



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Conceptual Site Plan

## LIW Ironworks

# CSP-19010

REQUEST	STAFF RECOMMENDATION
Development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.	Approval with conditions

<b>Location:</b> On the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road.	
Gross Acreage:	1.5
Zone:	I-3
Dwelling Units:	N/A
Gross Floor Area:	19,000 sq. ft.
Planning Area:	80
Council District:	08
Election District:	05
Municipality:	N/A
200-Scale Base Map:	214SE01
<b>Applicant/Address:</b> LIW Ironworks, Inc. 611 Pennsylvania Avenue SE, Suite 293 Washington DC, 20003	
<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP <b>Phone Number:</b> 301-952-4151 <b>Email:</b> Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	05/28/2020
Planning Board Action Limit:	06/06/2020
Staff Report Date:	05/12/2020
Date Accepted:	03/24/2020
Informational Mailing:	09/19/2019
Acceptance Mailing:	03/17/2020
Sign Posting Deadline:	4/28/2020

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-19010  
Type 1 Tree Conservation Plan TCP1-008-2020  
LIW Ironworks

The Urban Design staff has completed the 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 CRITERIA**

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Planned Industrial/Employment Park (I-3) Zone and the site design guidelines;
- b. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- c. The requirements of other site-related regulations; and
- d. Referral comments.

**FINDINGS**

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application proposes a conceptual site plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.

**2. Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-3	I-3
Use	Vacant	Contractor's Office and Warehouse
Acreage	1.5	1.5
Total Gross Floor Area (GFA) (sq. ft.)	0	19,000

- 3. Location:** The subject property is located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210), Fort Washington, in Planning Area 80, Council District 8.
- 4. Surrounding Uses:** The subject site is an L-shaped parcel, which is sandwiched between developed properties in the Light Industrial (I-1) and Planned Industrial/Employment Park (I-3) Zones. To the north of the site is an existing day care facility in the I-3 Zone; to the southeast of the site, at the intersection of MD 210 and Cornett Street, is an existing automobile repair facility in the I-1 Zone; and to the west is an industrial warehouse in the I-3 Zone. Further across Cornett Street to the south are developed properties in both the I-1 and I-3 Zones.
- 5. Previous Approvals:** The subject property was retained in the I-3 Zone by the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. A Stormwater Management (SWM) Concept Plan (1220-2017-00) was submitted with the application for this site, which the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) approved on August 25, 2017.
- 6. Design Features:** The subject site is in an L shape with frontages on both MD 201 to the east and Cornett Street to the south. The site will have accesses from both the service road of MD 201 and Cornett Street. One contractor's office and warehouse building is proposed on the subject site. Site related details and building information will be provided and reviewed at time of detailed site plan (DSP).

**COMPLIANCE WITH EVALUATION CRITERIA**

- 7. Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the I-3 Zone and the site design guidelines of the Zoning Ordinance.
- a. The proposed contractor's office and warehouse with fabrication is a permitted use per Section 27-473(b), Uses Permitted, of the Zoning Ordinance. This section has additional requirements for this use, as follows:
- (1) The storage of materials and equipment, and the fabrication for installation off-site can only be allowed within a wholly enclosed building.
  - (2) The fabrication use shall be related to, dependent on, and secondary to the primary use on the premises, which is the contractor's office.

- (3) The fabrication use shall be located on the same record lot as the primary use.
- (4) The fabrication use shall not be located within a building not occupied by the primary use; and,
- (5) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the fabrication use shall not exceed an area equal to 45 percent of the gross floor area of the building within which the primary use is located, unless otherwise provided.

Since the subject application is a CSP, the building and site details required for review for conformance with the above requirements will not be available until at time of DSP review. The requirements have been provided for information only, at this time.

- b. In accordance with Section 27-471(d), a CSP and a DSP are required for all uses and improvements in the I-3 Zone, in accordance with Part 3, Division 9, of the Zoning Ordinance. This CSP has been filed in fulfillment of this requirement.
- c. Section 27-471, I-3 Zone, contains additional regulations for site features such as parking, warehousing, required access, etc. that will be reviewed for conformance at time of DSP when the proposed information is available. Furthermore, Section 27-471(i)(4) reads, as follows:

**(4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph (1), (2), or (3), above.**

The subject site is less than 25 acres, with only 1.5 acres, the land was rezoned to the I-3 Zone through the 1984 *Subregion VII Sectional Map Amendment*, and the owner of this site does not own any abutting undeveloped property. Thus, the proposed development meets this requirement and is permitted.

- d. The CSP is in general conformance with the applicable site design guidelines, as contained in Section 27-274 of the Zoning Ordinance. Given the nature of this review and the small size of the property, detailed design of the building, site infrastructure, features, and amenities, as required in the site design guidelines will be further reviewed at the time of DSP.

**8. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The property 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 and previously contained more than 10,000 square feet of existing woodland. As required by Section 25-119(a)(2)(A) of the WCO, a Type 1 Tree Conservation Plan, TCP1-008-2020, was submitted with the CSP.

- a. A Natural Resources Inventory Equivalence Letter, NRI-087-2017, was approved on September 3, 2019, and provided with this application. The site contains no regulated environmental features, specimen trees, or woodland areas. The TCP1 and the CSP show all the required information correctly, in conformance with the NRI.
- b. This site was previously cleared of all the on-site woodland, prior to 2006 without a TCP2 or permit from the previous owner. In 2017, the current owner was required to provide an NRI equivalence letter and a TCP2 to reflect the current environmental features and to meet the requirement for the previous woodland clearing. This site contained 1.05 acres of woodland and all was cleared for a woodland conservation requirement of 0.66 acre. A fee-in-lieu of \$8,624.88 was paid to meet the clearing of all on-site woodlands.

The current submitted TCP1 shows vegetation along the northern and western property lines, but these areas do not qualify as forested areas. Through the approved TCP2, a fee was paid for the removal of all the on-site woodlands.

**9. Other site-related regulations:** Additional regulations are applicable to site plan review that require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only.

- a. **2010 Prince George’s County Landscape Manual**—This development in the I-3 Zone will be subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) at the time of DSP. Specifically, the site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.
- b. **Prince George’s County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that need a grading permit. Properties zoned I-3 are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 1.5 acres in size and the required TCC is 0.15 acre (6,534 square feet). Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.

**10. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are adopted herein by reference and main points are summarized, as follows:

- a. **Community Planning**—In a memorandum dated April 24, 2020 (Umeozulu to Zhang), the Community Planning Section noted the following:

The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* recommends mixed-use future land use designation on the subject property. It is part of the recommended Broad Creek Transit Village. Page 32 shows the land use and development pattern for the village and conceptually shows the property for senior housing or commercial

development. However, the Master Plan retained the subject property in the I-3 Zone.

- b. **Transportation Planning**—In a memorandum dated March 29, 2020 (Masog to Zhang), the Transportation Planning Section offered a discussion of adequacy and right-of-way issues that will be reviewed at the time of preliminary plan of subdivision and stated that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a CSP, as described in the Zoning Ordinance.
- c. **Trails**—In a memorandum dated April 27, 2020 (Smith to Zhang), the trails planner provided a comprehensive review of this application and concluded that the submitted plans meet the necessary findings and criteria for a CSP from the perspective of pedestrian and bicyclist transportation. Due to the nature of this application, there are no recommended conditions of approval. Details regarding pedestrian and bicyclist improvements will be addressed at the time of future development applications.
- d. **Environmental Planning**—In a memorandum dated April 27, 2020 (Schneider to Zhang), the Environmental Planning Section provided the following summarized comments on the subject application:

**Stormwater Management**

A SWM Concept Plan (1220-2017-00) was submitted with the application for this site. DPIE approved the associated SWM plans on August 25, 2017. The plan proposes to use three micro-bioretenion basins. A SWM fee of \$4,655.00 is in lieu of on-site attenuation/quality control measures. No further action regarding SWM is required with this CSP review.

The Environmental Planning Section recommends approval of CSP-19010 and TCP1-008-2020 with one condition that has been included in the Recommendation section of this report.

- e. **Prince George’s County Fire/EMS Department**—In a memorandum dated March 24, 2020 (Reilly to Bush), the Fire/EMS Department provided two comments regarding hydrant location, and the building’s location related to fire access road, which have been sent to the applicant. The comments will be reviewed for conformance at the time of DSP review when the required specific site and building information are available.
- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**— At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
- g. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- h. **Prince George’s County Health Department**—In a memorandum dated April 13, 2020 (Adepoju to Bush), the Health Department provided two comments

on this proposal regarding dust and noise control during construction. The comments have been transmitted to the applicant and will be enforced at time of construction. The two comments will be required to be noted on the site plan, prior to certification of this CSP.

- i. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
11. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, if approved with the conditions below, the CSP represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
  12. Section 27-276(b)(4) for approval of a CSP, requires that the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations. The subject property contains no regulated environmental features and, therefore, this finding is not applicable to this application.

## 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 Conceptual Site Plan CSP-19010 and Type 1 Tree Conservation Plan TCP1-008-2020 for LIW Ironworks, subject to the following condition:

1. Prior to certificate approval of the conceptual site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide site plan notes, as follows:

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

“During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”
  - b. Revise the Type 1 tree conservation plan (TCP1), as follows:
    - (1) Add the updated TCP approval block.
    - (2) Add “TCP1-008-2020” to the approval block and to line 6 of the worksheet.
    - (3) Add “CSP-19010” to the Development Review Division number column in the approval block.



- (4) Revise the woodland conservation worksheet to show the same woodland, clearing, and fee-in-lieu numbers, as approved with the TCP2.
- (5) Add a note below the woodland conservation worksheet stating,  
  
“The previously approved TCP2-010-2017 accounted for all the woodland on-site to be cleared and a fee-in-lieu, in the amount of \$8,624.88, has been paid as part of permit #1220-2017.”
- (6) Have the revised plan signed and dated by the qualified professional who prepared the plan.

ITEM: 6

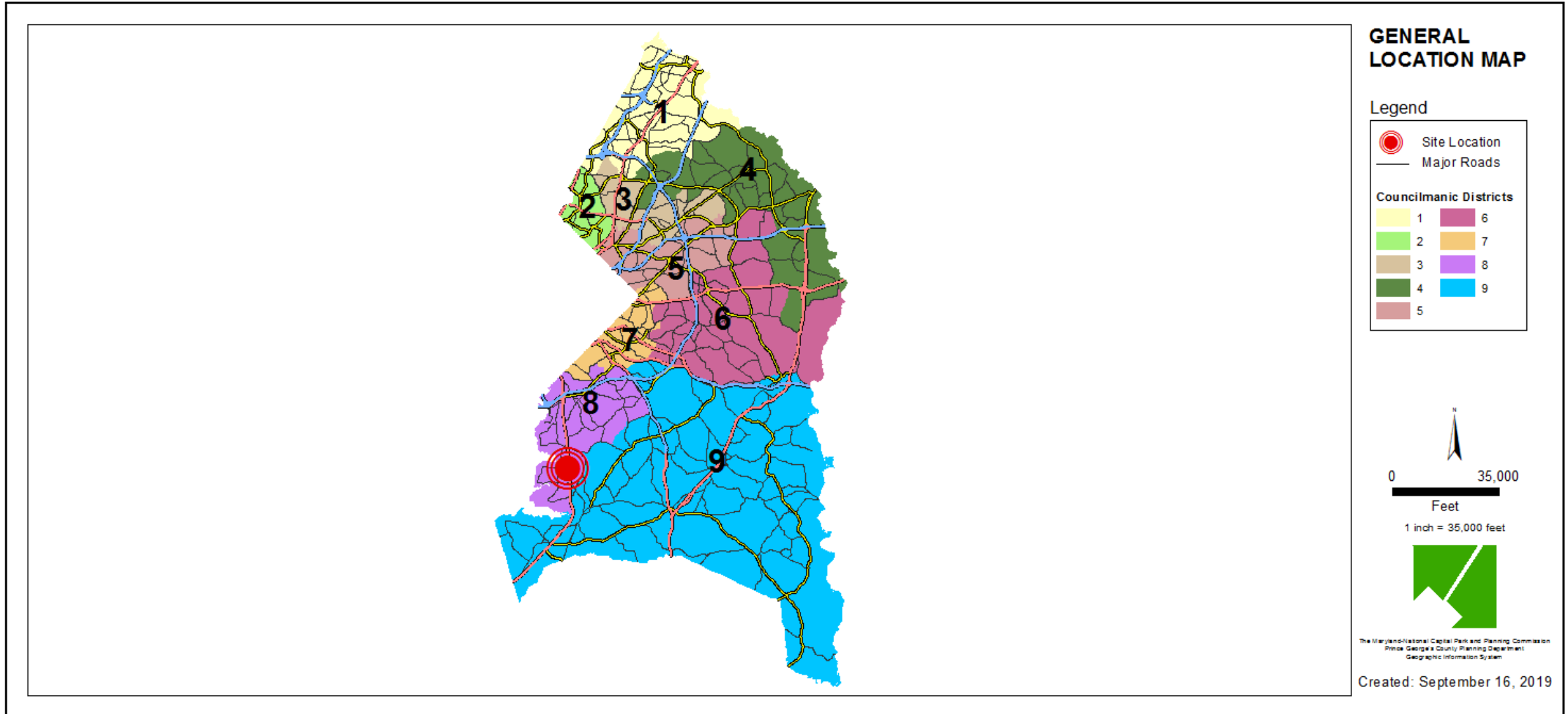
CASE: CSP-19010

# LIW IRONWORKS

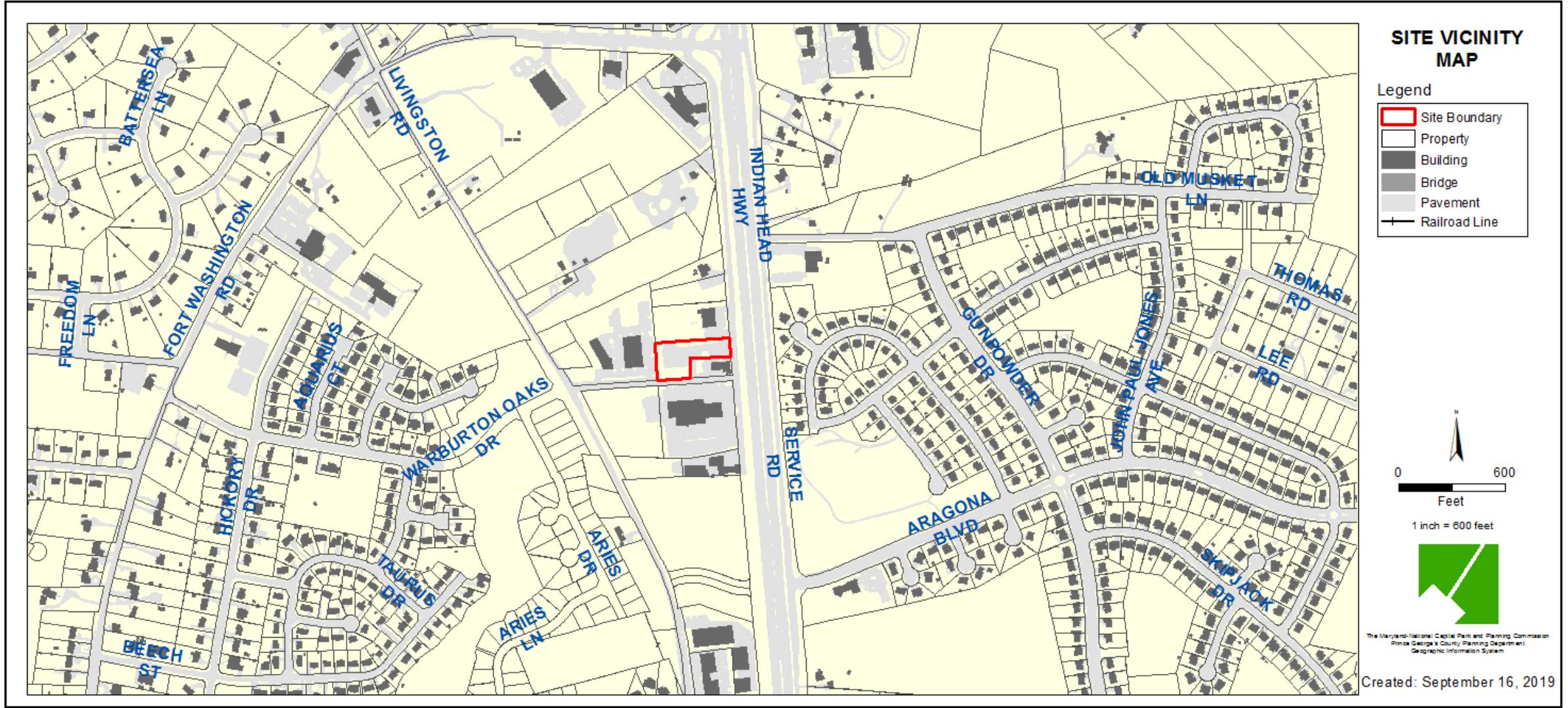
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



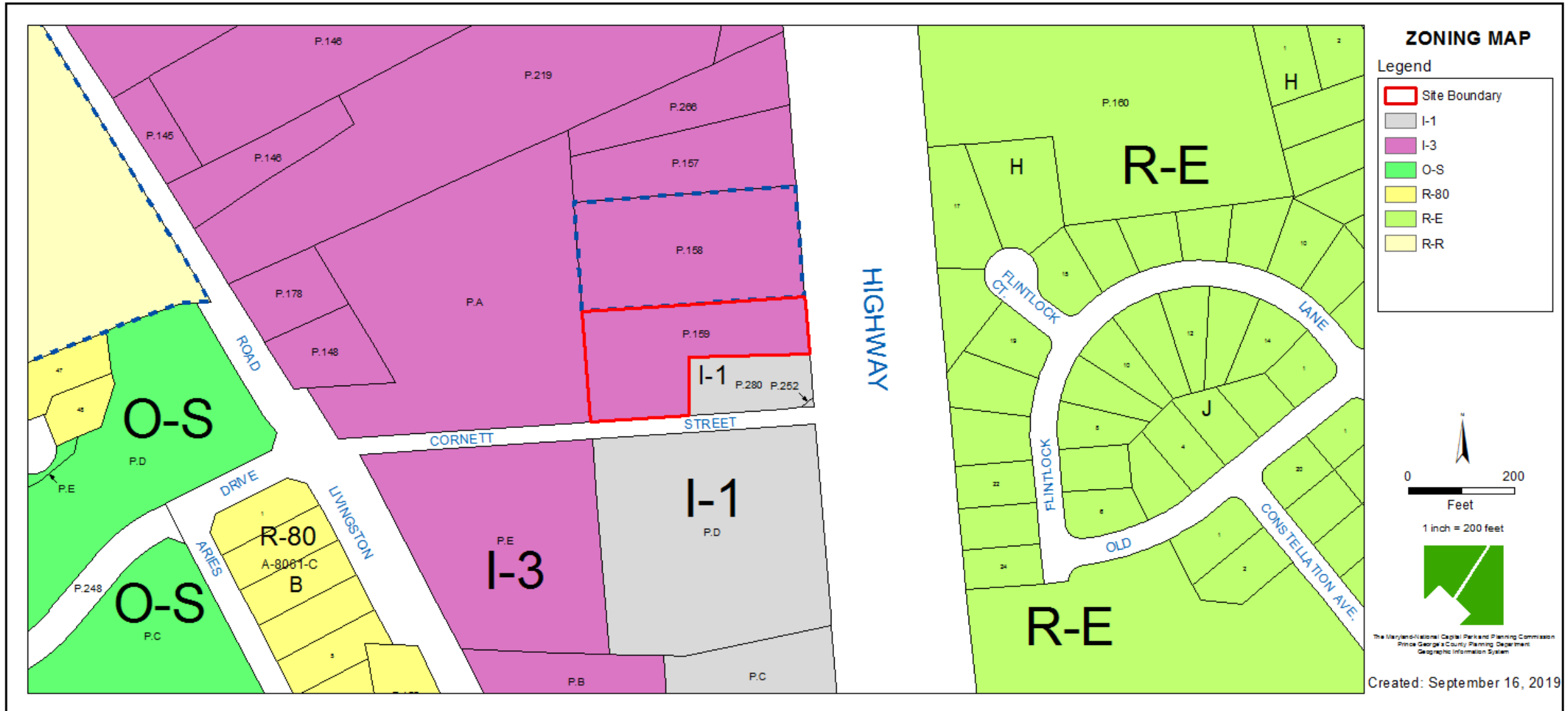
# GENERAL LOCATION MAP



# SITE VICINITY



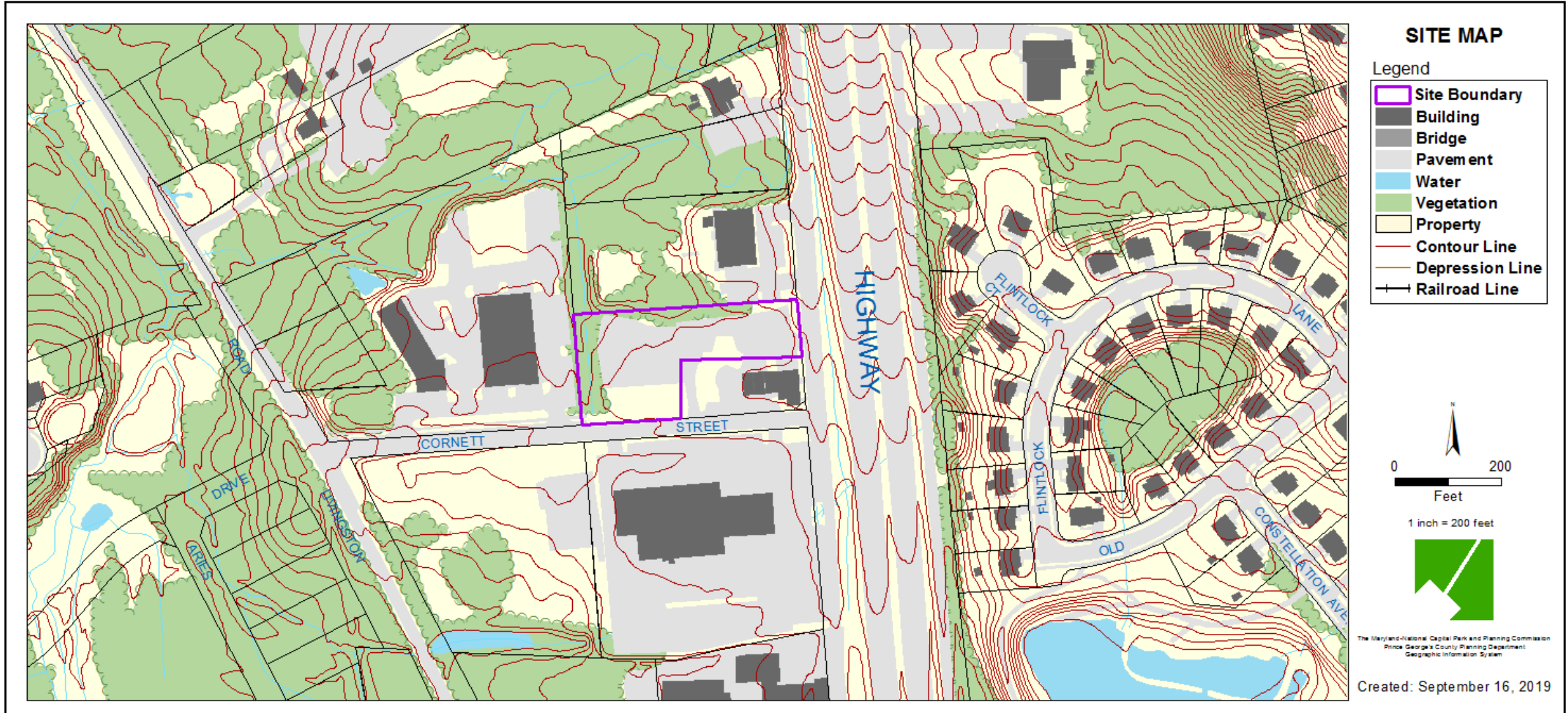
# ZONING MAP



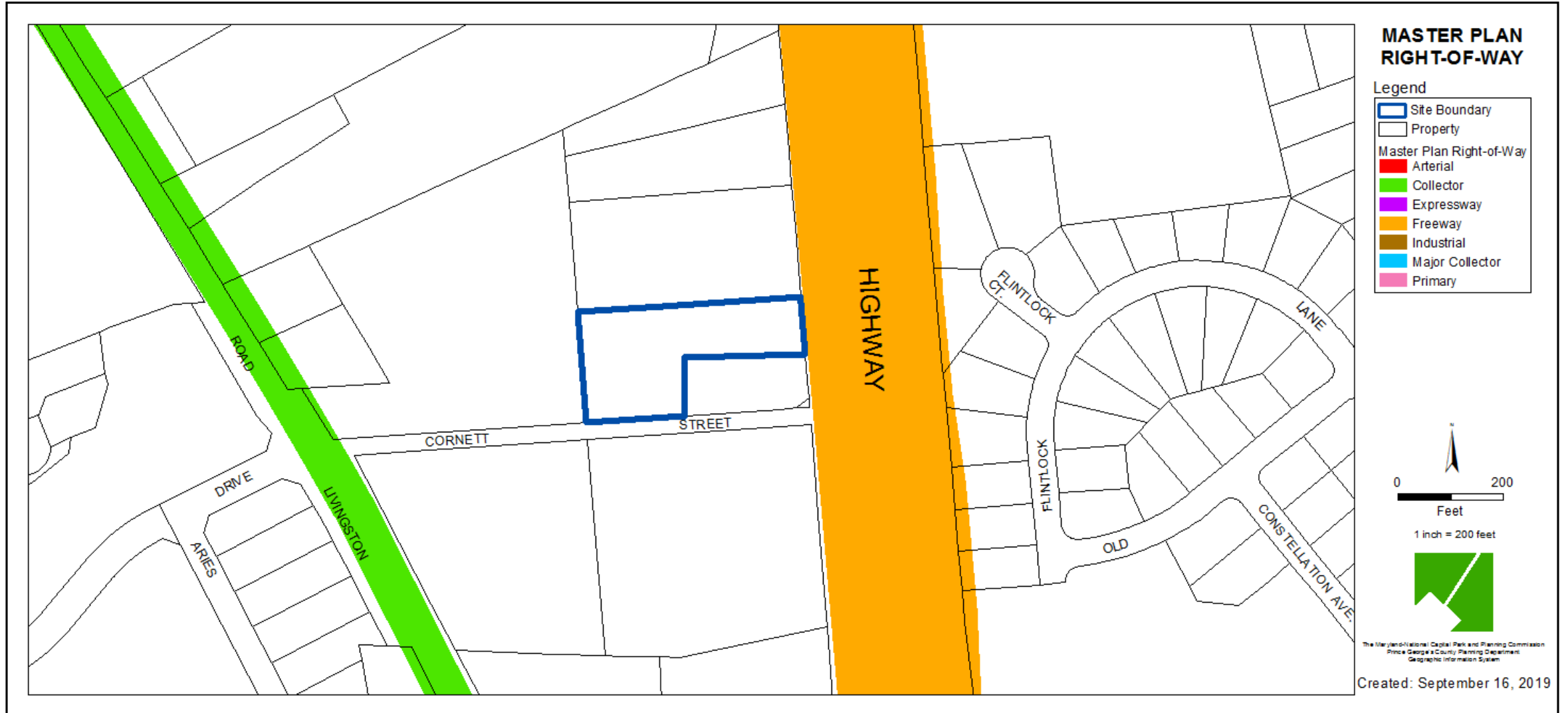
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



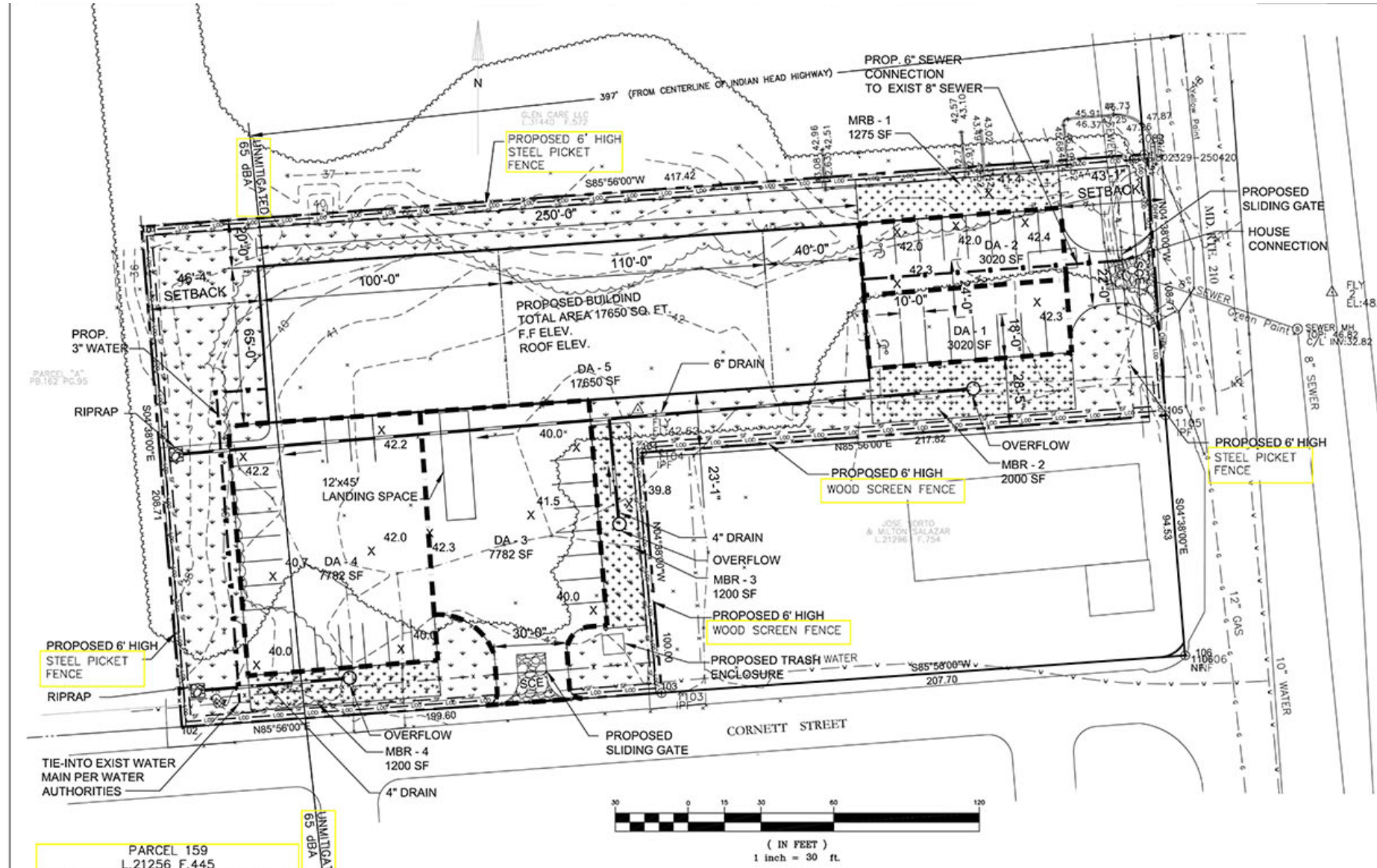


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# ILLUSTRATIVE PLAN





Prince George's County Planning Department  
Community Planning Division

AGENDA ITEM: 6  
AGENDA DATE: 5/28/2020

## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

301-952-3972

April 24, 2020

### MEMORANDUM

TO: Henry Zhang, AICP, Master Planner, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Chidy Umeozulu, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division *CU*

SUBJECT: **CSP-19010, LIW Ironwork**

### FINDINGS

Pursuant to Part 3, Division 9, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application.

### BACKGROUND

**Application Type:** Conceptual Site Plan outside of an overlay zone.

**Location:** West side of MD 210 (Indian Head Highway), approximately 1,400 feet north of Arogona Boulevard

**Size:** 1.5 acres

**Existing Uses:** Vacant

**Proposal:** Contractor's office and warehouse

### GENERAL PLAN, MASTER PLAN, AND SMA

**General Plan:** This application is located in the Established Communities. The vision for the Established Communities is context sensitive infill and low- to medium-density development.

**Master Plan:** The Henson Creek-South Potomac Master Plan recommends Mixed Use future land use designation on the subject property. It is part of the recommended Broad Creek Transit Village. Page 32 shows the Land Use and Development Pattern for the village and conceptually shows the property for senior housing or commercial development

**Planning Area:** 80

**Community:** South Potomac

**Aviation/MIOZ:** This application is not located within the Military Installation Overlay Zone.

**SMA/Zoning:** The 2006 Henson Creek-South Potomac Sectional Map Amendment retained the subject property in the Planned Industrial/Employment Park (I-3) Zone.

#### **MASTER PLAN CONFORMANCE**

Although the application does not conform to Sec. 27-272(b)(1)(A) purpose to provide for development in accordance with the principles for the orderly, planned, efficient, and economic development contained in the Henson Creek-South Potomac Master Plan, the District Council did not change the zoning from I-3 Zone to a mixed-use zone to implement the plan recommendation.

c: Long-range Agenda Notebook

Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

March 29, 2020

**MEMORANDUM**

**TO:** Henry Zhang, Urban Design Review Section, Development Review Division  
**FROM:**  Tom Masog, Transportation Planning Section, Countywide Planning Division  
**SUBJECT:** **CSP-19010 LIW Iron Works**

**Proposal**

The applicant is seeking a conceptual site plan (CSP) approval for the purpose of developing uses within the I-3 Zone.

**Background**

The site is subject to the general conceptual site plan findings included in Section 27-276; this section contains no specific transportation-related finding but does require that general access and circulation be reviewed as a part of the site design guidelines.

There are no special traffic-related requirements for a CSP in the I-3 Zone. Traffic and issues of adequacy will be reviewed as a part of the preliminary plan of subdivision. There are no prior applications that require consideration in the review of this plan.

**Review Comments**

The conceptual plan is largely acceptable as shown. Circulation is acceptable. All elements of access and circulation will be reviewed further at the time of preliminary plan of subdivision (PPS) and detailed site plan (DSP).

The CSP proposes 15,340 square feet of I-3 industrial space which would generate an estimated 15 AM and 15 PM peak-hour trips. It shall be noted that this site will need to go through the preliminary plan of subdivision process, and transportation adequacy will be further reviewed at that time.

Indian Head Highway (MD 210) is a master plan freeway facility with a variable width right-of-way. It appears that sufficient right-of-way consistent with master plan recommendations already exists along the frontage of this property, and this shall be confirmed at the time of PPS review. Access is shown from the MD 210 service road and from Cornett Street. The MD 210 service road is MD 210D with access controlled by the Maryland State Highway Administration. It is a service road, and not the main travel lanes of MD 210, but it is included within the MD 210 master plan right-of-way.

The adjacent portion of Cornett Street does not carry a master plan designation. This roadway shall show a minimum right-of-way dedication of 35 feet from centerline on the preliminary plan of subdivision.

**Conclusion**

From the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a conceptual site plan as described in the Zoning Ordinance.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
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Countywide Planning Division  
Environmental Planning Section

301-952-3650

April 27, 2020

**MEMORANDUM**

TO: Henry Zhang, Master Planner, Urban Design Section, DRD

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section, CWPD *Megan Reiser*

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD *Chuck Schneider*

SUBJECT: **LIW Ironworks; CSP-19010 and TCP1-008-2020 (10929 Indian Head Highway)**

The Environmental Planning Section (EPS) has reviewed the above referenced Conceptual Site Plan (CSP) and a Type 1 Tree Conservation Plan (TCP1) stamped as received on March 24, 2020. Verbal and written comments were provided in a Subdivision Development Review Committee meeting on April 3, 2020. Revised plans were submitted on April 8, 2020. The Environmental Planning Section recommends approval of CSP-19010 and TCP1-008-2020 based on the conditions listed at the end of this memorandum.

**Background**

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-087-2017	N/A	Staff	Approved	4/24/2017	N/A
Woodland Conservation Enforcement	TCP2-010-2017	Staff	Approved	3/13/2017	N/A
CSP-19010	TCP1-008-2020	Planning Board	Pending	Pending	Pending

**Proposed Activity**

The applicant is requesting approval of a Conceptual Site Plan and a Type 1 Tree Conservation Plan for the construction of a contractor's office and warehouse.

**Grandfathering**

This project is subject to the current regulations of Subtitles 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012 because there are no approvals under the grandfathered code.



### **Site Description**

This 1.50-acre site is zoned I-3 and is located on the northwest corner of Indian Head Highway and Cornett Street in Fort Washington. A review of the available information indicates that no Regulated Environmental Features (REF) are present on-site. The soil types found on-site according to the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) are Piccowaxen-Liverpool complex and Piccowaxen-Urban land complex soils. Marlboro and Christiana clays do not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no Rare, Threatened, or Endangered (RTE) species found to occur on or near this property. The site is fairly level, draining from Indian Head Highway to the west toward the northwest corner of the property then to an off-site drainage swale. This site is in the Broad Creek watershed which flows into the Potomac River. The site has frontage on Indian Head Highway, which is identified as a Master Plan Freeway Roadway. No scenic or historic roadways are adjacent to the site. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

### **Master Plan Conformance**

The *Approved Master Plan for the Henson Creek-South Potomac Planning Area* (April, 2006) contains environmental policies that should be addressed during the review of developments within the plan area. The specific language of the Master Plan is shown in **bold type** and EPS comments are provided in regular type.

#### **Policy 1: Protect, preserve and enhance the green infrastructure network within the Henson Creek planning area.**

The *Countywide Green Infrastructure Plan of the Approved Resource Conservation Plan* (2017) indicates that there are two Regulated Areas on-site along the northern and western property lines. Currently, the site has impervious parking areas with fallow vegetation throughout the site and woody vegetation, that does not meet the definition of woodland, located along the northern and western property lines. All of the on-site woodlands were previously removed and accounted for with an approved TCP2.

#### **Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.**

Preservation of water quality in this area should be provided through the application of best stormwater management (SWM) practices. A Stormwater Management Concept Approval Letter (#1220-2017-00) and associated plan were submitted with the application for this site. The approval was issued on August 25, 2017 by the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The plan proposes to use three micro-bioretenion basins. A stormwater management (SWM) fee of \$4,655.00 is in lieu of on-site attenuation/quality control measures.

#### **Policy 3: Reduce overall energy consumption and implement more environmentally sensitive building techniques.**

The applicant should consider environmentally sensitive building techniques to reduce overall energy consumption.

**Policy 4: Reduce light pollution and intrusion into residential, rural and environmentally sensitive areas.**

The applicant should consider the use of full cut-off optics for outside building and street lights to minimize off-site light intrusion.

**Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.**

The proposed development is not expected to be a noise generator and is not impacted by any nearby sources of noise.

**Conformance with the Green Infrastructure Plan (2017)**

There are two areas of the site within the Green Infrastructure (GI) network containing Regulated Area. The Regulated Areas are just within the areas on-site containing woody vegetation that does not meet the definition of woodland. The following policies support the stated measurable objectives of the *Countywide Green Infrastructure Plan*:

**Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.**

Note that the 2002 General Plan has been superseded by *Plan 2035*.

Currently, the site has impervious parking areas with fallow vegetation throughout the site with trees located along the northern and western property lines. All of the on-site woodlands were previously removed and accounted for with an approved TCP2.

**Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.**

The current project has been reviewed by the Prince George's County Department of Permitting Inspections and Enforcement (DPIE) for stormwater and a concept plan was approved under the current stormwater regulations.

**Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.**

The current General Plan, *Plan 2035*, designates the site within ESA 2 (formerly the Developing Tier). The previously approved TCP2 showed the removal of all the 1.05 acres of existing woodlands. As part of the woodland requirement a fee-in-lieu was paid for the removal of all the on-site woodlands. This fee has been paid as part of permit #1220-2017.

**Environmental Review**

### **Natural Resource Inventory Plan/Existing Features**

A Natural Resource Inventory Equivalence Letter, NRI-087-2017, was approved on September 3, 2019, and provided with this application. The site contains no Regulated Environmental Features (REF), specimen trees or woodland areas. The TCP1 and the CSP show all the required information correctly in conformance with the NRI.

### **Woodland Conservation**

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and previously contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-008-2020) was submitted with the CSP application.

This site was previously cleared of all the on-site woodland prior to 2006 without a TCP2 or permit from the previous owner. In 2017, the current owner was required to provide a Natural Resource Inventory Equivalence Letter and a Type 2 Tree Conservation Plan to reflect the current environmental features and to meet the requirement for the previous woodland clearing. This site contained 1.05 acres of woodland and all was cleared for a woodland conservation requirement of 0.66 acres. A fee-in-lieu of \$8,624.88 was paid to meet the clearing of all on-site woodlands.

The current submitted TCP1 shows vegetation along the northern and western property lines, but these areas do not qualify as forested areas. Through the approved TCP2, a fee was paid for the removal of all the on-site woodlands.

### **Specimen Trees**

The proposed application does not contain any on-site specimen trees.

### **Preservation of Regulated Environmental Features/Primary Management Area**

The proposed application does not contain any on-site Regulated Environmental Features (REF) or Primary Management Areas (PMA).

### **Stormwater Management**

A Stormwater Management Concept plan (# 1220-2017-00) was submitted with the application for this site. The Prince George's County Department of Permits, Inspections and Enforcement (DPIE) approved the associated stormwater plans on August 25, 2017. The plan proposes to use three micro-bioretenion basins. A stormwater management fee of \$4,655.00 is in lieu of on-site attenuation/quality control measures.

No further action regarding stormwater management (SWM) is required with this Conceptual Site Plan review.

### **Summary of Recommended Findings and Conditions**

The Environmental Planning Section recommends approval of CSP-19010 and TCP1-008-2020 subject to the following findings and conditions.

**Recommended Findings:**

1. No Regulated Environmental Features (REFs) are located on the subject property.
2. No specimen trees are located on the subject property.

**Recommended Conditions:**

1. Prior to certification of the conceptual site plan, the TCP1 shall be revised as follows:
  - a. Add the updated TCP approval block
  - b. Add "TCP1-008-2019" to the approval block and to line 6 of the worksheet.
  - c. Add "CSP-19010" to the DRD number column in the approval block.
  - d. Revise the woodland conservation worksheet to show the same woodland, clearing and fee-in-lieu numbers as approved with the TCP2.
  - e. Add a note below the woodland conservation worksheet stating, "The previously approved TCP2-010-2017 accounted for all the woodland on-site to be cleared and a fee-in-lieu, in the amount of \$8,624.88, has been paid as part of permit #1220-2017."
  - f. Have the revised plan signed and dated by the qualified professional who prepared the plan.

If you have any questions concerning these comments, please contact me at 301-952-4534 or by e-mail at [alwin.schneider@ppd.mncppc.org](mailto:alwin.schneider@ppd.mncppc.org).



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

April 27, 2020

**MEMORANDUM**

**TO:** Henry Zhang, Development Review Division

**VIA:** Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division

**FROM:** Noelle Smith, Transportation Planning Section, Countywide Planning Division

**SUBJECT:** **Conceptual Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance**

The following conceptual site plan (CSP) application was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the *2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area* to provide the appropriate pedestrian and bicycle transportation recommendations.

Site Plan Number: CSP-19010

Development Case Name: LIW Ironworks

		<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<u>                    </u>	Public Use Trail Easement	<u>                    </u>
County R.O.W.	<u>                    </u>	Nature Trails	<u>                    </u>
SHA R.O.W.	<u>                    </u>	M-NCPPC - Parks	<u>                    </u>
HOA	<u>                    </u>	Bicycle Parking	<u>                    X                    </u>
Sidewalks	<u>                    X                    </u>	Trail Access	<u>                    </u>
Add'l Connections	<u>                    </u>	Bikeway Signage	<u>                    </u>

<b>Development Case Background</b>	
Building Square Footage (non-residential)	1.5 acres
Number of Units (residential)	n/a
Abutting Roadways	Cornett Street, Indian Head Highway Service Road
Abutting or Nearby Master Plan Roadways	n/a
Abutting or Nearby Master Plan Trails	Sidpath along Indian Head Highway (planned), shared roadway along Livingston Road (planned)
Proposed Use(s)	Industrial Warehouse, Contractor's office with accessory to fabrication

Zoning	I-3
Centers and/or Corridors	n/a
Prior Approvals on Subject Site	n/a
Subject to 24-124.01:	No
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

### **Background**

The subject application proposes to construct a contractor's office and warehouse with accessory to fabrication on a site in the I-3 Zone located along Cornett Street and an MD 210 (Indian Head Highway) service road.

### **Previous Conditions of Approval**

There are no prior approvals applicable to the subject site.

### **Review of Proposed On-Site Improvements**

The submitted plans do not include improvements related to pedestrian or bicyclist transportation. As a conceptual site plan, the application does not require these facilities to be reflected on the submitted plans.

### **Review of Connectivity to Adjacent/Nearby Properties**

The subject site is adjacent to industrial and non-residential uses. There is a partial sidewalk along Cornett Street. There are residential neighborhoods across MD 210 from the subject site and west of Livingston Road. There are no continuous sidewalk connections in the vicinity of the subject property.

### **Review of Master Plan of Transportation Compliance**

The site has two master plan facilities within its vicinity, a planned shared roadway along Livingston Road and a sidepath along Indian Head Highway (MD 210).

The Complete Streets element of the MPOT reinforces these recommendations and include the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

**Comment:** The planned shared roadway along Livingston Road does not directly impact the subject site and is therefore beyond the scope of the application. Additionally, the required right-of-way along MD 210 has been fully dedicated and the implementation of the recommended master plan street section, including the master plan sidepath, can be required by the Maryland State Highway Administration (SHA) as appropriate, or can be installed as part of a future road repaving, or capital improvement project. As part of the detailed site plan, staff will review the pedestrian and bicyclist facilities in further detail, including the provision of a standard sidewalk along the property frontage of Cornett Street, and bicycle racks at a location convenient to the building entrance.

### **Review of Area Master Plan Compliance**

This development is also subject to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*. The area master plan include the following policies for pedestrian and bicyclist facilities:

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

Provide sidewalks and designated bike lanes along any new service roads along MD 210 and along existing service roads as maintenance or improvements are made.

**Comment:** As part of the detailed site plan, staff will review the pedestrian and bicyclist facilities in further detail, including the provision of standard sidewalk along the property frontage of the MD 210 service road. On road bicycle lanes along the service road can be required by the Maryland State Highway Administration (SHA) as appropriate or can be installed as part of a future road repaving or capital improvement project.

### **Conclusion**

The submitted plans meet the necessary findings and criteria for a conceptual site plan from the perspective of pedestrian and bicyclist transportation. Due to the nature of this application, there are no recommended conditions of approval. Details regarding pedestrian and bicyclist improvements will be addressed at the time of future development applications.



*Division of Environmental Health/Disease Control*

Date: April 13, 2020

To: Jonathan Bush, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: CSP-19010, LIW Ironworks

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the conceptual site plan submission for LIW Ironworks and has the following comments / recommendations:

1. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
2. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7677 or [aoadepoju@co.pg.md.us](mailto:aoadepoju@co.pg.md.us).



Environmental Engineering/Policy 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](http://www.princegeorgescountymd.gov/health)



**From:** Reilly, James V <[JVReilly@princegeorgescountymd.onmicrosoft.com](mailto:JVReilly@princegeorgescountymd.onmicrosoft.com)>  
**Sent:** Tuesday, March 24, 2020 3:18 PM  
**To:** Bush, Jonathan <[Jonathan.Bush@ppd.mncppc.org](mailto:Jonathan.Bush@ppd.mncppc.org)>  
**Cc:** PGReferrals <[PGCReferrals@ppd.mncppc.org](mailto:PGCReferrals@ppd.mncppc.org)>  
**Subject:** FireEMS 1st Comments for CSP-19010, LIW Ironworks  
**Importance:** High

Office of the Fire Marshal

March 24, 2020

Jonathan Bush, MURP  
Senior Planner / Urban Design  
Development Review Division  
The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Mr. Bush:

The Office of the Fire Marshal of the Prince George's County Fire and EMS Department has reviewed the referral for CSP-19010, LIW Ironworks. We have the following comments:

- 1) Hydrants shall be provided so that no exterior portion of the building is more than 500' from a hydrant as hose is laid by the fire department.
- 2) No exterior portion of *the building* shall be more than 450' from a fire access road as hose is laid by the fire department.

Please let me know if you have any questions regarding these comments.

Sincerely,

**James V. Reilly**  
Contract Project Coordinator III



Office of the Fire Marshal  
Division of Fire Prevention and Life Safety  
Prince George's County Fire and EMS Department  
6820 Webster Street, Landover Hills, MD 20784  
Office: 301-583-1830  
Direct: 301-583-1838  
Cell: 240-508-4931  
Fax: 301-583-1945  
Email: [jvreilly@co.pg.md.us](mailto:jvreilly@co.pg.md.us)

## STATEMENT OF JUSTIFICATION- CONCEPTUAL SITE PLAN

### LIW Ironworks New Building CSP-19-010

(Pending & Prior Approval 50951-29017-CGU; TCP2-010-2017; Revision of Case ACP-150223)

MNCPPC indicated that this application was ready for acceptance on 2/18/2020. There were no comments requiring a point-by-point response at that time.

**Description of Proposed Use/ Request:** Detailed Site Plan approval is requested to construct a Contractor's office and warehouse with accessory to fabrication on a site in the I-3 zone. The warehouse will be used to store both raw materials and finished products for use in the ironworks trade. An adjustment to Alternate Compliance Case ACP-150223 will be requested, based on updates to site layout. The property is 1.50 acres in size. The Contractor's Office will have no outside storage.

**Description and location of the subject property:** The project is located at 10929 Indian Head Highway in Fort Washington. The property is on Tax Map 123 A-4; parcel 159. Indian Head Highway is a divided highway at this location with a service road. A portion of the property also fronts on Cornett Street. Access drives to the property from both the Indian Head Highway Service Road and Cornett Street are proposed. There is no direct access from Indian Head Highway. An auto repair operation occupies the lot to the southeast of the subject property. It is zoned I-1. A daycare facility occupies the parcel to the north. It is zoned I-3. The parcel to the west is occupied by an industrial warehouse.

No additional public utility easements are proposed as the WSSC has existing easements along both property frontages, as well as existing functioning utilities.

Section 27-474(c)1 of the Zoning Ordinance requires a minimum net lot area of 87,120 square feet in the I-3 zone. However, a lesser net lot area is permitted, if the lot has been classified by a Sectional Map Amendment, and the owner does not own abutting property in the I-3 zone. The subject property was classified in the I-3 zoning category by the "Approved Master Plan and Sectional Map Amendment for the Henson Creek- South Potomac Planning Area 76B & 80" dated April, 2006. Therefore, the net lot size of 1.50 acres is permissible.

### Required findings. (Section 27-276(b))

- 1. The Planning Board may approve a Conceptual Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.*

In accordance with Division 3- The proposed use which is a Contractor's office and warehouse with space for fabrication is a permitted use in the I-3 zoning district.

The footprint of the proposed building for a Contractor's office and warehouse with accessory to fabrication is optimized for the proposed functions. The Contractor has determined that a gross floor area of 15,340 square feet is the minimum floor area required for successful operation of the business. Based on structural and mechanical requirements 65' is the optimum width of the building. In order to achieve the necessary floor area, a building length of 250' is necessary.

The applicant recognizes that the placement of a building with the proposed dimensions on the site fails to satisfy certain provisions of the Landscape Manual. Recognizing this defect, the applicant at an early stage of the planning process submitted an Alternative Compliance Pre-Application. This request to provide a reduced bufferyard of 18' was favorably received by the Alternative Compliance Review Committee.

The proposed Detailed Site Plan is an efficient response to the irregular configuration of the site. The site is "L" shaped. The more narrow neck of the 'L' extends from the frontage of the Indian Head Highway Service Road westerly for 217.8'. This neck is only 108.7' wide. The most efficient use of this narrow neck is for visitor and office parking. A portion (96'+/-) of the building extends into this narrow neck. This front part of the building will accommodate the office function of the building. This part of the building would only be 23.7' from the adjoining I-1 property. The Landscape Manual requires a 40' setback between these incompatible uses. A Pre-Alternative Compliance application was filed to support this deviation. The western portion of the property is wider (208.7'). This portion of the property can be accessed from Cornett Street. A loading dock, delivery of materials and employee parking is accommodated in the southern sector accessed from Cornett Street. The building shields this more active industrial activity from the Day Care Center to the north of the property. The property slopes from east to west. The lowest portion of the site at its western end is reserved for stormwater treatment and tree canopy restoration.

We recognize that it is important to screen the Daycare facility to the north of the site from noise and industrial activity. Enhanced landscaping and an opaque fence will be provided to diminish these impacts.

- 2. The Planning Board may approve a Conceptual Site Plan for a Mixed-Use Planned Community in the E-I-A or M-X-T Zone if it finds that the property and the Plan satisfy all criteria for M-X-T Zone approval in Part 3, Division 2; the Plan and proposed development meet the purposes and applicable requirements of the M-X-T Zone; the Plan meets all requirements stated in the definition of the use; and the Plan shows a reasonable alternative for satisfying, in a high-quality, well-integrated mixed-use community, all applicable site design guidelines.*

NOT APPLICABLE

- 3. The Planning Board may approve a Conceptual Site Plan for a Regional Urban Community in the M-X-T Zone if it finds that proposed development meet the purposes and applicable requirements of the M-X-T Zone and the Plan meets all requirements stated in the definition of the use and Section 27-544 of this Code. For a property subject to the provisions of Section 27-544(f)(2)(I), the Planning Board or the District Council shall find that any guidelines established for a major employment use or center will not adversely affect the surrounding residential community. In making this finding, the Planning Board or District Council shall consider noise, height of the building, setbacks from surrounding properties, street frontages and sufficiency of green area.*

NOT APPLICABLE

- 4. The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).*

Landscape Manual/ Landscape Plan: Per Section 27-471 of the Zoning Ordinance, “landscaping, screening and buffering of development in the I-3 zone shall be provided as set forth in the Landscape Manual.” Section 4.7 of the Landscape Manual (Buffering Incompatible Uses) applies at the southeast corner of the property. A Contractor’s Office with no outside storage is considered a low impact use. The adjacent Auto repair facility is considered a high impact use. Per Table 4.7-2 (Minimum Bufferyard Requirements) a Type C buffer is required. A Type C Buffer requires a 40 foot building setback and 30’ landscaped yard. 120 Planting Units are required per 100 foot of property line. Section 4.7 E2 permits a reduction of 50% in the planting requirement for projects in the developing tier where a 6’ high opaque fence is provided. A 6’ high opaque fence is proposed at this location. The boundary at the southeast property line between the two incompatible uses is 298 feet. The planting unit requirement along this edge is 179 planting units (120 x 2.98 x 0.5. Two hundred and fifteen (215) planting units are proposed along this edge. 20% more than the required minimum). Approval of alternative compliance is requested to permit the building to be constructed less than 40 feet from the property line and parking to be constructed less than 30 feet from the property line.

#### Prince George’s County Stormwater Management

The project has an approved Stormwater Management Concept Plan. Environmental site design practices will be applied to the maximum extent possible.

#### **Approved Master Plan**

The proposed use is generally consistent with the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area.

The Approved Master Plan provides the following guidance for the I-3 zone (Planned Industrial/Employment Park)—"Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and Detailed Site Plan approval required; 25% green area required; outdoor uses restricted; warehousing and wholesaling uses limited."

The proposed project makes excellent use of the under-sized (1.5 acre) parcel. This parcel is part of the larger industrial district extending to the south from Fort Washington Road. The project proposes 30,745+/- square feet of green area. This is 47% of the site. A minimum of 25% is required. The Contractor's office with accessory to fabrication is consistent with the dominant industrial/employment character of the zone. No outdoor storage is proposed.

This plan designates the Indian Head Highway (MD Rte 210) corridor north of Livingston Road as a limited access highway. The property is already served by a service road foregoing direct access to MD Rte 210. The service road rejoins MD Rte 210 via Fort Washington Road.

**Description of existing regulated features on-site:** A Natural Resource Equivalency Letter has been approved for this site. No regulated environmental features were identified on the site. The site has a previously approved Tree Conservation Plan-2 and no significant changes to the previously approved limit of disturbance or impacts to regulated environmental features are anticipated.

**Mitigation:** The Site has an approved Stormwater Management Concept Plan. Stormwater discharges resulting from proposed impervious areas will be treated by Environmental Site Design to the maximum extent possible. The natural flow pattern of the property will remain virtually unchanged. Proposed micro-bioretenment facilities will discharge at the northwest corner of the property. Tree canopy on the site will be restored for one tenth of the site. 0.15 acres of tree canopy coverage will be provided.

Prepared by Charles Brenton, PLA

# **Additional Back-up**

**For**

**CSP-19010  
LIW Ironworks**

**IHHAAC, INC.**  
**(Indian Head Highway Area Action Council, Inc.)**  
**A Federation of South County Citizens & Civic/Neighborhood Associations**  
P. O. Box 44013, Fort Washington, Maryland 20749  
Web Site: [www.IHHAAC.org](http://www.IHHAAC.org)  
Email: [IHHAACBoard@gmail.com](mailto:IHHAACBoard@gmail.com)

May 26, 2020

Elizabeth Hewlett, Chair  
Maryland-National Capital Park and Planning Commission

Re: Conceptual Site Plan CSP-19010  
Type I Tree Conservation Plan TCP-008-2020  
LIW Ironworks

Since this is a Conceptual Site Plan, we understand our environmental concerns will be more fully addressed at the time of the Detailed Site Plan. We want to ensure the issues of noise, dirt and traffic as they impact the KinderCare child care center will be scrutinized fully. We support business development in the county but not to the detriment of an already existing business.

Two minor comments:

- (1) On page 4 of the staff report, item 6 refers to Md 201. I believe it is a typo and should refer to Md 210. Correct?
- (2) On page 1 of the Backup, under location it refers to "Arogona Boulevard." Aragona Boulevard in on the east side of Md 210 in the Potomac Knolls subdivision. Does it have some impact on this project? If not, why is mentioned?

Our major concern at this stage deals with access. We object to any truck traffic entering the property from the Md 210 service road in the vicinity of the KinderCare child care center. All truck traffic should access the property from the Cornett Street side.

Environmental issues dealing with noise, dirt and dust have been mentioned by the health department on page 13 of the Backup. We expect these concerns will be more fully explored at the time of the DSP. We take exception to the statement "The proposed development is not expected to be a noise generator..." on page 7 of the Backup. If there are metal/iron materials being fabricated, there will be considerable noise. Thus, insulation or noise suppression within the building will be necessary. The DSP will be the point to appropriately address that concern. Correct?

We support the Conceptual Site Plan as long as our concerns and issues are addressed fully.

We look forward to working with Mr. Narry Lawkaran as the project progresses. We have spoken with him about this plan and he appears to be sensitive to his neighbors and to the community. A copy of this letter has been sent via email to Mr. Lawkaran.

*Sarah Cavitt*  
Sarah Cavitt  
President