



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 19, 2024

**RE: DSP-23012 Walker Mill Self-Storage
Walker Mill Road Project, LLC., Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on July 16, 2024

CERTIFICATE OF SERVICE

This is to certify that on June 19, 2024, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DSP-23012
Walker Mill Self-Storage

Applicant: Walker Mill Road Project, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On July 8, 2024, this matter was considered by the District Council, on mandatory review from Planning Board, without any opposition, using oral argument procedures. Having reviewed the record and the Planning Board's decision to approve Detailed Site Plan (DSP) 23012, a request to develop the property with up to 107,122 square feet of building for up to 104,122 square feet of consolidated storage use (plus 1,250 square feet of ancillary office space) and up to 1,750 square feet of retail and/or community space, as well as up to 28 parking spaces designated for RV/camping trailers as an accessory use, on property located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I E / MIO Zones (Prior I-1 / M-I-O Zones), in Planning Area 75A, Council District 6, the District Council finds that the Planning Board's decision is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

IT IS HEREBY ORDERED that the Planning Board's decision to approve Type 2 Tree Conservation Plan TCP2-027-2020-01, and to further approve DSP-23012, based on the findings of facts and conclusions set forth in Resolution No. 2024-036, for the land described above, is hereby AFFIRMED, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information should be provided:
 - a. Label the recording reference for the right-of-way dedication deed, for Walker Mill Road, on the DSP.
 - b. Correct the applicant's name on the coversheet.

- c. Correct the total percentage of the provided green area.
 - d. Correct General Note 28 since the subject site is located within the prior Military Installation Overlay (M-I-O) Zone.
 - e. On the lighting plans, note that all light fixtures are fully cut-off and directed downward to reduce glare and light spill-over.
 - f. Provide details of the approved retaining walls, unless modified by operational agencies.
 - g. Revise the total gross floor area of the approved self-storage facility in the general notes.
2. Prior to certification, the applicant shall revise the landscape plan as follows:
- a. Revise the number of shrubs in Schedule 4.2-1.
 - b. Correct the abbreviation of shrubs, *Pruns Laurocerasus*, for consistency.
 - c. Label Parking Lot A and Parking Lot B on the plans.
 - d. Replace some evergreen trees provided in Lot A with some shade trees.
 - e. Add the total number of shade trees provided in Schedule 4.3-2 (Parking Lot A) and Schedule 4.3-2 (Parking Lot B).
 - f. Remove the labeling of the “board-on-board fence” on the plans.
 - g. Revise the Tree Planting Schedule to be consistent with Schedule 4.9-1 of the 2010 *Prince George’s County Landscape Manual* and other landscape schedules.
 - h. Revise the Tree Canopy Coverage Schedule to be consistent with Schedule 4.9-1 of the 2010 *Prince George’s County Landscape Manual*.
3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan (TCP2) as follows:
- a. Provide the prior TCP2 approval information along the -00 line of the Environmental Planning Section approval block, including the Development Review Division case number “DSP-20017.”

- b. Add the Development Review Division case number “DSP-23012” to the -01 line of the Environmental Planning Section approval block.
 - c. The property owner’s awareness block on the TCP2 shall be signed and dated.
 - d. Update the woodland conservation easement note to include the recordation numbers for new woodland and wildlife habitat conservation easements.
 - e. The qualified professional certification block on the TCP2 shall be signed and dated.
 - f. Revise the Forest Conservation Act reporting table on the TCP2 to be consistent with the woodland conservation worksheet.
 - g. Revise the Woodland Conservation Summary Table to be consistent with the woodland conservation worksheet.
4. Prior to issuance of any permits impacting 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 5. No permits shall issue in this matter unless, Applicant, Walker Mill Road Project, LLC, is a business that is *both* active and in good standing. *See* below screen shot from the Maryland Department of Assessment and Taxation website.¹

¹ To view, please visit: <https://egov.maryland.gov/BusinessExpress/EntitySearch/Business>, and enter Department ID Number: W23661242. (last visited July 15, 2024).

Department ID Number: W23661242

Business Name: WALKER MILL ROAD PROJECT, LLC

Principal Office:  4719 HAMPDEN LANE
SUITE 300
BETHESDA MD 20814

Resident Agent:  CHARLES K NULSEN
4719 HAMPDEN LANE
SUITE 300
BETHESDA MD 20814

Status: ACTIVE

Good Standing: THIS BUSINESS IS NOT IN GOOD STANDING

[What does it mean if a business entity is not in good standing or forfeited?](#)

ORDERED this 16th day of July 2024, by the following vote:

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


Opposed:

Abstained:

Absent: Council Member Hawkins.

Vote: 9-0.

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

By: 

Jolene Ivey, Chair

ATTEST:



Donna J. Brown
Clerk of the Council