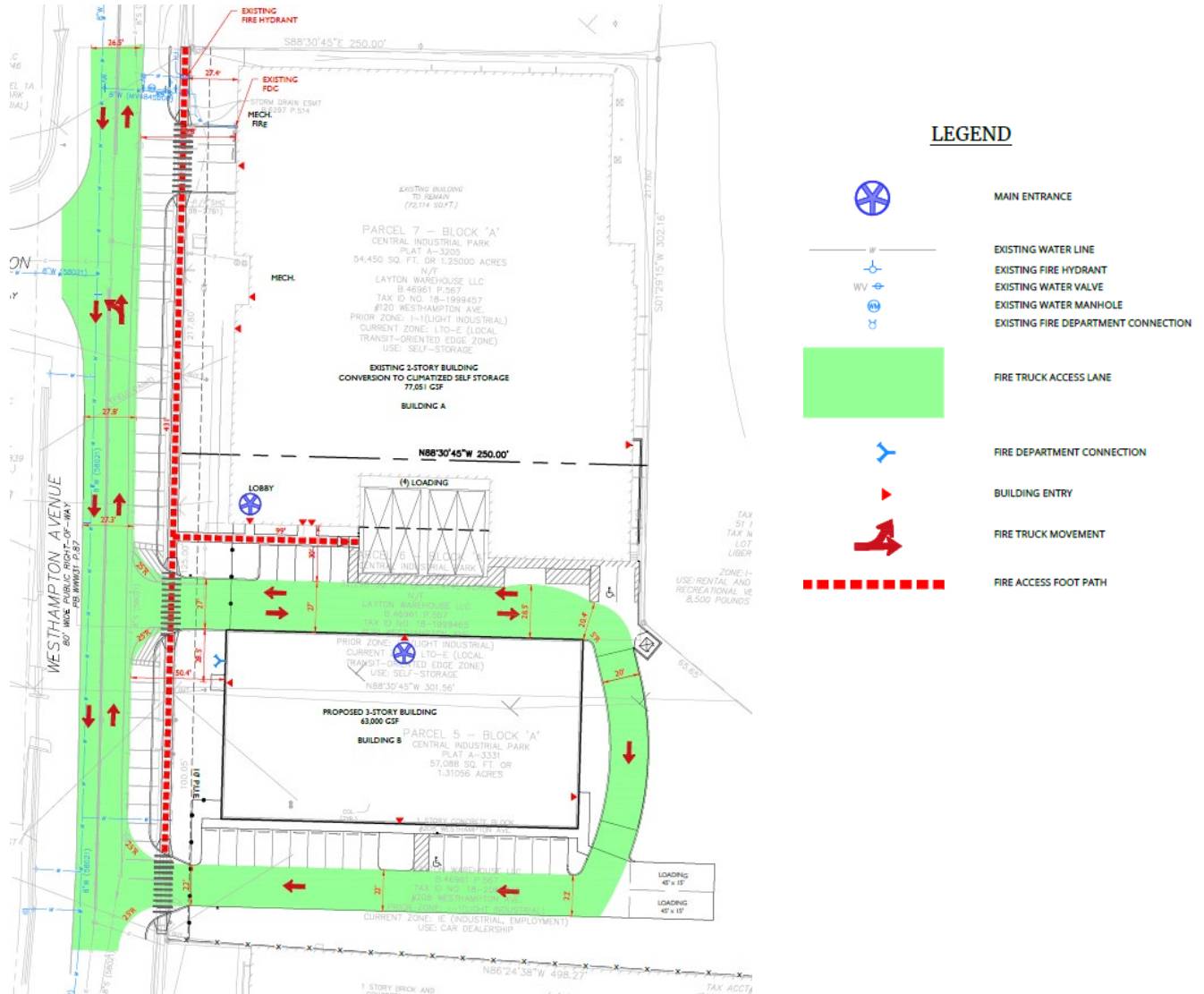
E. Parking, Loading and Access:

In total, the project includes 1,088 storage units, of which 1,067 will be interior-accessed units, and 21 will be exterior-accessed units. The Applicant’s proposed development was reviewed and approved with Preliminary Plan of Subdivision, PPS 4-24008, and Adequacy Certificate, ADQ-2024-009, (PGCPB Resolution No. 2024-048), and the submitted DSP is in harmony with those prior applications.

Westhampton Avenue is improved with on-street parking that has existed for many years. Although on-street parking will continue to be provided within Westhampton Avenue, (per the discretion of DPIE), the spaces in the right-of-way are not being counted as provided parking on the submitted DSP. All parking and loading requirements for the project will be fully met on-site, and all required driveway aisle widths are being adhered to on the submitted DSP. The specific parking and loading requirements for the project are provided in Section F of this statement as provided below.

Three direct access points from Westhampton Avenue currently serve the Property. The two exiting driveway entrances along the south side of the Property will remain in place to serve the proposed development. The third driveway entrance along the northern portion of the Property will be closed and utilized for parking. The submitted DSP includes a SU-30 & SU-40 truck turning movements plan, a fire access and fire truck movements plan, and a trash truck turning movements plan. The driveway entrances and circulation pattern for the project are shown below:

Driveway Entrances and On-Site Circulation



F. Development Data Summary:

The following information relates to the subject DSP application:

DEVELOPMENT DATA SUMMARY		
	<u>APPROVED APPLICATIONS</u> (PPS 4-24008 & ADQ-2024-009)	<u>PROPOSED</u> (DSP-24003)
Zones:	IE/MIO - (Parcel 5) LTO-E/MIO - (Parcels 6 & 7) (Former I-1/MIO Zone regulations applied to all parcels)	IE/MIO - (Parcel 5) LTO-E/MIO - (Parcels 6 & 7) (Former I-1/MIO Zone regulations apply to all parcels)
Uses:	Consolidated Storage (with 1,076 units)	Consolidated Storage (with 1,088 units)
Existing Gross Floor Area:	72,114 sf	72,114 sf
Proposed Gross Floor Area:	137,115 sf	133,429 sf
Trip Generation:	13 AM and 21 PM peak-hour trips (Per ADQ-2024-008)	12 AM and 20 PM peak hour trips (Per ITE Trip Generation Manual 11th Edition)
Total Gross Acreage:	3.301 acres	3.301 acres
100-Year Floodplain	0 acres	0 acres

Net Acreage:	3.301 acres	3.301 acres
Number of Parcels:	Existing - 3 Proposed - 2	Existing - 3 Proposed - 2
Alternative Compliance Proposed:	No	No
Variance Proposed:	No	No

GREEN AREA SUMMARY		
I-1 Zone	REQUIRED	PROVIDED
Per Section 27-469(b)(1) & Section 27-474(e):	10% (or 14,375 sf)	25.7% (or 36.943 sf)

TREE CANOPY COVERAGE SUMMARY		
IE/LTO Zone	REQUIRED	PROVIDED
Per Section 25-128 & CB-021-2024:	15% (or 21,562 sf)	15.0611% (or 21,650 sf)

PARKING SUMMARY		
USE	REQUIRED	PROVIDED
Consolidated Storage:	<p>1 space for every 50 units having direct access only from within a building</p> <p>(Total Number of Units = 1,088 - 21 exterior units = 1,067)</p> <p>1,067 Units @ 1/50 = 21.34 → 22 spaces</p> <p>-----</p> <p>Plus 4 spaces for every 1,000 sf of GFA of Office Space</p> <p>(Total GFA of Office Space = 1,000 sf) 1,000 sf @ 4/1,000 sf = 4 spaces</p> <p>-----</p> <p>Plus 2 spaces per Resident Manager</p> <p>(No Resident Manager is Proposed = 0 spaces)</p> <hr/> <p style="text-align: center;">Total Parking Spaces Required</p> <p style="text-align: center;">= 26 spaces</p>	<p style="text-align: center;"><u>Total Parking Spaces Provided</u> = 28 spaces</p> <p>(including 1 van and 1 standard ADA space for the physically handicapped)</p>

LOADING SUMMARY		
USE	REQUIRED	PROVIDED
Consolidated Storage:	<p style="text-align: center;"><u>Consolidated Storage, per building¹</u></p> <p style="text-align: center;">2 spaces for the first 10,000 sf plus 1 space Each additional 40,000 sf of GFA (or fraction)</p> <hr style="width: 20%; margin: auto;"/> <p style="text-align: center;"><u>GFA</u> Proposed Building A = 75,264 sf Proposed Building B = 58,165 sf</p> <p style="text-align: center;">(Total GFA = 133,429 sf)</p> <hr style="border-top: 1px dashed black; width: 20%; margin: auto;"/> <p style="text-align: center;">Total Loading Spaces Required = 5.09 → 6 spaces</p> <p>¹For consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading, and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual consolidated storage unit. In no case shall a width of more than twenty-five (25) feet be required.</p>	<p style="text-align: center;">Total Loading Spaces Provided =</p> <p style="text-align: center;">6 spaces at 15' x 45'</p> <p style="text-align: center;">A 25-foot-wide driveway aisle is provided</p>

G. Building Design:

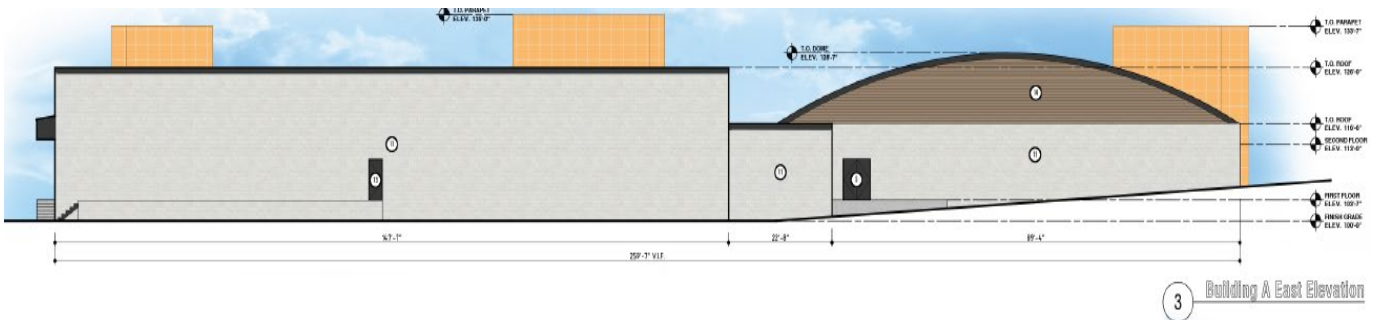
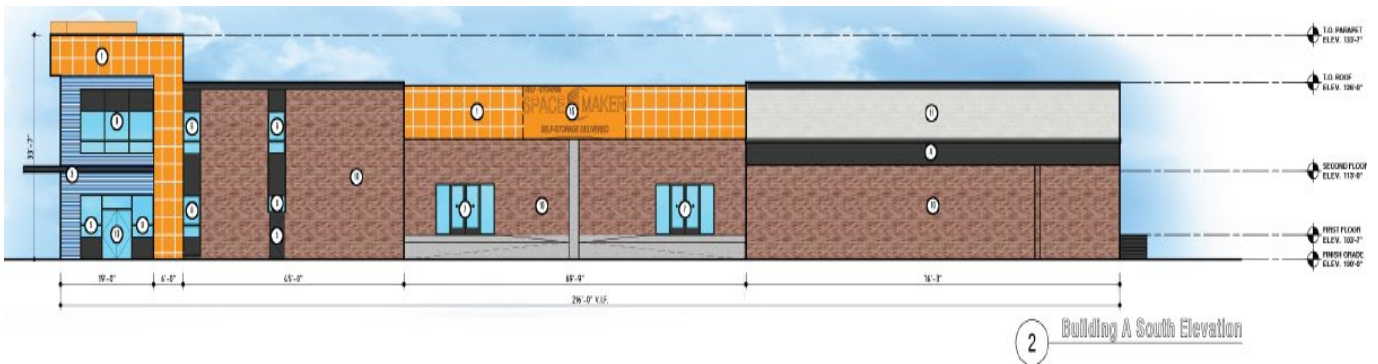
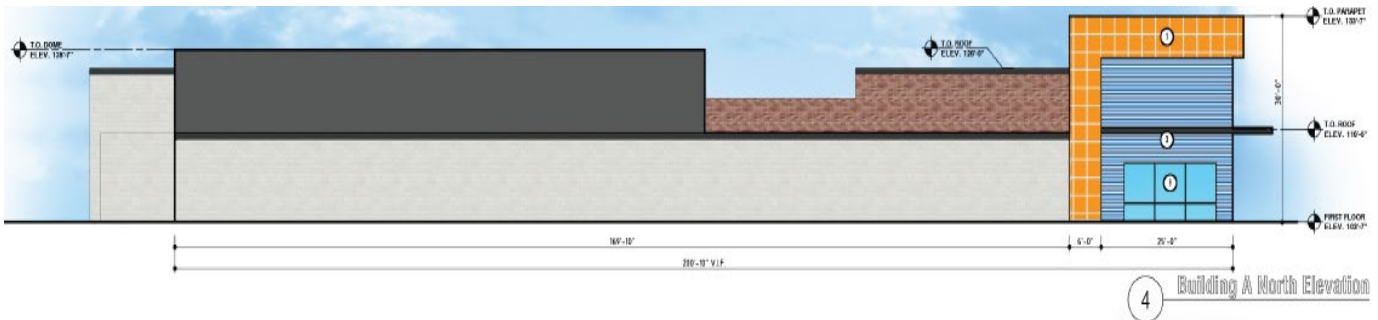
The architectural elevations submitted with the subject application demonstrate that the materials proposed for the buildings will include high-quality materials to create variations in facades to break up the overall building massing. The buildings will range in height from 26 feet to 35 feet and will include a corrugated metal roof. Proposed building materials include brick, concrete masonry block, wood siding, and various types and colors of metal panel siding along the exterior of the building. To facilitate facade variations and create visual interest, contrasting colors have been utilized in the masonry, brick, and metal panels. The roofline includes height, material, and color variations to continue the visual effect of breaking up the building's massing. Storefront glazed windows and doors are provided along the façades.

Building signage is proposed along the south and west facades of Building A and along the west facade of Building B. The building signage has been designed in accordance with Part 12 of the Zoning Ordinance and is in full compliance with the allowable signage amount based on the proposed linear width of the building.

This application also proposes landscaping in conformance with the County's *Landscape Manual* and provides plantings along streets, parking lot perimeter(s), and interior planting areas within the parking lot. The proposed building and parking lot meet all required setbacks for a main building and parking lot in the I-1 Zone. Specifically, both the existing building, proposed addition and new building are setback a minimum of 25 feet from the public right-of-way and meet the combined 30-foot side yard setback in the I-1 Zone. In accordance with Section 27-474(b), Table 1, Footnote 7 of the Zoning Ordinance, no rear setback is required in the I-1 Zone from adjoining land in any nonresidential zone if the building does not exceed 30-foot in height. The abutting property to the east, (along the rear property line), is a crane rental company and heavy equipment storage yard in the I-1 Zone. The highest point of Building A along the rear property line is 28', 7" high. As a result, no setback is required along the rear property line. Notwithstanding, Building A is setback a minimum of 7.9 feet at its closest location along the rear property line, and expands out to 24.0 feet along the northern portion of the Property. As a result, all required setbacks in the I-1 Zone are being met on the proposed DSP.

The required stormwater management facilities will be located behind proposed Building B along the southern portion of the Property. Site Development Concept Plan (SDCP) No. 36443-2024-00 has been submitted and is pending approval with the Department of Permitting, Inspections, and Enforcement. The proposed site development concept plan design ensures that the development of the Property will not result in on-site or downstream flooding.

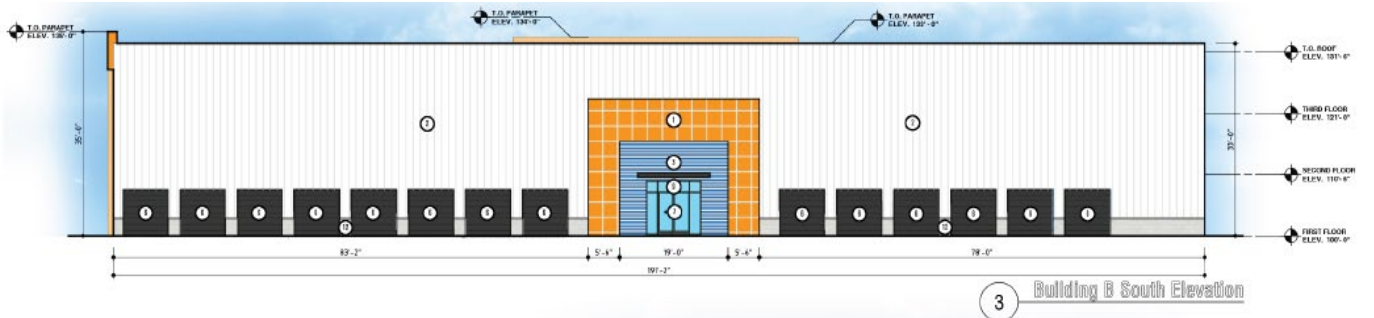
Building A – Elevations



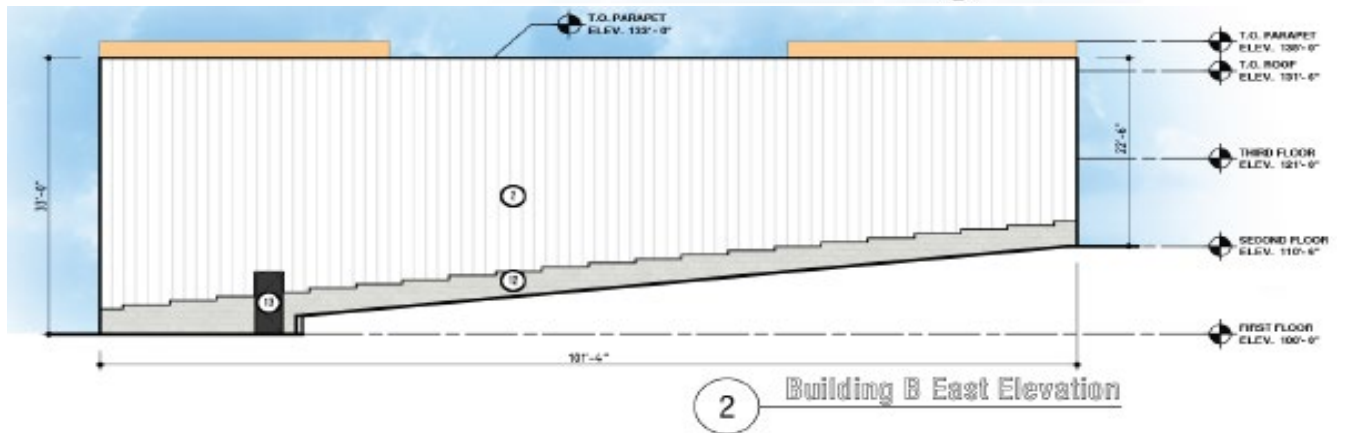
Building B – Elevations



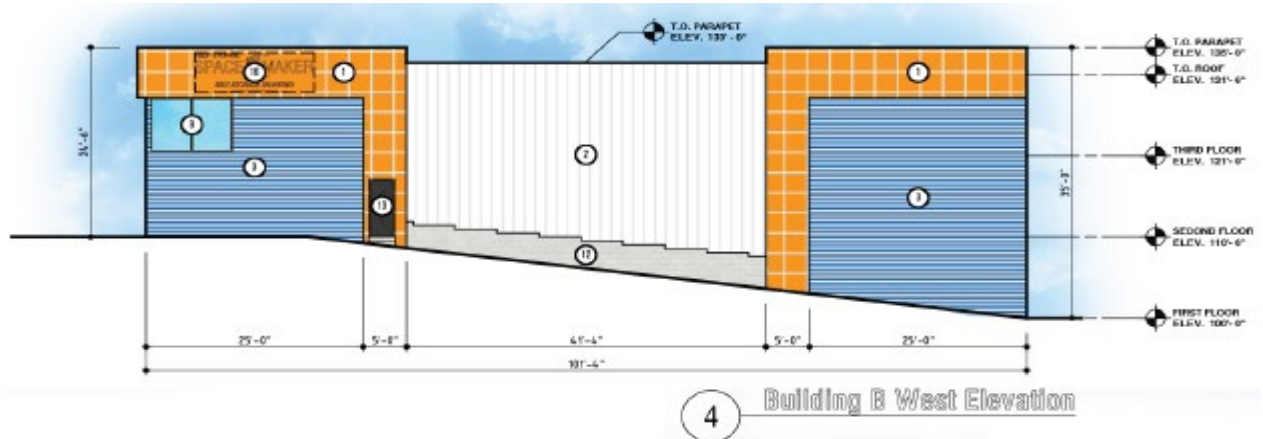
1 Building B North Elevation



3 Building B South Elevation



2 Building B East Elevation



4 Building B West Elevation

Building Materials Legend for Elevations

MATERIAL LEGEND	
①	ATAS METAL PANEL SIDING - ORANGE
②	NEW VERTICAL METAL PANEL
③	CORRUGATED METAL PANEL - BLUE
④	CORRUGATED METAL ROOF
⑤	EXISTING MANUAL DOOR
⑥	NEW OVERHEAD DOOR
⑦	NEW SLIDING DOOR
⑧	EXISTING GLAZING
⑨	NEW GLAZING
⑩	EXISTING BRICK TO REMAIN
⑪	EXISTING CMU TO REMAIN
⑫	NEW CMU
⑬	NEW MANUAL SWING DOOR
⑭	EXISTING WOOD SIDING TO REMAIN
⑮	WALL MOUNTED SIGN A
⑯	WALL MOUNTED SIGN B
⑰	NEW FAUX OVERHEAD DOOR

EXISTING DOORS

ALL REMAINING EXISTING DOORS AND FRAMES ARE TO BE REPLACED

Exterior Renderings









H. Green and Sustainable Building Techniques:

The building proposed in this application will include energy-efficient and green building features including:

- LED low-optic cutoff lighting to direct light downward and prevent light pollution on abutting properties.
- The use of Low Impact Development techniques and Environmental Site Design (ESD) in the handling of stormwater runoff, to the maximum extent practicable.

I. Master Plan, General Plan, and County Code Conformance:

The Zoning Ordinance does not require strict conformance with the General Plan or applicable Master Plans. Nonetheless, the following section discusses such plans:

2010 Approved Subregion 4 Master Plan & Sectional Map Amendment:

The site is located in Planning Area 75A within the Suitland-District Heights & Vicinity Community and is subject to the *2010 Approved Subregion 4 Master Plan & Sectional Map Amendment* (the “Master Plan”). The sectional map amendment portion of the Master Plan

retained the Property in its industrial zoning classification (i.e., I-1 Zone). The Future Land Use recommendation for the Property is for Mixed Use for Parcels 6 & 7, and a Medium-High Density Residential Use for Parcel 5. Despite this “future” land use, the proposed consolidated storage development use is permitted by right in the I-1 Zone, and further meets the use requirements of Section 27-475.04 of the Zoning Ordinance. A separate statement of justification dated April 18, 2024, has been submitted with the subject application that demonstrates compliance with the Master Plan Environmental Policies & Goals.

Plan Prince George’s 2035 Approved General:

The site is situated in Sustainable Growth Act Tier 1, within a Priority Funding Area (MDP), Revitalization Tax Credit Area, and Established Communities Area, as identified in *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035). The Generalized Future Land Use recommendation in Plan Prince George’s 2035, is for Mixed Use for Parcels 6 & 7, and a Medium-High Density Residential Use for Parcel 5. The existing industrial land use for all three parcels is also recognized. The proposed consolidated storage development use is permitted by right in the I-1 Zone and further meets the use requirements of Section 27-475.04 of the Zoning Ordinance. It should be noted that the “implementation” chapter of Plan Prince George’s 2035 (p. 270) states that its recommendation will be implemented by subsequent master plans and sector plans, and until such time that occurs, the prior master plan recommendations will remain in force and effect. The controlling master plan impacting the Property was approved prior to Plan Prince George’s 2035. As referenced above, the sectional map amendment portion of the Master Plan retained the subject Property in its industrial zoning classification.

The future land use policy recommendations in no way reflect the existing uses that have existed on the subject Property and surrounding properties for decades, all of which are improved with existing industrial uses. If the Property were to obtain approval of a rezoning request and develop in accordance with these land use recommendations, it would create significant incompatible uses with residential or mixed uses surrounded on all sides by heavy industrial uses. It is not appropriate from a planning perspective to recommend land uses in a master plan or general plan that aren’t permitted in the zone being implemented by the same plan.

The DSP proposes a consolidated storage use that is permitted by right in the I-1 Zone, and that will be used to meet the needs of existing and future residents/workers in the immediate vicinity. It should also be noted that the Plan Prince George’s 2035 acknowledges that 61% of seniors and millennials prefer multifamily housing (although said housing type constitutes only 32% of County housing stock). The demand for and potential growth in multifamily housing will create a greater need for storage of materials within consolidated storage facilities such as the one proposed in this application.

Development of this site presents a unique opportunity to take an older industrial property containing warehouse/storage/distribution uses that are over 65 years old, and to redevelop

the Property to contain modern and architecturally pleasing development that will improve the streetscape along Westhampton Avenue. The proposed consolidated storage use will be highly compatible with the existing surrounding development. These new and rehabilitated buildings will likely increase the commercial tax base for the County, (over and above the assessed value of the current warehouse buildings) and provide a consolidated storage use that will serve the storage needs anticipated for residents and workers in the general area/neighborhood.

Requirements of the Zoning Ordinance:

Section 27-473, Uses Permitted in Industrial Zones: A consolidated storage facility is a permitted use in the I-1 Zone in accordance with Section 27-475.04, Consolidated Storage. The site will be developed in accordance with the regulations of the I-1 Zone.

Section 27-474, Regulations for the I-1 Zone: The Property is of sufficient size to meet the regulations for the I-1 Zone as stated in Section 27-474. The Property will be required to provide a 25-foot setback from the ultimate right-of-way line of all streets, which shall be at least 35 feet from the centerline unless a greater setback is shown on an approved plan, master plan, or capital improvement program per Section 27-474(b), Footnote 4. Additionally, a minimum 30-foot combined setback is required for side yards adjoining non-residentially zoned land. The submitted detailed site plan is in compliance with these requirements.

Section 27-475.04, Consolidated Storage: The proposed consolidated storage use in the I-1 Zone has to be developed in accordance with this section, which requires a detailed site plan to be approved in accordance with Part 3, Division 9 of Subtitle 27. Additional requirements in this section include that the entrances to individual consolidated storage units be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof, and that the maximum height of the building shall be 36 feet. The submitted DSP is in full compliance with these requirements. The specific requirements of this section are further addressed in detail below.

Approved Countywide Green Infrastructure Plan:

The subject Property is not specifically identified for preservation within the boundaries of the Approved Countywide Green Infrastructure Plan and does not contain any regulated areas, evaluation areas, or network gaps. In accordance with the signed Natural Resources Inventory, NRI-024-2024-001, the property contains no wetlands, sensitive environmental features, or areas of 100-year floodplain.

County's Ten Year Water and Sewerage Plan:

The 2010 Water and Sewer Plan placed this property in water and sewer Category 3, Planned or Existing Community System, and within Tier 1 under the Sustainable Growth Act, the site

will, therefore, be served by public systems. The existing development on the Property is served by public water and sewer systems.

Stormwater Management:

The required stormwater management facilities will be located behind proposed Building B along the southeast portion of the Property. Site Development Concept Plan (SDCP) No. 36443-2024-00 has been submitted and is pending approval with the Department of Permitting, Inspections, and Enforcement. The proposed site development concept plan design ensures that the proposed development would not result in on-site or downstream flooding.

Woodland Conservation Ordinance:

This Property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the Property contains less than 10,000 square feet of existing woodlands and has no prior TCP approvals. The Environmental Planning Section issued Woodland Conservation Letter of Exemption (WCO-Ex), S-022-2024, on February 15, 2024, for Parcels 5, 6 & 7.

J. Relationship to Requirements in the Zoning Ordinance:

Section 27-281 - Purposes of Detailed Site Plans:

(b) General purposes:

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

RESPONSE: The subject Property will continue to be developed in accordance with the relevant use tables in the I-1 Zone. The site is situated in Sustainable Growth Act Tier 1, within a Priority Funding Area (MDP), Revitalization Tax Credit Area, and Established Communities Area as identified in *Plan Prince George's 2035 Approved General Plan*, (Plan Prince George's 2035). The Generalized Future Land Use recommendation in Plan Prince George's 2035, and the area Master Plan is for Mixed Use for Parcels 6 & 7, and a Medium-High Density Residential Use for Parcel 5. The existing Industrial Land Use for all three parcels is also recognized. The proposed consolidated storage development use is permitted by right in the I-1 Zone and further meets the use requirements of Section 27-475.04 of the Zoning Ordinance. For further discussion of plan conformance, please refer to Section I of this

statement of justification.

(B) To help fulfill the purposes of the zone in which the land is located;

The purposes of the I-1 Zone are found in Section 27-469 and include the following:

Section 27-469. - I-1 Zone (Light Industrial)

(a) Purposes.

(1) The purposes of the I-1 Zone are:

- (A) To attract a variety of labor-intensive light industrial uses;**
- (B) To apply site development standards which will result in an attractive, conventional light industrial environment;**
- (C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic-generating Commercial Zones; and**
- (D) To provide for a land-use mix which is designed to sustain a light industrial character.**

RESPONSE: The consolidated storage use is a permitted use in the I-1 Zone and is in harmony with the above purposes. Further proposed DSP has been designed to meet all the required setbacks in the I-1 Zone, the Prince George's County *Landscape Manual*, the Woodland and Wildlife Habitat Conservation Ordinance, and the specific requirements for consolidated storage contained in Section 27-475.04 of the Zoning Ordinance.

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

- (1) At least ten percent (10%) of the net lot area shall be maintained as green area.**
- (2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

RESPONSE: The submitted site plan demonstrates that 25.7 percent of the Property will be maintained as a green area. The subject application has also been designed to meet all other applicable requirements of the *Landscape Manual* and Tree Canopy Coverage Ordinance.

- (3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.

RESPONSE: The submitted DSP is not proposing a vehicle towing station.

(c) **Outdoor storage.**

- (1) Outdoor storage shall not be visible from a street.

RESPONSE: No outdoor storage will be visible from a public street.

(d) **Uses.**

- (1) The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part).

RESPONSE: Consolidated storage in accordance with Section 27-475.04 is a permitted use in the I-1 Zone.

(e) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

RESPONSE: The submitted site plan has been designed in accordance with the above requirements.

Section 27-281– (Continued):

Section 27-281(b) – General Purposes of Detailed Site Plans:

- (C) To provide for development in accordance with the site design guidelines established in this Division; and
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

RESPONSE: The proposed development is designed in accordance with site design guidelines in this Division. The “general” site design guidelines are found in Section 27-283 and require the following:

- (a) **The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) **These guidelines may be modified in accordance with Section 27-286.**

RESPONSE: The subject DSP has been developed in accordance with the following site design guidelines contained in Section 27-274 that are relevant to this application:

Section 27-274 – Design Guidelines

(1) General

- (A) **The Plan should promote the purposes of the Conceptual Site Plan.**

RESPONSE: This finding is not applicable to the subject application. There is no underlying conceptual design plan associated with the subject Property.

- (B) **The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.**

RESPONSE: This finding is not applicable to the subject application. There are no townhouses or three-family dwellings proposed with the subject DSP.

(2) Parking, loading, and circulation.

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:**

- (i) **Parking lots should generally be provided to the rear or sides of structures;**
- (ii) **Parking spaces should be located as near as possible to the uses they serve;**
- (iii) **Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;**
- (iv) **Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and**
- (v) **Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.**

RESPONSE: The proposed parking compound is designed so that all parking and loading requirements for the storage facility can be fully met on-site without creating the need for a departure. All parking and loading space sizes and driveway aisles have been designed in accordance with Part 11 of the Zoning Ordinance, and the required interior green islands and landscape strips have been provided in accordance with Section 4.2 and 4.3 of the *Landscape Manual*.

- (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Loading docks should be oriented toward service roads and away from major streets or public view; and**
 - (ii) **Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

RESPONSE: The submitted landscape plan demonstrates compliance with the above two design standards.

- (C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:**
 - (i) **The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a**

safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

- (ii) Entrance drives should provide adequate space for queuing;**
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**
- (iv) Parking areas should be designed to discourage their use as through-access drives;**
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**
- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;**
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.**

RESPONSE: The limits of the parking compound, driveway aisle widths, and parking spaces sizes have been fully designed in accordance with the requirements of Part 11 of the Zoning Ordinance and will provide safe, efficient on-site circulation for both pedestrians and drivers. All pedestrian sidewalk routes are ADA-compliant to accommodate access into the building for the physically handicapped.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

- (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
- (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
- (iii) The pattern of light pooling should be directed on-site;**
- (iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;**
- (v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
- (vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

RESPONSE: The lighting proposed in this DSP meets all of the above requirements. All prominent on-site elements, such as the main entrance to the building, will be consistently lit throughout the appropriate portions of the day. The site also utilized full cut-off optics to limit light spillover into adjacent properties. The submitted DSP includes a Lighting & Photo Metric Plan and a Lighting Detail Sheet that demonstrates compliance with the above standards, (see Sheets C500 & C501).

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

RESPONSE: There are no on-site or adjacent public areas associated with the submitted application. The proposed building reflects a modern architectural design with quality materials that should be aesthetically pleasing to passing motorists along Westhampton Avenue.

(5) Green area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:**
- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
 - (ii) Green area should link major site destinations such as buildings and parking areas;**
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**
 - (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**
 - (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
 - (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
 - (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**

RESPONSE: Section 27-469(b)(1) requires that in the I-1 Zone, at least ten percent (10%) of the net lot area be maintained as a green area. Based on the submitted site plan, approximately 25.7% of the Property will be maintained as green area. The subject application has also been designed to meet all applicable requirements of the *Landscape Manual* and Tree Canopy Coverage Ordinance.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:**

- (i) **The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**
- (ii) **The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**
- (iii) **Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;**
- (iv) **Amenities should be functional and should be constructed of durable, low maintenance materials;**
- (v) **Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;**
- (vi) **Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and**
- (vii) **Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.**

RESPONSE: Although no streetscape amenities are proposed as part of this light-industrial use, proposed features such as landscaping, light fixtures, and bike racks have been designed to coordinate with and offer visual unity throughout the site. Street frontage improvements will be completed along Westhampton Avenue in accordance with DPIE requirements and specifications. Landscape strips will also be provided in accordance with Sections 4.2 and 4.3 of the *Landscape Manual*.

(7) Grading.

- (A) **Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest**

and relate manmade landforms to the shape of the natural terrain;

- (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
- (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
- (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
- (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

RESPONSE: All grading will conform to the above regulations and the approved Sediment Control and Site Development Concept Plans.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
 - (i) Service areas should be located away from primary roads, when possible;**
 - (ii) Service areas should be located conveniently to all buildings served;**
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
 - (iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

RESPONSE: The above guidelines largely do not apply to a consolidated storage facility in the I-1 Zone. Notwithstanding, the trash dumpster for the proposed building will be screened by an appropriate enclosure in accordance with Section 4.4 of the *Landscape Manual*. A detail of said dumpster enclosure is reflected in the detailed site plan set.

(9) Public spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:**
- (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
 - (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
 - (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
 - (iv) Public spaces should be readily accessible to potential users; and**
 - (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

RESPONSE: The above guidelines do not apply to a consolidated storage facility in the I-1 Zone.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

RESPONSE: Other than the location of entrances to individual storage units, there are no specific architectural considerations within Section 27-475.04 that apply to consolidated storage uses. All exterior accessed units will be screened from view from any public street.

The architectural elevations submitted with the subject application demonstrate that the materials proposed for the buildings will include high-quality materials to create variations in facades to break up the overall building massing. The buildings will range in height from 26

feet to 35 feet and will include a corrugated metal roof. Proposed building materials include brick, concrete masonry block, wood siding, and various types and colors of metal panel siding along the exterior of the buildings. To facilitate facade variations and create visual interest, contrasting colors have been utilized in the masonry, brick, and metal panels. The roofline includes height, material, and color variations to continue the visual effect of breaking up the building's massing. Storefront glazed windows and doors are provided along the façades.

Building signage is proposed along the south and west facades of Building A and along the west facade of Building B. The building signage has been designed in accordance with Part 12 of the Zoning Ordinance and is in full compliance with the allowable signage amount based on the proposed linear width of the building.

Section 27-281 (Continued):

Section 27-281(c) – Specific Purposes of Detailed Site Plans

(c) Specific Purposes.

(1) The specific purposes of Detailed Site Plans are:

- (A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

RESPONSE: The DSP and related plans show all the above information that is relevant to a consolidated storage use in an industrial zone.

K. Section 27-285. - Planning Board procedures

(b) Required Findings

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

RESPONSE: As demonstrated above, the subject DSP application is in harmony with the site design guidelines provided in Section 27-274.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

RESPONSE: A conceptual site plan was not required for this project.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

RESPONSE: The Applicant is not proposing an infrastructure-only DSP, therefore the above finding is not applicable to the application.

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

RESPONSE: The subject Property is not specifically identified for preservation within the boundaries of the Approved Countywide Green Infrastructure Plan, and contains no regulated areas, evaluation areas, or network gaps. In accordance with the signed Natural Resources Inventory, NRI-024-2024-001, the property contains no wetlands, sensitive environmental features, or areas of 100-year floodplain.

L. Additional Requirements for Specific Uses – Consolidated Storage

Section 27-475.04. - Consolidated Storage.

(a) Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to ensure compliance with the provisions of this Section. Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.

(1) Requirements.

(A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).

(B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.

RESPONSE: In total, the project includes 1,088 storage units, of which 1,067 will be interior-accessed units, and 21 will be exterior-accessed units. All exterior accessed units will be oriented to the interior of the project and will be fully screened from view from any public street. There is no adjoining land in a commercial or residential zone that would have views of the externally accessed storage units.

(C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.

RESPONSE: The maximum height of the proposed building and building addition will not exceed thirty-six (36) feet. The buildings will range in height from 26 feet to 35 feet.

(D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited

to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.

RESPONSE: The proposed consolidated storage facility does not represent an expansion of an existing facility. Therefore, this section does not apply.

- (b) In order for a consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify the consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a). In addition, a proposed consolidated storage use within a business park development project with existing and proposed uses, within a detailed site plan application, filed and accepted by the Planning Board, and which is actively pending, pursuant to an approved preliminary plan of subdivision in a valid status as of November 30, 2016 shall be exempt from the prescriptions of Subsection (a) of this Section.**

RESPONSE: The proposed consolidated storage use is for new construction; therefore, this standard does not apply to this application.

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle;**
 - (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located; and**
 - (iii) The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with**

Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.

RESPONSE: The technical staff, Planning Board and/or District Council, will address the procedural requirements of Sections 27-475.04(c)(ii & iii) during their review of the subject application.

M. Building Signage – Conformance with Signage Regulations in Part 12:

Section 27-613. – Attached to a building or canopy.

(a) Location.

- (1) In all Commercial and Industrial Zones (except the I-3 and U-L-I Zones), signs may be attached to the walls or roof of a building or to a canopy that is located at least ten (10) feet behind a street line. No signs may be erected on the top of a canopy. No sign shall be erected on a rear wall or canopy attached to a rear wall so that it is visible from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.**

RESPONSE: The proposed signage complies with this standard. The building is setback more than ten (10) feet from the street line. None of the building signage proposed will be visible from residential land or land proposed to be used for residential purposes.

Section 27-613 - Attached to a building or canopy.

(c) Area

- (3) Commercial Zones (except the C-O Zone) and Industrial Zones (except the I-3 and U-L-I Zones).**

(B) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one (1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:

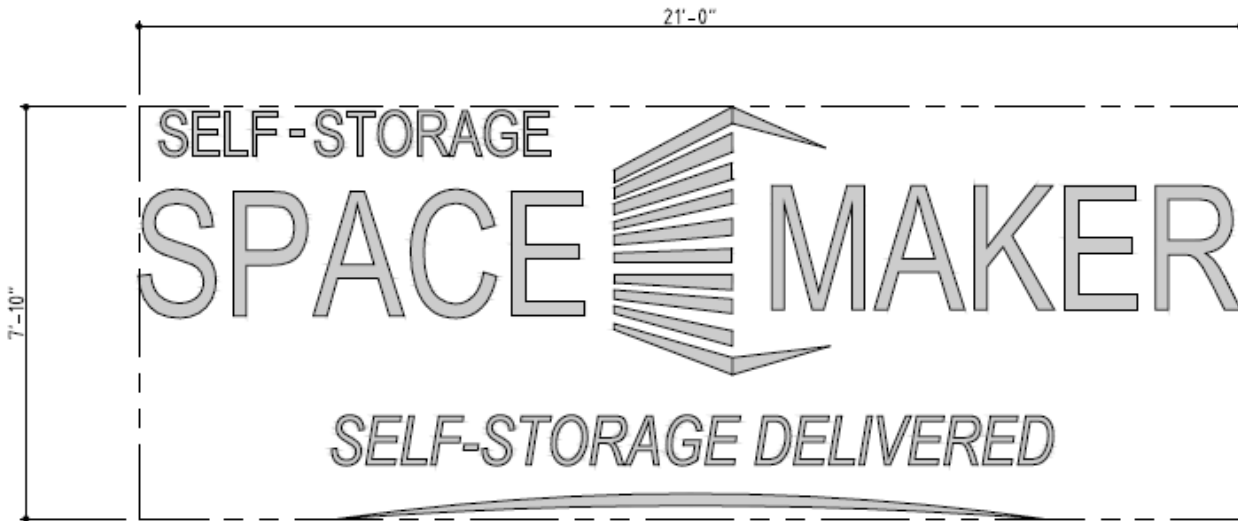
- (i) Each building shall be allowed a sign having an area of at least sixty (60) square feet.**
- (ii) Except as provided in (i), above, the area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.**

RESPONSE: The linear width along the front of Building A is 245 feet. The linear width along the front of Building B is 185 feet. The width along the front of these two buildings in total is 430 feet and would permit 860 square feet of building signage. Notwithstanding, the maximum amount of signage permitted on an individual building in accordance with Section 27-613(c)(3)(B)(ii) is 400 square feet. The calculations for the proposed building signage are provided on the following page:

BUILDING SIGNAGE TABLE	
Allowed Building Signage	Proposed Building Signage
<p>Two (2) square feet for each one (1) lineal foot of width along front of building</p> <p>- Lineal feet of width along Building A = 245 feet</p> <p>- Linear feet of width along Building B = 185 feet</p> <p>----- Total building frontage = 430 feet</p> <p style="text-align: center;">(430 x 2) = 860 sf</p> <p>Maximum amount permitted on an individual building (per Section 27-613(c)(3)(B)(ii)) is 400 sf</p>	<p>*Space Maker Wall Mounted Sign A (21' x 7'-10") = 164.5 sf (1 proposed)</p> <p>*Space Maker Wall Mounted Sign B (13'-8" x 5'-1") = 69.5 sf (4 proposed)</p> <p><i>*Note - Section 27-591(a) allows a 50% reduction for letters, figures, and designs that are mounted directly on the architectural face of a building with no other decorative wall work</i></p> <p><i>*All building signs will be internally illuminated</i></p> <hr style="width: 20%; margin: 10px auto;"/> <p style="text-align: center;">Total Proposed Building Signage = (442.5 sf less 50% reduction) = 221.25 sf</p>

RESPONSE: As provided above, the proposed building signage has been designed to be in full compliance with the sign area requirements in Section 27-613(c)(3)(B) of the Zoning Ordinance.

Dimensions - Building Sign "A" - (1 proposed)



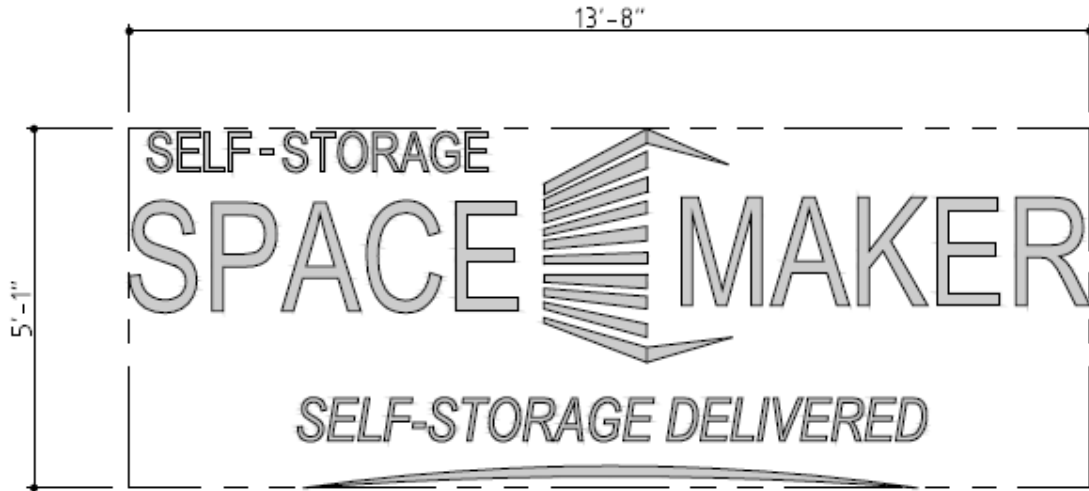
1 Wall Mounted Sign A - 164.5 SF
SCALE: 3/4" = 1'

Color Exhibit - Building Sign "A"



1 Wall Mounted Sign A - 164.5 SF
SCALE: 3/4" = 1'

Dimensions -Building Sign “B” - (4 proposed)



2 Wall Mounted Sign B - 69.5 SF
SCALE: 3/4" = 1'

Color Exhibit of Building Sign “B”



2 Wall Mounted Sign B - 69.5 SF
SCALE: 3/4" = 1'

Exhibits Showing Locations for Proposed Building Signage

Building Sign “A”



Building Sign “B”



Building Sign “B”



Building Sign “B”



N. Freestanding Signage – Conformance with Signage Regulations in Part 12:

Section 27-614. - Freestanding signs.

(a) Location

- (1) In all Commercial and Industrial Zones (except the I-3 and U-L-I Zones), signs shall only be located on property where the main building associated with the sign is located at least forty (40) feet behind the front street line. This shall not apply to integrated shopping centers, other commercial centers with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial centers, or office building complexes.**

RESPONSE: The submitted DSP consists of 3 adjoining parcels within the Central Industrial Park Subdivision. As such, the subject Property is considered an industrial center and is not subject to the 40-foot main building setback provided in the above section.

- (4) Notwithstanding any other provisions of this Subtitle addressing setbacks and yards, in all Commercial and Industrial Zones (except the I-3 Zone), signs need only be located ten (10) feet behind the street line. Where the street line is situated behind the actual existing street right-of-way line, freestanding on-site signs may be temporarily located within the area between the street line and the existing street right-of-way line (the area of proposed future widening of an existing street), provided that:**
- (A) The land area involved has not been, and is not in the process of being, acquired for street purposes;**
- (B) The sign is located at least ten (10) feet behind the existing street right-of-way line; and**
- (C) A written agreement between the owner and the Department of Permitting, Inspections, and Enforcement assures that the sign will be removed, at the owner's expense, at the time of acquisition of that area for street purposes.**

RESPONSE: The Applicant is proposing one monument sign that will be located a minimum of 10-feet behind the front street line.

(b) Height

- (1) The maximum height of signs shall be as shown in the following table. Measurements are from the finished grade at the base of the sign to the top of the sign. (See Figure 65.)**

ZONE	MAXIMUM HEIGHT (IN FEET)
C-O	8
Commercial Zones (except C-O)	25
Industrial Zones (except I-3)	25
I-3 Zone	Not greater than the lowest point of the roof of any building in the employment park

RESPONSE: The Applicant is proposing one, 4-foot high monument sign that is in compliance with the above section.

(c) Area. (See Figure 66.)

- (3) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 Zone), the area of the sign shall be not more than either: (A) One (1) square foot for each two (2) lineal feet of street frontage, to a maximum of two hundred (200) square feet for each sign, if the building is located in an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex. The street frontage shall be measured on the property occupied by the center or complex associated with the sign; or**

RESPONSE: The submitted DSP consists of 3 adjoining parcels within the Central Industrial Park Subdivision. As such, the subject Property is considered an industrial center and is in compliance with the maximum sign area limitation provided in the above section. The table provided below provides the sign area calculations for the proposed monument sign.

(d) Quantity.

- (2) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 Zone), there are two (2) options (subparagraphs (A) and (B), below) which may be used to calculate the number of signs allowed.**

Option One can be used for any property which has the specified minimum frontage on one (1) or more streets. Option Two may be used only for property which has the specified minimum frontage on each of two (2) parallel (or approximately parallel) streets. Both options can apply to either a business located within an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex, or a business not located in a center or complex. In the case of a center or complex, the street frontage is that which the entire center or complex has, and the number of signs permitted are the total number for the entire center or complex.

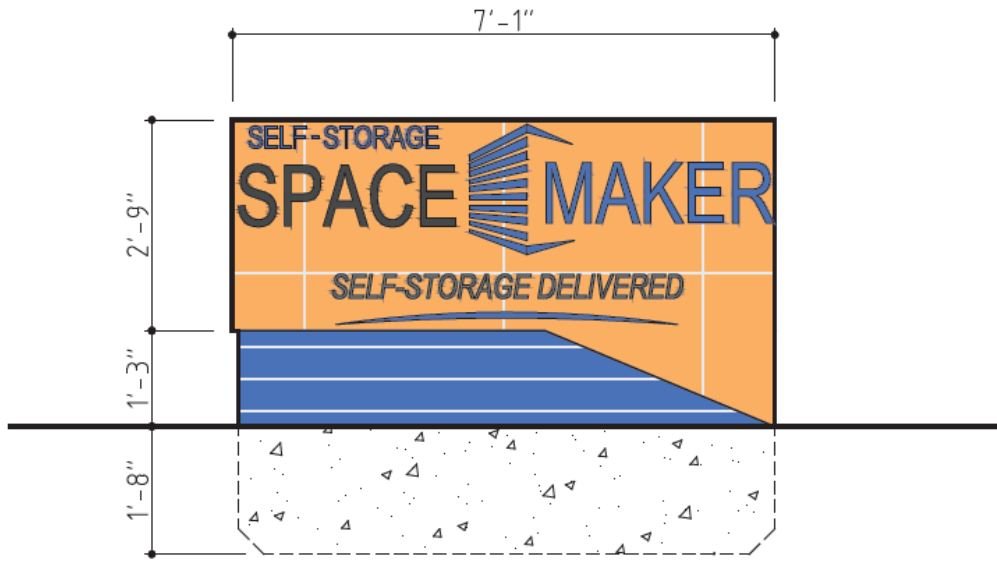
(A) Option One:

TOTAL STREET FRONTAGE ON ALL STREETS	NUMBER OF SIGNS PERMITTED
If in an integrated shopping center, other commercial center with three (3) or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex:	
0 to under 100 feet	None
100 to 1,100 feet	1.0
Each additional 1,000 feet (or fraction)	1.0

RESPONSE: The Applicant will be using Option One above. Based on the Property’s linear street frontage along Westhampton Avenue, (480 feet), one freestanding sign is permitted on the subject Property, and only one monument sign is proposed. The table on the following page provides a summary of the permitted and proposed freestanding signage for the project:

FREESTANDING SIGNAGE TABLE	
Allowed Freestanding Sign Area	Proposed Freestanding Sign Area
<p>One (1) square foot for each two (2) lineal feet of street frontage, to a maximum of two hundred (200) square feet for each sign</p> <p>Lineal feet of street frontage along Westhampton Avenue = 480 feet</p> <p>$(480 \div 2) = \mathbf{240\ sf}$</p>	<p>Space Maker Monument Sign</p> <p>$(4' \times 7'-1'') = 28.1\ sf$ (1 proposed)</p> <p>Total Proposed Freestanding Signage = 28.1 sf</p>
Allowed Sign Height	Proposed Sign Height
25 feet	4 feet
Allowed Number of Freestanding Signs	Proposed Number of Freestanding Signs
1	1
Required Setback from Street Line	Provided Setback from Street Line
10 feet	11.8 feet

Proposed Monument Sign Details (1 proposed)



3 Ground Sign - 28.2 SF

Exhibit Showing Proposed Location of Monument Sign



O. COMPLIANCE WITH PRIOR CONDITIONS OF APPROVAL

Preliminary Plan of Subdivision, PPS 4-24008

Preliminary Plan of Subdivision, PPS 4-24008, was approved for the subject Property by the Prince George's County Planning Board on June 27, 2024, via PGCPB Resolution No. 2024-048. The following conditions relate to the review of the submitted DSP:

- 1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:**
 - a. Revise the subdivision name and provide consecutive numbering of the proposed parcels in accordance with the existing subdivision block.**
 - b. Provide the plat references for the existing parcels in General Note 1.**
 - c. Update General Note 28 to provide the Woodland Conservation Ordinance Standard Letter of Exemption number.**

RESPONSE: The above conditions were complied with prior to signature approval of the PPS. The PPS was certified by the Planning Staff on November 4, 2024.

- 2. Development of this site shall be in conformance with Stormwater Management Concept Plan 36443-2024-00 and any subsequent revisions.**

RESPONSE: The Applicant is in agreement with the above condition. All development will be in conformance with Stormwater Management Concept Plan 36443-2024-00 or any subsequent revisions.

- 3. Prior to approval, the final plat of subdivision shall include the granting of a public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.**

RESPONSE: The Applicant is in agreement with the above condition. The required 10-foot-wide public utility easement will be reflected along Westhampton Avenue at the time of final plat.

- 4. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and the detailed site plan shall show the details, location, and extent of the following facilities:**

- a. A minimum 5-foot-wide sidewalk with associated crosswalks and**

Americans with Disabilities Act curb ramps along the property frontage of West Hampton Avenue, unless modified by the operating agencies with written correspondence.

RESPONSE: The proposed 5-foot-wide sidewalk, associated crosswalks are shown on Sheet C207 of the submitted DSP.

- b. A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the portions of the perimeter of the buildings that lead to the main building entrances.**

RESPONSE: The submitted DSP reflects clear and direct pedestrian pathways to the main building entrances.

- c. A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.**

RESPONSE: The locations of the two proposed inverted U-style bicycle racks are shown on Sheet C200 of the submitted DSP. The details for the inverted U-style bicycle racks are shown on Sheet C207 of the submitted DSP.

P. Conclusion:

As noted herein, the submitted application is in substantial conformance with the required findings for detailed site plans provided in Section 27-285(b), the site design guidelines provided in Section 27-274(a), and the general purposes of detailed site plans provided in Section 27-281(b). The submitted application is in harmony with the purposes of the I-1 Zone as provided in Section 27-469(a), and is in conformance with the specific requirements for consolidated storage as provided in Section 27-475.04(a)(1). Therefore, based upon the foregoing statement of justification and the accompanying application plans and documents, the Applicant respectfully requests approval of Detailed Site Plan application, DSP-24003. Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Robert J. Antonetti, Jr.

RJA/jjf
Cc: Layton Warehouse, LLC
Colliers Engineering & Design
Designhaus Architecture LLC



August 16, 2024

MEMORANDUM

TO: Todd Price, Planner II, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner III, Placemaking Section, Community Planning Division *NAB*

VIA: Kierre McCune, Planning Supervisor, Master Plans and Studies Section, Community Planning Division *KM*

FROM: Elena Perry, Planner II, Master Plans and Studies Section, Community Planning Division *EP*

SUBJECT: DSP-24003 Space Maker Self-Storage

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property located outside of an overlay zone.

Planning Area: 75A

Community: Suitland-District Heights & Vicinity

Location: On the east side of Westhampton Avenue southeast of its intersection with Westhampton Place.

Size: 3.30 acres

Existing Uses: Industrial

Future Land Use: Industrial

Proposal: Future rehabilitation and expansion of the existing self-storage building on Parcels 6 & 7 and demolition of existing building and construction of a self-storage building on Parcel 5. The combined square footage of the climate controlled consolidated storage uses, is approximately 133,429 square feet.

Zoning: Local Transit – Oriented – Edge (LTO-E) + Industrial, Employment (IE) + MIOZ (Height B App/Dep Clearance (50:1) – North End)

Prior Zoning: Light Industrial (I-1) + MIOZ (Height B App/Dep Clearance (50:1) – North End)

Applicable Zoning Ordinance: Prior Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince Georges 2035 Approved General Plan* (Plan 2035) designates the area in the Morgan Boulevard Metro Local Transit Center Growth Policy area. Plan 2035 designates Local Centers “as focal points for development and civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium-to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available.” (page 19)

Master Plan: The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Master Plan) recommends **mixed-use commercial** and **medium-high density residential** land use on the subject property. The Master Plan is silent on a definition for mixed-use commercial and medium-high density residential however, Plan 2035 defines mixed-use commercial as “areas of various residential, commercial, employment and institutional uses” that “may vary with respect to their dominant land uses, i.e. commercial uses may dominate in one mixed-use area, whereas residential uses may dominate in another” and medium-high density residential as a “mix of dwelling unit types, including apartments” with “between eight and 20 dwelling units per acre.” (page 100)

The Master Plan “envisions balancing new development, that optimizes existing infrastructure, with maintaining and revitalizing existing neighborhoods and commercial areas through redevelopment, adaptive reuse, preservation, and conservation” (page 48).

The subject property is outside the boundary of the Development District Overlay Zone as shown on Map 15-1 (page 537) and the proposed use does not strictly conform to the recommended land use. However, it is noted that a consolidated storage facility is permitted in the prior I-1 zone subject to the approval of a detailed site plan (DSP). Industrial uses are described by Plan 2035 as areas including manufacturing and industrial parks, warehouses, and distribution. These areas may include other employment, such as office and service uses (page 100).

The Master Plan places this application within Living Area E (Map 5-6 on page 107). The applicant should conform to the following recommendations for each of the plan’s elements to help advance the intent and purpose of the plan.

Recommendations (pages XVIII-XX)

Transportation and Trails System

- Ensure the transportation facilities are adequate prior to approval of any new development within established neighborhoods and in the designated centers in accordance with the procedures provided in the County Code.
- Facilitate the safe and orderly movement of traffic.

Environmental

- Support a subregion policy to direct redevelopment and infill development to existing and planned development areas instead of “greenfield” areas.

Quality of Life/Community Development

- Provide a continuous network of sidewalks and bikeways to facilitate pedestrian use and access.

Living Areas E and F (Zone 3) Recommendations

Land Use and Community Design (pages 116 – 117)

- Remove or relocate the land uses that cause truck traffic impacts in the residential areas.

Environment (page 117)

Policy 1: Preserve environmental resources.

Strategies:

- Address flood-prone areas and areas with recurring drainage issues through retrofitting, stream bank stabilization, reducing the amount of impervious area, increasing plantings in stream bank buffer areas, and coordinating efforts across agencies to improve water quality. The areas in Zone 3 requiring evaluation include the Southwest Branch and its tributaries, Oxon Run tributary, and the Henson Creek tributary.

Transportation (pages 118-119)

Policy 1: Develop bicycle-friendly roadways to improve connectivity throughout Zone 3.

Policy 2: Improve pedestrian connectivity throughout Zone 3 by installing sidewalks.

Policy 3: Provide new trails and improve trail connectivity throughout.

Analysis: The applicant should work with the Transportation Planning and Environmental Planning Sections, and the Department of Parks and Recreation, in addition to the appropriate approval agencies, to make sure all transportation, trail, and environmental requirements are met.

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone MIOZ (Height B App/Dep Clearance (50:1) – North End)

Section 27-4402(c)(5)(B)(ii) Height Standards of the Zoning Ordinance says “no development, structure, or alteration of the land shall exceed the height established by the Impact Map for Height.” Section 27-4402(c)(5)(B)(iv)(bb)(II) says “Surface B (Approach-Departure Clearance Surface): Structures in this area shall not exceed a height (in feet) equivalent to 10 feet less than the height derived by dividing the distance between Surface A and nearest boundary of the subject property by 50. No structure shall exceed a height of 500 feet (elevation 774 feet) in this area.”

SMA/Zoning: The Sectional Map Amendment retained the subject property in the Light Industrial (I-1) zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from Light Industrial (I-1) zone to the Local Transit – Oriented – Edge (LTO-E) and Industrial, Employment (IE) zones effective April 1, 2022.



Countywide Planning Division
Environmental Planning Section

301-952-3650

December 23, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section, DRD

VIA: Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Alexander Kirchhof, Planner II, Environmental Planning Section, CWPD *ANK*

SUBJECT: **Space Maker Self Storage; DSP-24003**

The Environmental Planning Section (EPS) has reviewed detailed site plan DSP-24003, submitted for Space Maker Self Storage, accepted for review on June 20, 2024. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on July 19, 2024. Revised information was requested. Per the applicants SDRC response letter dated December 20, 2024, the applicant has indicated the intent to utilize the woodland conservation ordinance exemption letter S-022-2024 that will become valid January 3, 2025, with the enactment of CB-077-2024. The EPS recommends approval of DSP-24003 subject to no conditions.

PROPOSED ACTIVITY

The current application is for the redevelopment of a shopping center to self-storage facility. The current zoning for the site is Industrial, Employment (IE) and Local Transit – Oriented – Edge (LTO-E); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Light Industrial (I-1) Zone.

ENVIRONMENTAL REVIEW

A Woodland Conservation Ordinance Letter of Exemption S-022-2024 was approved on February 15, 2024, and a Natural Resources Inventory NRI-024-2024 was approved on March 13, 2024, for the proposed activity. The site is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and CB-77-2024 which is effective on January 3, 2025. This application has a WCO exemption letter that was not valid as of July 1, 2024. However, the enactment of the grandfathering provisions of CB-77-2024 will validate the WCO Exemption starting January 3, 2025, and the exemption will remain valid until June 30, 2026. Based upon the provided information and PGAtlas, there are no regulated environmental features or unsafe soils. This site has an approved stormwater management plan and associated letter 36443-2024-SDC / Permit P55912-2024-SDC, which was approved June 4, 2024, and expires June 4, 2027.

No other environmental review issues have been identified for this application. The Environmental Planning Section recommends approval of the application, with no conditions.



Countywide Planning Division
Historic Preservation Section

301-952-3680

July 9, 2024

MEMORANDUM

TO: Todd Price, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*

SUBJECT: DSP-24003 Space Maker Self-Storage

The subject property comprises 3.30 acres and is located on the east side of Westhampton Avenue, at its intersection with Westhampton Place, in Seat Pleasant. The subject property was zoned Light Industrial/Military Installation Overlay (I-1/MIO), per the prior Zoning Ordinance, and is in the 2010 *Approved Subregion 4 Master Plan*. The subject application proposes the rehabilitation and enlargement of existing buildings on Parcels 6 and 7 to approximately 72,114 square feet for use as climate-controlled self-storage with approximately 584 interior storage units, the demolition of the existing building on Parcel 5, to allow for the construction of a second, approximately 65,001-square foot self-storage facility that will contain approximately 471 interior units and 21 exterior units.

The 2010 *Approved Subregion 4 Master Plan* contains goals and policies related to historic preservation (pp. 287-296). However, these are not specific to the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey will not be recommended. The subject property does not contain and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommend approval of DSP-24003, Space Maker Self-Storage, with no conditions.



January 14, 2024

REVISED MEMORANDUM

TO: Todd Price, Subdivision Section, Development Review Division

FROM: Evan Shaw, Planner II, Countywide Planning Division EG

VIA: *NS* Noelle Smith, AICP Transportation Planning Section, Countywide Planning Division
Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-24003, Space Maker Self-Storage

Proposal

The subject Detailed Site Plan (DSP) proposes to convert three existing parcels of land in the Central Industrial Park Subdivision in Capital Heights, into two climate-controlled self-storage facilities, Building A and Building B. The existing buildings on parcels 6 & 7 now known as Building A will be renovated and converted into a two-story 75,264 square-foot self-storage building, and parcel 5 proposes to raze the existing building to construct a three-story 58,165 square-foot storage building for a total of 133,429 square feet consolidated storage use on site proposed as Building B. There are 1,088 proposed storage units on site. The property is located on the east side of Westhampton Avenue within the Light Industrial (I-1) zone. The Transportation Planning Section's (TPS) review of the referenced DSP application was evaluated using standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval

The property is subject to a prior approved Preliminary Plan of Subdivision (PPS) 4-24008 and Certificate of Adequacy (ADQ) 2024-009. The following conditions are applicable to this application:

4-24008

4. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, the applicant, and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and the detailed site plan shall show the details, location, and extent of the following facilities:
 - a. A minimum 5-foot-wide sidewalk with associated crosswalks and Americans with Disabilities Act curb ramps along the property frontage of Westhampton Avenue, unless modified by the operating agencies with written correspondence.

- b. A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the portions of the perimeter of the buildings that lead to the main building entrances.
- c. A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.

Comment: The submitted site plans include a five-foot-wide sidewalk along the site's frontage of Westhampton Avenue, connecting to the building entrance. Continental-style crosswalks and ADA-compliant curb ramps are also provided crossing both vehicular access points. Designated space for bicycle parking is provided on-site. Staff recommend the site plan include the detail of the inverted U-style bicycle rack.

ADQ-2024-009

1. Total development within the associated Preliminary Plan of Subdivision shall be limited to uses that generate no more than 13 AM peak-hour trips and 21 PM peak-hour trips.

Comment: The proposed square footage of consolidated storage is within the established trip cap. However, staff recommends the square footage throughout the site plan be consistent with the proposed development.

2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.

Comment: At this time, an exhibit has not been included and will be required prior to certification.

Master Plan Compliance

Master Plan Right of Way

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*. Neither plan contains right-of-way recommendations for this portion of Westhampton Avenue. The site plan displays this portion of Westhampton Avenue as an 80-foot right-of-way.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities along Westhampton Avenue. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* recommends the following policies and recommendations regarding pedestrian and bicycle facilities:

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased nonmotorized connectivity between neighborhoods.

Comment: The site plan includes five-foot-wide sidewalks along the property frontage and associated crosswalks and ADA curb ramps. Bicycle parking is also provided on-site. The site is also subject to off-site pedestrian and/or bicycle improvements which were approved with the PPS. The planned reconstruction of sidewalk along the east side of Westhampton Avenue improves the current condition of pedestrian movement adjacent to the site. Although there are no master planned pedestrian and bicycle facilities near the site, staff find the proposed facilities are appropriate for this development and will further facilitate multimodal movement to and from the site and meet the intent of the master plan goals and policies.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-274 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for Detailed Site Plans. The section references the following design guidelines described in Section 27-274(2):

Section 27-274 Design guidelines.

(2) Parking, loading, circulation.

- A. **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:**
- B. **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:**
- C. **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed.**

Comment: The site proposes three vehicular access points along Westhampton Avenue. The northernmost access is designated for loading, the central access point is proposed as a full movement access, and the southernmost access point is proposed as an exit only. The central access point provides continuous circulation through the site. A truck turning plan was provided demonstrating that heavy vehicles can move throughout the site without any encumbrances. Staff find that vehicular access and circulation for the proposed development to be sufficient.

The proposed development of Building A and Building B requires 26 parking spaces, including 2 ADA-accessible and 8 loading spaces. The site plans include 28 parking spaces and 8 loading spaces.

The applicant initially provided six loading spaces while each building requires four loading spaces. The applicant should revise the plans to accommodate the required number of loadings spaced at each building and minimize the conflicts with pedestrian crossings and circulation.

Conclusion

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27, and meets the findings for pedestrian and bicycle transportation purposes if the following conditions have been met:

1. Prior to certification of the Detailed Site Plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the site plan to include the following:
 - a. A pedestrian and bicycle circulation plan that demonstrates circulation through the site.
 - b. Consistent square footage displayed for both the existing and proposed build-outs on all plan sheets.
 - c. Revise the plans to show a total of 4 loading spaces for each building on-site.
 - d. Provide an updated circulation and truck turning plan.



December 30, 2024

MEMORANDUM

TO: Todd Price, Planner III, Zoning Section
VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*
FROM: Mahsa Vatandoost, Planner II, Subdivision Section
SUBJECT: DSP-24003; Space Maker Self-Storage

The property subject to this detailed site plan (DSP) totals 3.30 acres and consists of three existing parcels. These parcels are recorded as Parcels 5, 6, and 7, Block A, of Central Industrial Park in the Prince George's County Land Records in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87, respectively. Parcel 5 is in the Industrial, Employment (IE) Zone and Parcels 6 and 7 are in the Local Transit-Oriented-Edge (LTO-E) Zone, with the Military Installation Overlay (MIO) Zone being superimposed on the entire site. However, this DSP has been submitted for review under the prior Zoning Ordinance and prior Subdivision Regulations, and the property's prior Light Industrial (I-1) and Military Installation Overlay (M-I-O) zoning.

This DSP amendment was accepted for review on June 20, 2024. Comments were previously provided at the SDRC meeting held on July 19, 2024, and this referral memo is based on revised plans received on December 23, 2024.

The property is currently developed with consolidated storage and auto sales uses, totaling 72,114 square feet of gross floor area (GFA). This DSP proposes repurposing the consolidated storage building, razing the existing auto sales building, and constructing a new building, all for climate controlled self-storage, totaling 133,429 square feet of gross floor area.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-24008, which was approved by the Prince George's County Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-048). This PPS approved two parcels for development of 137,115 square feet of industrial development. The proposed development is within the quantity evaluated at the time of the PPS. A new PPS is not required at this time.

PPS 4-24008 was approved subject to 4 conditions, of which the conditions relevant to the review of this DSP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

- 2. Development of this site shall be in conformance with Stormwater Management Concept Plan 36443-2024-00 and any subsequent revisions.**

A copy of approved stormwater management (SWM) concept plan 36443-2024-SDC and an associated approval letter were submitted with the application. The Environmental Planning Section should review the DSP to determine whether it is in conformance with the SWM concept plan.

3. **Prior to approval, the final plat of subdivision shall include the granting of a public utility easements along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.**

The DSP shows a public utility easement (PUE) along the public road frontage of West Hampton Avenue, in accordance with the approved PPS.

4. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, the applicant, and the applicant's heirs, successors, and/or assignees shall construct the following facilities, the detailed site plan shall show the details, locations, and extent of the following facilities :**

- a. **A minimum 5-foot-wide sidewalk with associated crosswalks and Americans with Disabilities Act curb ramps along the property frontage of West Hampton Avenue, unless modified by the operating agencies with written correspondence.**
- b. **A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the portions of the perimeter of the buildings that lead to the main building entrances.**
- c. **A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.**

The DSP appears to depict all the required facilities. The Transportation Planning Section should determine whether this condition is met.

The property is also subject to a Certificate of Adequacy ADQ-2024-009, approved on May 23, 2024. ADQ-2024-009 was approved subject to three conditions, and the following conditions are relevant to the review of this DSP:

1. **Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 13 AM peak-hour trips and 21 PM peak-hour trips.**

The development proposed with this DSP is consistent with that evaluated under the PPS, therefore, this condition should be met. However, conformance to the condition should be determined by the Transportation Planning Section.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits,**

specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations in the detail site plan submission.

On-site and off-site bicycle and pedestrian facilities and details are shown on the DSP (sheets C200 and C207). The Transportation Planning Section should determine whether sufficient information is shown on the plan to meet Condition 2.

Recommended conditions of approval:

1. Prior to signature approval of the detailed site plan (DSP), the DSP shall be modified as follows:
 - a. Revise the cover sheet and plans to identify the proposed parcels as Parcel 16 and Parcel 17, in accordance with the approved Preliminary Plan of Subdivision 4-24008.

The referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP is in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat or permits will be placed on hold. There are no other subdivision issues at this time.



August 20, 2024

MEMORANDUM

TO: Todd Price, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section 

SUBJECT: DSP-24003 – Space Maker Self-Storage

1. Add dimensions and height for each building to the site plan sheet.
2. The Permit Review Section offers no additional comments at this time.



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal

June 20, 2024

Todd Price, Planner II
Zoning Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Dear Mr. Price:

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for DSP-24003 Space Maker Self-Storage. We have no comments.

Sincerely,

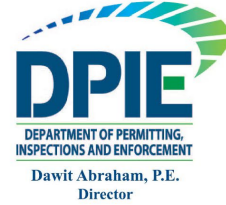
A handwritten signature in black ink, appearing to be "JMR", written over a white background.

James V. Reilly
Project Coordinator III



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

July 19, 2024

TO: Todd Price, Urban Design Section
Development Review Division, M-NCPPC

FROM: Rey De Guzman, P.E., Acting Associate Director
Site/Road Plan Review Division, DPIE *Reynaldo de Guzman*

Re: Space Maker Self-Storage
DSP-24003

CR: Central Avenue (MD 214)
CR: West Hampton Avenue

This memorandum is in response to the DSP-24003 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The proposed development is located approximately 570 feet south of the intersection on Central Avenue and West Hampton Avenue on the east side.
- The Applicant's development proposal includes addition and interior rehabilitation of the existing buildings on Parcel 7 & 6, to provide climate-controlled self-storage units. The rehabilitation would be within the existing combined building footprint of approximately 62,303 square feet. The proposed development would increase the gross square footage to approximately **72,114** +/-square feet and would contain approximately 584 interior storage units, (Building A). In phase two of the development, the existing 6,510 square-foot building on Parcel 5 would be completely razed and redeveloped with a new building as a second climate-controlled self-storage unit building, (Building B). The proposed gross square footage of Building B is approximately **65,001** +/-square feet and will contain approximately 471 interior storage units, and 21 exterior units. In total, the project includes 1,076 storage units, of which 1,055 will be interior accessed units, and 21 will be exterior-accessed units.
- DSP-24003 is consistent with the Site Development Concept (A36443-2024-0, P55912-2024) approved on 6-4-24.

DPIE Site Road Traffic Comments:

- The applicant is to provide ultimate ROW frontage improvements along Westhampton Avenue as per the Department of Public Works and Transportation (DPW &T) standard 100.05. This is to include but is not limited to 5' sidewalks, street trees, and LED streetlights.
- The applicant is to provide ADA ramps with detectable warning surfaces for site access on Westhampton Avenue.

DPIE Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates platted Parcels 5, 6 & 7 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. The aerial view reflects buildings on the parcels.
- Water and sewer lines in Westhampton Avenue abut the parcels. Records indicate existing development is currently serviced via the public water and sewer systems.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) The exact acreage of impervious areas has been provided in the concept plan.
 - b) Proposed grading is shown on plans.
 - c) Delineated drainage areas at all points of discharge from the site have been provided in the concept plan.
 - d) Stormwater volume computations have been provided with the concept plan.
 - e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in this submittal.
 - f) Provide a stream restoration plan, if applicable, associated with ESD practices.
 - g) A narrative per the Code has been provided.
- DPIE has no objection to DSP-24003.

If you have any questions or require additional information, please contact Mr. Steve Snyder, P.E., the District Engineer for the area, at (301) 883-5710.

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Layton Warehouse LLC (Attention Jim Layton) 120 Westhampton Ave., Capitol Heights,
Colliers Engineering & Design (Attention Logan Alomar) 6240 Old Dobbin Lane Suite
100, Columbia MD



July 2, 2024

Layton Warehouse LLC
120 West Hampton Avenue
Capitol Heights, MD 20743

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision - 4-24008
Space Maker Self-Storage

Dear Applicant:

This is to advise you that, on **June 27, 2024**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice (**July 2, 2024**). Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

Eddie Diaz-
By: Campbell

Digitally signed by Eddie Diaz-
Campbell
Date: 2024.06.28 11:46:29 -04'00'

Reviewer

Attachment: PGCPB Resolution No. **2024-048**

cc: Persons of Record

PGCPB No. 2024-048

File No. 4-24008

R E S O L U T I O N

WHEREAS, Layton Warehouse LLC is the owner of 3.30-acres of land known as Parcels 5, 6, and 7, Block A, of Central Industrial Park, said property being in the 18th Election District of Prince George's County, Maryland, and being zoned Industrial, Employment (IE), Local Transit-Oriented-Edge (LTO-E), and Military Installation Overlay (MIO); and

WHEREAS, on March 25, 2024, Layton Warehouse LLC filed an application for approval of a Preliminary Plan of Subdivision for two parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24008 for Space Maker Self Storage was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on June 6, 2024; and

WHEREAS, new Subdivision Regulations, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Subdivision Regulations, subdivision applications submitted and accepted as complete before April 1, 2026, may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022 (prior Subdivision Regulations); and

WHEREAS, the applicant has complied with the procedures required in order to proceed with development under the prior Subdivision Regulations contained in Section 24-1904 of the Prince George's County Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on June 6, 2024, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-24008 for two parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Revise the subdivision name and provide consecutive numbering of the proposed parcels in accordance with the existing subdivision block.

- b. Provide the plat references for the existing parcels in General Note 1.
 - c. Update General Note 28 to provide the Woodland Conservation Ordinance Standard Letter of Exemption number.
2. Development of this site shall be in conformance with Stormwater Management Concept Plan 36443-2024-00 and any subsequent revisions.
 3. Prior to approval, the final plat of subdivision shall include the granting of a public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.
 4. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and the detailed site plan shall show the details, location, and extent of the following facilities:
 - a. A minimum 5-foot-wide sidewalk with associated crosswalks and Americans with Disabilities Act curb ramps along the property frontage of West Hampton Avenue, unless modified by the operating agencies with written correspondence.
 - b. A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the portions of the perimeter of the buildings that lead to the main building entrances.
 - c. A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject site is located on the east side of Westhampton Avenue, approximately 480 feet south of MD 214 (Central Avenue). The property totals 3.30 acres and consists of three existing parcels. These parcels are recorded as Parcels 5, 6 and 7, Block A, of Central Industrial Park in the Prince George's County Land Records in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87. The property is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

Existing Parcel 5 is in the Industrial, Employment (IE) Zone and Parcels 6 and 7 are in the Local Transit-Oriented-Edge (LTO-E) Zone, with the Military Installation Overlay (MIO) Zone being superimposed on the entire site. However, this preliminary plan of subdivision (PPS) was

submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and the "prior Subdivision Regulations"), pursuant to Section 24-1903(a) of the Subdivision Regulations. Under the prior Zoning Ordinance, the entire site was in the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zones, which were effective prior to April 1, 2022.

The property is currently developed with consolidated storage and auto sales uses, totaling 72,114 square feet of gross floor area (GFA). The proposed development includes repurposing the consolidated storage building, razing the existing auto sales building, and constructing a new building, all for climate controlled self-storage, totaling 137,115 square feet of gross floor area. The proposed development may be phased, with Phase 1 being the remodel of the existing building and Phase 2 being the demolition of the auto sales building and construction of a new storage building.

The existing parcels were all platted prior to October 27, 1970, and therefore, require resubdivision prior to the approval of development after 1990, which exceeds 5,000 square feet of GFA, in accordance with Section 24-111(c) of the prior Subdivision Regulations. This PPS is for resubdivision of the property into two parcels, with Parcel 5 retaining its current configuration and Parcels 6 and 7 being consolidated to one parcel, to respect the current IE and LTO-E zoning lines. The PPS reflects the proposed parcels as Parcels 1 and 2. However, the land is within an existing block of parcels, as part of the Central Industrial Park subdivision, and shall receive the next available consecutive parcel numbers when being resubdivided, in accordance with Section 24-120(b)(6)(E).

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on February 12, 2024. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c), this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-009.

3. **Setting**—The site is located on Tax Map 67, Grid B4, and Tax Map 74, Grid B1, and is within Planning Area 75A. Westhampton Avenue abuts the subject property to the west. The site is surrounded by properties also previously in the I-1 Zone, which are developed with existing commercial and industrial uses. The subject property and its surroundings are also located in the MIO Zone, for height.
4. **Development Data Summary**—The following information relates to the subject preliminary plan of subdivision (PPS) application and the evaluated development.

	EXISTING	EVALUATED
Zones	LTO-E/IE/MIO	I-1/M-I-O
Use(s)	Industrial	Industrial
Acreage	3.30	3.30
Parcels	3	2
Outlots	0	1
Dwelling Units	0	0
Gross Floor Area	72,114 sf	137,115 sf
Variance	No	No
Variation	No	No

The subject PPS, 4-24008 was accepted for review on March 25, 2024. Pursuant to Section 24-119(d)(2) of the prior Prince George’s County Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee, which held a meeting on April 12, 2024, at which comments were provided to the applicant. A revised PPS was received on May 2, 2024, which was used for the analysis contained herein.

5. **Previous Approvals**—Parcels 5, 6 and 7 are subject to prior Final Plat of Subdivision approvals 5-68150, 5-66183, and 5-58019, respectively. The plats were all approved prior to October 27, 1970, and are recorded in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87. A final plat of subdivision, approved prior to October 27, 1970, requires resubdivision prior to the approval of building permits, in accordance with Section 24-111(c) of the prior Subdivision Regulations, subject to certain exemptions which are not met by the development proposed herein. Therefore, the PPS was filed to fulfill the resubdivision requirements for the subject property. A new final plat will be required pursuant to this PPS.
6. **Community Planning**—The 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and conformance with the master plan are evaluated, as follows:

Plan 2035

The subject property is located in the Established Communities Growth Policy Area of Plan 2035. Plan 2035 classifies established communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. “Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks), to ensure that the needs of existing residents are met” (page 20).

Master Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master

plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the District Council has not imposed the recommended zoning. The master plan recommends commercial mixed-use and medium- to high-density residential land uses for the subject property.

The industrial land use proposed does not conform to the recommended land use of the master plan. However, the subject site was retained in the I-1 Zone with the adoption of the 2010 *Subregion 4 Sectional Map Amendment*, which accompanied the master plan. Therefore, pursuant to Section 24-121(a)(5), events have occurred to render the land use recommendation of the master plan no longer relevant, given the Prince George's County District Council did not implement zoning that would require commercial and residential development on the subject property.

Sectional Map Amendment/Zoning

Pursuant to the adoption of the 2010 *Subregion 4 Sectional Map Amendment*, the subject property was retained in the I-1 Zone. On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Map Amendment, which reclassified the subject property from the I-1 and M-I-O Zones to the LTO-E, IE and MIO Zones, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior zoning.

Aviation/Military Installation Overlay Zone

This application is located within the M-I-O Zone for height. Development must comply with the maximum height requirements of Section 27-548.54 of the prior Zoning Ordinance, which will be evaluated further with the review of applications including proposed buildings.

7. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An unapproved SWM Concept Plan (36443-2024-00) was submitted with this PPS application. The plan shows a submerged gravel wetland and grass swale to meet the SWM requirements on-site. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) provides the review, and is the approval authority, for the SWM concept plan. The approved SWM concept plan will be required at the time of DSP review.

Development of the site, in conformance with the SWM concept plan and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, master plan, and prior Subdivision Regulations to provide the appropriate transportation facilities.

MPOT and Master Plan Conformance

Master Plan Right-of-Way

The subject property has frontage on Westhampton Avenue along the western bounds of the site. Neither the MPOT nor the master plan contain right-of-way (ROW) recommendations for this portion of Westhampton Avenue. The submitted plans display this portion of Westhampton Avenue as an 80-foot ROW. No additional dedication is required along Westhampton Avenue.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities along Westhampton Avenue.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The master plan identifies policies to improve bicycle and pedestrian facilities within the plan limits. Policy 2 is copied below (page 252):

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased nonmotorized connectivity between neighborhoods.

The applicant shall provide a minimum 5-foot-wide sidewalk along the site's frontage of Westhampton Avenue as well as crosswalks and Americans with Disabilities Act-curb ramps crossing all points of vehicle entry. A direct path from the roadway frontage to the building entrances shall also be provided, to facilitate pedestrian movement through the site. In addition, a minimum of two bicycle racks shall be provided on-site, no more than 50 feet from the building entrance. The Morgan Boulevard Metro Station is approximately 0.25 mile northwest of the subject property. These improvements will help facilitate bicycle and pedestrian movement to the Metro Station as well as to areas surrounding the site.

Access and Circulation

The plan proposes two gated vehicular access points along West Hampton Avenue; one full access and one exit only. The internal vehicle circulation is confined only to the site, thereby ensuring that no cut through traffic will take place. The applicant has provided a truck turning plan, which shows that heavy vehicles can move throughout the site without any encumbrances. The proposed parcels share access and circulation and are therefore, a lot, as defined under the prior Zoning Ordinance. The proposal to maintain two parcels for the site is strictly to respect the current zoning lines, as not to create a split-zoned property. However, the proposed parcels will be developed as one site. Vehicular access and circulation for the proposed development is found to be sufficient.

Based on the findings presented above, transportation facilities will exist to serve the proposed subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5). The master plan contains a Chapter (9) regarding public facilities. The master plan also contains goals for the following facilities: schools, libraries, public safety, parks and recreation, solid waste management/recycling, and water and sewer facilities.

The introduction to the chapter provides the overall vision for the provision of public facilities:

“Public facilities are provided in locations that serve and promote a more livable community. Schools are not overcrowded and are convenient to foster learning. Police, fire, and rescue services are located where response time is minimal, and library services are located in proximity to users. There is a variety of high quality, safe, and convenient recreational facilities to service all residents. Recreational opportunities contribute to community desirability and are critical to creating a preferred and livable community.”

The proposed development will not impede achievement of the above-referenced vision, policies, or specific facility improvements in the master plan. The analysis provided with approved ADQ-2022-015 illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. As discussed below, water and sewer service are also adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in Water and

Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act, which includes those properties served by public sewerage systems.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along public ROWs. The site abuts Westhampton Avenue to the west. The required PUE is reflected on the PPS, along the public ROW.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not required. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
N/A	NRI-024-2024	Staff	Approved	3/13/2024	N/A
4-24008	S-022-2024	Planning Board	Approved	6/6/2024	2024-048

Grandfathering

The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 because this is a new PPS.

Site Description

The site is fully developed with frontage along Westhampton Avenue. A review of the approved Natural Resources Inventory Plan (NRI-024-2024) indicates that no regulated environmental features (REF) occur on the property. Forest interior dwelling species habitat is not mapped on-site. According to the sensitive species layer on PGAtlas as provided by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The site is located within the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* and is shown on the General Plan Generalized Future Land Use as designated by *Plan Prince George’s 2035*

Approved General Plan (Plan 2035) as mixed-use and residential medium-high. According to the Countywide Green Infrastructure Plan of the 2017 Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan, the site does not contain regulated or evaluation areas.

Plan 2035

The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy of that same plan.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan Conformance

The master plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the master plan, and the plain text provides comments on plan conformance:

Environmental Infrastructure Section Recommendations

Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4.

According to approved NRI-024-2024, the site does not contain any REF within or adjacent to the subject property. Regulated and evaluation areas as part of the green infrastructure network are not present on-site.

Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's.

This site is not within a special conservation area (SCA) and does not feature any regulated or evaluation areas as defined in the green infrastructure network.

Water Quality and Stormwater Management

Policy 1: Restore and enhance water quality in areas that have been degraded, and preserve water quality in areas not degraded.

Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment projects.

The applicant proposes one submerged gravel wetland area and one grass swale to handle SWM for the entire project; however, the stormwater concept has not been approved by DPIE. Approval of the SWM concept plan will be required prior to acceptance of the DSP.

Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilized design measures to protect water quality.

The approved NRI shows that no streams are present on or near the site.

Green Buildings/Sustainability

Policy 1: Implement environmental sensitive building techniques that reduce overall energy consumption.

The development applications for the subject property, which require architectural approval, should incorporate the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques are encouraged to be implemented to the greatest extent possible. Building techniques and materials will be evaluated with the DSP.

Conformance with the Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the Green Infrastructure Plan this site does not contain regulated or evaluation areas. The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the master plan and the plain text provides findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

- 1.1 **Ensure that areas of connectivity and ecological functions are maintained, re- stored, and/or established by:**
 - a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**

- d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

This property does not contain designated evaluation or regulated areas as defined in the Green Infrastructure Plan. The property is within the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. The site does not contain any streams or wetlands and is exempt from the Woodland and Wildlife Habitat Conservation Ordinance (WCO). SWM will be reviewed by DPIE, and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

- 2.4 **Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 **Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 **Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The site is exempt from the WCO. As such, mitigation for woodland clearing is not required with this application. No network gaps will be generated and there are no adjacent woodland areas to connect to.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

- a. **Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No fragmentation of REF by transportation systems is included with this PPS.

- b. **Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are included with this PPS.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

The site is exempt from the WCO. As such, mitigation for woodland clearing is not required with this PPS.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The project has not received stormwater concept approval from DPIE. The unapproved draft concept plan submitted with this application (36443-2024-00) shows use of a submerged gravel wetland and a grass swale to meet the current requirements of the environmental site design (ESD) to the maximum extent practicable (MEP). SWM will be further reviewed and evaluated by DPIE.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

This site was previously cleared and developed, and no woodlands exist on-site. Planting of native species as part of landscaping is required by the Landscape Manual, which can count toward the tree canopy coverage (TCC) requirement for the development. TCC requirements will be evaluated with the DSP review.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Clearing of woodland is not included with the subject application. This site does not contain potential forest interior dwelling species. Green space is encouraged to serve multiple eco-services.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan (NRI-024-2024), which shows the existing conditions of the property. No specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. The site does not contain REF, but areas of steep slopes are scattered across the site. No revisions are required for conformance to the NRI.

Woodland Conservation

Pursuant to Section 25-119(b)(4)(B) of the WCO, this property is exempt from the provisions of the WCO because the property is greater than 40,000 square feet in size, does not contain more than 10,000 square feet of existing woodland, and is not subject to a prior TCP. A standard woodland conservation ordinance exemption (S-022-2024) was submitted with the PPS.

Regulated Environmental Features (REF)

As shown on the approved NRI-024-2024 the site does not contain any REF or primary management area.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Urban land-Christiana-Downer complex (5-15 percent slopes) and Urban land-Russett-Christiana complex (0-5 percent slopes). According to available information, no unsafe soils containing Marlboro clay exist on-site. Christiana complexes are located on the property, but there are no geotechnical concerns at this time.

Based on the preceding findings, the PPS conforms to the relevant environmental policies of the master plan and the Green Infrastructure Plan, and the relevant environmental requirements of prior Subtitle 24 and Subtitle 25.

14. **Urban Design**—The parcels in this PPS conform to the minimum lot requirements of the I-1 Zone. The use conceptually proposed is classified as a consolidated storage facility under the prior Zoning Ordinance, which is permitted by right in the I-1 Zone subject to DSP approval, in accordance with Section 27-475.04. Although not applicable at the time of PPS review, the regulations and requirements of the prior Zoning Ordinance apply to development within the I-1 Zone with regards to landscaping, buffering, screening, fencing, and other bulk regulations such as building setbacks. At the time of DSP review, the applicant will be required to demonstrate conformance with the applicable requirements of the prior Zoning Ordinance for development of the site.
15. **Community Feedback**—No correspondence from the community was received for this PPS.
16. **Planning Board Hearing**—Applicant's Exhibits 1 and 2 were submitted on the record prior to 12:00 p.m. on June 4, 2024. Exhibit 1 requested one revision to Condition 4b, which was accepted and incorporated by the Planning Board. Exhibit 2 was a stormwater management

concept approval letter for the subject site. No one signed up to speak in opposition of this PPS at the Planning Board hearing on June 6, 2024.

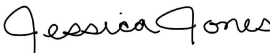
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, and Bailey voting in favor of the motion, and with Commissioners Geraldo and Shapiro absent at its regular meeting held on Thursday, June 6, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 27th day of June 2024.

Peter A. Shapiro
Chairman


By Jessica Jones
Planning Board Administrator

PAS:JJ:EDC:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 17, 2024



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CASE NO: 4-24008
CASE NAME: SPACE MAKER SELF-
STORAGE
PARTY OF RECORD: 16
PB DATE: 6-27-2024

\$ 1.63

JIM LAYTON
LAYTON WAREHOUSE LLC
120 WESTHAMPTON AVENUE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: 4-24008)

LOGAN ALOMAR
COLLIERS ENGINEERING & DESIGN
6240 OLD DOBBIN LANE, SUITE 100
COLUMBIA MD 21045
(CASE NUMBER: 4-24008)

WALA BLEGAY
PRINCE GEORGE'S COUNTY COUNCIL
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE
K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: 4-24008)

MEL FRANKLIN
AT-LARGE MEMBER
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE
K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: 4-24008)

CALVIN S HAWKINSII
AT-LARGE MEMBER
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE
K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: 4-24008)

TIM LAYTON
LAYTON WAREHOUSE LLC
309 LINCOLN AVENUE
FALLS CHURCH VA 22046
(CASE NUMBER: 4-24008)

JIM LAYTON
LAYTON WAREHOUSE LLC
309 LINCOLN AVENUE
FALLS CHURCH VA 22046
(CASE NUMBER: 4-24008)

MICHAEL LENHART
LENHART TRAFFIC CONSULTING, INC.
645 B&A BOULEVARD SUITE 214
SEVERNA PARK MD 21146
(CASE NUMBER: 4-24008)

MIKE LENHART
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BOULEVARD
SUITE 214
SEVERNA PARK MD 21146
(CASE NUMBER: 4-24008)

SCOTT WOLFORD
COLLIERS ENGINEERING AND DESIGN
6240 OLD DOBBIN LANE SUITE 100
COLUMBIA MD 21045
(CASE NUMBER: 4-24008)

ARTHUR HORNE
SHIPLEY & HORNE, P.A.
1101 MERCANTILE LANE SUITE 240
LARGO MD 20774
(CASE NUMBER: 4-24008)

JOHN FERRANTE
SHIPLEY & HORNE, P.A.
1101 MERCANTILE LANE SUITE 240
LARGO MD 20774
(CASE NUMBER: 4-24008)

ROBERT ANTONETTI
SHIPLEY & HORNE, P.A.
1101 MERCANTILE LANE SUITE 240
LARGO MD 20774
(CASE NUMBER: 4-24008)

MATT MUDDIMAN
137 MITCHELLS CHANCE ROAD SUITE 300
EDGEWATER MD 21037
(CASE NUMBER: 4-24008)

HUNTER GALBRAITH
DESIGNHAUS
3300 AUBURN ROAD SUITE 300
AUBURN HILLS MI 48326
(CASE NUMBER: 4-24008)

ANN LAURENCE
4804 DAVRON STREET
LAUREL MD 20707
(CASE NUMBER: 4-24008)

Additional Back-up

For

DSP-24003

Space Maker Self-Storage

Ford, Ronda

From: Robert Antonetti <rantonetti@shpa.com>
Sent: Tuesday, January 28, 2025 11:45 AM
To: PPD-PGCPB
Cc: John Ferrante
Subject: FW: DSP-24003 Space Maker Self Storage
Attachments: Applicant's Loading Space Concept Exhibit.pdf

Importance: High

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning,

We are forwarding an email and exhibit filed today for the above referenced case (scheduled for PB on January 30, 2025). I apologize for inadvertently leaving this email address off of the initial email.

Best regards,

Rob

Robert J. Antonetti, Jr., Esq.
ShIPLEY & HORNE, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774
phone: 301-925-1800
fax: 301-925-1803

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From: Robert Antonetti <rantonetti@shpa.com>
Date: Tuesday, January 28, 2025 at 11:32 AM
To: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>, DRDapplications <DRDapplications@ppd.mncppc.org>, PPD-DRD_Applications Section_Distribution <ppd-drd_applicationssection_distribution@ppd.mncppc.org>
Cc: Hancock, Crystal <crystal.hancock@ppd.mncppc.org>, Sherri Conner <sherri.conner@ppd.mncppc.org>, Todd.Price@ppd.mncppc.org <Todd.Price@ppd.mncppc.org>, jim@spacemakermobile.com <jim@spacemakermobile.com>, Logan.Alomar@collierseng.com <Logan.Alomar@collierseng.com>, 'Scott Wolford' <scott.wolford@collierseng.com>, John Ferrante

<jferrante@shpa.com>, Hunt, James <James.Hunt@ppd.mncppc.org>

Subject: DSP-24003 Space Maker Self Storage

Good Morning Hyojung and DRD Team,

I am writing to you on behalf of the Applicant for the above referenced case. Please note we are submitting an Applicant's Exhibit for the Planning Board hearing on **January 30, 2025** for DSP-24003. Specifically, this exhibit addresses the loading space configuration for Buildings A & B in response to proposed condition 1d of the published Technical Staff Report.

Attached please find the following item:

- Applicant's Loading Space Concept Exhibit

Please confirm receipt of this item and include as part of the back-up materials for this week's hearing.

Thank you as always for your assistance.

Best regards,

Rob

Robert J. Antonetti, Jr., Esq.
ShIPLEY & Horne, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774
phone: 301-925-1800
fax: 301-925-1803

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From: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>

Date: Tuesday, January 28, 2025 at 9:56 AM

To: Robert Antonetti <rantonetti@shpa.com>, Shaw, Evan <Evan.Shaw@ppd.mncppc.org>

Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>, Price, Todd <Todd.Price@ppd.mncppc.org>, Hancock, Crystal <crystal.hancock@ppd.mncppc.org>, Smith, Noelle

<Noelle.Smith@ppd.mncppc.org>, Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>, Logan Alomar <Logan.Alomar@collierseng.com>, Jim Layton <jim@claritytr.com>, Scott Wolford

<scott.wolford@collierseng.com>, John Ferrante <jferrante@shpa.com>, Jim Layton <jim@spacemakermobile.com>, Hunt, James <James.Hunt@ppd.mncppc.org>

Subject: Re: DSP-24003 Space Maker Self Storage

Good morning Robert,

Thanks for the illustration and email. Please submit those materials as "illustrative exhibits" before noon today since we can further refine a couple of things for the loading space design. But the shared materials are sufficient enough to demonstrate conditions can be met during the certification process. 'Wall' with sight-tight-fence interpretation is acceptable as well.

Thanks,

Hyojung

From: Robert Antonetti <rantonetti@shpa.com>

Sent: Monday, January 27, 2025 4:28 PM

To: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Shaw, Evan <Evan.Shaw@ppd.mncppc.org>

Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Price, Todd <Todd.Price@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Logan Alomar <Logan.Aloamar@collierseng.com>; Jim Layton <jim@claritytr.com>; Scott Wolford <Scott.Wolford@collierseng.com>; John Ferrante <jferrante@shpa.com>; Jim Layton <jim@spacemakermobile.com>

Subject: Re: DSP-24003 Space Maker Self Storage

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Hyojung,

As a follow up to our meeting, attached please find an exhibit that responds to the proposed staff condition 1d which states:

- d. Provide a total of four loading spaces for Building B, ensuring the lot demonstrates that all required loading spaces are safely and efficiently accessible. Traffic calming is provided for any necessary traffic calming where loading is separated from the building, and to signify the area where loading would occur, with connection to Building B utilizing curb depression, loading zone and pathways to access the storage units. Loading space B shall not be located north of the building and shall be in compliance with Prince George's County Zoning Ordinance and 2010 *Prince George's*

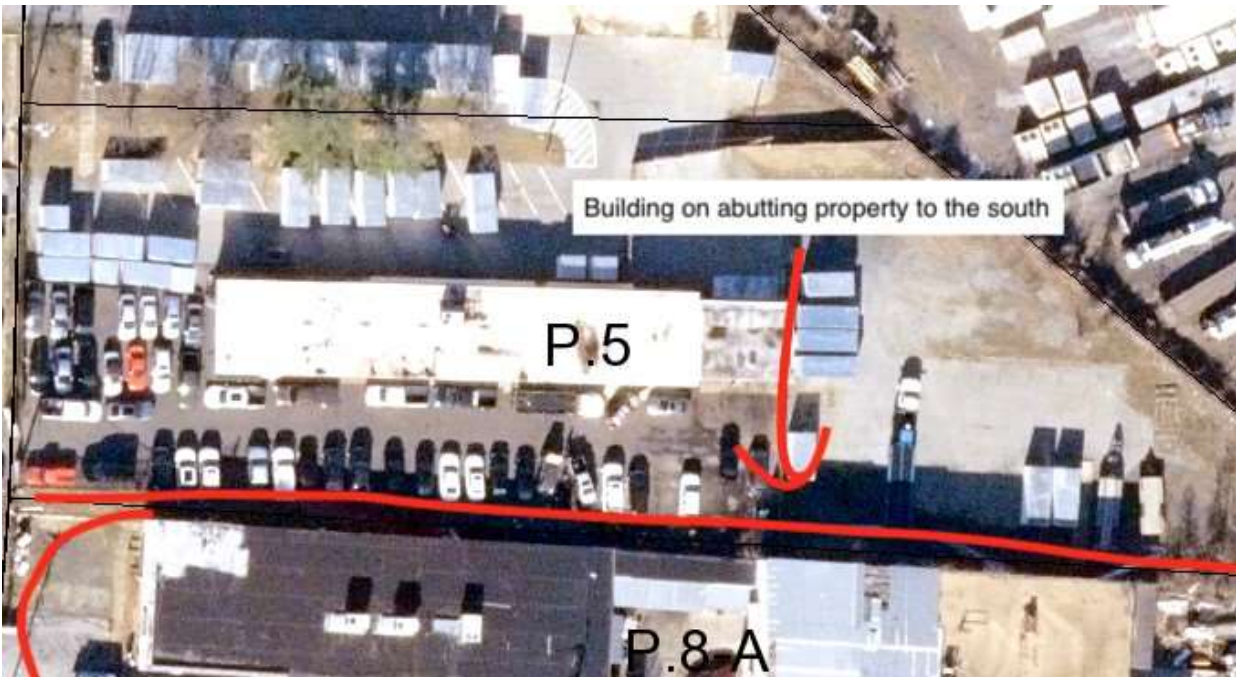
As you will see, the attached exhibit provides the following:

- Removal of additional loading space next to Building A (for a total of 4 spaces for Building A)
- Added two stop signs and stop bar before the 4th loading space (Building B). Please note a stop bar will also be added (even though not visible on the exhibit)
- Added crosswalks from Building B loading spaces to sidewalk
- Labeled rounded curb edge leading from crosswalk to Building B sidewalk (There is a green highlight with a call out that states "flush sidewalk access").
- Added "Back-in only" sign for the 4th loading space
- Label/revise landscaping to the east of drive aisle to not obstruct views to 4th loading space A green triangular area is shown on the plan that will have landscaping removed for greater visibility.

As we discussed on Friday, the proposed changes to the plan (as reflected in the attached exhibit) will address the intent of proposed condition 1 d. Specifically, the changes include traffic calming (stop signs), crosswalks, improved visibility (i.e. removal of landscaping) and rounded curbs for the 4 loading spaces proposed for Building B.

Please let me know if the above is acceptable.

Finally, with regards to condition 1(h) the Applicant proposes a board on board fence along the southern property line to serve as a screening wall to satisfy the requirements of Section 27-475.04(a)(1)(B) of the prior Zoning Ordinance. The term "wall" is not defined in the prior Zoning Ordinance. The abutting property is also industrially zoned, and has a building on the property line. This area will be effectively screened with the proposed fence and existing building to the south. (See image below of existing conditions).



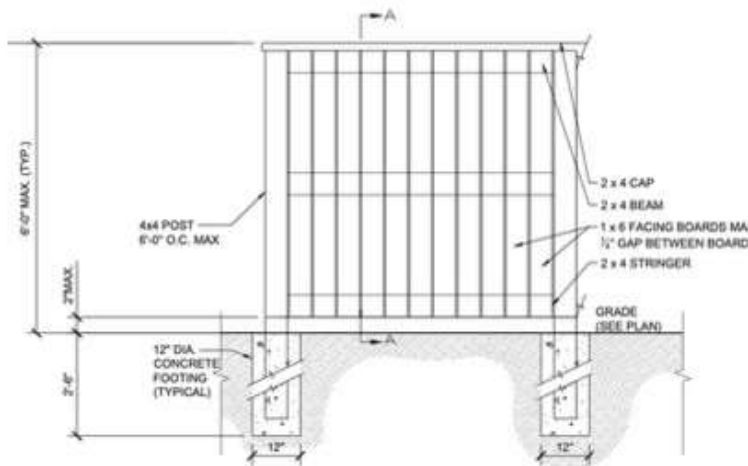
It should be noted that a board on board fence was approved for another consolidated storage facility in Laurel, MD to meet the requirements of Section 27-475.04(a)(1)(B) of the prior Zoning Ordinance. Specifically, DSP-22007 (Cherry Lane Storage) was approved by the PB on October 27, 2022 (see attached resolution). In this case the PB found the following:

PGCPB No. 2022-100
File No. DSP-22007
Page 13

- (B) Entrances to individual consolidated storage units shall either be oriented toward the interior of the building or be completely screened from view by a solid wall or landscaping along the outside thereof.**

The proposed building will contain 895 individual units (884 interior and 11 exterior accessed units). All exterior accessed units will be screened from view. There is no adjoining land to the site that is

The approved DSP plan in the Cherry Lane Storage plan included the following detail for the board on board fence which was used to screen views from a public street:



Thank you for your review of these items, please let me know if the proposed concept for the loading and screening is acceptable to staff.

Best regards,

Rob

Robert J. Antonetti, Jr., Esq.

Shiple & Horne, P.A.

1101 Mercantile Lane, Suite 240

Largo, MD 20774

phone: 301-925-1800

fax: 301-925-1803

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From: Garland, Hyojung <hyojung.garland@ppd.mncppc.org>

Date: Monday, January 27, 2025 at 10:05 AM

To: Robert Antonetti <rantonetti@shpa.com>, Shaw, Evan <Evan.Shaw@ppd.mncppc.org>

Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>, Price, Todd <Todd.Price@ppd.mncppc.org>, Hancock, Crystal <crystal.hancock@ppd.mncppc.org>, Smith, Noelle <Noelle.Smith@ppd.mncppc.org>, Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>, Logan Alomar <Logan.Alomar@collierseng.com>, Jim Layton <jim@claritytr.com>, Scott Wolford <Scott.Wolford@collierseng.com>, John Ferrante <jferrante@shpa.com>, Jim Layton <jim@spacemakermobile.com>

Subject: Re: DSP-24003 Space Maker Self Storage

Good morning Robert,

I hope you had a great weekend.

Just double check since I have not received any follow up email after our meeting on Fri. Staff are expecting to see the draft exhibit with justification of how applicant proposes to comply with TSR condition.

It was intention to check with Sherri if possible, prior to submission of the formal exhibit on Tue. Noon deadline.

Thank you,

Hyojung

From: Garland, Hyojung

Sent: Thursday, January 23, 2025 11:36 AM

To: Robert Antonetti <rantonetti@shpa.com>; Shaw, Evan <Evan.Shaw@ppd.mncppc.org>

Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Price, Todd <Todd.Price@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Logan Alomar <Logan.Aloamar@collierseng.com>; Jim Layton <jim@claritytr.com>; Scott Wolford <Scott.Wolford@collierseng.com>; John Ferrante <jferrante@shpa.com>; Jim Layton <jim@spacemakermobile.com>

Subject: DSP-24003 Space Maker Self Storage

When: Friday, January 24, 2025 11:00 AM-12:00 PM.

Where: Microsoft Teams Meeting

Sherri is on leave until Tue. So copied as an optional. Todd is on leave as well before his departure from the Agency. So I will be presenting this case to PB, FYI.

Evan (Crystal optional) from transportation is included in this invitation.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 236 935 543 35

Passcode: yB7Bf24q

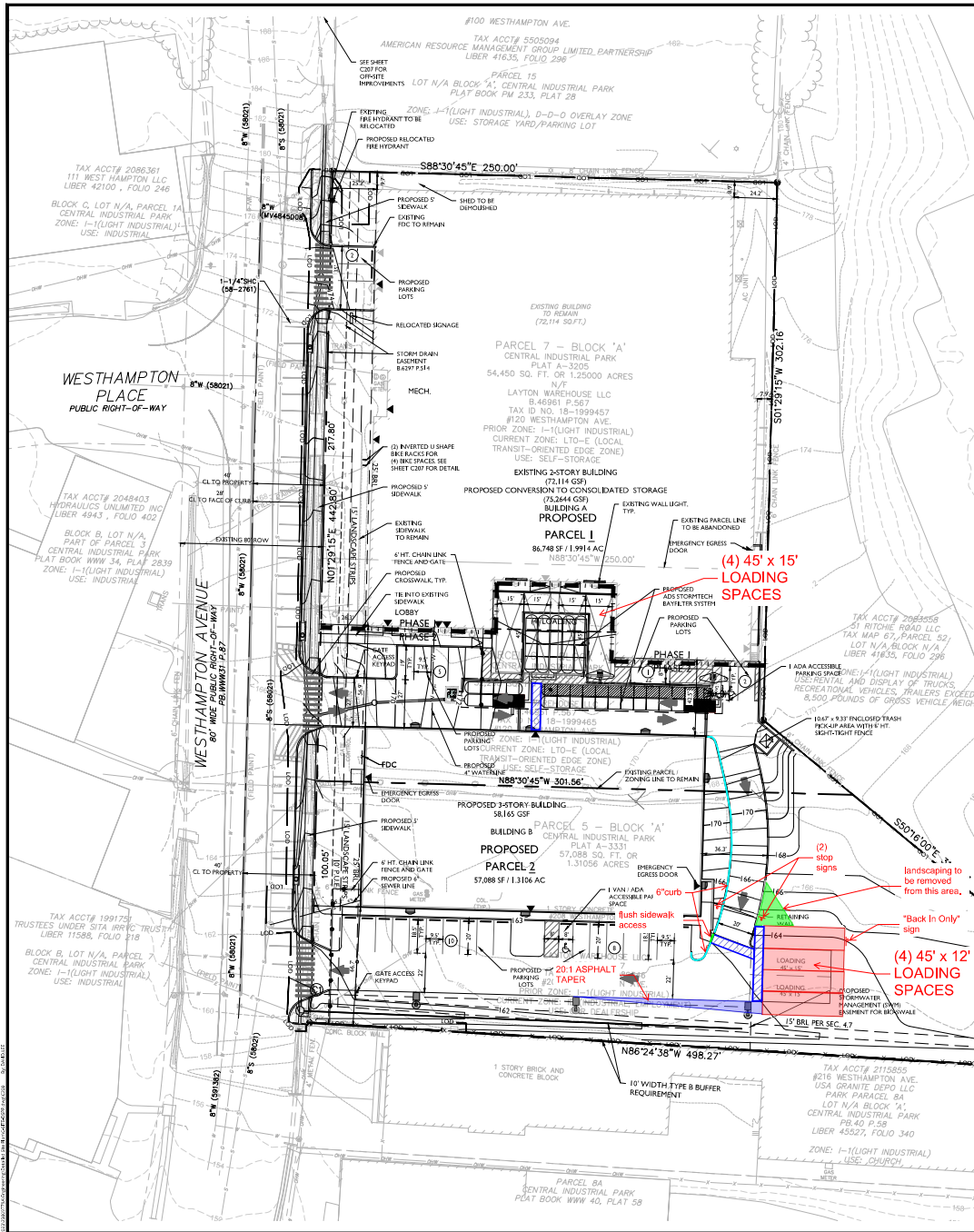
Dial in by phone

[+1 443-961-1463,,237265965#](#) United States, Baltimore

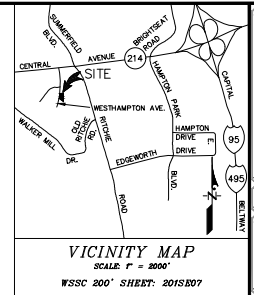
[Find a local number](#)

Phone conference ID: 237 265 965#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)



Development Standards Table				
Zone: I-1 Light Industrial				
Overlay Zone: Military Installations Overlay (height)				
Area and Bulk Requirements - Sec. 27-47(a)-e)				
Consolidated Storage Use:				
Item	Min. Required	Max. Allowed	Provided	Existing
Lot size (acres)	-	-	3.30	-
Lot size (sq. ft.)	-	-	143,569	-
Frontage width (ft)	-	-	478 +/-	-
Street setback (ft)	25	-	263/26.3	-
Side setback (ft)	30 ¹	-	66.7	-
Rear setback (ft)	None	-	6.3 ²	-
Building height (ft) - Building A	-	36	29 ²	20 ²
Building height (ft) - Building B	-	36	22.5 ²	-
Building Gross Floor Area (GFA) in SF			Building Units	
Building A - Existing/Proposed	72,114 / 75,346	-	625	-
Building B - Proposed	58,165	-	463	-
Total	133,429	-	1,088	-
Parking Space Requirements - Sec. 27-568				
Use	Rate	Min. Required Parking Spaces	Provided Parking Spaces ²	
Office	4.0 sp per 1,000 GFA of office space (Total GFA of Office Space = 1,000 SF, 1,000 SF @ 4 sp / 1,000 SF)	4	4	
Consolidated Storage	1.0 sp per every 50 units having direct access only from within a building. (Total number of interior units = 1,067 units, Total number of exterior units = 23 units, 1,067 units @ 3 sp / 50 units)	22	24	
Residence Manager	2 sp per Resident Manager (There will be no resident Manager)	0	0	
VAN/ADA Parking Space	1 sp per total number of parking spaces provided is from 3 to 25	1	1	
REGULAR ADA Parking Space	1 sp per total number of parking spaces provided is from 26 to 50	1	1	
Total		26	28	
Loading Space Requirements - Sec. 27-582(a)				
Use	Rate	Min. Required	Provided Loading Space	
Consolidated Storage	0-10,000 SF	2	4	
	Each additional 40,000 SF	4	4	
Total		6	6	
Park and Open Space Requirements - Sec. 27-474(c)				
Use	Min. Required	Provided		
Consolidated Storage	10%	25.7%		



75,264 Total
-10,000 (base = 2 spaces)
65,264 (/ 40K = 2 spaces)

58,165 Total
-10,000 (base = 2 spaces)
48,165 (/ 40K = 2 spaces)

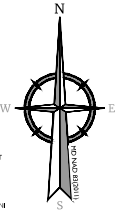
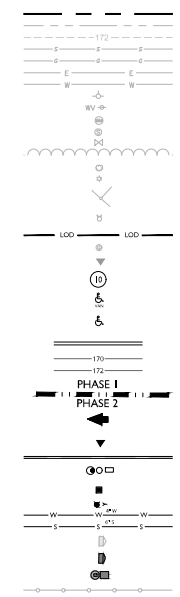
¹ May be one or two side yards for a total of thirty (30) feet. Twenty (20) feet width Type B Buffer with Thirty (30) feet building setback is required to the south per Prince George's County Landscape Manual Section 4.7 Buffering Incompatible Uses.

² The number of provided parking space includes ADA required parking spaces, and assumes that the requirement for resident property manager is not needed, based on business profirma.

GENERAL NOTES:

- THE TOPOGRAPHY SHOWN ON THIS PLAN WAS FIELD SURVEYED BY UNGER SURVEYING & CONSTRUCTION CORP. ON 12/20/2024. THE OFFICE TOPOGRAPHY SHOWN ON THIS PLAN WAS DERIVED FROM MANPCPC, PRINCE GEORGES COUNTY GIS DATA.
- BOUNDARY LIMITS HAVE BEEN VERIFIED BY ALTA PLAT BOOKS WVVV 31-87; WVVV 60-94; & WVVV 33-15.

LEGEND



Engineering & Design

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1111 Westhampton Ave. Suite 100
Westhampton, MD 21158
Phone: 443.393.6221
Fax: 443.393.6222

Seonwoo Ted Jeong
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 8008
COLLIERS ENGINEERING & DESIGN, INC.

DETAILED SITE PLAN
M-NCPPC#DSP-24003

FOR
LAYTON WAREHOUSE, LLC

SPACE MAKER MOBILE
BLOCK A/ PARCEL 5, 6, 7

DISTRICT-18
PRINCE GEORGE'S COUNTY
MARYLAND

Engineering & Design

DATE: 01/25/25
PROJECT: 2302076
SCALE: 1" = 30'

DETAILED SITE PLAN

C200

Parsons, James

From: Douglas E. Edwards <douglasedwards708@gmail.com>
Sent: Saturday, January 4, 2025 10:39 PM
To: Shapiro, Peter; PPD-PGCPB
Cc: Belinda Queen; Rhonda M. Dews; Douglas E. Edwards
Subject: Violation of CB-12-2003

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please be advised that the applicant for DSP-24003 has not met with the Coalition of Central Prince George's County Community Organizations (the Coalition) in violation of the aforementioned Legislation.

The applicant is required to meet with the Coalition and impacted communities before going before the Planning Board and that has not been done. This requirement was enacted to hear from the affected parties, and not to delay the process. In fact, following this process before going before the planning board, could shorten the process and the community could be in support of the project rather than testifying against it.

Thank you Planning Board for enforcing CB-12-2003, and thank you applicant for following the process outlined in the Legislation.

--
Sincerely,

Dr. Douglas E. Edwards, Longtime Community Activist &
President Emeritus of the Coalition of CPGCCO
708 Quarry Avenue
Capitol Heights, MD 20743
Cell Phone: 301-502-9290
Phone: 301-350-2362 Residence
Personal E-mail: douglasedwards708@gmail.com
President Emeritus, Coalition OCPGCC

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"ONE OF MY FAVORITE QUOTES"

The greatest miracle that God can perform today is to take an unholy man out of an unholy world, make that man holy, put him back into that unholy world, and keep him holy in it.

Author: Leonard Ravenhill