

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

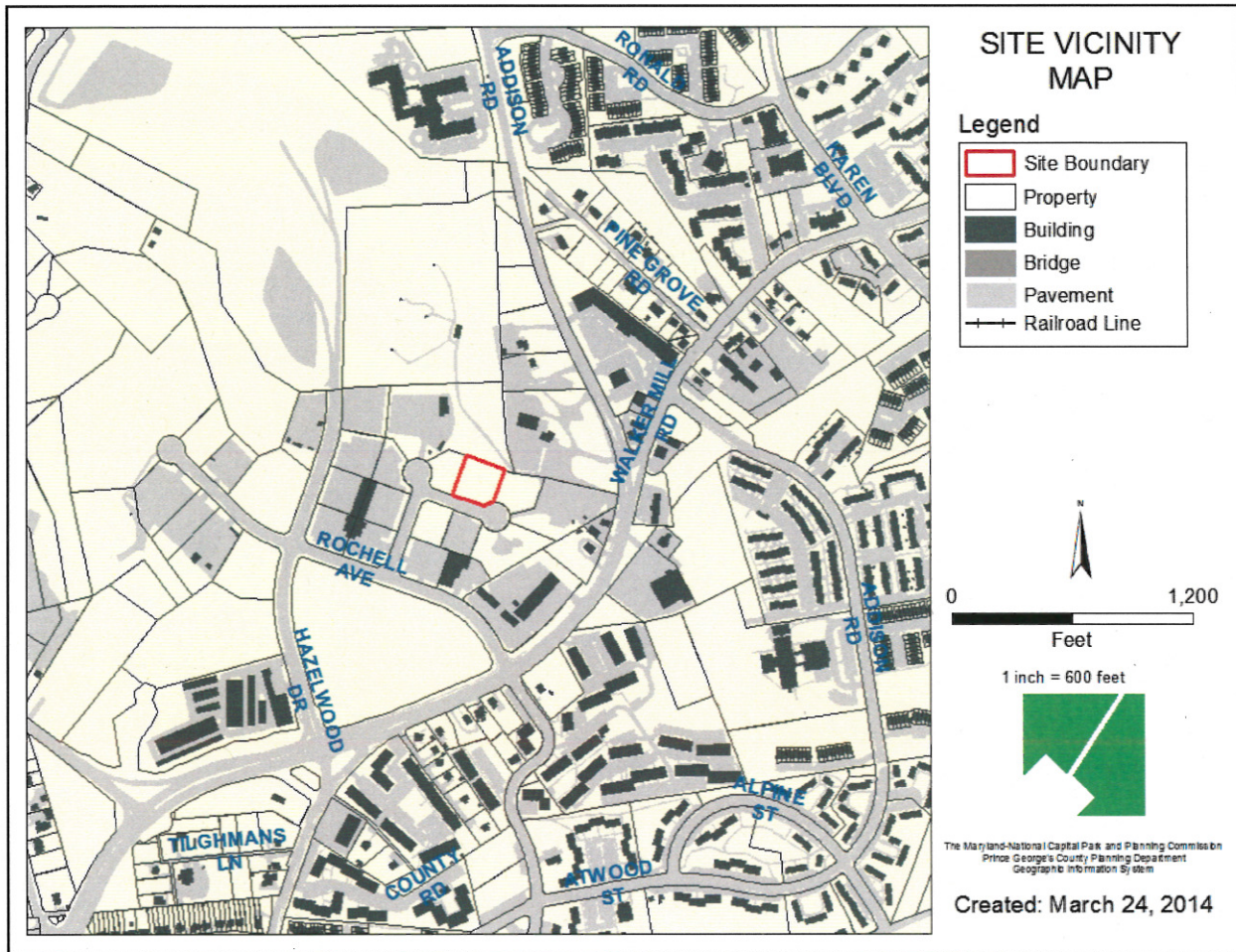
Detailed Site Plan

DSP-14005

Application	General Data	
Project Name: Walker Mill Business Park, Lot 9 Location: On the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way. Applicant/Address: Wasim Butt 4620 Woodland Court Ellicott City, MD 21042	Planning Board Hearing Date:	12/11/14
	Staff Report Date:	11/25/14
	Date Accepted:	10/06/14
	Planning Board Action Limit:	12/15/14
	Plan Acreage:	0.72
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	440 sq. ft.
	Planning Area:	75B
	Council District:	07
	Election District:	18
	Municipality:	Capitol Heights
	200-Scale Base Map:	203SE06

Purpose of Application	Notice Dates	
Proposed vehicle towing company and automobile storage yard.	Informational Mailing:	05/12/14
	Acceptance Mailing:	10/04/14
	Sign Posting Deadline:	11/11/14

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-14005
Walker Mill Business Park, Lot 9

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the Light Industrial (I-1) Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-87194 and Record Plat NLP 141-11;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan (DSP), the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a vehicle towing company and automobile storage yard in the Light Industrial (I-1) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Vehicle towing company/ automobile storage yard
Acreage	0.72	0.72
Lots	1	1
Gross Floor Area (sq. ft.)	0	440

OTHER DEVELOPMENT DATA

Parking Spaces Required

440 GFA @ 1 space per 250 GFA **2 spaces**

Parking Spaces Provided

Standard Spaces 1 space
 Van-Accessible ADA Spaces 1 space
Total **2 spaces**

3. **Location:** The subject site is located on the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way, within Council District 7 and Planning Area 75B.
4. **Surrounding Uses:** The site is located on the north side of the terminus of Prosperity Court, which is an internal cul-de-sac street in the Walker Mill Business Park. The subject site is surrounded on three sides by properties in the I-1 Zone. Specifically, the property to the north is vacant; the property to the west is developed with a contractor's office with an outdoor storage yard; the property to the east has an approved Detailed Site Plan, DSP-13020, and is to be developed with a vehicle towing company and automobile storage; and to the south is the right-of-way of Prosperity Court.
5. **Previous Approvals:** The 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment* (SMA) retained the subject site in the I-1 Zone. The subject site is identified as Lot 9, Block A, of a larger development known as the Walker Mill Business Park. The Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-87194 (via PGCPB Resolution No. 88-6) for Walker Mill Business Park on January 7, 1988, which was recorded in Plat Book NLP 141-11. The site also has an approved Stormwater Management Concept Plan, 29176-2012-00.
6. **Design Features:** The subject DSP has been submitted to construct a vehicle towing company and automobile storage yard on one currently vacant graded lot. The plan proposes to develop a 30-foot-wide commercial driveway entrance off of Prosperity Court leading to a 4,000-square-foot gravel-paved area, with two parking spaces and a 10-foot by 44-foot trailer serving as the office. The lot will be completely surrounded by a proposed six-foot-high board-on-board wooden fence with an entrance gate along the site's frontage. The proposed 14-foot-high standard rectangular trailer will be fabricated of metal and will have wooden steps and a ramp providing access to the entrance door. One rectangular 12-square-foot sign stating,

“Hadi Towing,” is proposed to be placed on the fence facing the right-of-way of Prosperity Court. Other improvements include landscaping and sidewalk along the site’s frontage.

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The DSP is in conformance with the requirements of Section 27-473, which governs development in industrial zones. The proposed vehicle towing company and automobile storage yard are permitted uses in the I-1 Zone.
- b. The DSP is in general conformance with Section 27-474, Regulations in Industrial Zones, regarding setbacks and green area. The combined side setbacks of the proposed trailer are well in excess of the 30-foot minimum requirement and the front building setback from the street is in excess of 100 feet, which meets the minimum front building setback of 25 feet. The proposed plan also shows conformance to the required ten percent green area requirement.
- c. Section 27-469, I-1 Zone (Light Industrial), establishes parameters for landscaping, screening, and buffering of development in the I-1 Zone. The following parameters are applicable to the subject application:

(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.**

Comment: The proposed plan notes that 78 percent of the net lot area is green area in fulfillment of the first requirement. Staff confirmed that this number does not include the required landscaped strip adjacent to the public right-of-way in conformance with the second requirement.

- (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.**

Comment: The submitted DSP is for a vehicle towing station and is subject to the requirement, except where the adjoining property is used for a vehicle towing station or vehicle salvage yard. The submitted DSP shows a proposed six-foot-high board-on-board wooden fence completely surrounding the lot.

(c) **Outdoor storage.**

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

Comment: The subject plan indicates a proposed six-foot-high board-on-board wooden fence, with a vehicular entrance gate, along the property's entire frontage on Prosperity Court to screen the vehicle storage from the street. Typically, staff would not support the use of a wooden fence in a commercial or industrial setting due to maintenance concerns. However, there are already multiple industrial uses developed within the business park that have wooden fences along their street frontages, similar to what is being proposed with this application. Therefore, the proposed wooden fence is acceptable.

8. **Preliminary Plan of Subdivision 4-87194 and Record Plat NLP141-11:** Preliminary Plan of Subdivision 4-87194 for Walker Mill Business Park, which includes the subject site, was approved by the Planning Board on January 7, 1988 (Resolution No. 88-6), subject to ten conditions. It was subsequently recorded in Plat Book NLP141-11 on September 16, 1988 with three notes, which are also addressed by preliminary plan conditions. The following preliminary plan conditions are applicable to the review of this DSP:

3. **Detailed site plans for individual lots shall be approved by the Planning Board prior to buildings permits. These site plan reviews shall address, but not be limited to, the items listed in the Area Planning Division's (N/SE) memorandum dated September 16, 1987.**

Comment: The subject DSP was submitted in conformance with this condition. The referenced memorandum included the following comments that are applicable to the review of this DSP:

a. **All projects within this property shall be subject to site plan review by the Prince George's County Planning Board. The site plan shall contain a landscaping plan.**

Comment: The subject DSP, along with a landscaping plan, was submitted per this comment.

b. **The Planning Board shall review the development to assure its compliance with the following design guidelines:**

(1) **An effective visual buffer created by substantial berms and landscaping shall be provided along Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the residential character of surrounding properties.**

Comment: The subject site is not adjacent to Walker Mill Road, Rollins Avenue, Addison Road, or residentially-zoned or developed areas. Therefore, this requirement does not apply to the subject DSP.

(2) **The internal organization of the site shall address the following:**

(A) **Minimizing the views of parking, loading, storage, and service areas.**

Comment: The subject DSP proposes a sight-tight board-on-board fence along its frontage onto the public right-of-way, which will minimize the views of the parking and storage areas on the subject site.

(B) Providing architectural elevations consistent in materials and treatment on all sides, and with all mechanical equipment enclosed or screened. Screening and enclosures shall be treated as integral elements of building design.

Comment: The subject DSP proposes a trailer that will be located in the center of the lot surrounded by a sight-tight fence. The materials on this trailer will be consistent on all sides. No proposed mechanical equipment is shown on the submitted DSP.

(C) Signs shall not be placed above the roof or parapet line. No moving or flashing signs, or signs projecting significantly from a building, shall be permitted. Low ground-mounted and landscaped signs in keeping with the scale of the buildings and the site shall be encouraged in lieu of building-mounted signs.

Comment: The subject DSP proposes one 12-square-foot white metal sign with black lettering to be placed on the front fence. Therefore, it will not be above the roof or parapet line or project significantly from a building, and it will not have any moving or flashing parts.

10. Review of a methane study by the Natural Resources Division prior to the issuance of grading permits.

Comment: A methane study is required due to the various types of fill material used to reclaim the site, which was a previous mining site. Because the various materials have broken down or decomposed over the years, methane gas emissions are a concern.

At this time, the plan proposes grading for gravel parking and a trailer on the lot. Methane is a gas that could be released as part of the on-site grading activities. It is well known that the presence of methane gas can be highly hazardous to human health. Methane is considered to be a low toxicity gas, but can result in asphyxiation due to its ability to exclude oxygen. The fact that methane is a colorless odorless gas means that there is no simple indicator of its presence until such a time as explosive limits are reached and an incident occurs. For this reason, it is vital that sources of methane are identified prior to any work on a construction site commencing, and that measures are put in place to prevent a dangerous build-up of gas within buildings or from compacting the soil and dispersing the gas in another direction.

A methane gas screening report was submitted for the subject property and the adjacent lot to the east (Lot 8). This survey was conducted on January 30, 2014, and two sample locations were investigated on the subject lot (Lot 9). According to the report, Samples S-1 and S-2 were located in the southwestern and northeastern areas of Lot 9, respectively. No methane gas was encountered at these locations as determined by the multi-gas meter instrument.

The submitted DSP shows no grading for the proposed activity, but does show excavations for a post hole digging instrument to install board-on-board fencing along the northern, southern, and western property lines. Methane is an invisible gas that travels through the porous soil layers to find an opening to the surface. There are known methane sample locations within the overall subdivision (adjacent Lot 8, Boring S-4). This report contained a limited amount of samples with sampling in the interior of the lot and no sample points along the perimeter of the property. Additional samples from the perimeter of the lot where the fence posts are proposed should be obtained, tested, and reviewed. Therefore, a condition has been included in the Recommendation section of this report that a detailed methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. This survey shall include sample locations (at least eight) along the property boundary and along the boundary of adjacent Lot 8. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Health Department prior to issuance of any grading permit.

9. **Prince George's County Landscape Manual:** This application is subject to Sections 4.2, 4.3, 4.4, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it is a new development requiring building and grading permits on a vacant property. The submitted DSP included a landscape plan.
 - a. **Section 4.2**—Requirements for Landscape Strips along Streets, requires that a landscape strip be provided on a property for all nonresidential uses in any zone abutting all public and private streets. The applicant chose Option 1, which is a ten-foot-wide landscaped strip that requires one shade tree and ten shrubs to be planted per 35 linear feet of street frontage, excluding driveway openings. The applicant provides the ten-foot-wide landscaped strip as required and has provided the appropriate schedule showing conformance with the requirements.
 - b. **Section 4.3**—Parking Lot Requirements, requires parking lots over 7,000 square feet to provide interior planting and a perimeter landscaped strip when located within 30 feet of an adjacent property where there is no intervening building and interior parking lot planting area. The proposed parking area is approximately 4,000 square feet in size and is not within 30 feet of any adjacent property line. Therefore, the DSP is exempt from the requirements of this section as noted on the plan.
 - c. **Section 4.4**—Screening Requirements, requires that loading spaces, outdoor merchandise storage, trash facilities, mechanical equipment, and vehicle-related uses be screened from various areas and adjacent uses. The submitted DSP only proposes a vehicle-related use, which is required by this section to be screened from adjacent residential uses or zones. The subject property and all adjacent properties have industrial uses. Therefore, the subject property is not required to provide screening pursuant to the Landscape Manual.
 - d. **Section 4.7**—Buffering Incompatible Uses, requires a landscape buffer to be planted between incompatible adjacent uses. The proposed use, a vehicle towing and automobile storage yard, is a high-impact use and all of the surrounding properties, including a towing service and contractor's storage yards, are also high-impact uses that require no bufferyard. The submitted DSP provides the required schedule and notes showing conformance with this section.

- e. **Section 4.9**—Sustainable Landscape Requirements, requires a certain percentage of plant material proposed to be native species. The submitted DSP provides the required schedule and notes showing conformance with this section.

- 10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The project is subject to the environmental regulations of Subtitle 27 of the Prince George’s County Code that came into effect on September 1, 2010 because there are no previously approved development plans. The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO) effective September 1, 2010 because there are no previous tree conservation plan approvals; however, the site qualifies for a standard letter of exemption.

The site is not subject to the provisions of the WCO because, although the property is greater than 40,000 square feet in size, it contains less than 10,000 square feet of existing woodland and has no previously approved tree conservation plans. The site had an approved standard letter of exemption which expired on March 29, 2014. Therefore, a new exemption letter needs to be obtained prior to certification.

- 11. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is not subject to the requirements of Subtitle 25, Division 3, The Tree Canopy Coverage Ordinance, because it will not require a grading or building permit for more than 5,000 square feet of disturbance. The site plan indicates that the proposed disturbed area on-site is 4,985 square feet.

- 12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Transportation Planning**—In a memorandum dated November 20, 2014, the transportation planner offered the following summarized comments:

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required. A DSP is required based on a condition on the original plat and in the resolution for the underlying preliminary plan.

The property was included in Preliminary Plan of Subdivision 4-87194 for Walker Mill Business Park. A resolution (PGCPB No.88-6) was approved in January 1988. The resolution included several transportation-related conditions. In addition, staff referenced their review of a proposed 801,068 square feet of light industrial space on the 61.3-acre site of 689 vehicle trips during both AM and PM peak hours, although this was not a condition of approval for the preliminary plan or record plat. In terms of the current existing square footage, there is approximately 137,070 square feet of light industrial uses and a church of 34,500 square feet on the overall 61.3 acre site. These uses generate far less than the trip cap of 689 AM and PM peak hour trips and the square footage is substantially less than what was approved on the site.

Additional discussion of conditions of the preliminary plan requiring transportation improvements (Conditions 4–9) indicated that the specified improvements have either all been completed or are planned for in current road projects.

The DSP is for a towing service and auto storage yard. The applicant is proposing to add a service trailer (440 square feet) on Lot 9. Lot 9 is shown with a separate 30-foot commercial entrance, sidewalk frontage, and paved area to accommodate storage

vehicles. A semi-permanent trailer (mobile unit) with steps is shown on the plan. No other structures are shown. The site is located on a cul-de-sac, Prosperity Court, shown with a 70-foot-wide right-of-way. One proposed commercial entrance is shown on the north side of Prosperity Court with a four-foot-wide sidewalk along the frontage. This entrance must meet the Prince George's County Department of Public Works and Transportation's (DPW&T) road standards. The site plan shows a Standard No. 200.03 driveway entrance.

The applicant is required to provide two parking spaces for the office/storage use. The applicant is providing two parking spaces. These are shown on the plan adjacent to the trailer.

The property is located in the Walker Mill Business Park. There are no master plan roadways in the immediate vicinity.

The Transportation Planning Section determines that the site plan is acceptable.

- b. **Subdivision Review**—In a memorandum dated November 13, 2014, the subdivision review planner provided an analysis of the applicable preliminary plan and final plat, which is incorporated into Finding 8 above, along with the following summarized comments:

A memorandum (Mokhtari to Sloan) dated December 15, 1987 concerning review of the preliminary plan for transportation adequacy states that "Using the recommended trip generation rates for light service industry, the proposed development of 801,068 square feet of light industrial space on a 61.3 acre site, would generate 689 vehicle trips during both a.m. and p.m. peak hours." As previously discussed, Lot 9 was approved as part of 4-87194. The proposed development of Lot 9, then, is part of a conceptual development plan for a larger land area (61.3 acres), which contemplated the generation of 689 trips in the AM and PM peak hours. This estimated trip generation constitutes a trip cap for the overall subject area of the preliminary plan. Therefore, development of the subject site and the associated trip generation of the proposed use should be reviewed by the Transportation Planning Section for conformance to the original preliminary plan approval. If it is determined that the proposed development exceeds the trip cap of 4-87194, as stated in the referenced memorandum, a new preliminary plan is required.

The Subdivision Review Section recommends the following:

- (1) Prior to approval of the DSP, the Transportation Planning Section shall determine conformance to the trip cap established by Preliminary Plan 4-87194.
- (2) Prior to certification of the DSP, the following corrections shall be required:
 - (a) Provide a note stating the existing and proposed GFA.
 - (b) Provide a note stating the proposed use.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time, unless the Transportation Planning Section determines that the proposed development exceeds the trip cap of Preliminary Plan

4-87194, in which case a new preliminary plan would be required prior to approval of the DSP.

Comment: The trip cap issue is discussed in the Transportation referral above. The other condition has been included in the Recommendation section of this report.

- c. **Permit Review**—Permit Review comments have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.
- d. **Environmental Planning**—In a memorandum dated November 3, 2014, the environmental planner provided an analysis of the property's conformance with the WCO and applicable plat notes, which are incorporated into Findings 8 and 10 above, respectively. They also offered the following additional summarized comments:

An approved Natural Resources Inventory Equivalency Letter, NRI-076-12, was submitted with the application. The site does not contain any regulated environmental features such as non-tidal wetlands, streams, or specimen trees.

The stormwater management design is conceptually and technically required to be reviewed and approved by DPW&T to address surface water runoff issues in accordance with Subtitle 32, Water Quality Resources and Grading Code, which requires that environmental site design be implemented to the maximum extent practicable.

The application (Lot 9) has an approved Stormwater Management Concept Letter and Plan (29176-2012-00). The plan shows less than 5,000 square feet of disturbance, and the approval letter states that the project is exempt from the stormwater management requirements. No fee is required for Lot 9 and that approval expires December 14, 2015.

According to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), the predominant soil found to occur on-site is the Udorthents-Urban Land Complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. This information is provided for the applicant's benefit. The county may require a soils report in conformance with County Council Bill CB-94-2004 during the building permit process review.

- e. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department had not provided comments on the subject application.
- f. **Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE has not offered comments on the subject application.

Comment: The subject application included an approved Stormwater Management Concept Plan, 29176-2012-00, which is valid until December 14, 2015. This approval showed that the subject development is exempt from stormwater requirements. However, since DPIE never provided comment on the DSP, a condition has been included in the Recommendation section of this report requiring that, prior to certification, documentation be provided from DPIE that the DSP is in conformance with the approved stormwater concept plan.

- g. **Prince George's County Police Department**—In a memorandum dated October 16, 2014, Corporal Richard Kashe of the Police Department indicated that there are no crime prevention through environmental design (CPTED) related issues with the subject application.
- h. **Prince George's County Health Department**—In a memorandum dated November 7, 2014, the Environmental Engineering Program of the Health Department provided the following comments on the subject application:

- (1) Due to the nature of the proposed business and the potential for petroleum contamination of both soils and groundwater frequently associated with automobile-based operations, it is recommended that the applicant prepare an operational plan that demonstrates appropriate protocols shall be followed to prevent such contamination and, as applicable, incorporate appropriate design elements into the plan.

Comment: The applicant should take note of this request; however, it cannot be enforced with this DSP approval.

- (2) The proposed office trailer must be connected to the public water and sewer lines.

Comment: Existing water and sewer lines are located within the Prosperity Court right-of-way in front of the subject property. The DSP should be revised to show connections from the trailer to these lines.

- (3) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating conformance with these requirements.

- i. **Town of Capitol Heights**—At the time of the writing of this technical staff report, the Town of Capitol Heights had not provided comments on the subject application.
- j. **City of District Heights**—At the time of the writing of this technical staff report, the City of District Heights had not provided comments on the subject application.

- 13. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a 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 cost and without detracting substantially from the utility of the proposed development for its intended use.

14. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site is undeveloped and does not contain any regulated environmental features that need to be protected, this required finding does not apply to the review of this DSP.

RECOMMENDATION

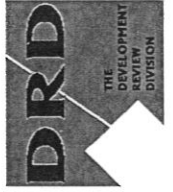
Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-14005, Walker Mill Business Park, Lot 9, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
 - a. Provide a note stating the existing and proposed gross floor area and the proposed use.
 - b. Change the required parking to one space per 250 square feet of gross floor area.
 - c. Show connections from the proposed trailer to the existing sewer and water lines within the public right-of-way.
 - d. Provide a plan note that indicates conformance to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - e. Obtain approval of a new Woodland and Wildlife Habitat Conservation Ordinance standard exemption letter.
 - f. Provide documentation from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) that the DSP is in conformance with the approved stormwater management concept plan.
2. Prior to issuance of any grading permits, a detailed methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. This survey shall include sample locations (at least eight) along the property boundaries, including the eastern boundary adjacent to Lot 8. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Health Department prior to issuance of any grading permit.

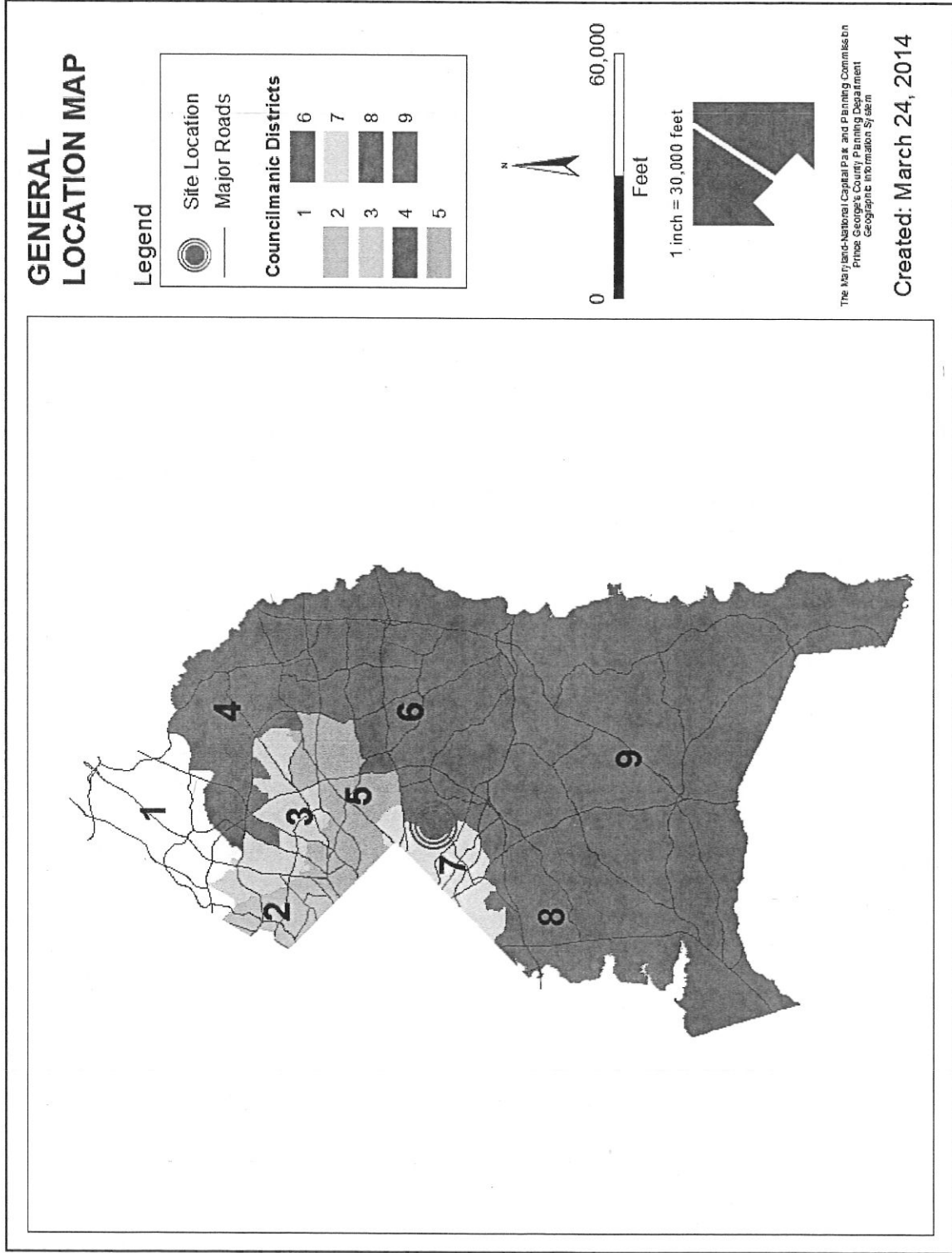
ITEM:

CASE: DSP-14005

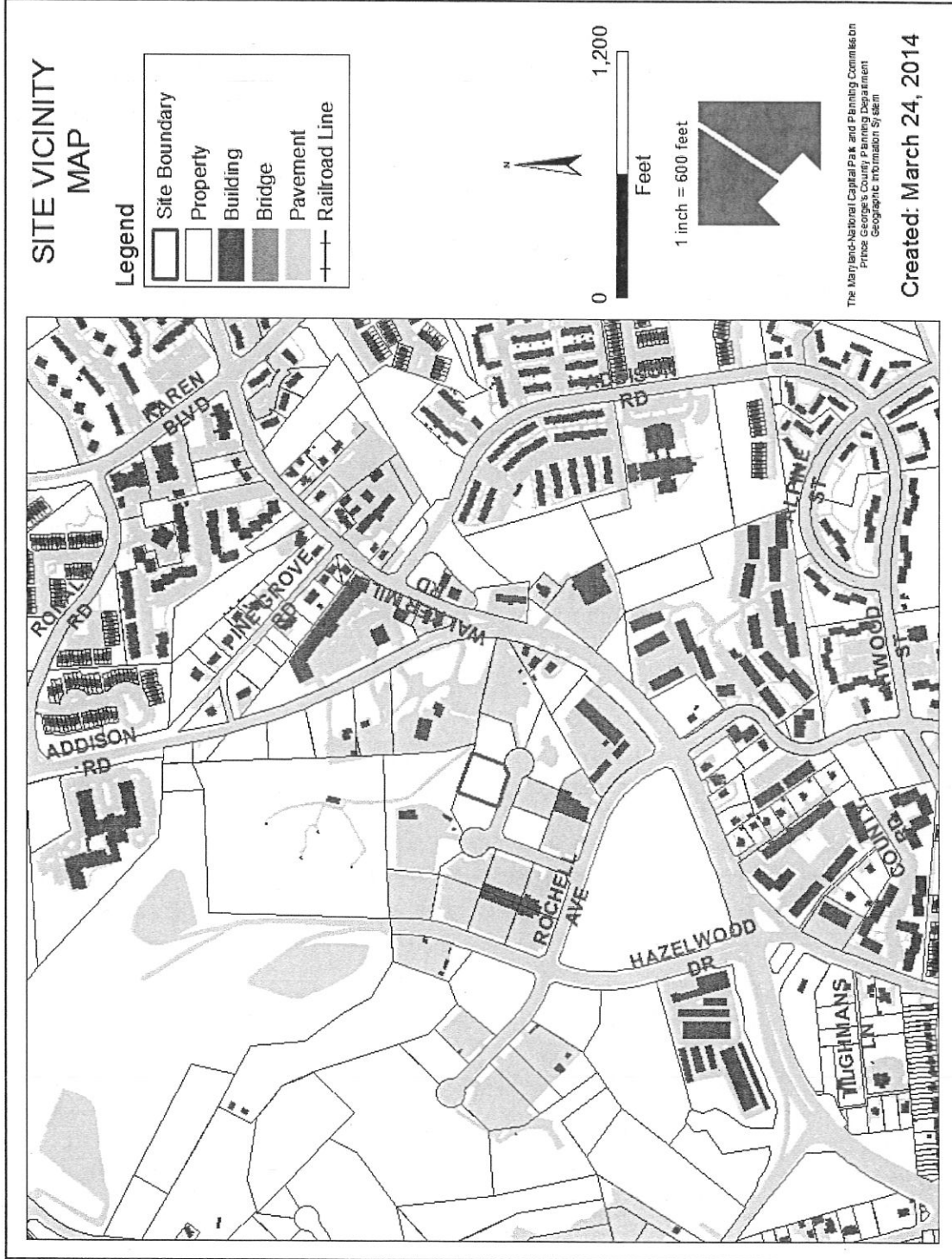
WALKER MILL BUSINESS PARK, LOT 9



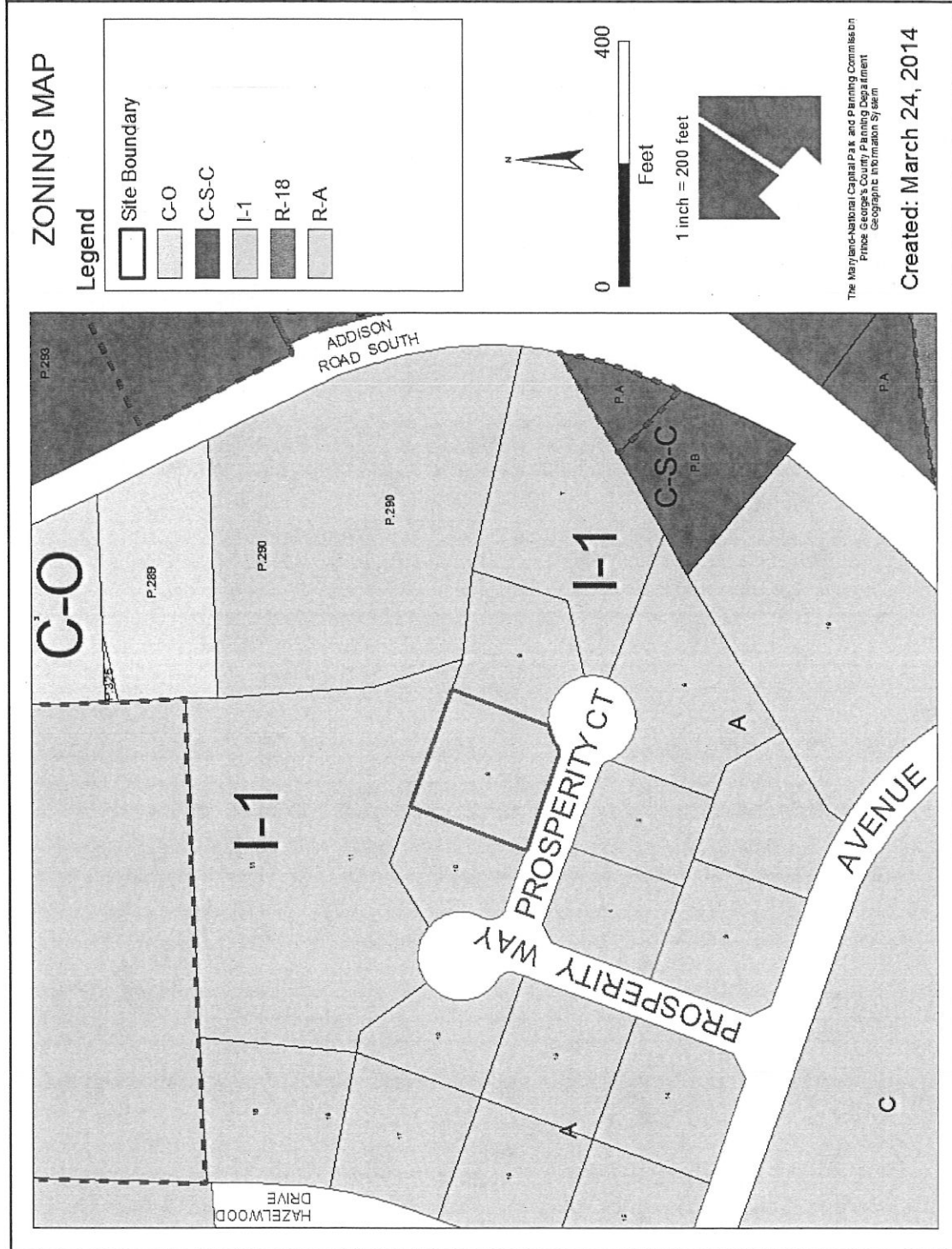
GENERAL LOCATION MAP



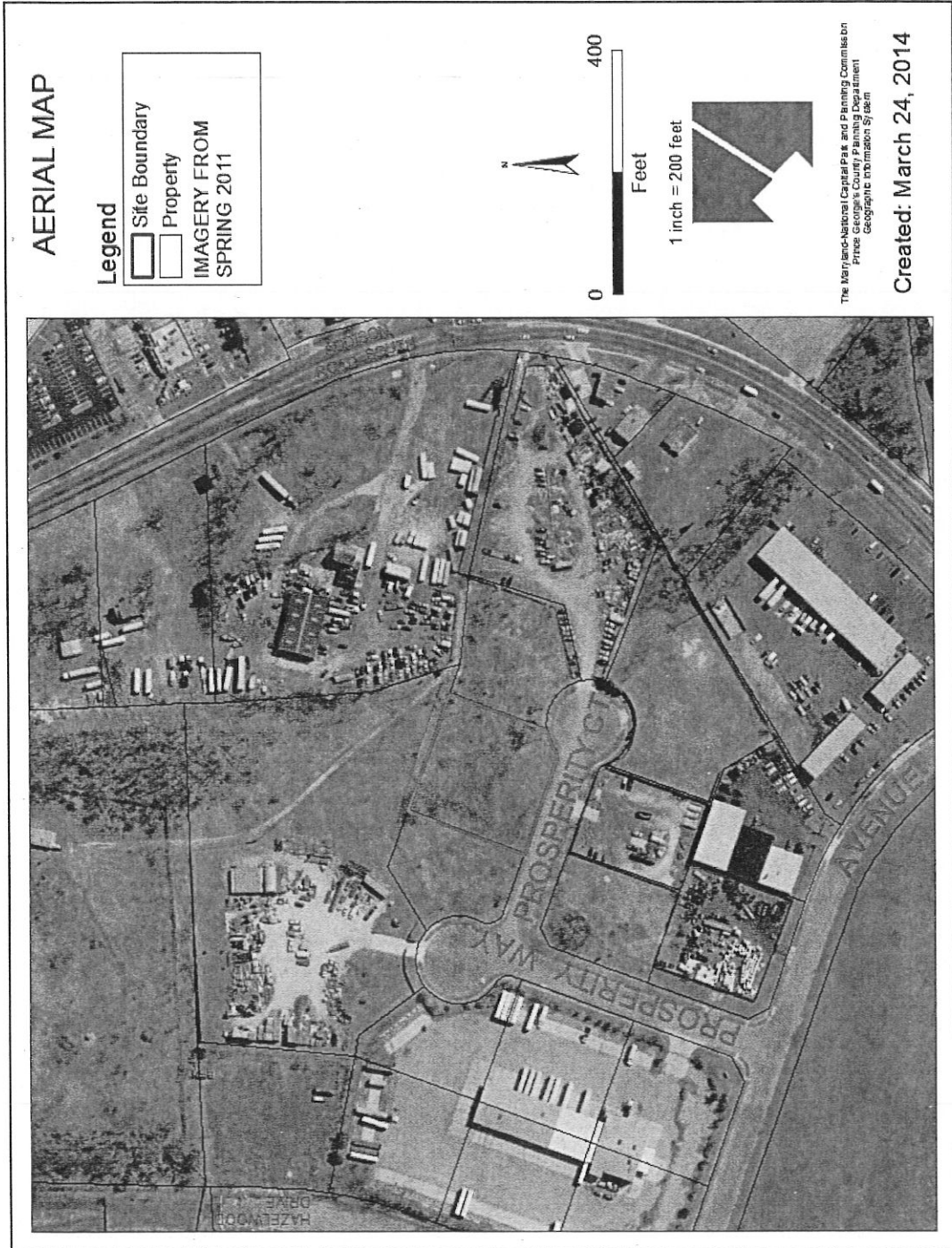
SITE VICINITY



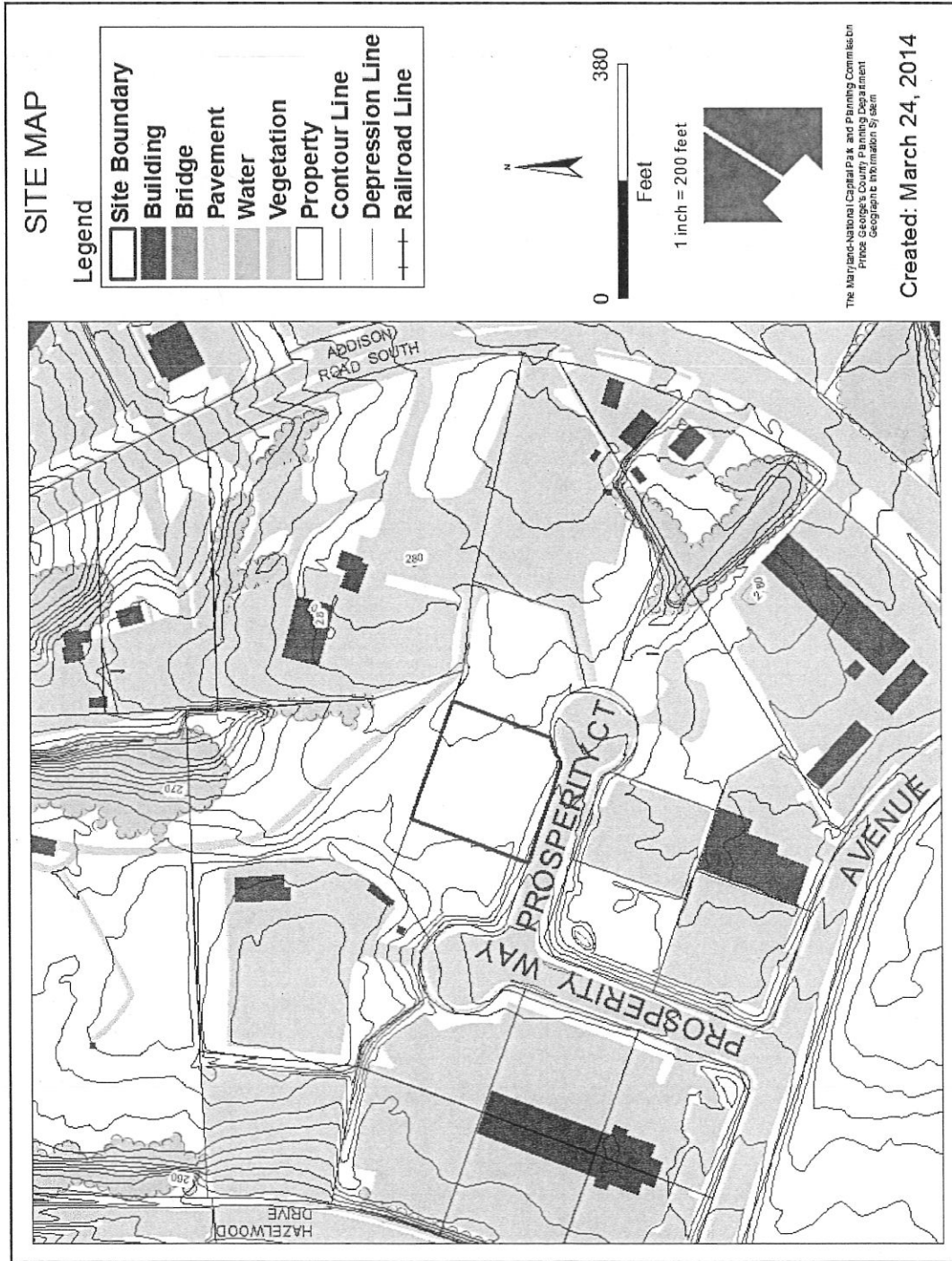
ZONING MAP



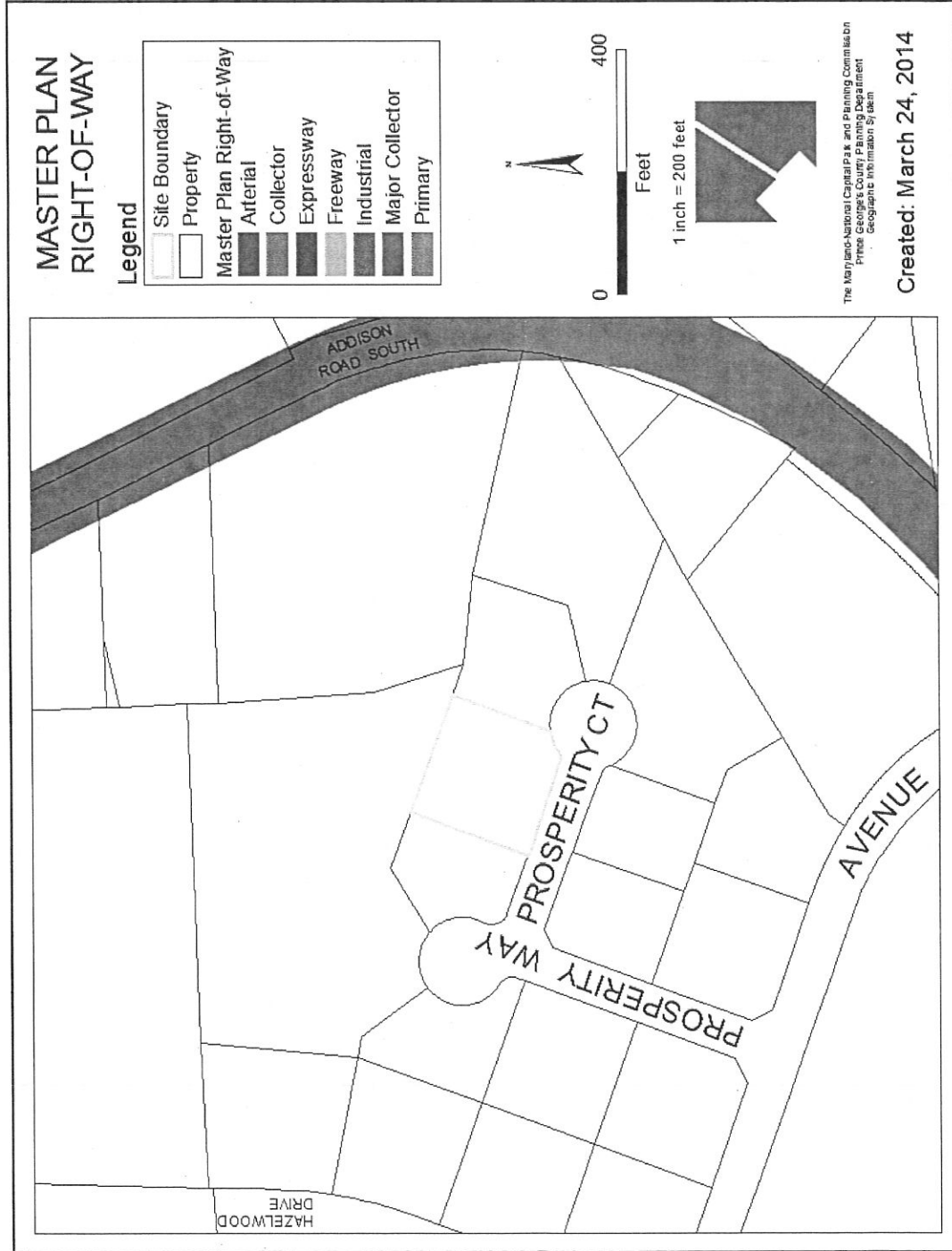
AERIAL MAP



SITE MAP



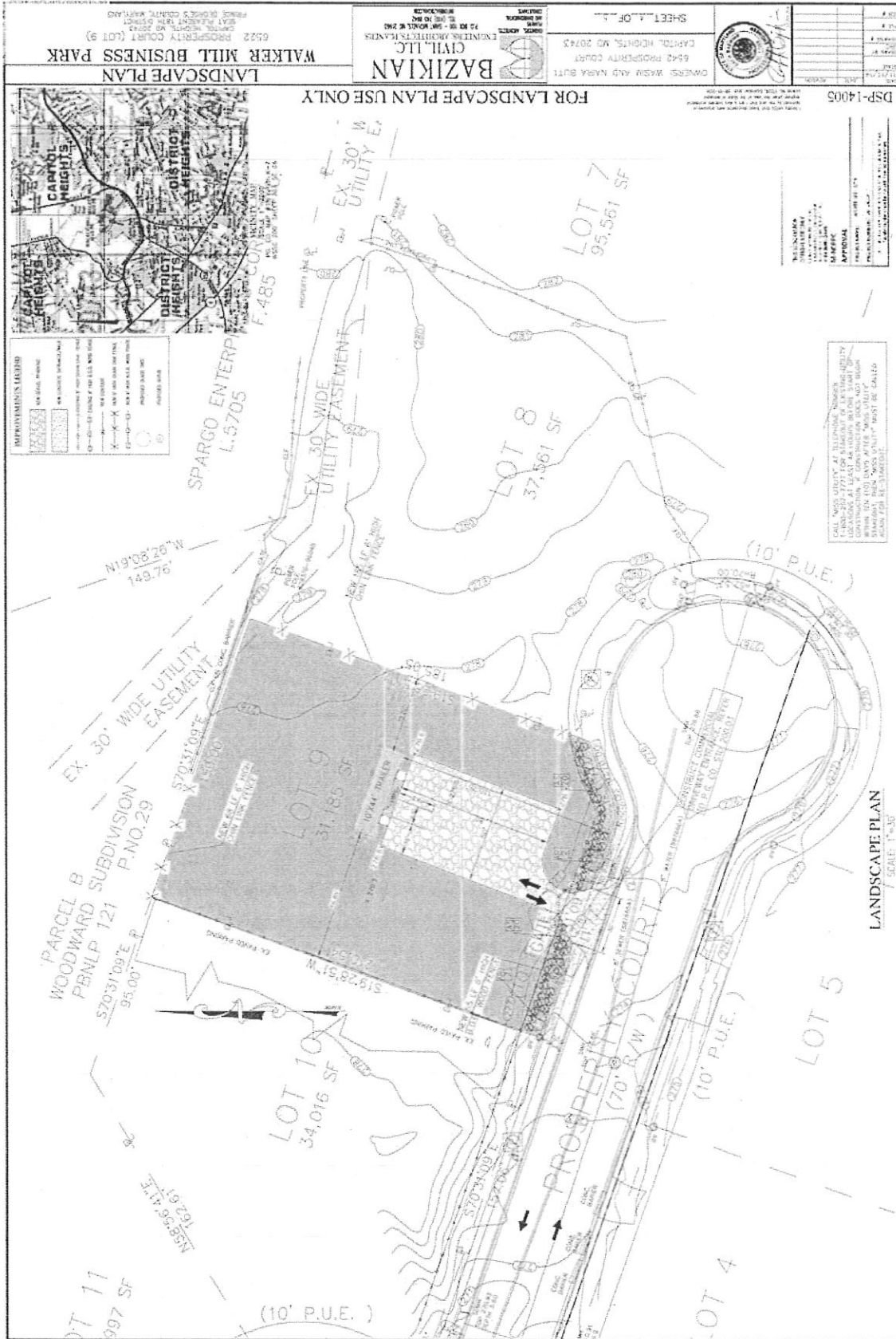
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH PROPERTY OUTLINED



RENDERED SITE PLAN



DSP-14005
FOR LANDSCAPE PLAN USE ONLY

OWNERS: M&M AND NARA BURT
6542 PROSPERITY COURT
CAPITOL HEIGHTS, MD 20743

BAZIKIAN CIVIL, LLC
EXHIBITS ARCHITECTS PLANS
5200 WOODMERE DRIVE
BETHESDA, MD 20814

SHEET 1 OF 1

DATE: 11/11/2014

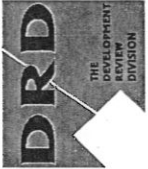
PROJECT: WALKER MILL BUSINESS PARK LANDSCAPE PLAN (LOT 9)

PREPARED BY: M&M AND NARA BURT

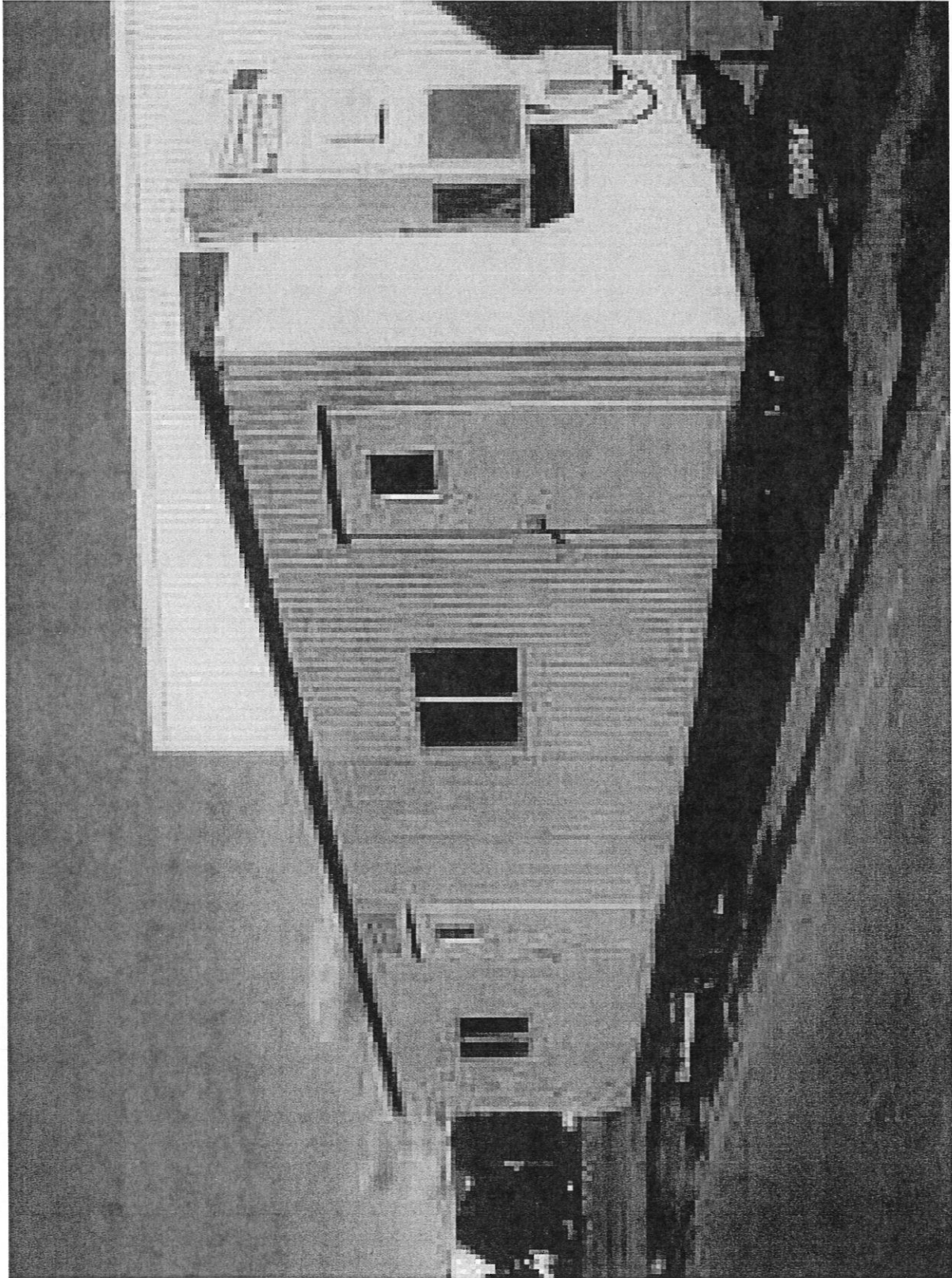
APPROVED BY: [Signature]

DATE: 11/11/2014

SCALE: 1"=30'



TYPICAL TRAILER



PGCPB No. 88-6

File No. 4-87194

R E S O L U T I O N

WHEREAS, Woodward Industrial Park Joint Venture, is the contract purchaser of a 74.4-acre parcel of land known as Walker Mill Business Park (Lots 1-18 and Parcel A, Block A; Lots 1-15, Block B; Lots 1-3, Block C; Lots 1-7 Block D), said property being in the 18th Election District of Prince George's County, Maryland, and being zoned I-1; and

WHEREAS, on August 31, 1987, Woodward Industrial Park Joint Venture filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 43 lots and 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-87194 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 on January 7, 1988, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on January 7, 1988, 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 Plat of Subdivision 4-87194 with the following modifications:

1. Approval of the 100-year floodplain by the Department of Environmental Resources prior to Final Plat.
2. Approval of a rough grading concept plan by the Natural Resources Division and the Urban Design Section for streets only, prior to final plat.
3. Detailed site plans for individual lots shall be approved by the Planning Board prior to building permits. These site plan reviews shall address, but not be limited to, the items listed in

the Area Planning Division's (N/SE) memorandum dated September 16, 1987.

4. Provision of a dual left-turn lane at the intersection of Walker Mill Road and Addison Road as shown in the attached plan. The applicant shall also agree to provide for any modification to the existing signal when deemed necessary by the Department of Public Works and Transportation. It should be noted that, recently, the Planning Board approved the Walker Mill Towne subdivision with a similar condition.
5. Provision of a third exclusive through lane on the eastbound leg of Maryland Route 458 (Silver Hill Road) at its intersection with Maryland Route 4 in accordance with State standards and shall provide for signal modification if deemed necessary.
6. Provision of a 300-foot dual left-turn lane on the northbound leg of Maryland Route 4 at its intersection with Maryland Route 458 (Silver Hill Road) in accordance with State standards prior to building permit to include minor modification of existing traffic signal if deemed necessary.
7. Provision of an exclusive right-turn lane in accordance with the Department of Public Works and Transportation standards on Walker Mill Road at access roads to the site, County Road and Rochelle Avenue, prior to building permit.
8. Provision of an exclusive right-turn lane and a shared through and left-turning lane on the north leg of County Road and Rochelle Avenue at their approach to Walker Mill Road prior to building permit.
9. Provision of a new traffic signal at the intersection of Walker Mill Road with County Road, when deemed necessary by the Department of Public Works and Transportation prior to the issuance of any building permits.
10. Review of a methane study by the Natural Resources Division prior to the issuance of grading permits.

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, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. There is a 100-year floodplain within the property which should be restricted from development.

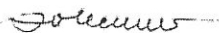
PGCPB No. 88-6
File No. 4-87194
Page 3

3. A rough grading plan for streets is necessary in order to ensure minimal disturbance of the natural environment.
4. Site plan review is recommended to ensure compliance with the Area Master Plan and its recommendations for the development of this site.
5. A number of road improvements are necessary to ensure the adequacy of transportation facilities to serve this development.
6. A methane study is recommended to ensure that the land is safe for development.

* * * * *

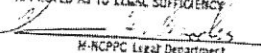
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Yewell, seconded by Commissioner Botts, with Commissioners Yewell, Botts and Rhoads voting in favor of the motion, with Commissioner Keller abstaining, and with Commissioner Dabney absent, at its regular meeting held on Thursday, January 7, 1988, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director


BY Robert O. Reed
Community Relations Officer

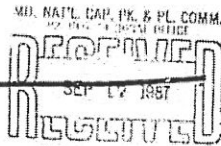
THC/RDR/TVAB:lg

APPROVED AS TO LEGAL SUFFICIENCY:


M-NCPPC Legal Department

Date: 1/12/88

MEMO



September 16, 1987

TO: Land Development Division
FROM: Alan J. Lord, Planner III, Area Planning Division (N/SE) *AL*
SUBJECT: 4-27194 (Walker Mill Business Park)

The Master Plan for Suitland-District Heights and Vicinity (1985) indicates this tract as part of an extensive Employment area extending from Rollins Avenue to Walker Mill Road, entirely within the Town of Capitol Heights. A proposed hiker-biker trail is located along Cabin Branch which flows through the planned employment area. The 1986 Sectional Map Amendment based on the same plan is consistent with this concept. The whole of the planned employment area was zoned I-1.

In approving the Master Plan, (CR-147-1985) the District Council attached a series of revisions. The following relates specifically to the subject property:

" Show the represented area of approximately 196 acres between Rollins Avenue, Addison Road and Walker Mill Road, with and adjoining the Town of Capitol Heights, with subsequent additional areas to be identified by the Town prior to consideration of the Sectional Map Amendment, in the Employment category, and with proposed I-1 zoning. The Plan text shall also incorporate the following language to assure the quality of site development:

- (a) All projects within this property shall be subject to site plan review by the Prince George's County Planning Board. The site plan shall contain a landscaping plan.
- (b) The Planning Board shall review the development to assure its compliance with the following design guidelines:
 - (1) An effective visual buffer created by substantial berms and landscaping shall be provided along Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the residential character of surrounding properties.
 - (2) The internal organization of the site shall address the following:
 - (A) minimizing the views of parking, loading, storage and service areas.
 - (B) providing architectural elevations consistent in materials and treatment on all sides, and with all

Form 20 (Revised 11/77)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Memo to Land Development Division/Continued

mechanical equipment enclosed or screened. Screening and enclosures shall be treated as integral elements of building design.

- (C) Signs shall not be placed above the roof or parapet line. No moving or flashing signs, or signs projecting significantly from a building, shall be permitted. Low ground-mounted and landscaped signs in keeping with the scale of the buildings and the site shall be encouraged in lieu of building-mounted signs."

The language of (a) and (b) was subsequently incorporated in the final approved plan text and is therefore a legal requirement for site development.

During public hearings on the Suitland-District Heights and Vicinity Master Plan and SMA (1984-6) a preliminary concept plan for "Capitol Heights Light Industrial Park" was presented to the Planning Board and District Council by the then applicant (see attachment). The present submission is for less than half the acreage proposed to be in the future industrial park at that time. It is important to provide for the eventual continuation of the future Thompson Avenue as indicated on the present submission, north and west to connect with Rollins Avenue and, more importantly, to the future extension of Brooks Drive north-east to Addison Road. In approving the Master Plan the District Council determined that trucks with weight limits that would require three or more axles should be restricted from using Walker Mill Road for through trips from Ritchie Road to Addison Road. This would apply to all traffic generated by the proposed industrial park using Walker Mill Road for ingress and egress.

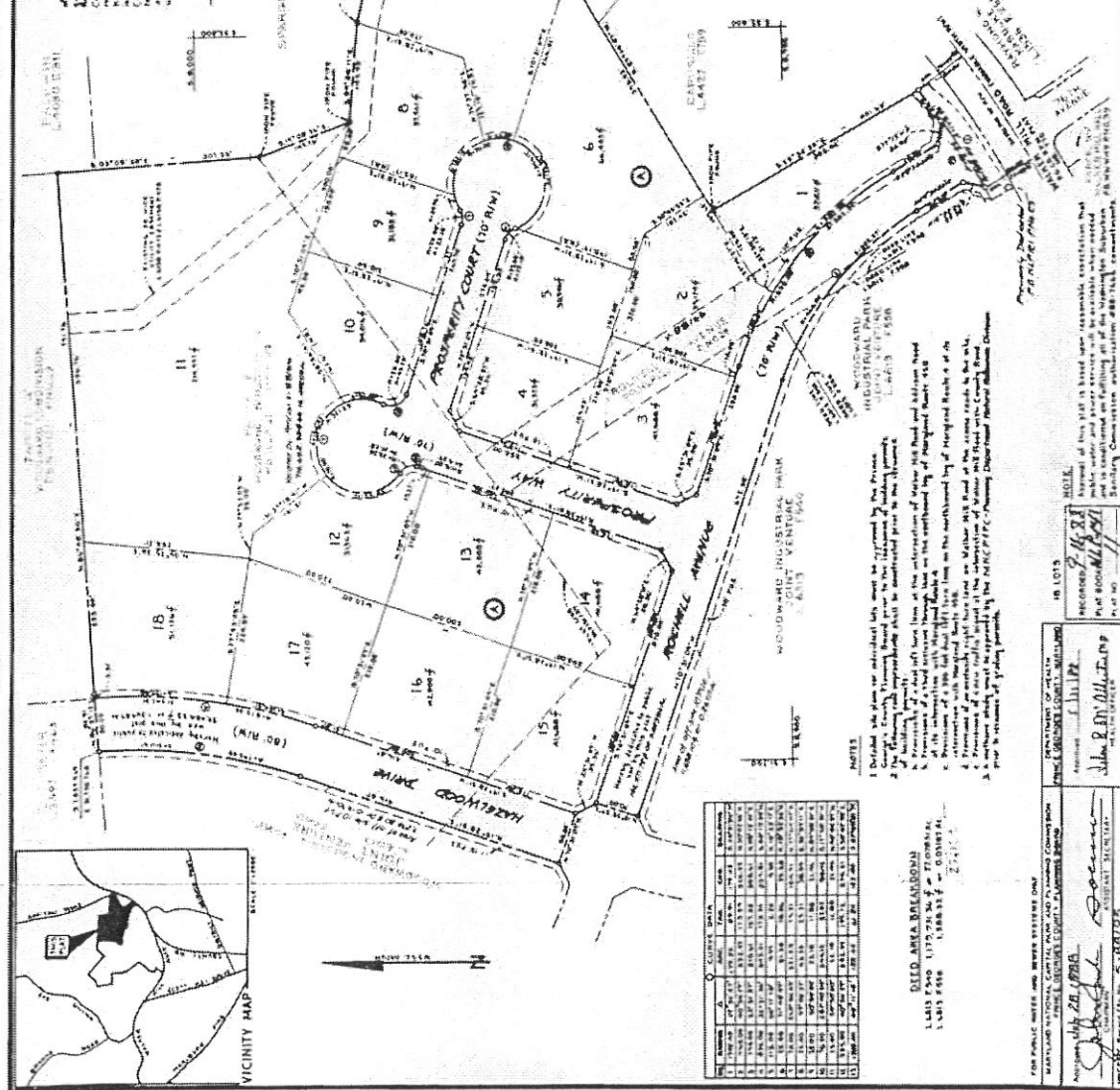
Attachment

AL:ras

NAP-141-11

SAUNDERS & CAMERON
I hereby certify that the plan shown herein is correct, that it is a subdivision of a part of the land owned by Walker Mill Park Land Company, Inc., a corporation organized under the laws of the State of Maryland, and that I am a duly licensed Professional Surveyor of the State of Maryland, and that I have personally surveyed the land shown herein, and that I have not been furnished with any false information.

FILED
SEP 18 1966
RICHARD L. SANDERS
Surveyor of the State of Maryland
Pratt Street Building, Baltimore, Md.



SPONSORED BY WALKER MILL PARK LAND COMPANY, INC.

PARCEL TO
WALKER MILL PARK
SUBDIVISION

WALKER MILL PARK LAND COMPANY, INC.
1015 E. WALKER MILL ROAD
BALTIMORE, MARYLAND 21212

PLAT ONE
LOT 1 THROUGH 18, BLOCK "A"
WALKER MILL BUSINESS PARK
STATE PLANNED (ZONED) ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
STATE "A" 1966

RECORDED BY
DAY REGISTER
9/18/66

WALKER MILL BUSINESS PARK
BALTIMORE COUNTY, MARYLAND
STATE "A" 1966

HSA SSU 1250 - 2559-1

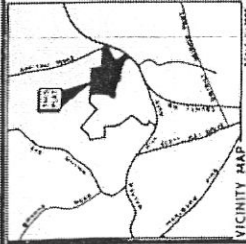


Table with columns: LOT, AREA, DISTANCE, etc. listing lot specifications.

FILED
SEP 18 1966
RICHARD L. SANDERS
Surveyor of the State of Maryland
Pratt Street Building, Baltimore, Md.

RECORDED BY
DAY REGISTER
9/18/66

WALKER MILL BUSINESS PARK
BALTIMORE COUNTY, MARYLAND
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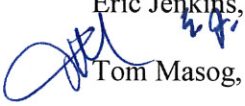
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

November 20, 2014

MEMORANDUM

TO: Jill Kosack, Urban Design Section, Development Review Division
FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division
VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-14005, Walker Mill Business Park, Lot 9

The Transportation Planning Section has reviewed the detailed site plan noted above. The site plan area consists of approximately 0.58 acres of land in the I-1 Zone. The site is located on the north side of Prosperity Court and south of Prosperity Way. The proposed use for the site is a towing service and auto storage yard.

Review Comments

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required. A detailed site plan is required based on a condition on the original plat and in the resolution for the underlying Preliminary Plan.

The property was included in Preliminary Plan of Subdivision (PPS) 4-87194 for Walker Mill Business Park. A resolution (PGCPB No.88-6) was approved in January 1988. The resolution included several transportation related conditions. In addition TPS staff referenced their review of square footage of 801,068 square feet of light industrial space on the 61.3 acre site of 689 trips during both AM and PM peak hour trips although this was not a condition of approval in PGCPB No.88-6.

Transportation conditions 4 through 9 of PGCPB No.88-6:

OK. Condition 4: Provision of a dual left-turn lane at the intersection of Walker Mill and Addison Roads and modification of the traffic signal. This was a previous condition of approval for Walker Mill Towne subdivision, it is also part of the Addison Road CIP Project (FD-666601), with a completion date of 2018.

OK. Condition 5: Provision of a third exclusive through lane on eastbound MD 458 at the MD 4 intersection and modification of the traffic signal. This was completed.

OK. Condition 6: Provision of a 300-foot dual left-turn lane on northbound side of MD 4 at the MD 458 intersection and modification of the traffic signal and prior to issuance of building permits. This was completed.

OK. Condition 7: Provision of an exclusive right-turn lane on Walker Mill Road at access roads to the site, County Road, and Rochelle Avenue, prior to issuance of building permits. This can be done with restriping, if necessary at Rochelle Avenue.

OK. Condition 8: Provision of an exclusive right-turn lane and shared through and left turning lane on the north side of County Road and Rochelle Avenue at their approach to Walker Mill Road prior to issuance of building permits. This was completed.

OK. Condition 9: Provision of a new traffic signal at Walker Mill Road and County Road, when deemed necessary by DPW&T and prior to issuance of building permits. This was completed

In terms of the square footage there is approximately 137,070 square feet of light industrial uses and a church of 34,500 square feet on the original 61.3 acre site. These uses generate far less than the trip cap of 689 AM and PM peak hour trips and the square footage is substantially less than what was approved on the site.

The detailed site plan is for a towing service and auto storage yard. The applicant is proposing to add a service trailer (440 square feet) on Lot 9. Lot 9 is shown with a separate 22-foot commercial entrance, sidewalk frontage, and paved area to accommodate storage vehicles. A semi-permanent trailer (mobile unit) with steps is shown on the plan. No other structures are shown. The site is located on a cul-de-sac, Prosperity Court, shown with a 70 foot right-of-way. One proposed commercial entrance is shown on the north side of Prosperity Court with a four-foot wide sidewalk along the lot lines. This entrance must meet the Department of Public Works and Transportation's road standards. The site plans shows a Standard No. 200.03 driveway entrance.

The applicant is required to provide two parking spaces for the office/storage use. The applicant is providing two parking spaces. These are shown on the plan adjacent to the trailer.

The property is located in the Walker Mill Business Park; there are no master plan roadways in the immediate vicinity.

The Transportation Planning Section determines that the site plan is acceptable.

November 13, 2014

MEMORANDUM

TO: Jill Kosack, Urban Design Section

VIA: Whitney Chellis, Subdivision Section *WM for WC*

FROM: Williamayah, Subdivision Section *(WM)*

SUBJECT: Walker Mill Business Park, DSP-14005

The subject property is composed of Lot 9, Walker Mill Business Park, recorded on September 16, 1988, as Plat NLP 141-11 in the County Land Records. The property is located on Tax Map 73 in Grid C-4, and is approximately 31,183 square feet. The subject property is currently undeveloped. The purpose of this DSP is to construct a 440-square-foot trailer for a proposed vehicle towing company and auto storage yard.

The property is the subject of Preliminary Plan of Subdivision (PPS) 4-87194 for Walker Mill Business Park. The PPS was approved and the resolution was adopted by the Prince George's County Planning Board on January 26, 1988 (PGCPB No. 88-6) (attached). The resolution for the approved PPS contains ten conditions and the following conditions in bold relate to the review of this application:

3. **Detailed site plans for individual lots shall be approved by the Planning Board prior to building permits. These site plan reviews shall address, but not be limited to, the items listed in the Area Planning Division's (N/SE) memorandum dated September 16, 1987.**

A DSP has been submitted for development of the subject site in accordance with this condition. The referenced memo lists several items that should be reviewed with the DSP, and is attached.

10. **Review of a methane study by the Natural Resources Division prior to the issuance of grading permits.**

Conformance to Conditions 10 should be reviewed and determined by the Environmental Planning Section.

Conditions 4-9 of the PPS Resolution of Approval (PGCPB Resolution No. 88-6) contain a number of transportation-related requirements that should be reviewed for conformance by the Transportation Planning Section. A copy of the resolution is attached.

Plat NLP 141-11 was approved by the Planning Board on July 28, 1988. The record plat contains three notes, the requirements of which have been addressed by the PPS comments above.

A memo (Mokhtari to Sloan), dated December 15, 1987, concerning review of the PPS for transportation adequacy states the following: **“Using the recommended trip generation rates for light service industry, the proposed development of 801,068 square feet of light industrial space on a 61.3 acre site, would generate 689 vehicle trips during both a.m. and p.m. peak hours.”** As previously discussed, Lot 9 was approved as part of PPS 4-87194. The proposed development of Lot 9, then, is part and conceptual development plan for a larger land area (61.3 acres), which contemplated the generation of 689 trips in the AM and PM peak hours. This estimated trip generation constitutes a trip cap for the overall subject area of the PPS. Therefore, development of the subject site and the associated trip generation of the proposed use should be reviewed by the Transportation Planning for conformance to the original PPS approval. If it is determined that the proposed development exceeds the trip cap of the PPS 4-87194, as stated in the referenced memo, a new PPS is required.

Site Comments:

The Subdivision Section recommends the following:

1. Prior to approval of the DSP, the Transportation Planning Section shall determine conformance to the trip cap established by 4-87194.
2. Prior to certification of the DSP the following corrections shall be required:
 - a) Provide a note stating the existing and proposed GFA.
 - b) Provide a note stating the proposed use.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time, unless the Transportation Planning Section determines that the proposed development exceeds the trip cap of PPS 4-87194, in which case a new PPS would be required prior to approval of the DSP.

PGCPB No. 88-6

File No. 4-87194

R E S O L U T I O N

WHEREAS, Woodward Industrial Park Joint Venture, is the contract purchaser of a 74.4-acre parcel of land known as Walker Mill Business Park (Lots 1-18 and Parcel A, Block A; Lots 1-15, Block B; Lots 1-3, Block C; Lots 1-7 Block D), said property being in the 18th Election District of Prince George's County, Maryland, and being zoned I-1; and

WHEREAS, on August 31, 1987, Woodward Industrial Park Joint Venture filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 43 lots and 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-87194 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 on January 7, 1988, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on January 7, 1988, 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 Plat of Subdivision 4-87194 with the following modifications:

1. Approval of the 100-year floodplain by the Department of Environmental Resources prior to Final Plat.
2. Approval of a rough grading concept plan by the Natural Resources Division and the Urban Design Section for streets only, prior to final plat.
3. Detailed site plans for individual lots shall be approved by the Planning Board prior to building permits. These site plan reviews shall address, but not be limited to, the items listed in

the Area Planning Division's (N/SE) memorandum dated September 16, 1987.

4. Provision of a dual left-turn lane at the intersection of Walker Mill Road and Addison Road as shown in the attached plan. The applicant shall also agree to provide for any modification to the existing signal when deemed necessary by the Department of Public Works and Transportation. It should be noted that, recently, the Planning Board approved the Walker Mill Towne subdivision with a similar condition.
5. Provision of a third exclusive through lane on the eastbound leg of Maryland Route 458 (Silver Hill Road) at its intersection with Maryland Route 4 in accordance with State standards and shall provide for signal modification if deemed necessary.
6. Provision of a 300-foot dual left-turn lane on the northbound leg of Maryland Route 4 at its intersection with Maryland Route 458 (Silver Hill Road) in accordance with State standards prior to building permit to include minor modification of existing traffic signal if deemed necessary.
7. Provision of an exclusive right-turn lane in accordance with the Department of Public Works and Transportation standards on Walker Mill Road at access roads to the site, County Road and Rochelle Avenue, prior to building permit.
8. Provision of an exclusive right-turn lane and a shared through and left-turning lane on the north leg of County Road and Rochelle Avenue at their approach to Walker Mill Road prior to building permit.
9. Provision of a new traffic signal at the intersection of Walker Mill Road with County Road, when deemed necessary by the Department of Public Works and Transportation prior to the issuance of any building permits.
10. Review of a methane study by the Natural Resources Division prior to the issuance of grading permits.

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, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. There is a 100-year floodplain within the property which should be restricted from development.

PGCPB No. 88-6
File No. 4-87194
Page 3

3. A rough grading plan for streets is necessary in order to ensure minimal disturbance of the natural environment.
4. Site plan review is recommended to ensure compliance with the Area Master Plan and its recommendations for the development of this site.
5. A number of road improvements are necessary to ensure the adequacy of transportation facilities to serve this development.
6. A methane study is recommended to ensure that the land is safe for development.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Yewell, seconded by Commissioner Botts, with Commissioners Yewell, Botts and Rhoads voting in favor of the motion, with Commissioner Keller abstaining, and with Commissioner Dabney absent, at its regular meeting held on Thursday, January 7, 1988, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director


BY Robert D. Reed
Community Relations Officer

THC/RDR/TVAB:lg

APPROVED AS TO LEGAL SUFFICIENCY

MUNICIPAL DEVELOPMENT

Date: 1/21/88

October 17, 2014

MEMORANDUM

TO: Jill Kosack, Urban Design

FROM: Debbie Gallagher, Information and Permit Review Supervisor *DA*

SUBJECT: DSP-14005, Walker Mill Business Park, Lot 9

1. The center line of Prosperity County must be demonstrated on the site plan. The plan must show 35 feet from centerline.
2. Is the site plan in conformance with the Subdivision Regulations? Refer to Subdivision Office for review
3. A Tree Conservation Plan or exemption letter is required. Refer to Environmental Planning for review.
4. All adjacent zones and uses must be provided in order to review for the Landscape Manual. The plan must include the exemptions if any apply.
5. The parking required for an office is one parking space for every 250 square feet. The parking must be shown at 9.5 by 19, if only one space is required it must be a handicap at 16 by 19 is size. The site plan must also demonstrate that the building will be handicap accessible. A parking schedule must be provided on the site plan.
6. General notes relating to the zoning, lot size, green area required and provided must go on the site plan.
7. In the I-1 zone at least 10% of the net lot area must be maintained in green area. Provide the calculations and demonstrate the green area.
8. Place a note on the site plan in reference to below.

- (253) **Vehicle Towing Station:** A facility for the storage of wrecked vehicles awaiting adjustment of claims following accidents. No dismantling of vehicles shall be permitted on the premises, nor may any vehicle be stored for more than ninety (90) days.
9. A methane study must be approved by Environmental Planning prior to grading. Refer to Environmental Planning for review.
 10. Refer to Transportation for review.
 11. Any signage to be placed on fencing would be deemed a ground mounted sign and must be in conformance with the sign section for ground mounted signage.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Countywide Planning Division
Environmental Planning Section
301-952-3650

November 3, 2014

MEMORANDUM

TO: Jill Kosack, Senior Planner, Urban Design Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section
FROM: Chuck Schneider, Senior Planner, Environmental Planning Section
SUBJECT: Walker Mill Business Park – Lot 9; DSP-14005



The Environmental Planning Section has reviewed the above referenced Detailed Site Plan for Walker Mill Business Park Property-Lot 9 stamped as received by the Environmental Planning Section on October 6, 2014. Additional information is required.

Background

The Environmental Planning Section signed a Natural Resource Inventory Equivalency Letter, NRI-076-12, for this project area on March 30, 2012. This site is exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodland and has no previously approved Tree Conservation Plan. This detail site plan proposes a gravel parking storage area, a trailer, a sidewalk and board on board fencing. The proposed use is for towing services and storage in the I-1 zone.

Grandfathering

The project is subject to the environmental regulations of Subtitle 27 that came into effect on September 1, 2010 because there are no previously approved development plans. The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance effective September 1, 2010, because there are no previous tree conservation plan approvals; however the site qualifies for a standard letter of exemption.

Site Description

This 0.72-acre site in the I-1 zone is located on north side of Prosperity Court, approximately 128 feet east of its intersection with Prosperity Way. According to mapping research and as documented on the approved NRI Equivalency letter, there are no regulated environmental features present on-site such as wetlands and streams. This site drains to Oxon Run within the Potomac River Basin. No steep slope areas occur on-site. The predominant soil found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), is the Udorthents-Urban Land Complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. According to the Sensitive Species Project Review Area (SSSPRA) layer by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. There are no

nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent or within the site area. The site is located in the Developed Tier of the adopted General Plan. According to the approved Countywide Green Infrastructure Plan, the site contains Evaluation and Network Gap Areas within the designated network of the plan.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. An approved Natural Resources Inventory Equivalency Letter, NRI-076-12, was submitted with the application. The site does not contain any regulated environmental features such as: non-tidal wetlands, streams, and specimen trees.

Comment: No additional information is required with regards to the NRI.

2. The site is not subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because although the property is greater than 40,000 square feet in size, it contains less than 10,000 square feet of existing woodland, and has no previously approved tree conservation plans. The site had an approved standard letter of exemption which expired on March 29, 2014.

Comment: A Woodland Conservation Ordinance a Standard Exemption Letter required.

3. This site is undeveloped and does not contain any regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Regulations.
4. The stormwater management design is conceptually and technically required to be reviewed and approved by the Department of Public Works and Transportation (DPW&T) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code, which requires that Environmental Site Design be implemented to the maximum extent practicable.

The application (Lot 9) has an approved Stormwater Management Concept letter and Plan (29176-2012-00). The plan shows less than 5,000 square feet of disturbance and the approval letter it states the project is exempt from the stormwater management requirements. No fee is required for Lot 9 and that approval expires December 14, 2015.

Comment: No additional information is required with regards to the stormwater management.

5. The site has an approved plat (NPL-141-11) with the following note:

“A methane study must be approved by the M.N.C.P.P.C. –Planning Department Natural Resource Division prior to Issuance to grading permits.”

This study is required due to the various types of fill material used to reclaim the site. Because the various materials have broken down or decomposed over the years, methane gas emissions are a concern.

At this time the plan proposes grading for gravel parking and a trailer on the lot. Methane is a gas that could be released as part of the on-site grading activities. It is well known that the presence of methane gas can be highly hazardous to human health. Methane is considered to be a low toxicity gas, but can result in asphyxiation due to its ability to exclude oxygen. The fact that methane is a colorless, odorless gas means that there is no simple indicator of its presence until such a time as explosive limits are reached and an incident occurs. For this reason, it is vital that sources of methane are identified prior to any work on a construction site commencing, and that measures are put in place to prevent a dangerous build-up of gas within buildings or from compacting the soil and dispersing the gas in another direction.

A Methane gas screening report was submitted for the subject property and the adjacent lot to the east (Lot 8). This survey was conducted on January 30, 2014 and two sample locations were investigated on the subject lot (Lot 9). According to the report, Samples S-1 and S-2 were located in the southwest and northeast area of Lot 9. No Methane gas was encountered at these locations as determined by the multi-gas meter instrument.

The submitted DSP shows no grading for the proposed activity, but does show excavations for a post hole digging instrument to install board on board fencing along the northern, southern and western property line. Methane is an invisible gas that travels through the porous soil layers to find an opening to the surface. There are known methane sample locations within the overall subdivision (adjacent Lot 8 Boring S-4). This report contained a limited amount of sampling with sampling in the interior of the lot and no sample points along the perimeter of the property. Samples from the perimeter of the lot where the fence post are proposed should be obtained, tested and reviewed.

Recommended Condition: Prior to the issuance of any grading permits, a detailed methane survey shall be completed and submitted to the Environmental Planning Section and Health Department. This survey shall include sample locations (at least 8) along the property boundary and along the boundary of adjacent Lot 8. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Prince Georges County Health Department prior to the issuance of any grading permit.

6. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the predominant soil found to occur on-site is the Udorthents-Urban Land Complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

Comment: This information is provided for the applicant's benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

If you have any questions concerning these comments, please contact me at 301-883-3240 or by e-mail at alwin.schneider@ppd.mncppc.org.

ACS:acs



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**

MEMORANDUM

DATE: October 16, 2014

TO: Jill Kosack, Urban Designer
Urban Design Section
Development Review Division

FROM: Corporal Richard Kashe
Prince George's County Police Department
Community Services

SUBJECT: **DSP-14005, Walker Mill Business Park, Lot 9**

After reviewing the plans and visiting the site there are not CPTED issues at this time.



Division of Environmental Health

Date: November 7, 2014

To: Jill Kosack, Urban Design, M-NCPPC

From: *Manfred Reichwein*
Manfred Reichwein, Chief, Environmental Engineering/Policy Program

Re: DSP-14005 – Walker Mill Business Park, Lot 9

The Environmental Engineering/Policy Program of the Prince George's County Health Department has completed a health impact assessment review of the detailed site plan submission for Walker Mill Business Park, Lot 9 and has the following comments/recommendations:

1. Due to the nature of the proposed business and the potential for petroleum contamination of both soils and groundwater frequently associated with automobile-based operations, it is recommended that the applicant prepare an operational plan that demonstrates appropriate protocols shall be followed to prevent such contamination and, as applicable, incorporate appropriate design elements into the plan.
2. The proposed office trailer must be connected to the public water and sewer lines.
3. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7682 or mreichwein@co.pg.md.us.



Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



December 4, 2014

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division SA by JK

FROM: Jill Kosack, Senior Planner, Urban Design Section, Development Review Division JK

SUBJECT: Detailed Site Plan DSP-14005
Walker Mill Business Park, Lot 9

Based upon the Department of Permitting, Inspections and Enforcement's memorandum dated November 25, 2014, and received December 2, 2014, staff would recommend the following revised finding language and conditions of approval:

Revised Finding Language under Finding 12, page 11

- f. **Department of Permitting, Inspections and Enforcement (DPIE)**—~~At the time of the writing of this technical staff report, DPIE has not offered comments on the subject application.~~

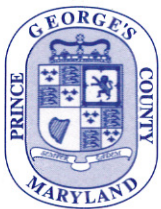
Comment: ~~The subject application included an approved Stormwater Management Concept Plan, 29176-2012-00, which is valid until December 14, 2015. This approval showed that the subject development is exempt from stormwater requirements. However, since DPIE never provided comment on the DSP, a condition has been included in the Recommendation section of this report requiring that, prior to certification, documentation be provided from DPIE that the DSP is in conformance with the approved stormwater concept plan.~~

In a memorandum dated November 25, 2014, DPIE offered standard comments regarding necessary improvements and standards that will be enforced at the time of permits, along with the following specific comment:

The proposed site development is consistent with the approved Stormwater Management Concept Plan No. 29176-2012. A site development fine grading permit will be required for the proposed site improvements.

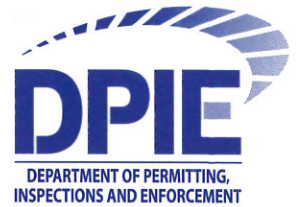
Revised Condition

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
 - f. ~~Provide documentation from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) that the DSP is in conformance with the approved stormwater management concept plan.~~



Rushern L. Baker, III
County Executive

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



MEMORANDUM

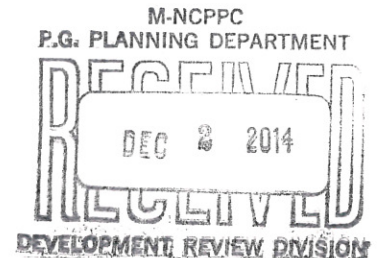
November 25, 2014

TO: Jill Kosack, Urban Design Section
Development Review Division, M-NCPPC

FROM: *fm* Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Walker Mill Business Park. Lot 9
Detailed Site Plan No. 14005

CR: Prosperity Court, 2-6890



In response to the Detailed Site Plan No. DSP-14005 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located on the north side of Prosperity Court, approximately 250 feet east of the intersection of Prosperity Way and Prosperity Court.
- Two-inch mill and overlay for all County roadway frontages is required.
- Conformance with the Department of Public Works and Transportation's (DPW&T) street tree and street lighting Standards and Specifications is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road ordinance.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's Road Ordinance, DPW&T's Standards and Specifications and the Americans with Disabilities Act (ADA).
- Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established DPW&T's Policy and Specification for Utility Installation and Maintenance Permits are required.

Jill Kosack
November 25, 2014
Page 2

- The proposed site development is consistent with the approved Concept Plan No. 29176-2012. A site development fine grading permit will be required for the proposed site improvements.
- All storm drainage systems and facilities are to be in accordance with DPW&T's Standards and Specifications.
- 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) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious area has not been provided.
 - c) Proposed grading is shown on plans.
 - d) Delineated drainage areas at all points of discharge from the site have not been provided.
 - e) Stormwater volume computations have not been provided.
 - f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and location of ESD devices and erosion and sediment control practices are not included in the submittal.
 - g) A narrative in accordance with the Code has not been provided.

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

SS:IKN:dab

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Ikem Nwolisa, Engineer, S/RPRD, DPIE
Rafik Bazikian, Bazikian Consultants, LTD, P.O. Box 100,
Saint Michaels, Maryland 21663
Wasim Butt, 4620 Woodland Court, Ellicott City, Maryland 21042