



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 9, 2025

**RE: DSP-24003 Space Maker Self Storage
Layton Warehouse LLC, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on May 5, 2025.

CERTIFICATE OF SERVICE

This is to certify that on May 9, 2025, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DSP-24003
Space Maker Self Storage

Applicant: Layton Warehouse LLC

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On April 14, 2025, this matter was considered by the District Council using oral argument procedures.¹ Having reviewed the record and the decision of Planning Board to approve Detailed Site Plan (DSP) 24003, a request for approval of a detailed site plan for Space Maker Self Storage for 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) on the subject property located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue) (3.30 Acres; IE/LTO-E/MIO Zones (Prior; I-1/M-I-O Zones), Council District 6, the District Council finds that Planning Board’s decision is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

Planning Board’s decision to approve DSP-24003, based on the findings of facts and conclusions set forth in Resolution No. 2025-013, for the land described above, is hereby AFFIRMED, subject to the following conditions:²

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.

¹ On March 10, 2025, the District Council elected to review the decision of Planning Board and issue the final decision. Md. Code Ann., Land Use (LU) Article § 25-210 (1957, 2012 Repl. Vol., 2024 Supp.), PGCC § 27-290.

² On April 23, 2025, the Applicant, through counsel, proffered Condition 1. l. as a condition of approval.

- b. Revise the coversheet and plans to identify the approved parcels as Parcel 16 and Parcel 17, in accordance with 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 the 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 approved building on all plan sheets.
- f. On the lighting plans, note that all light fixtures are fully cut-off and directed downward to reduce glare and light spillover.
- g. On the grading and utility plan, eliminate the "(2) LOADING" label on the 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 Prince George's County 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.
- k. Revise the architectural elevations to show the elevations and sign details, to be consistent with the building renderings' location, type, and number of signs.

1. Prior to certification, the applicant shall revise the plan to reflect approximately 1,000 square feet of gross floor area of commercial, retail, or office space at ground level or above ground level at zero base rent that can only be used as a business incubator or Community Non-Profit Space, as defined in Section 27-2500 of the Zoning Ordinance (2024 Edition).
2. Prior to certification, the following revisions shall be made to 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.

ORDERED this 5th day of May 2025, by the following vote:

In Favor: Council Members Blegay, Burroughs, Fisher, Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Members Dernoga, Harrison and Hawkins.

Vote: 7-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 
Edward P. Burroughs, III, Chair

ATTEST:

Donna J. Brown
Clerk of the Council