

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.

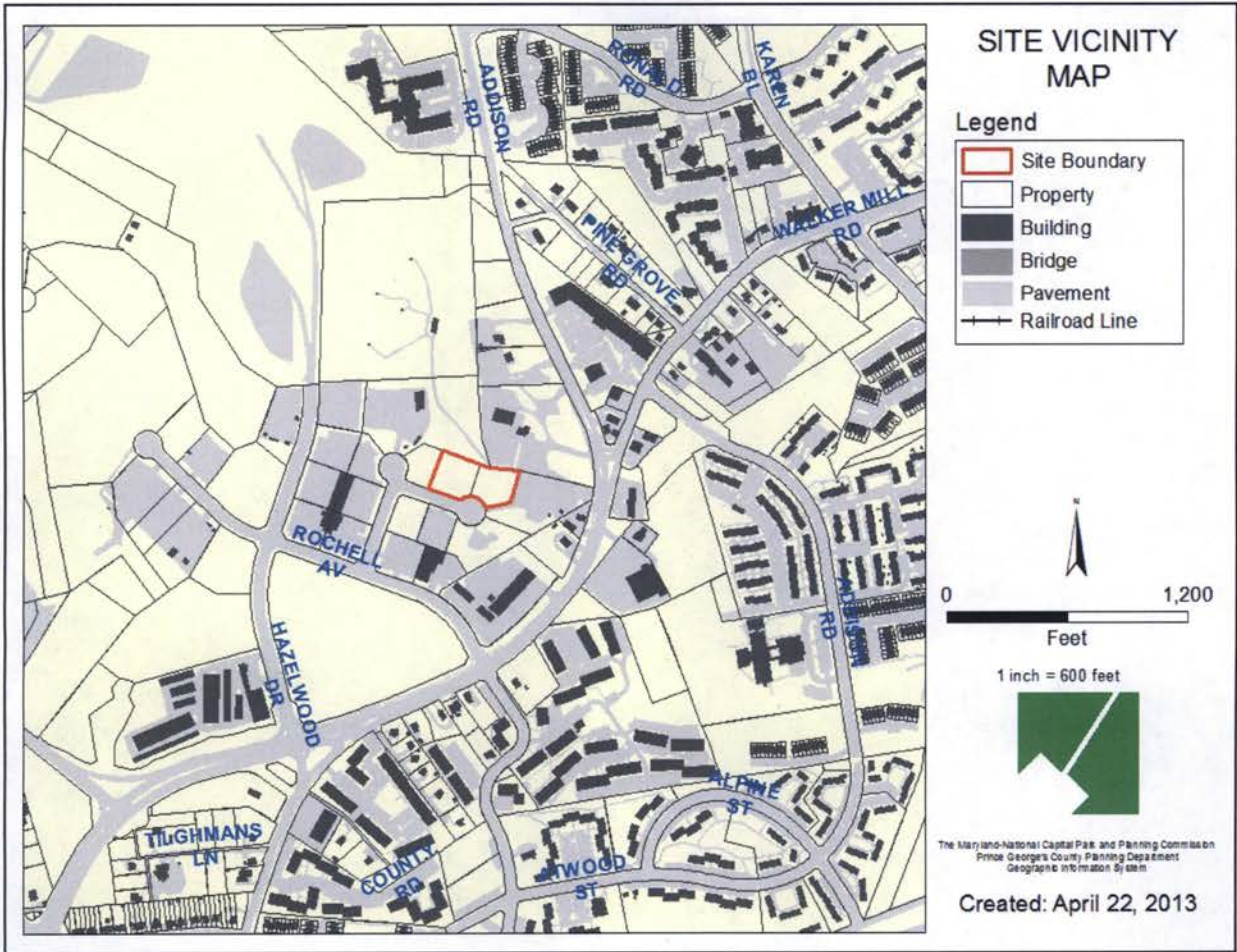
Detailed Site Plan

DSP-13020

Application	General Data	
Project Name: Walker Mill Business Park, Lots 8 and 9 Location: Located on the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way. Applicant/Address: Wasim and Naira Butt 4523 Centennial Lane Ellicott City, MD 21042	Planning Board Hearing Date:	11/07/13
	Staff Report Date:	10/02/13
	Date Accepted:	07/08/13
	Planning Board Action Limit:	10/17/13
	Plan Acreage:	1.58
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	800 sq. ft.
	Planning Area:	75B
	Tier:	Developed
	Council District:	07
	Election District	18
	Municipality:	Capitol Heights
200-Scale Base Map:	203SE06	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of October 17, 2013 to November 7, 2013. Proposed vehicle towing company and automobile storage yard.	Informational Mailing:	04/29/13
	Acceptance Mailing:	05/24/13
	Sign Posting Deadline:	09/17/13

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-13020
Walker Mill Business Park, Lots 8 and 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 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	1.58	1.58
Lots	2	2
Gross Floor Area (sq. ft.)	0	800

OTHER DEVELOPMENT DATA

Parking Spaces Required

800 GFA @ 1 space per 500 GFA **2 spaces**

Parking Spaces Provided

Standard Spaces 2 spaces

Van-Accessible ADA Spaces 2 spaces

Total 4 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, Planning Area 75B, of the Developed Tier.
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 properties to the north and east of the site are developed with contractor's offices with outdoor storage yards; the property to the west is vacant; 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 contains Lots 8 and 9, Block A, of a larger development known as the Walker Mill Business Park. The Planning Board approved (via PGCPB Resolution No. 88-6) Preliminary Plan of Subdivision 4-87194 for Walker Mill Business Park on January 7, 1988, which was recorded in Plat Book NLP 141-11. The site also has two Stormwater Management Concept Approvals, 20323-2012-00 for Lot 8 and 29176-2012-00 for Lot 9, respectively.
6. **Design Features:** The subject DSP has been submitted to construct a vehicle towing company and automobile storage yard on two currently vacant graded lots. The plan proposes to develop a 30-foot-wide commercial driveway entrance off of Prosperity Court to each lot. A 10-foot by 44-foot trailer and a 4,000-square-foot gravel paved area, with two parking spaces, have also been proposed on each lot. The lots will each be completely surrounded by the existing and proposed six-foot-high, board-on-board, wooden fence along the site's frontages, with entrance gates. The existing and proposed six-foot-high chain-link fence has been provided along the remaining property lines for both lots. The proposed standard rectangular trailers will be a metal fabrication and each will have wooden steps providing access to the entrance door. A condition has been included in the Recommendation section of this report requiring the height of the trailers to be

labeled on the DSP. 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 trailers are well in excess of the 30-foot minimum requirement and the front building setback from the street is in excess of 100 feet for each trailer, which meets the minimum front building setback of 25 feet.

The proposed plan shows conformance to the required ten percent green area requirement. However, it is unclear how this was calculated or what area is being defined as green area. Per Section 27-107.01, Definitions, green area cannot include parking lots or other vehicular surfaces. Therefore, the green area of the site cannot include any area used for automobile storage. Conditions of approval requiring the plan be revised to define the area used as automobile storage and to provide the required green area on-site, outside of the automobile storage area, have been included in the Recommendation section of this report.

- 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: It is unclear if the 85 percent green area claimed as provided on the DSP includes the landscape strip adjacent to the public right-of-way required by the 2010 *Prince George's County Landscape Manual* (Landscape Manual). To satisfy the green area requirement, conditions of approval have been included in the Recommendation section of this report requiring the plan be revised to clearly show the ten percent green area, exclusive of the required Section 4.2 landscape strip.

- (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 the existing and proposed fencing completely surrounding both lots. However, some of the fence is chain-link, which will not completely screen the proposed use as required. Based on permit and site plan review, only adjacent Parcel 290, located to the northeast of the site, will be used as a vehicle towing station or a vehicle salvage yard. Since this represents only a small portion of the total length of property line, it would be more consistent to require the entire property line to be screened with a sight-tight fence. Therefore, a condition has been included in the Recommendation section of this report requiring this be shown prior to certification.

(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 vehicular entrance gates, 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, 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 two trailers that will be located within the separate lots surrounded by the wood and chain-link fence. The materials on these trailers 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 sign to be placed on the front fence. Therefore, it will not be above the roof or parapet line or project significantly from a building. The DSP does not label the material or colors of the sign, which should be added, to confirm that it will not have any moving or flashing parts. A condition has been included in the Recommendation section of this report requiring this be done prior to certification.

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 a gravel parking area and trailer on each 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 the compacting of the soil causing the dispersal of the gas in another direction. Therefore, a condition has been included in the Recommendation section of this report requiring the methane study be submitted prior to issuance of a 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; however, it was not signed and sealed by a registered landscape architect as required by Section 2.1(a) of the Landscape Manual. Therefore, a condition of approval has been included in the Recommendation section of this report requiring that the landscape plans are signed by a registered landscape architect prior to certification.
 - 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 landscape 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 landscape 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 landscape strip, when located within 30 feet of an adjacent property where there is no intervening building and interior parking lot planting area. The proposed plan has two clearly distinctive parking areas, each is approximately 4,000 square feet in size, and neither are 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. This has been noted incorrectly on the plan. A condition of approval has been included in the Recommendation section of this report to require the applicant to properly note this requirement on the plan.

- 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 high-impact uses too that require no bufferyard. However, this has not been correctly labeled on the plan. A condition of approval has been included in the Recommendation section of this report to require the applicant to properly note this requirement on the plan.
- e. Section 4.9, Sustainable Landscape Requirements, requires a certain percentage of plant material proposed to be native species. The submitted DSP does appear to meet all of the requirements of this section; however, the required schedule and notes were not provided on the plan. A condition of approval requiring the necessary revisions has been included in the Recommendation section of this report.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** In regards to grandfathering, the project is not 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 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. A standard letter of exemption was issued for the subject property on March 29, 2012 and was submitted with the application.

11. **Conformance to the Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, The Tree Canopy Coverage Ordinance, because it will require a grading or building permit for more than 5,000 square feet of disturbance. The requirement for the subject property (Lots 8 and 9) is ten percent of the gross tract area or 6,875 square feet based on the site's I-1 zone designation. The subject application did not provide the required tree canopy coverage (TCC) schedule on the landscape plan and the proposed plan does not provide a sufficient amount of either proposed or existing trees to meet the requirement. Therefore, a condition of approval has been proposed in the Recommendation section of this report requiring the applicant to provide a TCC schedule and add any additional trees necessary in order to meet the TCC requirement. These additional trees should have a sufficient planting area and be appropriately protected or physically separated from the proposed vehicular use areas by means of curbs, fences, or wheel stops. The applicant should note that staff estimates that approximately 25 shade trees will need to be added to fulfill this requirement.

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

- a. **Transportation Planning Section**—In a memorandum dated July 18, 2013, the transportation planner offered the following summarized comments:

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

The DSP is for a towing service and automobile storage yard. The applicant is proposing to add two service trailers (440 square feet each) on Lots 8 and 9. Each lot is planned with a separate 30-foot commercial entrance, sidewalk frontage, and large paved areas to accommodate storage vehicles. Semi-permanent trailers (mobile units) with steps are shown on the plan. No other structures are shown. Lots 8 and 9 are located on a cul-de-sac, Prosperity Court, shown with a 70 foot right-of-way. The two proposed commercial entrances are shown on the north side of Prosperity Court with a four-foot-wide sidewalk along the lot lines.

The applicant is required to provide two standard parking spaces for the office/storage use. The applicant is providing two parking spaces and two van-accessible spaces. Each lot will have one parking space and one van-accessible space. These are shown on the plan adjacent to the trailers.

The property is located in the Walker Mill Business Park and there are no master plan roadways in the immediate vicinity. The Transportation Planning Section determines that the site plan is acceptable.

- b. **Subdivision Review Section**—In a memorandum dated August 15, 2013, the subdivision planner provided an analysis of the applicable preliminary plan of subdivision and final plat, which is incorporated into Finding 8 above. The subdivision planner also indicated that the DSP has some deficiencies that need to be addressed. The DSP should be revised to add a note to provide the site tax map and grid, lot number, plat information, and current deed information. A recommended condition of approval has been included in this staff report to require the information.
- c. **Environmental Planning Section**—In a memorandum dated October 1, 2013, 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-029-13, was submitted with the application. The site does not contain any regulated environmental features such as nontidal wetlands, streams, and specimen trees.

The stormwater management design is conceptually and technically required to be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE) 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.

Each lot within the application (Lot 8 and Lot 9) has a separate approved Stormwater Management Concept Letter and Plan (20323-2012-00 for Lot 8 and 29176-2012-00 for Lot 9). On each lot, the plan shows less than 5,000 square feet of disturbance and on each approval letter it states that the project is exempt from stormwater management requirements. A fee of \$1,823.00 for Lot 8 is required and the approval expires on November 7, 2015. No fee is required for Lot 9 and that approval expires on December 14, 2015. The approvals were obtained at separate times based on the amount of disturbance submitted at that time. Overall, the application proposes over 8,000 square feet of disturbance and as such, the site is no longer exempt from the requirements and the applicant must provide on-site stormwater management.

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

Comment: A condition has been included in the Recommendation section of this report requiring the applicant to submit a new stormwater management concept approval that combines both properties prior to certification of the DSP.

- d. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Prince George's County Fire/EMS Department had not provided comments on the subject application.
 - e. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 19, 2013, DPIE provided 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 approved Stormwater Management Concept Plans 20323-2012 and 29176-2012.
 - f. **Prince George's County Police Department**—In a memorandum dated July 11, 2013, Corporal Richard Kashe of the Police Department indicated that there are no crime prevention through environmental design (CPTED) related issues with the subject application.
 - g. **Prince George's County Health Department**—In a memorandum dated July 19, 2013, the Prince George's County Health Department offered no comments on the subject application.
 - h. **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.
 - i. **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 does not contain any regulated environmental features, 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-13020, Walker Mill Business Park, Lots 8 and 9, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
 - a. Add a note to provide information on site tax map and grid, lot number, plat number, and current deed.
 - b. Define the area to be used as automobile storage on the site plan and make sure this area will not block, or overlap, the required parking spaces.
 - c. Obtain approval of a revised stormwater management concept plan for the entire area of the subject DSP. Revise the DSP, if it is necessary, to show any improvements required by the new concept approval.
 - d. Label the material and colors of the proposed sign on the DSP.
 - e. Provide ten percent green area on the subject site, exclusive of the required Section 4.2 landscape strip and the automobile storage area.
 - f. Provide a tree canopy coverage schedule on the plan and additional trees as necessary to meet the requirements.
 - g. Have the landscape plan sealed by the landscape architect registered in the State of Maryland who prepares it.
 - h. Revise the DSP to show sight-tight fencing along all property lines.
 - i. Label the height of the trailers on the DSP.
 - j. Revise the Section 4.4 note regarding the DSP's conformance to this section.
 - k. Revise the DSP to note the existing zones and uses on each adjacent property.
 - l. Revise the Section 4.7 schedules to clarify the specific uses on the subject property and adjacent properties, and revise the DSP to clarify which Section 4.7 schedule applies to which property line.
 - m. Provide a Section 4.9 schedule and note showing the site's conformance to this section.
2. Prior to issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. 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.

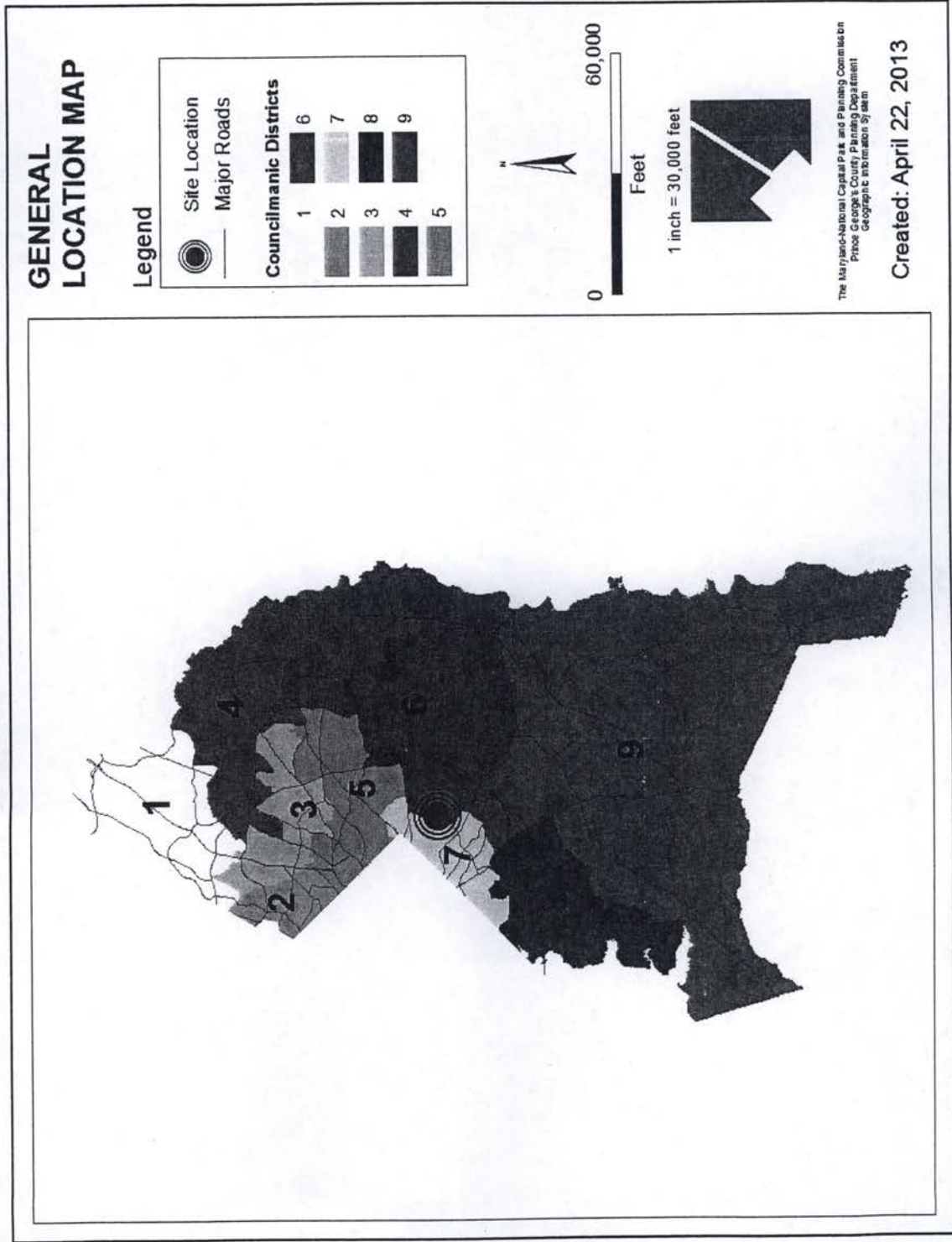
ITEM:

CASE: DSP-13020

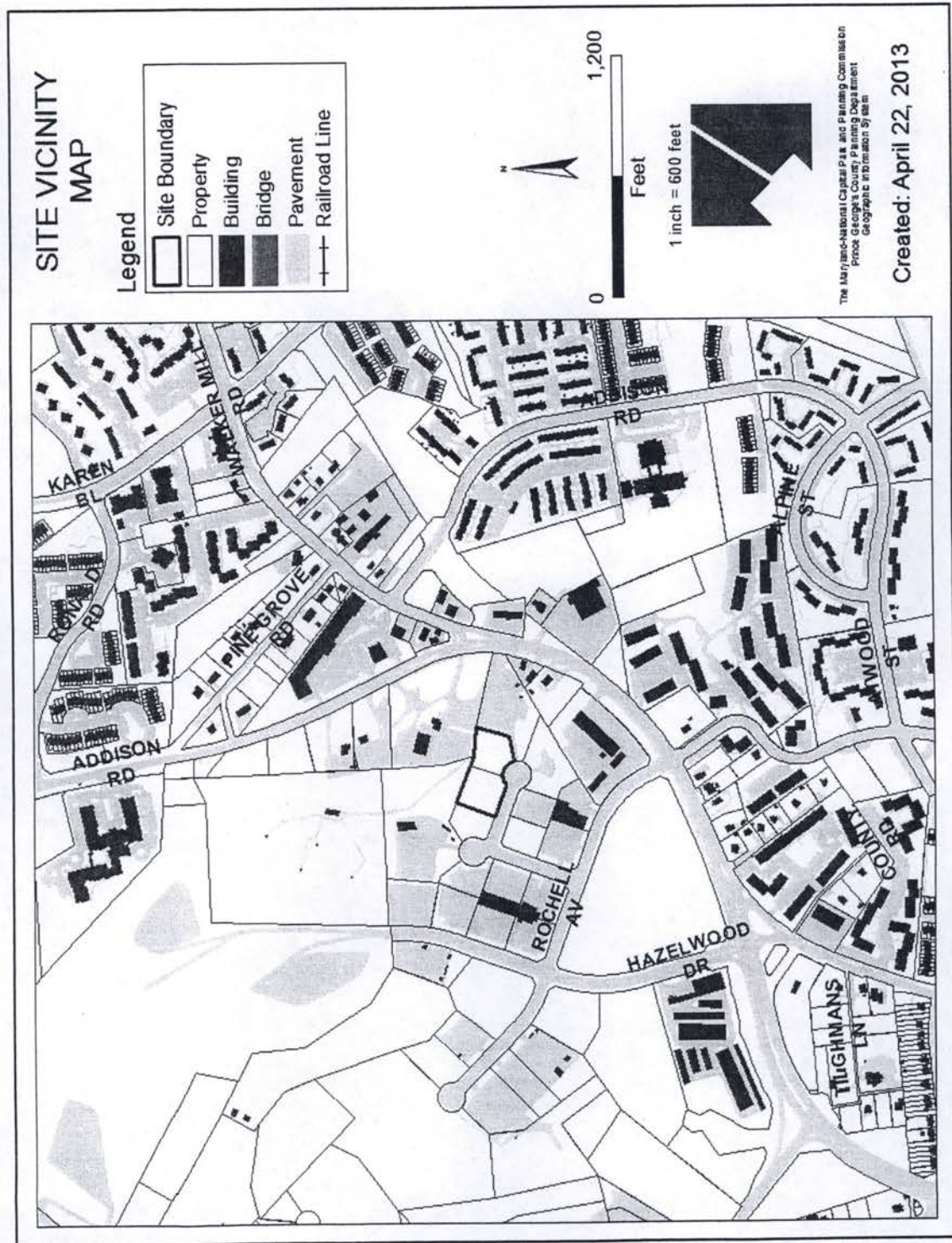
**WALKER MILL BUSINESS PARK
LOTS 8 & 9**



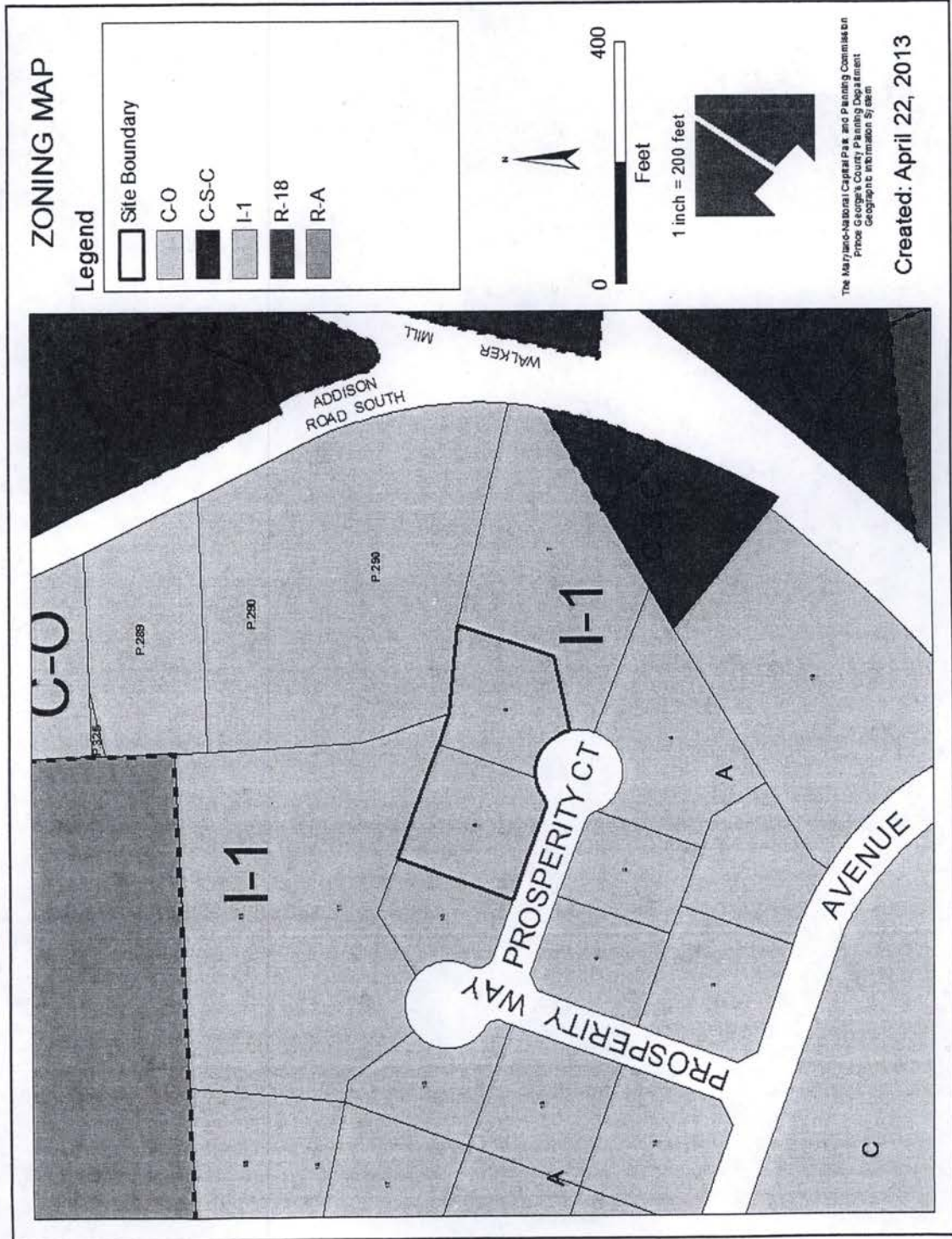
GENERAL LOCATION MAP



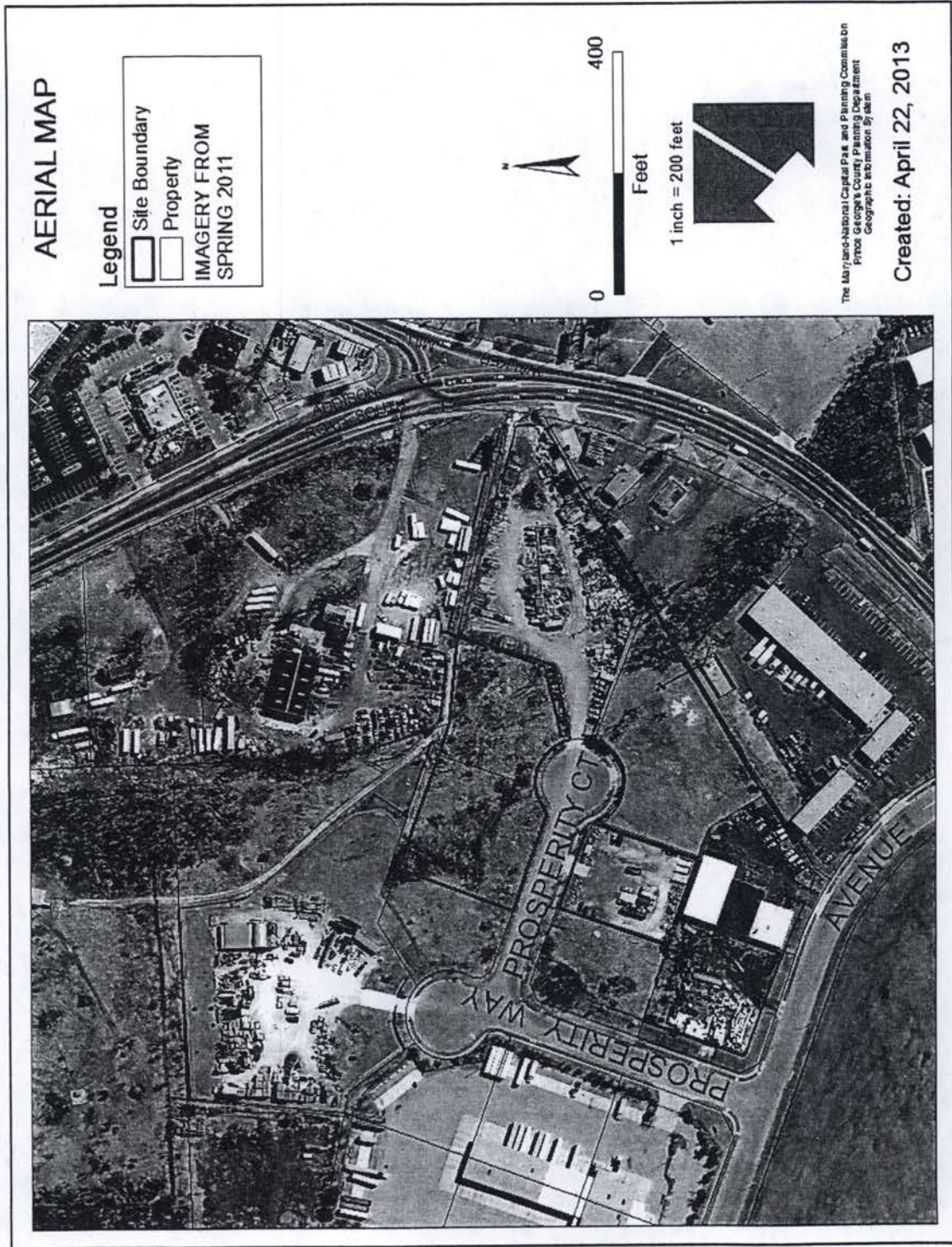
SITE VICINITY



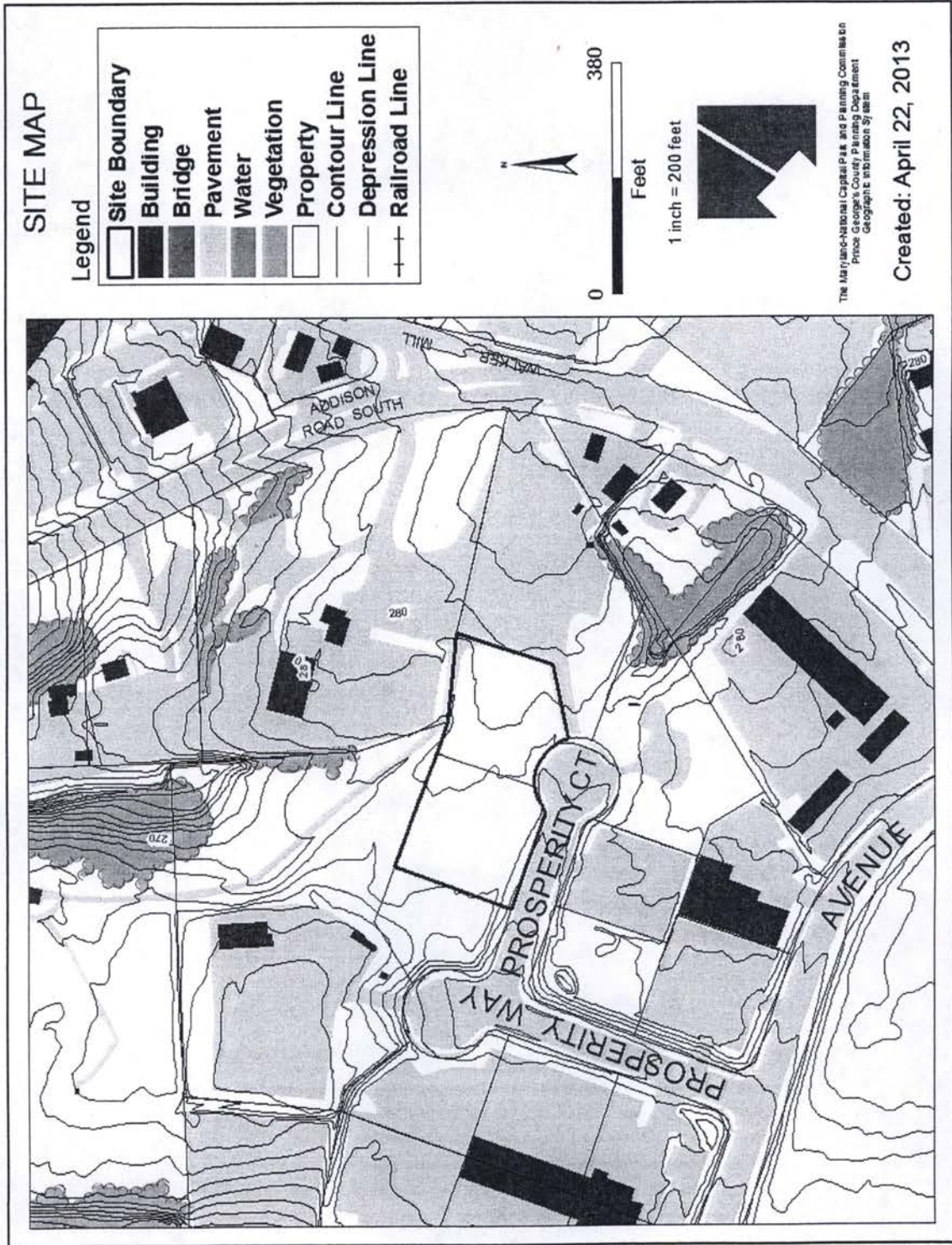
ZONING MAP



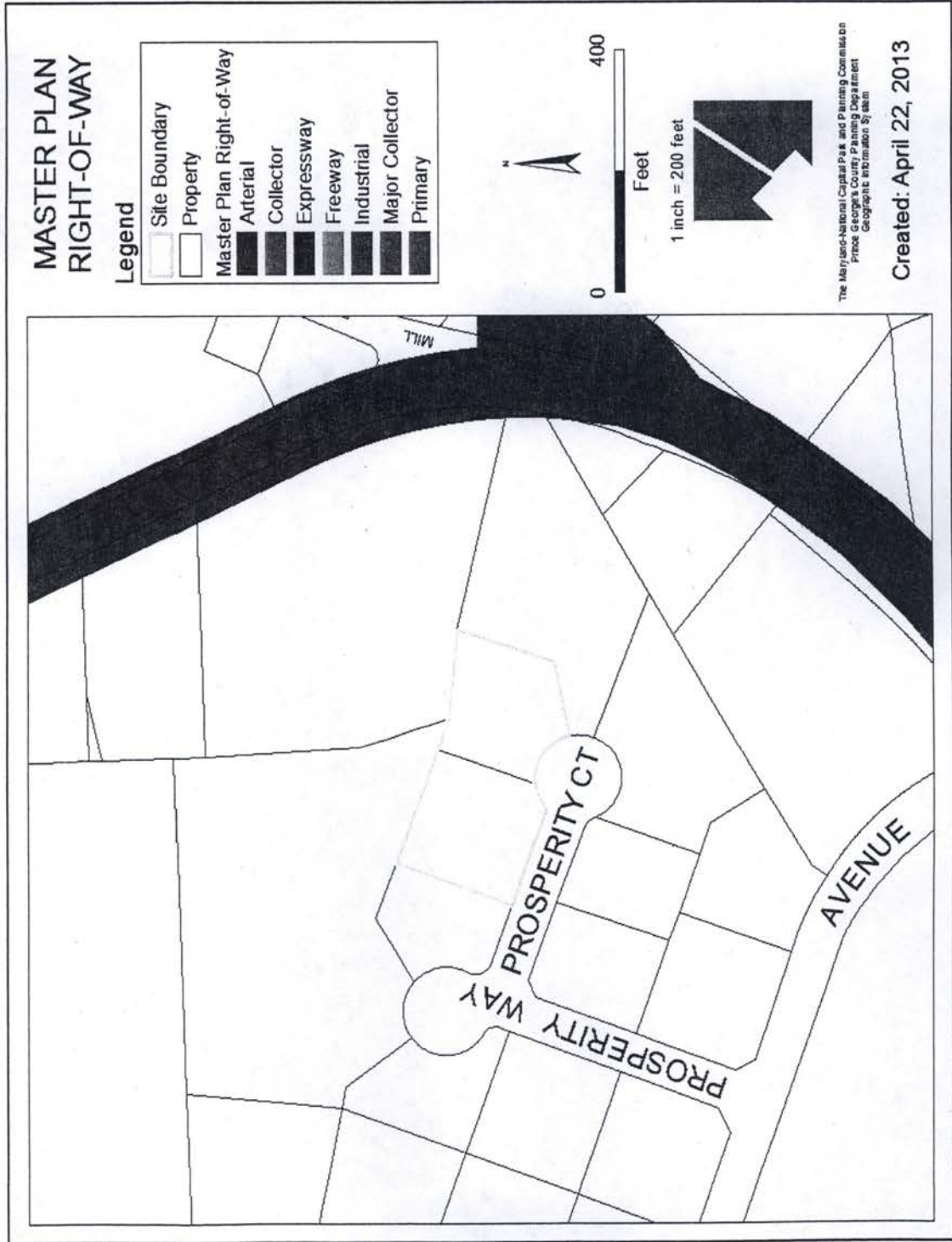
AERIAL MAP



SITE MAP



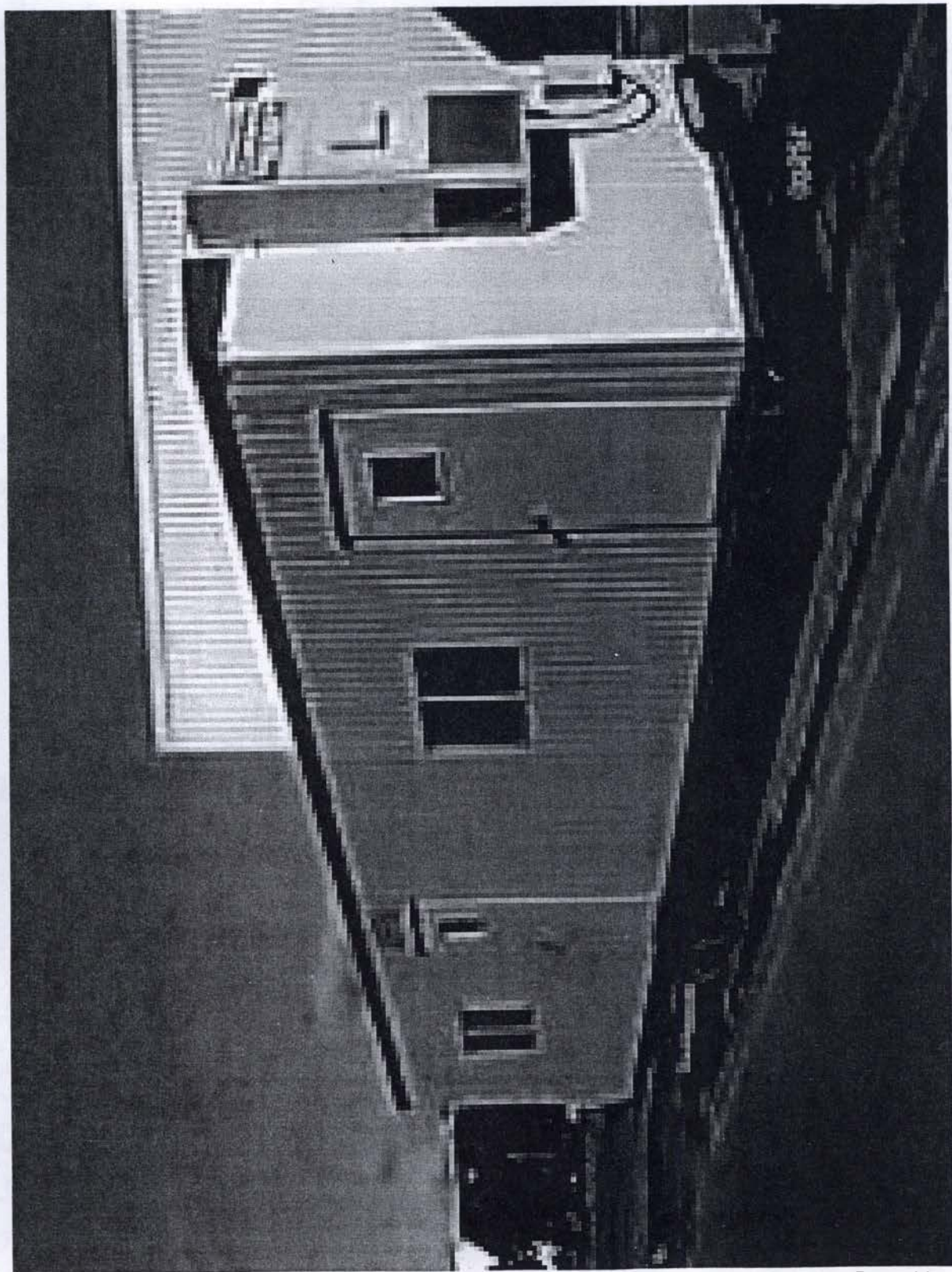
MASTER PLAN RIGHT-OF-WAY MAP

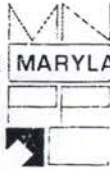


BIRD'S-EYE VIEW WITH APPROXIMATE SITE OUTLINED



TYPICAL TRAILER





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

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

Robert D. Reed
BY Robert D. Reed
Community Relations Officer

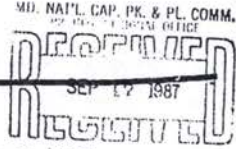
THC/RDR/TVAB:lg

APPROVED AS TO LEGAL SUFFICIENCY:

[Signature]
M-NCPPC Legal Department

Date: *1/26/88*

MEMO



September 16, 1987

TO: Land Development Division
FROM: Alan J. Lord, Planner III, Area Planning Division (N/SE) *AL*
SUBJECT: 4-87194 (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

THE PRINCE GEORGE'S COUNTY GOVERNMENT



DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: Capitol Heights, Walker Mill Business Park Lots 8, Block A CASE #: 20323-2012-00
APPLICANT'S NAME: Wasim & Naira Butt
ENGINEER: Bazukian Consultants, LTD

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW, FEE-IN-LIEU.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required.

No special conditions apply.

Required easements: None.

Storm Water Management fee payment of \$1,823.00 in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

LESS THAN 5,000 SQUARE FEET TO BE DISTURBED. THIS PROJECT IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS.
REVIEWED BY RC.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: November 7, 2012

EXPIRATION DATE: November 7, 2015

CC: APPLICANT, SCD, PERMITS

P.G.C. FORM #3693 (REV 04/93)

FOR OFFICE USE ONLY

ADC MAP: 5650 G-2 200' SHEET: 203SE06

STREET NAME: PROSPERITY CT

WATERSHED: 30-Beaverdam Branch (Anacostia)

NUMBER OF DU'S: 0 COST PER DWELLING: 0

THE PRINCE GEORGE'S COUNTY GOVERNMENT



DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: Walker Mill Business Park_6522 Prosperity Court_Lot 9 CASE #: 29176-2012-00
APPLICANT'S NAME: Wasim and Naira Butt
ENGINEER : Bazikian Consultants, Ltd.

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required.

No special conditions apply.

Required easements: None.

Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

1. LESS THAN 5,000 SQUARE FEET TO BE DISTURBED. THIS PROJECT IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS.
2. A PERMIT WILL BE REQUIRED FOR THE COMMERCIAL DRIVEWAY ENTRANCE.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: December 14, 2012
EXPIRATION DATE: December 14, 2015

FOR OFFICE USE ONLY

ADC MAP:	5650 G-2	200' SHEET:	203SE06
STREET NAME:	PROSPERITY CT		
WATERSHED:	30-Beaverdam Branch (Anacostia)		
NUMBER OF DU'S:	0	COST PER DWELLING:	0

CC: APPLICANT, SCD, PERMITS
P.G.C. FORM #3693 (REV 04/93)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

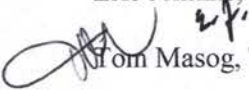
(301) 952-3680
www.mncppc.org

July 18, 2013

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-13020, Walker Mill Business Park, Lots 8 & 9

The Transportation Planning Section has reviewed the detailed site plan noted above. The site plan area consists of approximately 1.58 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 in the original plat.

The detailed site plan is for a towing service and auto storage yard. The applicant is proposing to add two service trailers (440 square feet each) on Lots 8 and 9. Each lot is planned with a separate 30-foot commercial entrance, sidewalk frontage, and large paved areas to accommodate storage vehicles. Semi-permanent trailers (mobile units) with steps are shown on the plan. No other structures are shown. Lots 8 and 9 are located on a cul-de-sac, Prosperity Court, shown with a 70 foot right-of-way. The two proposed commercial entrances are shown on the north side of Prosperity Court with a four-foot wide sidewalk along the lot lines.

The applicant is required to provide two parking spaces for the office/storage use. The applicant is providing two parking spaces and two van spaces. Each lot will have one parking space and one van space. These are shown on the plan adjacent to the trailers.

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.



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

August 15, 2013

MEMORANDUM

TO: Jill Kosack, Urban Design
VIA: Whitney Chellis, Subdivision Section *WC*
FROM: Quynn Nguyen, Subdivision Section *QN*
SUBJECT: Referral for Walker Mill Business Parks, Lots 8 & 9, DSP-13020

The subject property is known as Lots 8 and 9, located on Tax Map 73 and in Grid C-4 within the I-1 Zone and is 1.57 acres. The site is currently undeveloped. The applicant has submitted a detailed site plan for the construction of an entrance, dust free storage area and trailer for the development of a towing services and storage.

The site is the subject of the approved Preliminary Plan of Subdivision 4-87194 and the resolution was adopted by the Prince George's County Planning Board on January 7, 1988 (PGCPB Resolution No. 88-6). The resolution of approval (PGCPB Resolution No. 88-6) contains ten conditions. The following conditions in bold relate to the review of this application:

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.**

Lot 9 and 8 were recorded in Plat Book NLP 141-11 on September 16, 1988. The record plat does not show any floodplain on the subject site.

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.**

The applicant has submitted a detailed site plan for the subject property to meet the requirement of Condition 3 of the Prince George's County Planning Board Resolution No. 88-6. The items listed in the Area Planning Division's memorandum are to ensure conformance to area master plan

and the memorandum is attached with referral. Conformance to Condition 3 should be further reviewed and determined by Urban Design Section.

4. **Provision of a dual left-turn lane at the intersection of Walker 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 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.**
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.**

Conformance to Conditions 4 thru 9 regarding transportation improvements should be further reviewed and determined by Transportation Planning Section.

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

A memorandum dated July 19, 1988 (Darr to Hillary) stated that the Natural Resources Division has reviewed the conceptual grading plan for Walker Mill Business Park and found the grading shown is acceptable and approved the plan. Conformance to Condition 10 should be further reviewed and determined by Environmental Planning Section.

Lot 8 and 9 were recorded in Plat Book NLP 141-11 on September 16, 1988. The record plat contains 3 notes and they were addressed in the preliminary plan conditions above. The bearings, distances, and PUE on the site plan are consistent with the record plat. However, the DSP has some inconsistencies that need to be address. The DSP should be revised with the following technical corrections:

1. Add a note to provide the site tax map and grid, lot number, plat information and current deed information.

The DSP-13020 is in substantial conformance with the approved Preliminary Plan 4-87194 and record plat if the above comments have been addressed. Failure of the site plan and record plat to match will result in the grading and building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.



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

October 1, 2013

MEMORANDUM

TO: Jill Kosack, Senior Planner, Urban Design Section
FROM: Katina Shoulars, Supervisor, Environmental Planning Section
SUBJECT: Walker Mill Business Park; DSP-13020

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan for Walker Mill Business Park Property stamped as received by the Environmental Planning Section on July 8, 2013. Additional information is required.

Background

The Environmental Planning Section signed a Natural Resource Inventory Equivalency Letter, NRI-029-13, 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. This detail site plan proposes for each lot a storage area, a trailer, a sidewalk and required street frontage landscaping. 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.

Site Description

This 1.57-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. No specimen trees were identified on-site through the NRI process. 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-029-13, was submitted with the application. The site does not contain any regulated environmental features such as: nontidal 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. A standard letter of exemption has been issued for this subject property on March 29, 2012 and was submitted with the application.

Comment: No additional information is required with regards to the Woodland Conservation Ordinance.

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.

Each lot within the application (Lot 8 and Lot 9) has an approved Stormwater Management Concept letter and Plan (20323-2012-00 for Lot 8, and 29176-2012-00 for Lot 9). On each lot, the plan shows less than 5,000 square feet of disturbance and on each approval letter it states the project is exempt from the stormwater management requirements. A fee of \$1823.00 for Lot 8 is required and the approval expires November 7, 2015. No fee is required for Lot 9 and that approval expires December 14, 2015.

The approvals were obtained at separate times based on the amount of disturbance submitted at that time. Overall, the application proposes over 8,000 square feet of disturbance and as such, it appears the site, under the submitted application, is no longer exempt from the requirements and must provide on-site stormwater management.

Required Condition: At least 35 days prior to Planning Board Hearing, submit an approved stormwater management concept plan and letter based on the proposed project for the overall site within the subject application.

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 each 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.

Recommended Condition: Prior to the issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and Health Department. 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 301-952-5404 or by e-mail at katina.shoulars@ppd.mncppc.org.

KNF:ks



Rushern L. Baker, III
County Executive

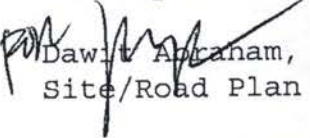
THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

July 19, 2013

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

FROM:  Dawit Abraham, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Walker Mill Business Park Lots 8 and 9
Detailed Site Plan No. 13020

CR: Prosperity Court, 2-6890

In response to the Detailed Site Plan No. DSP-13020 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located north on Prosperity Court and south of Prosperity Way.
- 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 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.

9400 Peppercorn Place, 4th Floor, Largo, Maryland 20774

Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.636.2069

Jill Kosack
July 19, 2013
Page 2

- 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.
- The proposed site development is consistent with the approved Concept Plan No. 20323-2013 and 29176-2013.
- All storm drainage systems and facilities are to be in accordance with DPW&T's Standards and Specifications.

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

SS:DA:dar

cc: Cipriana Thompson, Chief, Traffic Engineering, S/RPRD, DPIE
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Rafik Bazikian, Balikian Consultants, LTD, P.O. Box 100,
Saint Michaels, Maryland 21663



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



MEMORANDUM

DATE: July 11, 2013

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

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

SUBJECT: **DSP-13020, Walker Mill Business Park**

After visiting the site and reviewing the plans there are no CPTED related issues at this time.



HEALTH
DEPARTMENT
Prince George's County

Division of Environmental Health

Date: July 19, 2013

To: Ms. Jill Kosack, Urban Design, MNCPPC

From: 
Frank L. Wise, Subdivision Review Specialist, Environmental Engineering Program

Re: DSP-13020, Walker Mill Business Parks, Lots 8 & 9

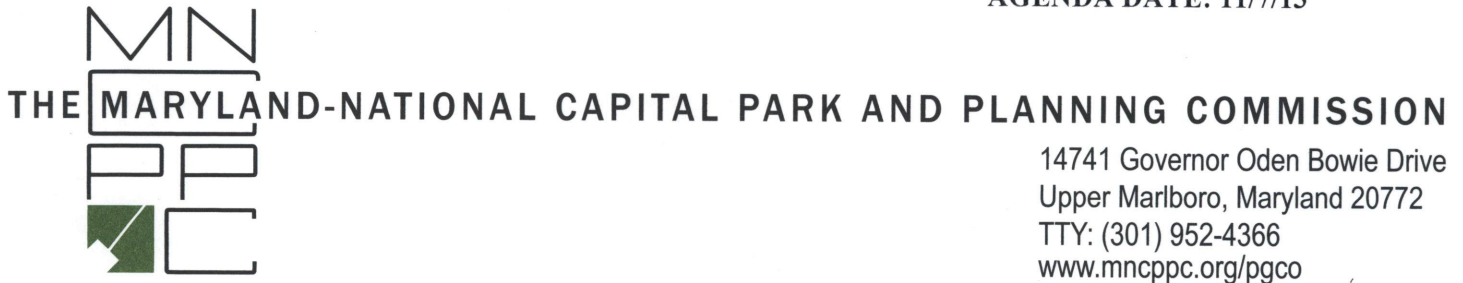
The Environmental Engineering Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for DSP-13020, Walker Mill Business Parks, Lots 8 & 9, and has no comments or recommendations.

If you have any questions or need additional information, please contact me at 301-883-7651 or flwise@co.pg.md.us



Roshere L. Baker, III
County Executive

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



October 31, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

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

SUBJECT: Detailed Site Plan DSP-13020
Walker Mill Business Park, Lots 8 and 9

Based upon e-mail correspondence from the applicant (Bazikian to Kosack, dated October 25, 2013) and Rey De Guzman from DPIE (De Guzman to Snyder, dated October 30, 2013), staff would recommend the following revision to the conditions of approval:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
 - e. ~~Obtain approval of a revised stormwater management concept plan for the entire area of the subject DSP. Revise the DSP, if it is necessary, to show any improvements required by the new concept approval.~~
 - c. Revise the DSP to remove Lot 9, and all references to it in notes and labels, from the plan.

Kosack, Jill

From: info <info@bazikian.com>
Sent: Friday, October 25, 2013 2:19 PM
To: Kosack, Jill
Cc: Lareuse, Susan
Subject: DSP-13020

Jill-

Based on the assumption that you have not received the note you expected from public works, please accept this alternative proposed by the owner to take the development of lot 9 off of DSP and **limit the DSP only to lot 8**, therefore removing the concept condition.

There will remain the discussion on the need for methane study that no one in this subdivision has done and a sample is not available.

Please advise the best/fastest way to go to next level.

Thank you

Rafik Bazikian, P.E.

Kosack, Jill

From: De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Sent: Wednesday, October 30, 2013 3:45 PM
To: Snyder, Steven G.
Cc: Kosack, Jill
Subject: RE: Walker Mill Business Park

As mentioned earlier, the applicant needs to combine both lots under one concept approval since the two lots are under one DSP application. Therefore, the site is no longer exempt. Thanks.

From: Snyder, Steven G.
Sent: Wednesday, October 30, 2013 1:47 PM
To: De Guzman, Reynaldo S.
Cc: 'Jill.Kosack@ppd.mncppc.org'
Subject: FW: Walker Mill Business Park

Rey

Jill needs our input. Please advise

Thanks

From: Snyder, Steven G.
Sent: Tuesday, September 24, 2013 3:59 PM
To: De Guzman, Reynaldo S.
Cc: 'Jill.Kosack@ppd.mncppc.org'
Subject: FW: Walker Mill Business Park

Rey

As you stated the applicant needs to submit a revised Stormwater Concept. The revised Stormwater Concept should include both lots and there should be one ESD on each lot.

Do you agree?

From MNCPPC

"Each lot within the application (Lot 8 and Lot 9) has an approved Stormwater Management Concept letter and Plan (20323-2012-00 for Lot 8, and 29176-2012-00 for Lot 9). On each lot, the plan shows less than 5,000 square feet of disturbance and on each approval letter it states the project is exempt from the stormwater management requirements. A fee of \$1823.00 for Lot 8 is required and the approval expires November 7, 2015. No fee is required for Lot 9 and that approval expires December 14, 2015. The approvals were obtained at separate times based on the amount of disturbance submitted at that time.

Overall, the application proposes over 8,000 square feet of disturbance and as such, it appears the site, under the submitted application, is no longer exempt from the requirements and must provide on-site stormwater management."

From: Kosack, Jill [mailto:Jill.Kosack@ppd.mncppc.org]
Sent: Friday, September 20, 2013 4:12 PM
To: Snyder, Steven G.
Subject: FW: Walker Mill Business Park

Steve – Here is the e-mail (below) and the environmental memo (attached) as we discussed on the phone. Please let me know when you get an answer from Rey.

Thanks,
Jill

From: De Guzman, Reynaldo S. [mailto:rsdeguzman@co.pg.md.us]
Sent: Friday, August 02, 2013 3:19 PM
To: Shoulars, Katina
Cc: Franklin, Kristen; Abraham, Dawit A.
Subject: RE: Walker Mill Business Park

If the LOD is more than 5,000 sq ft, absolutely, swm is required. The development plan is no longer considered exempt. The applicant needs to file a concept revisions. Thanks.

From: Shoulars, Katina [mailto:Katina.Shoulars@ppd.mncppc.org]
Sent: Thursday, August 01, 2013 10:13 AM
To: De Guzman, Reynaldo S.
Cc: Franklin, Kristen; Abraham, Dawit A.
Subject: Walker Mill Business Park

Hi Rey,

We have a DSP application here for Lots 8 and 9 in Walker Mill business Park on Prosperity court. Each lot was issued an exemption (29176-2012 and 20323-2012) from SWM on separate dates due to the development proposed on each lot was less than 5,000 sf; however, the DSP application covers both lots together. On each lot, a storage yard and trailer are proposed so the overall disturbed area totals over 8,000 square feet. Under this application, would the exemptions still be considered valid? In my opinion, a small bioretention pond on each of the lots should be considered.

Katina Shoulars
Supervisor, Environmental Planning Section
M-NCPPC
301-952-5404

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