

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 July 7, 2016 regarding Detailed Site Plan DSP-12018 for U-Haul Moving and Storage Operation and Bottled Gas Sales, the Planning Board finds:

1. **Request:** The subject approval is for the addition of a moving and storage operation and bottled gas sales to the existing vehicle rental site.

On July 16, 2015, September 10, 2015, and October 29, 2015, the subject application was scheduled, but continued by the Prince George’s County Planning Board at the applicant’s request, as a moving and storage operation was not a permitted use in the Commercial Miscellaneous (C-M) Zone. However, on April 27, 2016, the Prince George’s County Council passed County Council Bill (CB-002-2016), with an effective date of June 13, 2016, for the purpose of permitting a moving and storage operation in the C-M Zone.

2. **Location:** The subject site is located in the southeastern quadrant of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410) at 6889 New Hampshire Avenue. The site is also located in Planning Area 65 an in Council District 2.

3. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	C-M	C-M
Use(s)	Vehicle Rental, Retail	Vehicle Rental, Retail, Moving and Storage Operation, and Bottled Gas Sales
Acreage	4.68	4.68
Lots	2	2
Square footage (sq. ft.)	15,818	25,792
Vehicle rental	15,818	15,818
Storage buildings		9,974

OTHER DEVELOPMENT DATA

REQUIRED PARKING

EXISTING BUILDING (15,818 square feet):

USE	SQUARE FOOTAGE	RATE	PARKING REQUIRED
Commercial Trade	6,370*	1 space per 500 sq. ft.	13 spaces
Storage	9,448	1 space per 500 sq. ft.	19 spaces
SUBTOTAL	15,818	SUBTOTAL	32 spaces**

* This figure includes 63 square feet for propane sales.

** This figure includes 2 handicapped accessible parking spaces

HEREIN APPROVED BUILDINGS (9,974 square feet):

USE	SQUARE FOOTAGE	RATE	PARKING REQUIRED
Moving and Storage Operation	9,974 sq. ft.	1 space per 500 sq. ft.	20 spaces
SUBTOTAL	9,974	SUBTOTAL	20 spaces
TOTAL PARKING REQUIRED			52 spaces

TOTAL PROVIDED PARKING: 81 SPACES

Note:

* The plans provide for 72 spaces, but comparison to the previously approved Detailed Site Plan (DSP-83078) and Permit (3757-83-CGU) for an underground tank on the property shows that a large amount of the parking spaces shown on the plan were actually for display and storage of the trucks and trailers on the site. Further investigation on Google Earth indicated that the storage of trucks on the property was obvious. Therefore, a condition of this approval requires the applicant to include the existing storage of trucks and trailers on the site plan graphically and adjust the calculations for parking on the site accordingly, prior to certificate approval of the plans.

	REQUIRED	PROPOSED
Loading	1	1

4. **Surrounding Uses:** The property to the east, zoned Multifamily Medium Density Residential (R-18) and Commercial Shopping Center (C-S-C), is improved with single-story residential dwelling, a gas station, and a store. The property to the south and west, zoned C-S-C, is developed with retail, commercial, and office. The site is bounded to the northwest by the right-of-way New Hampshire Avenue (MD 650).

5. **Previous Approvals:** The project is subject to the requirements of Preliminary Plan of Subdivision 4-80034, approved by the Prince George's County Planning Board on July 31, 1980. The site is also the subject of Plat Book NLP 107 at Page No. 27, and Detailed Site Plan DSP 83078, which was approved on October 4, 1983 for truck rental operation with accessory office and retail land use. Lastly, the site is also the subject of approved Stormwater Management Concept Plan 15595-2013-00, approved by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) on March 9, 2015 and is valid until March 9, 2018.

6. **Design Features:** The subject site is accessed from a single entrance point along its New Hampshire Avenue (MD 650) frontage and a second single entrance point along its East-West Highway (MD 410) frontage. There is an existing building and ancillary parking on the site which are also part of the U-Haul vehicle rental and ancillary retail sales on the site. Two storage facilities to the rear of the existing building are approved herein, each measuring 4,987 square feet. The architecture for the project is primarily utilitarian and composed of prefabricated metal panels, some using a contrasting color for the standing seam metal pitched roof and the entry doors, two of which are provided for each building, one for vehicular access and the other one for pedestrian access.

Green building materials/techniques to be utilized in the project are as follows:

- Superior thermal roof and wall insulation for energy efficiency and heat/cool retention;
- Insulated doors;
- Cool roof panels to reduce solar heat gain;
- Low velocity ventilation fans and intake louvers for natural ventilation and cooling;
- High-efficiency heating units;
- Light-Emitting Diode (LED) exterior lighting;
- High efficiency fluorescent high bay interior lighting on motion sensors;
- Native plant species;
- Paints and sealants with low Volatile Organic Compound (VOC);
- Using regional materials when available.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject approval has been reviewed for compliance with the following requirements of the Zoning Ordinance:
 - a. The following uses located on the subject site are permitted in Section 27-461(b), Table of Uses:
 - **Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a), (b)(2), and (c))**
 - **Office Accessory to an allowed use**

- **Retail shop or store (not listed) similar to one permitted (P) in the C-M Zone**
- **Moving and Storage Operation**
- **Bottled gas sales: Accessory to an allowed use.**

Section 27-417 of the Zoning Ordinance contains additional requirements for vehicle or camping trailer rental. The Planning Board has reviewed the project against the requirements of that section and finds the application in conformance with its requirements. Note that the Zoning Ordinance specifies in this section that vehicle or camping trailer rental in the C-M Zone is subject only to the following portions of Section 27-417(a) and (b)(2). Each of these subsections of Section 27-417 are included in **boldface** type below followed by Planning Board comment.

- (a) **The display for rental purposes of motor vehicles (except dump trucks), trailers, boats, camping trailers, or other vehicles may be permitted, subject to the following:**
- (1) **Rental vehicles shall be parked on a hard-surfaced area, which is resistant to erosion and adequately treated to prevent dust emission;**
 - (2) **The gross weight of trucks shall not exceed twenty thousand (20,000) pounds each;**
 - (3) **In addition to the buffering requirements in the Landscape Manual, the use shall be screened from existing or proposed residential development by a six (6) foot high opaque wall or fence. The fence or wall shall not contain any advertising material, and shall be maintained in good condition. This screening may be modified by the District Council where the parking area is already effectively screened from residential property by natural terrain features, changes in grade, or other permanent, natural, or artificial barriers.**

In accordance with the requirement of subsection (a)(1) above, the existing lot is concrete. In accordance with the requirement of subsection (a)(2) above, the net weight (full tank) is 12,756 pounds and the gross weight is 2,000 pounds. With respect to the requirement of subsection (a)(3) above, there is an existing fence, and the natural terrain screens the lot. The grade difference which is minus ten to the east and minus 18 feet to the south, adjacent to residential land use assists in the natural screening of the subject project.

(b) **If the rental use is in conjunction with another use, it shall be subject to the following:**

(2) **Off-street parking for the use shall be provided in addition to the off-street parking required for the other business.**

Off-street parking has been provided for each use as required above (see Finding 3), and the parking spaces displaced by the display and storage of rental vehicles will be accounted for and the parking calculations corrected prior to certificate approval.

- b. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283. For example, the subject project provides a dust free surface for parking and loading and service areas are generally located away from the primary road or effectively screened.
8. **2010 Prince George's County Landscape Manual:** The site is subject to the provisions of Sections 4.2, 4.3, 4.4, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- a. **Section 4.2, Requirements for Landscape Strips along Streets**—This section requires landscape strips along street frontages. The applicant has provided sufficient plant materials along the New Hampshire Avenue (MD 650)/East-West Highway (MD 410) frontages. However, the corresponding schedule from the Landscape Manual was not included on the landscape plan submitted for the project. Therefore, a condition of this approval requires that the applicant add the schedule demonstrating conformance with Section 4.2 of the Landscape Manual prior to certificate approval of the plans.
- b. **Section 4.3, Parking Lot Requirements**—This section requires a parking lot perimeter landscape strip. A three-foot-wide perimeter strip with the required 30 shrubs within that strip has been approved herein in conformance with the requirement.
- c. **Section 4.4, Screening Requirements**—This section requires the screening of loading spaces, mechanical equipment, outdoor merchandise storage, and trash and recycling facilities from public views. Plans for the project indicated that a single loading dock needed to be screened. The applicant had selected Option C, which involves providing six trees, to meet this requirement. The applicant had indicated that they plan to supplement the existing five trees in that area with two additional shade trees, or the equivalent ornamental or evergreen trees, at a rate of one per 35 linear feet. Therefore, the approval is in conformance with the requirements of Section 4.4.
- d. **Section 4.7, Buffering Incompatible Uses**—This section requires buffering incompatible uses along the northeastern and southeastern property lines, which are shared with single-family detached units and multifamily residential units, respectively. Along the northeastern property line where the subject site is adjacent to the existing single-family

detached units for 184 linear feet, the applicant had provided a 65.7-foot setback, meeting and exceeding the required 50-foot setback, and a 40-foot-wide landscape yard in accordance with the requirement. Additionally, existing trees make up 88 percent of the required bufferyard and the remaining required 12 percent is met by the addition of 36 shrubs.

The other Section 4.7 bufferyard required is located at the rear of the site along the southeastern property line shared with a multifamily residential building. In this instance, the applicant had met and exceeded the 30-foot building setback requirement by providing a 115-foot building setback and has fulfilled the 20-foot-wide landscape yard requirement. The 307-linear-foot buffer required is met at 100 percent by the existing trees.

- e. **Section 4.9, Sustainable Landscaping Requirements**—This section requires the use of sustainable landscaping materials. The applicant had included a schedule which demonstrates conformance with Section 4.9 of the Landscape Manual. In this schedule, the applicant indicated that, whereas 20 shrubs are required, 66 native shrubs had been provided. Additionally, the applicant had indicated that no invasive species have been proposed, that there are existing invasive species on-site that are to remain undisturbed, that they had included a note on the plan requiring the removal of invasive species prior to certification in accordance with Section 1.5 (Certification of Installation of Plant Materials) of the Landscape Manual, and that no trees are proposed to be planted on slopes greater than 3 to 1.
9. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property measures more than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-011-15) was submitted with the subject application. The site has a woodland conservation threshold of 15 percent (0.70 acre) of the net tract and a total woodland conservation requirement of 0.81 acre based on the area of the net tract clearing. The TCP2 worksheet meets the overall requirement with 0.98 acre of on-site woodland conservation. Minor revisions shall be made to TCP2-011-15 by condition of this approval and prior to certificate approval that will bring the project into conformance with the applicable requirements of the WCO.
10. **Prince George’s County Tree Canopy Coverage Ordinance:** The site is exempt from the provisions of the Tree Canopy Coverage Ordinance per Section 25-127 of the Prince George’s County Code, as it is a property in a commercial zone and the subject of a DSP approved before September 1, 2010.
11. **Preliminary Plan of Subdivision 4-80034 and Record Plan NLP 107-27:** The site, comprised of Lots 2 and 3, is the subject of Preliminary Plan of Subdivision 4-80034 for Chillum Castle Manor, which was approved by the Planning Board on July 31, 1980. The resolution of approval for the preliminary plan contains no conditions.

Record Plat NLP 107-27: The record plat for the site contains one note which is included in **boldface** type below, followed by staff comment:

1. Prior to issuance of a building permit a site plan shall be approved by the Planning Board. Purpose of the site plan is to protect adjacent residential property.

As the subject DSP was approved by the Planning Board for the property, the applicant has conformed to the first portion of this requirement. The subject approval will protect the adjacent residential property by utilizing existing vegetation as natural screening, the topography of the site and the surrounding area and by conforming to the requirements of Section 4.7 of the Landscape Manual as previously discussed in Finding 8(d).

12. **Further Planning Board Findings and Comments from Other Entities:** The subject approval was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—The Planning Board stated that Detailed Site Plan DSP-12018, U-Haul Storage Warehouse, will have no impact on historic sites, resources, or districts.
- b. **Archeology**—The Planning Board stated that a Phase I archeological survey is not recommended on the subject property, as a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of finding archeological sites within the subject property is low. The approval will not impact any historic sites or resources, documented properties, or known archeological resources.
- c. **Community Planning**—The Planning Board hereby finds that the subject approval does not require conformance with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) or the 1990 *Approved Master Plan for Langley-Park College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*. No planning issues are hereby found to be connected with the subject approval.
- d. **Transportation**—The site is adjacent to MD 650 and MD 410. Both roadways are master plan arterials. Both facilities have adequate right-of-way dedication and are built to appropriate standards. The master plan shows an intersection fillet extending slightly into the site. This additional right-of-way extends into the street-facing parking along the frontage of the site, but does not affect any structures approved herein. It appears that the right-of-way may not be needed, as a short retaining wall is built on the site adjacent to the right-of-way in lieu of the larger right-of-way.

The applicant describes the storage buildings as unmanned. Nevertheless, the additional storage will augment the commercial activity on the site. The moving and storage operation would generate 4 AM and 4 PM peak-hour vehicle trips. The use will be served

by existing commercial driveways from MD 650 and MD 410. The additional buildings will not significantly alter circulation within the site. The site plan does include some minor modifications to the parking. All of the changes are acceptable.

- e. **Subdivision**—The subject site is located on Tax Map 41 in Grid A-1, is in the C-M Zone, and measures 4.67 acres. The property was recorded in the Prince George’s County Land Records on August 27, 1980 as Lots 2 and 3 – U-Haul Co. of Metro D.C., Inc., on Plat NLP 107-27. Although a calculation for gross floor area (GFA) is not provided on the DSP, the plan provides the building area. According to the plan, the building area of the existing development (rental business, rental of motor vehicles) is 15,818 square feet, which is to remain. This DSP herein approved adds 9,974 square feet of building area for a moving and storage operation to the site. The total on-site building area proposed through the DSP is 25,792 square feet. Calculations for GFA (as defined in the Zoning Ordinance) shall, by condition of this approval, be provided on the plan.

The site (Lots 2 and 3) is the subject of Preliminary Plan 4-80034 for Chillum Castle Manor, which was approved by the Planning Board on July 31, 1980. The resolution of approval contains no conditions. Lots 2 and 3 were approved by the Prince George’s County Planning Board on July 31, 1980. The record plat contains one note, which is provided in **boldface** text below:

1. **Prior to issuance of a building permit a site plan shall be approved by the Planning Board. Purpose of the site plan is to protect adjacent residential property.**

This DSP has been reviewed in accordance with this record plat note.

The Planning Board requires the following by condition of this approval:

- (1) Prior to certification of the DSP, the following corrections shall be required:
 - (a) Provide the GFA of the existing and proposed buildings, rather than building area, on the plan.
 - (b) Show and label the “Easement for Stream Change per SRC of MD Plat No. 19199,” which is referenced on the existing plat for the subject site (NLP 107-27) if the easement still exists, or provide documentation of extinguishment of the easement.

Detailed Site Plan DSP-12018 is in substantial conformance with approved Preliminary Plan 4-80034, as the above comments have been addressed.

- f. **Trails**—The Planning Board has reviewed the DSP application referenced above for planned trails, bikeways, and pedestrian improvements, and for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

This analysis is limited to the review for the provision of basic, safe, and adequate pedestrian and bicycle facilities, and adequate access to transit services via the transportation circulation system.

The MD 650 Corridor is a master-planned bus rapid transit corridor. New Hampshire Avenue (MD 650) is also the subject of a long-term transportation improvement plan being managed by the City of Takoma Park, Maryland, the Maryland State Highway Administration (SHA), and Montgomery and Prince George's Counties. The plan for MD 650 is in the early planning phase and does not affect the subject approval. Bus stops for Metrobus exist on both street frontages. Sidewalks currently exist along the subject property frontages on MD 650 and East-West Highway (MD 410). The existing sidewalks and streetscapes along MD 650 and MD 410 are shown on the plans.

Frontage improvements were recently constructed by SHA along MD 650 and MD 410 with sidewalks and crosswalks. Crosswalks with pedestrian countdown signals exist at the intersection of MD 650 and MD 410. Vehicle access to the site is provided on MD 650 and MD 410. No new curb cuts are proposed along MD 650 or MD 410.

Bicycle and Pedestrian Facilities

The MPOT recommends that bicycle lanes be provided on MD 650 and MD 410. Implementation of the planned bicycle lanes with this application is not required by this approval. The subject approval does not involve any dedication for roadway improvements that would help implement the MPOT recommendations for bicycle lanes.

The MPOT includes policies related to pedestrian access and the provision of sidewalks. The Complete Streets section includes the following policies regarding sidewalk construction, the accommodation of pedestrians, and provision of complete streets:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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.

There is no direct on-site sidewalk connection from the existing or proposed buildings to the existing sidewalks on MD 650. Currently, people must walk over curbs or use the vehicle entrance to access the site from MD 650. A short sidewalk connection shall be made to MD 650 by condition of this approval, prior to certificate approval.

The existing sidewalks and vehicle ramp on MD 410 are deteriorating and are generally in poor condition, with a cracked and broken sidewalk. In many cases, the vehicle ramp and sidewalk are part of the same typical design detail. The DSP includes replacement of the existing cracked driveway ramp at the site entrance along MD 410, subject to SHA approval.

Striping or other methods may be utilized in paved areas on-site to mark the sidewalk connections, making them visible to people. Tactile strips and warnings for visually-impaired persons may be required. Ramping or stairs may be required to meet Americans with Disabilities Act (ADA) requirements and general access guidelines.

Conclusion

Based on the preceding analysis, and in terms of pedestrian and bicycle use, the Planning Board, by condition of this approval, requires the following improvement:

- (1) Consistent with MPOT policies, the applicant shall, by condition of this approval, be required to provide new sidewalk connections from the subject site to the existing sidewalks on New Hampshire Avenue (MD 650) and East-West Highway (MD 410), subject to modification by DPW&T. Striping or other methods may be utilized in paved areas on-site to mark the sidewalk connections, making them visible to people. Tactile strips and warnings for visually-impaired persons may be required. Ramping or stairs may be required to meet ADA and general access guidelines.

- g. **Environmental Planning**—The Planning Board stated that they had previously reviewed and approved a Natural Resources Inventory (NRI-045-12) for the subject property. With respect to grandfathering, the Planning Board stated that the project is subject to the environmental regulations of Subtitles 25 and 27 of the County Code that came into effect on September 1, 2010 and February 1, 2012 because the application is seeking approval for a new DSP.

The 4.68-acre site in the C-M Zone is located to the southeast of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410). There are 1.56 acres of woodlands located on the site. A review of the available information identified that no regulated environmental features (stream buffers, wetlands, 100-year floodplains, and steep slopes) are found on the property. This site is within the Anacostia watershed, which flows into the Potomac River basin. According to the U. S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), the site is comprised of the following soil types: Sassafra-Urban land complex, and Urban land soil series. According to available information, Marlboro clay and Christiana complexes are absent from this property. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species mapped to

occur on or in the vicinity of this property. The site has frontage on both MD 650 and MD 410, which are identified as arterial roadways that do not generate enough traffic to produce noise above the state standard. No adjacent roadways are designated as scenic or historic roads. According to PGAtlas.com, this site is not within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*.

- (1) An approved revised Natural Resources Inventory (NRI-045-12) was submitted, which was approved in August 2012. The NRI verifies that no regulated environmental features occur on the subject property. According to the NRI, the site contains approximately 1.56 acres of woodland.
- (2) The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-011-15) has been approved herewith.

The site has a woodland conservation threshold of 15 percent (0.70 acre) of the net tract and a total woodland conservation requirement of 0.81 acre based on the area of proposed net tract clearing. The TCP2 worksheet proposes to meet the overall requirement with 0.98 acre of on-site woodland conservation.

There following minor revisions are required to be made to the TCP2 and DSP by condition of this approval. Remove the proposed tree line from the plan and legend. Show the proposed limits of disturbance (LOD) on the DSP. The LOD on the TCP2 and DSP must be consistent. Remove the symbol for steep slopes from the TCP2. This symbol is not required on TCPs. Show the TCP2 approval block on the plan. In General Note 6, revise "Developed Tier" to "Environmental Strategy Area (ESA) 1."

Section 25-122 (d)(1)(B) requires that woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site be placed in a woodland conservation easement and recorded in the land records. This is in conformance with the requirements of the state Forest Conservation Act, which requires that woodland conservation areas have long-term protection measures in effect at all times. This requirement applies to TCP2 applications approved after September 1, 2010 that do not have a TCP approved before September 1, 2010. A condition of this approval requires that recordation.

- (3) An approved Stormwater Management Concept Letter and Plan (15595-2013-0) was reviewed by the Planning Board. The site will manage stormwater through the use of environmental site design, which includes the use of sand filters and two underground micro-bioretenion facilities. A fee of \$3,253.00 for on-site attention/quality control measures is required.

- (4) According to the USDA NRCS WSS, the site is comprised of the following soil types: Sassafras-Urban land complex Urban Land-Sassafras complex and Urban Land soil series. According to available information Marlboro clay and Christiana complexes are absent from this property. This information is provided for the applicant's benefit. The County may require a soils report in conformance with Prince George's County Council Bill CB-94-2004 during the building permit process review.
- (5) The County requires approval of an erosion and sediment control plan. The TCP shall, by condition of this approval, reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including erosion and sediment control measures. A copy of the erosion and sediment control concept plan shall, by condition of this approval, be submitted prior to grading permit so that the ultimate limits of disturbance for the project can be verified and shown on the TCP.

Conditions of this approval require that the plans be revised prior to certificate approval to address the environmentally-related issues identified above.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated May 26, 2015, the Fire/EMS Department offered comments on needed accessibility, private road design, and the location and performance of fire hydrants.
- i. **Prince George's County Department of Permitting Inspection and Enforcement(DPIE)**—In a memorandum dated July 10, 2015, DPIE stated that the proposed DSP is consistent with the approved Stormwater Management Concept Plan 15595-2013 dated March 9, 2015.
- j. **Prince George's County Police Department**—In a memorandum dated May 1, 2015, the Police Department stated that they found no Crime Prevention Through Environmental Design (CPTED) issues connected with the subject project.
- k. **Prince George's County Health Department**—In a memorandum dated May 27, 2015, the Health Department, Division of Environmental Health, offered the following points in **boldface** type below, followed by Planning Board comment:
 1. **Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should 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.**

A note shall be added to the plans, by condition of this approval, stating the intent to conform to construction noise control requirements as specified in Subtitle 19 of the County Code.

2. **During the demolition/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.**

A note shall be added to the plans, by condition of this approval, stating the intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

3. **There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.**

A downward facing light fixture detail shall, by condition of this approval, be added to the plans to minimize light trespass.

- l. **Maryland State Highway Administration (SHA)**—In a letter dated May 21, 2015, SHA stated that they found that work taking place within the SHA right-of-way is subject to the terms and conditions of an approval from SHA. Further, SHA's Access Management Division offered detailed comments regarding the applicant's submission. These revisions would be required by at the time of the applicant's separate application to SHA for access through their separate access permitting process.
- m. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board did not receive comment from WSSC regarding the subject project.
- n. **Verizon**—In an e-mail dated June 24, 2015, Verizon stated that the applicant should include a ten-foot-wide public utility easement adjacent, parallel, and contiguous to the right-of-way along all roadways dedicated for public street purposes, free and clear of any surface obstructions.

The applicant has been provided this information. However, as the property and improvements are not subject to a subdivision process, a new easement cannot be created at this time.

- o. **Potomac Electric Power Company (PEPCO)**—The Planning Board did not received comment from PEPCO regarding the subject project.

- p. **Maryland Department of Environmental Resources (DER)**—In a letter dated August 12, 2012, DER stated that the Wildlife and Heritage Service had determined that there are no state or federal records for rare, threatened, or endangered species within the boundaries of the project site as delineated. As a result, DER stated that they had no specific comments or requirements pertaining to protection measures at this time.
13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, 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.**

The Planning Board has reviewed the available information and identified no regulated environmental features (stream buffers, wetlands, 100-year floodplains, and steep slopes) on the property. Therefore, it is not necessary to make this otherwise required finding for this case.

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 the Type 2 Tree Conservation Plan (TCP2-011-15) and further APPROVED Detailed Site Plan DSP-12018 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall make the revisions or provide information as follows:
- a. Revise the plans to reflect that the project includes the addition of two 4,987-square-foot buildings for a total of 9,974 square feet.
 - b. Show and label the "Easement for Stream Change per SRC of MD Plat No. 19199," which is the reference on the existing plat for the subject site (NLP 107 27) if the easement still exists, or provide documentation demonstrating the extinguishment of the easement.
 - c. Revise the plans to include the specific location of the display and storage of trucks and trailers on the property graphically, recalculate the parking required and provided and update the parking schedule accordingly.

- d. The applicant shall add a Section 4.2 landscape schedule from the 2010 *Prince George's County Landscape Manual* demonstrating conformance with the requirements.
- e. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) Remove the proposed tree line from the plan and legend.
 - (2) Show the proposed limits of disturbance (LOD) on the DSP. The LOD on the TCP2 and DSP must be consistent.
 - (3) Remove the symbol for steep slopes from the TCP2.
 - (4) Show the most current TCP2 approval block on the plan.
 - (5) Identify the location of the required bioretention.
 - (6) In General Note 6, revise "Developed Tier" to "Environmental Strategy Area (ESA) 1."
- f. The approved concept erosion and sediment control plan shall be submitted to the Environmental Planning Section as designee of the Planning Board. The limits of disturbance shall be consistent on the plans.
- g. New internal pedestrian connections shall be provided from the subject site to the existing sidewalks on New Hampshire Avenue (MD 650) and East-West Highway (MD 410), subject to modification by the Maryland State Highway Administration. The applicant shall consider the following:
 - Striping or by using other methods within the parking lot in paved areas on site to make the pedestrian connections more visible.
 - Tactile strips and warnings for visually impaired persons may be required.
 - Ramping or stairs may be required to meet Americans with Disabilities Act (ADA) and general access guidelines.
- h. Indicate on the plans that the applicant will replace the existing deteriorating vehicle ramp, including a sidewalk and pedestrian ramps, at the site entrance along East-West Highway (MD 410), subject to modification by the Maryland State Highway Administration.
- i. The applicant shall include two general notes stating as follows:

"The applicant intends to conform to the noise control procedures as specified in Subtitle 19 of the Prince George's County Code."

“The applicant intends to conform to the construction activity dust control requirement as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

- j. The applicant shall include a detail of a full cut-off lighting fixture in the DSP set.
- 2. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this site, the liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

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.

* * * * *

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 Shoaff, with Commissioners Washington, Shoaff, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, July 7, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board this 28th day of July 2016.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator