

WALKER MILL SELF STORAGE

Detailed Site Plan

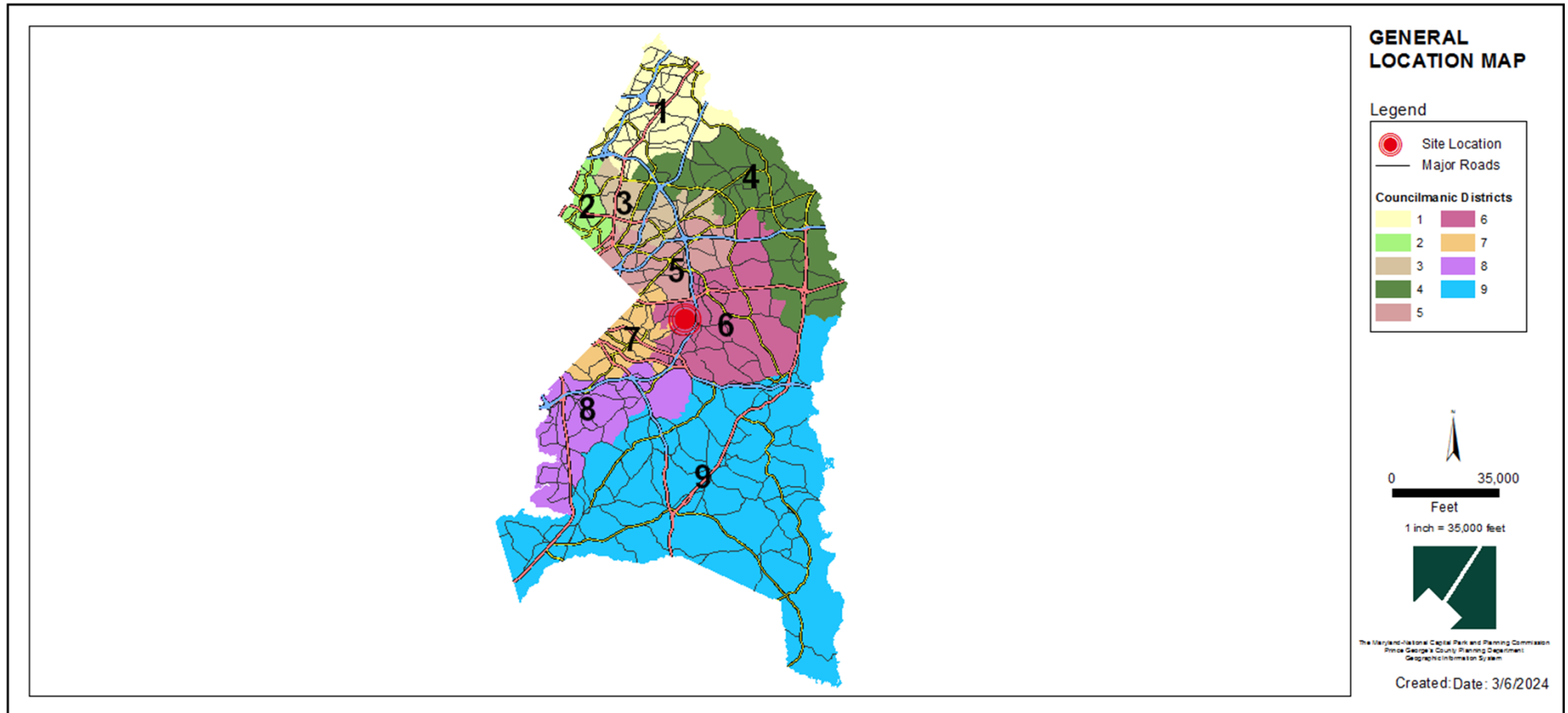
Staff Recommendation: APPROVAL with conditions



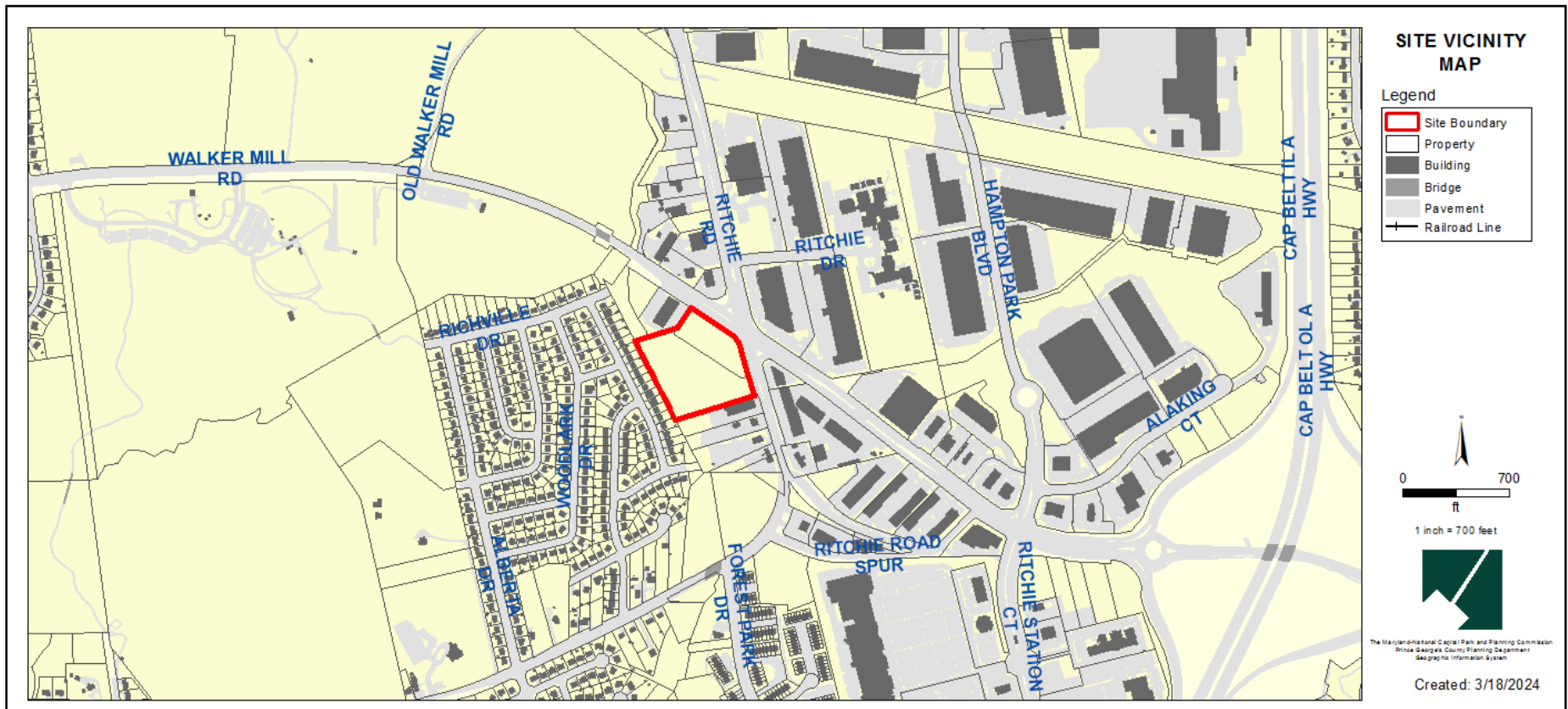
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



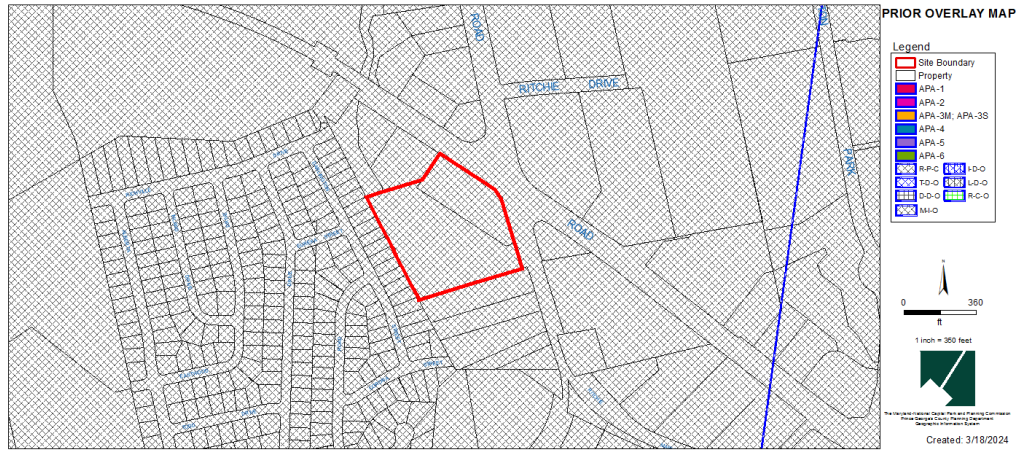
SITE VICINITY MAP



3D VICINITY MAP



OVERLAY MAP



Prior Property Zone: M-I-O (Height)

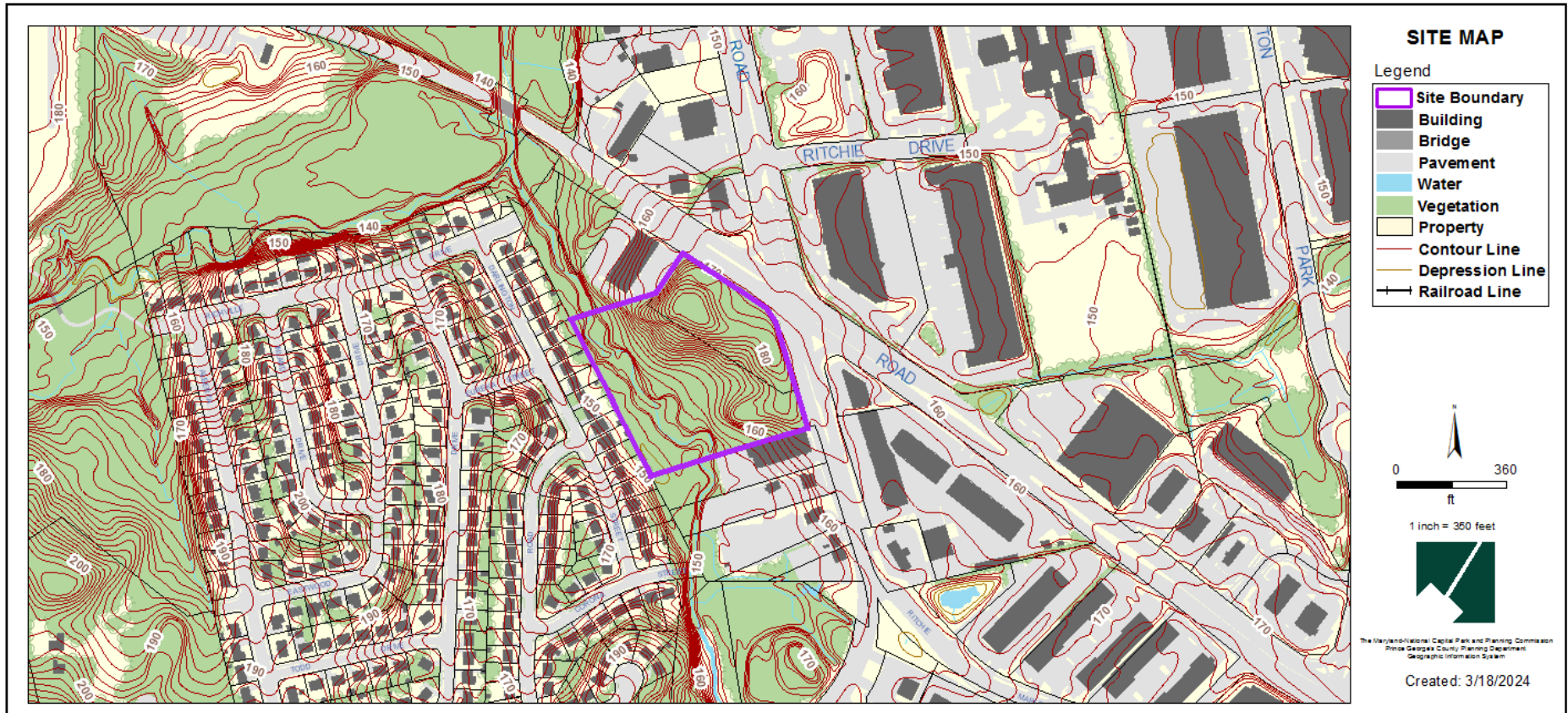


Current Property Zone: MIO (Height)

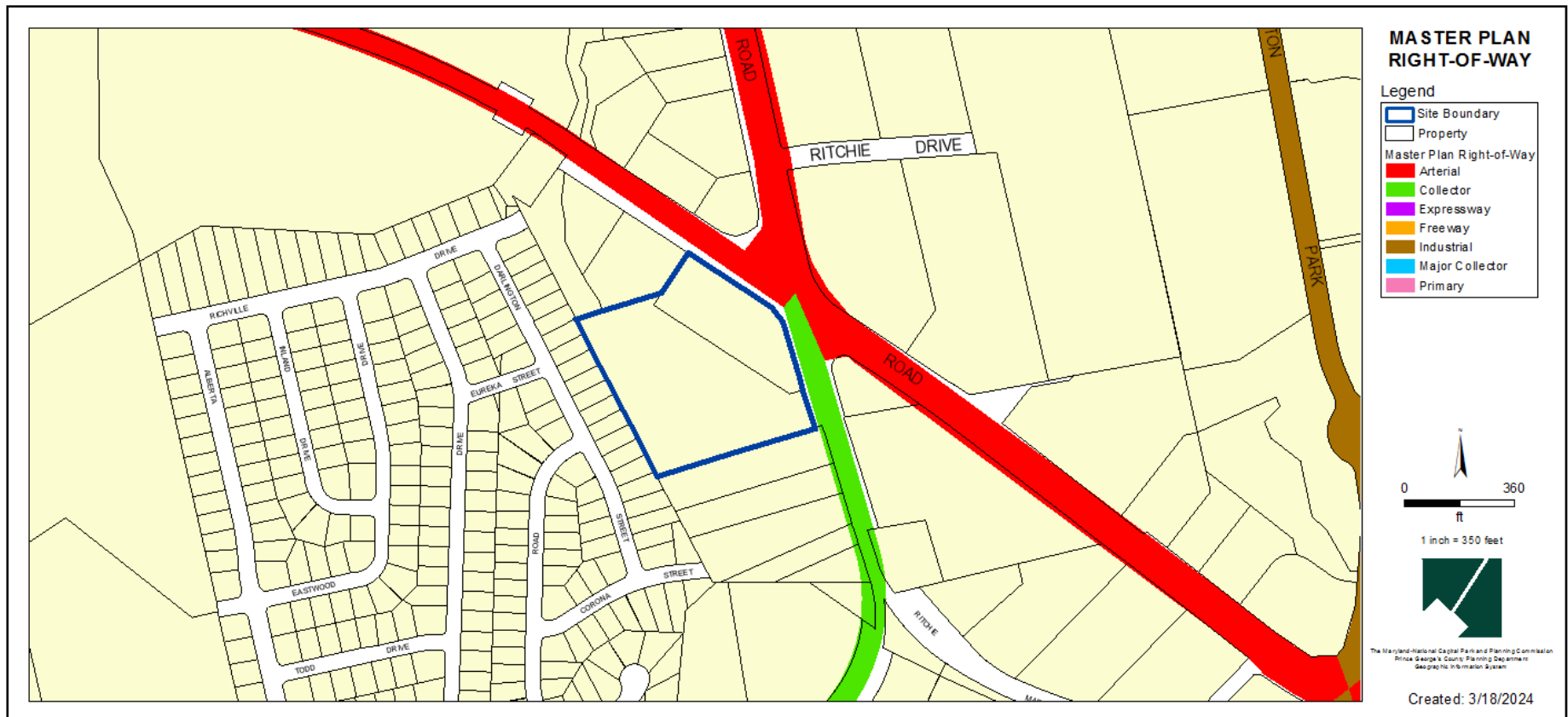
AERIAL MAP



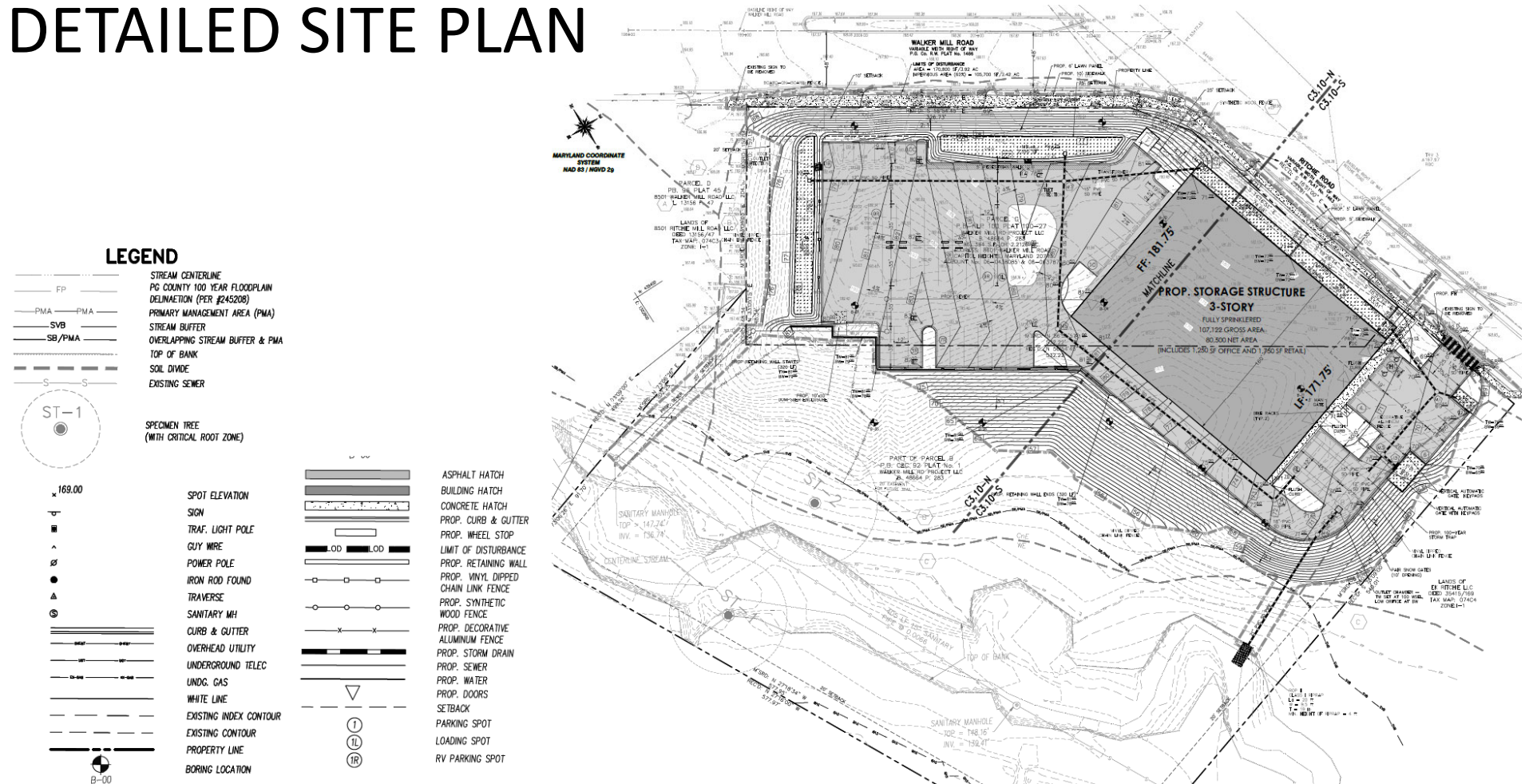
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

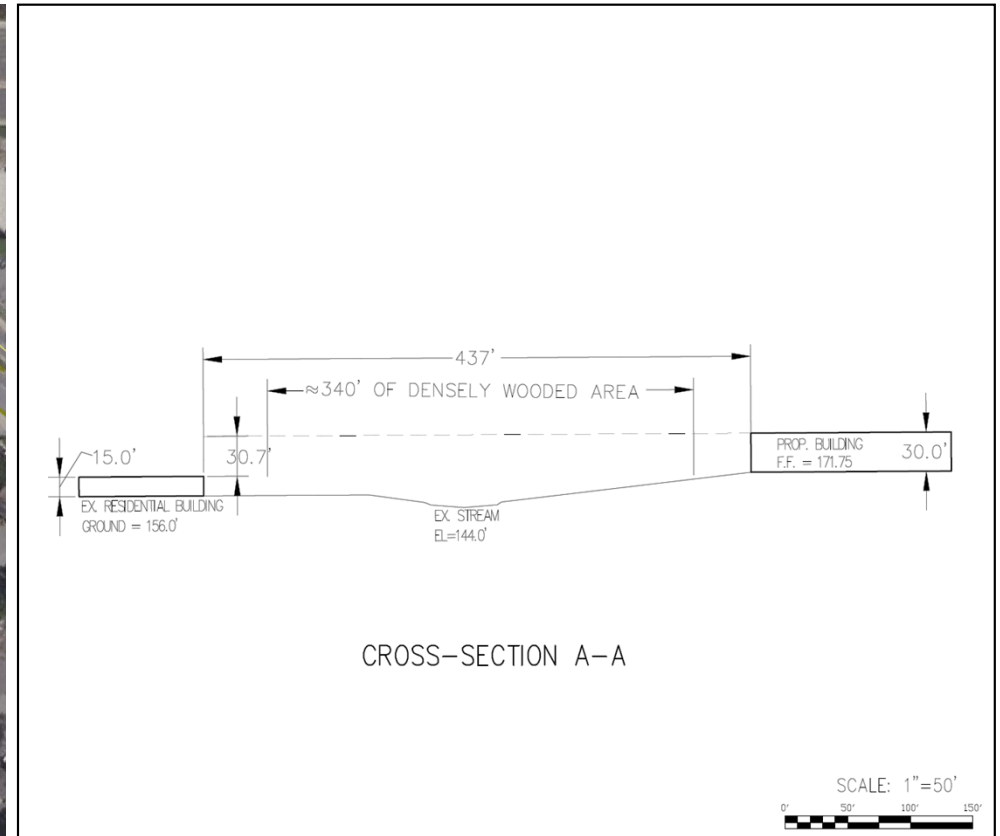


DETAILED SITE PLAN



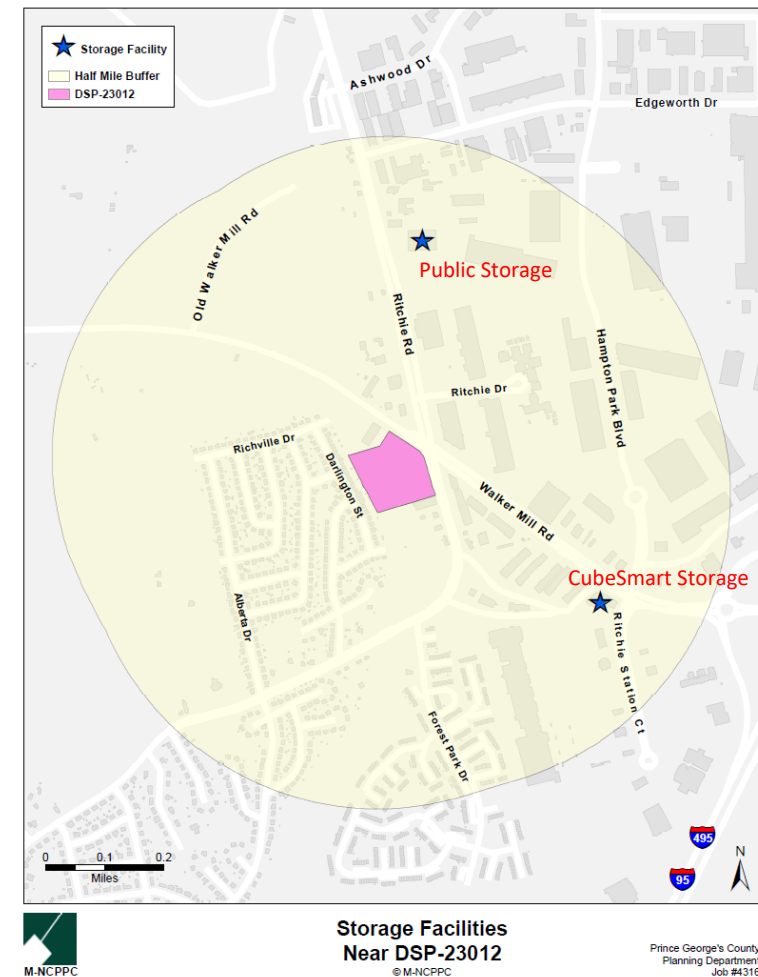


DISTANCE TO NEARBY RESIDENTIAL DWELLINGS



NEARBY STORAGE FACILITIES

Propect Name	CubeSmart Storage	Public Storage
Address	1501 Ritchie Station Court, Capitol Heights, MD 20743	800 Ritchie Road, Capitol Heights, MD 20743
Approved by Planning Board	March 8, 2012	March 26, 2020
PGCPB Resolution	No. 12-19	No. 2020-42
Number of Conditions	2	2



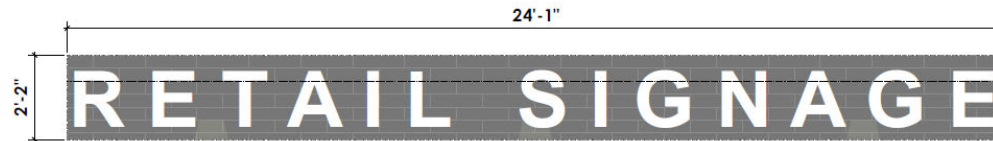
SOUTH AND EAST ELEVATIONS



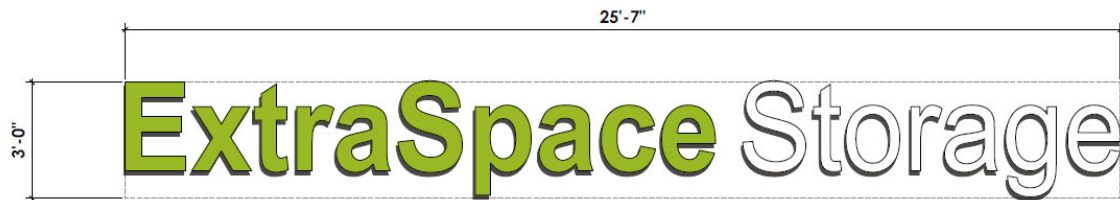
NORTH AND WEST ELEVATIONS



SIGNAGE



2 Wall-Mounted Sign B - 52.18 SF
 P-501 Scale: 1/4" = 1'-0"



1 Wall-Mounted Signs A - 76.75 SF
 P-501 Scale: 1/4" = 1'-0"

PROPOSED WALL-MTD SIGNAGE ANALYSIS						
SIGN	QUANTITY	TYPE	WIDTH	HEIGHT	AREA	ILLUMINATION
A	2	Wall-Mounted	25'-7"	3'-0"	76.75 SF	Internally
B	1	Wall-Mounted	24'-1"	2'-2"	52.18 SF	Internally
TOTAL PROPOSED WALL-MOUNTED SIGN AREA:					205.68 SF	
Per 27-613(c)(3)(ii)(B) TOTAL ALLOWED WALL-MOUNTED SIGN AREA (201 SF x 2 = 402, Max 400 SF)					400.0 SF	SIGNAGE COMPLIES
Per 27-691(a) 50% Area Reduction: TOTAL CALCULATED WALL-MOUNTED SIGN AREA (205.68/2 = 102.84)					102.84 SF	

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-23012
- TCP2-027-2020-01

Major/Minor Issues:

- None

Applicant Required Mailings:

- Information Mailing: 04/19/2023
- Acceptance Mailing: 01/09/2024