

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 23, 2019, for Detailed Site Plan DSP-15031-01 for EZ Storage College Park, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height. In conjunction with this DSP, the Planning Board approved a Departure from Parking and Loading Standards, DPLS-459 (PGCPB Resolution No. 19-66), to allow a reduction of 11 parking spaces, and a Departure from Design Standards, DDS-648 (PGCPB Resolution No. 19-67), for a reduction in the loading space size on the same date.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	I-2	I-2
Use	Truck Repair Facility	Consolidated Storage
Total Acreage	1.82	1.82
Green Area (10 percent required)		0.55 acre/30.1 percent
Parcels	1	1
Gross Floor Area (square feet)	21,378 (to be razed)	122,190
Number of Storage Units	0	950

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
1,000-square-foot Office Space	4 per 1,000 GFA = 4	4
950 Storage Units	1 per 50 units = 19	8
Total Required	23	*12
Handicap-Accessible	1	1
Standard Spaces	22	11
Compact	0	0
**Loading:		
2 spaces up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	3	3

*See DPLS-459

**See DDS-648 for reduced space size.

3. **Location:** The site is in Planning Area 66, Council District 1. More specifically, it is located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue. The site is known as 5151 Branchville Road, in the City of College Park.
4. **Surrounding Uses:** The site is bounded to the north by Branchville Road; to the south by MD 193; to the east by the Chessie Seaboard (CSX) railroad lines; and to the west by contractor use in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The site is not subject to a previous preliminary plan of subdivision (PPS) or record plat. Parcel 85 was created by deed, recorded in Liber 36087 and folio 303 in the Prince George's County Land Records. The 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* (Greenbelt Metro Area Sector Plan and SMA) retained the property in the Heavy Industrial (I-2) Zone. DSP-15031, for the development of a consolidated storage facility, was approved by the Prince George's County Planning Board on November 3, 2016, through PGCPB Resolution No. 16-129, but was not constructed. Changes to the floodplain mitigation on-site during technical plan preparation led to a redesign of the facility and the need for additional departures and variances. The site is the subject of an approved Stormwater Management (SWM) Concept Plan, 32569-2018-00, approved on February 28, 2019, and is valid until February 28, 2022.
6. **Design Features:** The site is roughly rectangular in shape, with frontage along both Branchville Road to the north and MD 193 to the south. Access is proposed via an entrance onto Branchville Road in the northwest corner of the site leading into a parking lot enclosed by a decorative fence and gate. The five-story, approximately 57.58-foot-high, 122,190-square-foot building is located in the northeast corner of the site, within 15 feet of the Branchville Road right-of-way. The building will contain a small office space, but no resident manager. The entire southern portion of the site will be green area, including existing vegetation and a proposed floodplain storage area.

Architecture

The proposed consolidated storage building has a rectangular footprint and will be constructed with a mix of split-face concrete masonry units (CMU) and a stucco finish. The main section of the building will be finished in red, with a beige parapet. Doors and windows of anodized aluminum and clear glass will be decorated with white architectural cast stone headers and sills on all elevations. White CMU cornices serve to separate the red from the beige, to distinguish the office area, and to crown the parapet.

Signage

The applicant has provided a signage package for the application for building-mounted signage only. Three signs are proposed with the text of "ezStorage" in white light-emitting diode channel letters on the southern, eastern, and western elevations. The signs will measure approximately

108 square feet on the eastern elevation, and approximately 88 square feet on the southern and western elevations. Signage with secondary text of “Climate Controlled Self Storage,” measuring approximately 75 square feet, is shown on the eastern elevation.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-2 Zone and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:
- a. The subject DSP is in conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs uses in industrial zones. The proposed consolidated storage facility is a permitted use in the I-2 Zone, in accordance with Section 27-475.04.
 - b. The DSP is in conformance with those regulations in the I-2 Zone including Section 27-470(a) regarding purposes; Section 27-470(b) regarding landscaping, screening, and buffering; and Section 27-474 regarding regulations in the industrial zones, with the exception of Section 27-474(b), Table 1, Setbacks, for which a variance of 10 feet was requested and granted with this application.

Variance: Section 27-474(b) requires the building to be set back 25 feet from the street. Approximately 90 linear feet of the building does not meet the required setback relative to Branchville Road. At its closest point, the building is set back 15 feet from the street; therefore, a variance of 10 feet is requested.

Per Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

This property has been developed since the 1950s and is located at the southern edge of an established industrial area. Development is limited by the existing CSX tracks, which are adjacent to the site on the east, and MD 193 to the south. This property is subject to the County’s 100-year floodplain, where property area is needed for compensatory storage and to allow for conveyance of water to continue through the site. There is an existing easement granted to the Maryland State Highway Administration (SHA) for drainage, which is located in the southern portion of the site. Since MD 193 is approximately 30 feet above the proposed development, this area is needed for the purpose of providing drainage for this site, the adjacent site, and the road. With these factors considered, the building is being located close to Branchville Road to allow adequate space for

drainage and compensatory storage. These extraordinary conditions create an environment that is unique to the property and generally not applicable to other properties.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The maintenance of the stormdrain easement, the creation of a 100-year floodplain compensatory storage area, and supplementation of the underground drain under MD 193 creates an undue hardship upon the available building envelope. The applicant has located the proposed building closer to Branchville Road, in order to accommodate these site constraints.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.**

The granting of this variance will not impair the intent, purpose, or integrity of the *Plan Prince George's 2035 Approved General Plan* (Plan 2035) or I-2 zoning. Rather, approval of this variance will allow the property to continue to operate concordantly with the surrounding commercial and industrial operations, thus contributing to the Plan 2035 goal of providing increased opportunities for redevelopment.

The Planning Board approved a variance to Section 27-474(b), to allow a reduction of 10 feet to the 25-foot building setback from Branchville Road.

- c. The DSP conforms to Section 27-475.04 regarding the requirements for consolidated storage, with the exception of Section 27-475.04(a)(1)(c), for which a variance of 21 feet was requested and granted with this application.

Variance: Section 27-475.04(a)(1)(c) restricts consolidated storage buildings to a maximum height of 36 feet. The proposed consolidated storage building will be 57 feet in height, and a height variance of 21 feet was requested and granted with this application.

Per Section 27-230(a), a variance may only be granted when the Planning Board finds that:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

This property has been developed since the 1950s and is located at the southern edge of an established industrial area. Development is limited by the existing CSX tracks, which are adjacent to the site on the east, and MD 193 to the south. This property is subject to the County's 100-year floodplain where property area is needed for compensatory storage, and to allow for the conveyance of water to continue through the site. There is an existing easement granted to SHA for drainage, which is located in the southern portion of the site. Since MD 193 is approximately 30 feet above the proposed development, this area is needed for the purpose of providing drainage for this site, the adjacent site, and the road. With these factors considered, the building is being located close to Branchville Road to allow adequate space for drainage and compensatory storage. These extraordinary conditions create an environment that is unique to the property and generally not applicable to other properties.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The maintenance of the stormdrain easement, the creation of a 100-year floodplain compensatory storage area, and the supplementation of the underground drain under MD 193 creates an undue hardship upon the available building envelope. In order to accommodate the unique site constraints, the applicant must build vertically. In comparison with other new development in the immediate area, specifically the homes of Greenbelt Station, this proposal maintains a height relatively in keeping with the character of the community.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.**

The granting of this variance will not impair the intent, purpose, or integrity of Plan 2035 or I-2 zoning. Rather, approval of this height variance will allow the property to continue to operate concordantly with the surrounding commercial and industrial operations, thus contributing to the Plan 2035 goal of providing increased opportunities for redevelopment.

The Planning Board approved a variance to Section 27-475.04(a)(1)(c), to allow an additional 21 feet to the 36-foot maximum building height, for construction of a consolidated storage facility.

8. **Detailed Site Plan DSP-15031:** DSP-15031 was approved by the Planning Board on November 3, 2016 (PGCPB Resolution No. 16-129) for an 850-unit consolidated storage building. This approval was subject to two conditions, both of which are relevant to this application:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:

h. The applicant shall provide dedication and frontage improvements as proffered for the project consistent with the exhibit provided by the applicant, and which conform to the following requirements:

- **Dedication of 25 feet of frontage width to the City of College Park along Branchville Road, including a three-foot-wide planting strip, and a four-foot-wide sidewalk connecting to the entry walk and to the main entry of the building.**

The proposal includes a standard sidewalk along the frontage of the site, excluding the dead-end portion of the Branchville Road on the east, and shows pedestrian access provided to the building entrance.

i. Provide a minimum of two bicycle parking spaces on-site located close to the main entrance of the building. A detail of the bicycle rack shall show that it is anchored in a concrete base.

Bicycle parking is identified on the plans and the necessary detail for the bike rack is included.

n. Revise the site plan to include the following elements proffered by the applicant:

- (1) A four-foot-wide sidewalk from Branchville Road connecting to the office entry walk;**

A sidewalk is shown on the submitted plans.

- (3) A seven-foot-wide planting area along Branchville Road, east of the driveway entrance to the office parking lot; and**

The current proposal no longer provides a separate office parking lot. Landscape plantings are addressed with the landscape and lighting plan findings of this resolution.

2. Prior to issuance of a grading permit, the detailed site plan and Type 2 tree conservation plan, if necessary, shall be revised to relocate the building out of the 100-year overflow path as referenced in Stormwater Management Concept Plan 41022-2015. The applicant shall coordinate with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) as to the appropriate location of the building.

The applicant has submitted a revised SWM Concept Plan, 32569-2018-00, and associated letter approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The revised plans demonstrate that the proposed building has been relocated outside of the ultimate overflow path of the 100-year floodplain. Revisions to the DSP and Type 2 tree conservation plan (TCP2) are required due to the changes to the site layout, as this condition anticipated.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements.
10. **2010 Prince George's County Woodland and Wildlife Habitat Conservation:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, it contains more than 10,000 square feet of existing woodland and has a previously approved TCP2.

The woodland conservation worksheet for the site shows a gross tract area of 1.82 acres, with 1.62 acres in the floodplain and a remaining 0.20-acre net tract area. A total of 0.18 acre of existing woodlands is on the net tract and 0.10 acre is within the floodplain. The site has a woodland conservation threshold of 0.03 acre, or 15 percent of the net tract, based on requirements for the I-2 Zone.

The TCP2 shows a total woodland conservation requirement of 0.06 acre and indicates that the entire requirement will be met by payment of fee-in-lieu totaling \$2,362.24.

The TCP2 worksheet requires technical corrections prior to certification of the TCP2. The worksheet must be updated to reflect the correct area of net tract woodland retained, not part of requirements, as shown on the plan.

The stormdrain pipe within the area of proposed "woodlands retained - not credited" must be labeled as existing or proposed, and the associated stormdrain easement must be identified. All woodlands within an existing or proposed stormdrain easement shall be labeled as "woodland retained - assumed cleared." If this area is proposed to be cleared, it must be shown as cleared instead. The standard symbols provided in the Environmental Technical Manual shall be used.

There is an area within 40 feet of the proposed building footprint shown as "woodlands retained - assumed cleared." Per Section 25-122(b)(1)(E) of the WCO, the limits of disturbance shall be revised to reflect 40 feet of cleared area to the front and rear of all building footprints, and the TCP2 shall be revised to account for any additional clearing.

There are additional minor technical revisions that are included in the conditions of this approval.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property.
12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—The Planning Board adopted, herein by reference, a memorandum dated April 24, 2019 (Stabler to Burke), which states that the subject DSP has been reviewed and it has been determined that the proposal would have no impact on Prince George's County historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 16, 2019 (Adams to Burke), which states that the previous approval for consolidated storage on this site establishes the use as causing no substantial impairment to the intent, purpose, or integrity of the sector plan.
 - c. **Transportation Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 29, 2019 (Thompson to Burke), which states that this plan is generally acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.
 - d. **Subdivision Review**—The Planning Board adopted, herein by reference, a memorandum dated April 2, 2019 (Turnquest to Burke), which states that in order for the above PPS exemption to remain valid, the applicant should be aware that a building permit for the proposed structure should be approved prior to razing of the existing structure.
 - e. **Trails**—The Planning Board adopted, herein by reference, a memorandum dated April 23, 2019 (Shaffer to Burke), which states that this plan meets the findings for bicycle and pedestrian access.
 - f. **Permit Review**—The Planning Board adopted, herein by reference, a memorandum dated April 1, 2019 (Bartlett to Burke), which contains conditions of approval included in this resolution.

- g. **Environmental Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 29, 2019 (Juba to Burke), which contains conditions of approval included in this resolution.
- An approved SWM Concept Letter (32569-2018-00) and associated plan were submitted with the application for this site. The approval was issued on February 28, 2019 for this project from DPIE. Requirements are proposed to be met through a combination of on-site attenuation and fee-in-lieu. The approved plan proposes two micro-bioretenion facilities and a network of pipes and outfalls that drain to an existing drainage easement along MD 193. A fee-in-lieu amount of \$4,800.00 is required for on-site attenuation/ quality control measures.
- h. **Prince George’s County Fire/EMS Department**—The Planning Board adopted, herein by reference, a memorandum dated April 24, 2019 (Reilly to Burke), in which the Office of the Fire Marshal provided comments relating to hydrant distances, hose drag, and fire department access, which the applicant will have to address at the time of permitting.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not provide comments on the subject application.
- j. **Prince George’s County Police Department**—The Police Department did not provide comments on the subject application.
- k. **Prince George’s County Health Department**—The Health Department did not provide comments on the subject application.
- l. **Maryland State Highway Administration (SHA)**—SHA did not provide comments on the subject application.
- m. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board adopted, herein by reference, an email dated March 28, 2019 (Mapes to Burke), which states that WSSC has reviewed the project under the original DSP.
- n. **City of College Park**—The Planning Board adopted, herein by reference, a letter from the City of College Park dated May 15, 2019, which included three recommendations. Prior to the Planning Board hearing, two of the recommendations were resolved and the third recommendation was included as Condition 1.j. of this resolution.
13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

14. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).

The site contains regulated environmental features, specifically 100-year floodplain within the primary management area (PMA). An SOJ for impacts was previously reviewed by the Planning Board, in conjunction with the approval of DSP-15031 and TCP2-020-2016, for 1.62 acres of impacts to the PMA and for the removal of three existing buildings and a parking lot, as well as for construction of a self-storage building and associated parking that had a much larger building footprint than currently proposed. No additional on-site impacts are proposed. Therefore, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, given the unusual development constraints of the property.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED a Variance to Section 27-474(b) and Section 27-475.04(a)(1)(c), and APPROVED Type 2 Tree Conservation Plan TCP2-020-2016-01, and further APPROVED Detailed Site Plan DSP-15031-01 for the above described land, subject to the following conditions:

- A. APPROVE Detailed Site Plan DSP-15031-01 and Type 2 Tree Conservation Plan TCP2-020-2016-01 for EZ Storage College Park, including variances to Section 27-474(b) for minimum setback from the street and Section 27-475.04(a)(1)(c) for maximum building height, subject to following condition:
1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
 - a. Clearly label the size and disposition of existing structures on the DSP.
 - b. Clearly show bottom wall elevations to correspond with top wall elevations on Sheet 3.
 - c. The applicant should add "Handrail" to the detail title (e.g.: Key Retaining Wall Guard Rail and Handrail) on both Sheets 3 and 6.
 - d. Sheet 4 contains information at the top right that appears to have been cut off. Correct this error to either show the information fully or remove it, if not relevant.
 - e. Provide a footnote on Sheet 1 for the height variance, as has been done for the setback variance. Include code references for both variance footnotes.

- f. Correct the proposed green area in the Zoning Summary and Site Data chart to reflect the proposed and existing conditions.
- g. Relabel the landscape plan to “Landscape and Lighting Plan.”
- h. Provide plant quantities on the tables to reflect what is presented on the plan.
- i. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - (1) Revise the TCP2 notes by completing the Invasive Plant Removal notes and providing an invasive species management plan.
 - (2) Label all structures as either existing or proposed.
 - (3) Label the proposed retaining wall.
 - (4) Revise the location of all temporary tree protection fencing shown to be placed approximately two feet outside of the limits of disturbance.
 - (5) Add a north arrow on the plan.
 - (6) Identify and label all existing and proposed stormdrain easements. Label all woodlands within existing stormdrain easements to remain on-site as “woodland retained-assumed cleared” and all woodlands within proposed stormdrain easements as cleared using the appropriate symbol per the Environmental Technical Manual on the TCP2 plan and legend.
 - (7) Show all areas within 40 feet of the front and rear of the proposed building as cleared, and expand the limits of disturbance accordingly on the TCP2 and all relevant sets of plans associated with this DSP application.
 - (8) In the TCP2 legend re-label “Woodland Retained Assumed Cleared (WP-NC)” to “Woodland Retained Assumed Cleared (WP-AC),” as labeled on the plan.
 - (9) Revise the TCP worksheet to reflect the same area of net tract woodland retained, not part of requirements, as shown on the plan.
 - (10) Complete the revision box on the TCP2.
 - (11) After all revisions and corrections have been made, the plan shall be signed and dated by the qualified professional who prepared it.

- j. Prior to certificate of approval of the DSP, revise the plans to clearly delineate and label any right-of-way dedication and ultimate right-of-way delineation.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, May 23, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 13th day of June 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:gh