

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

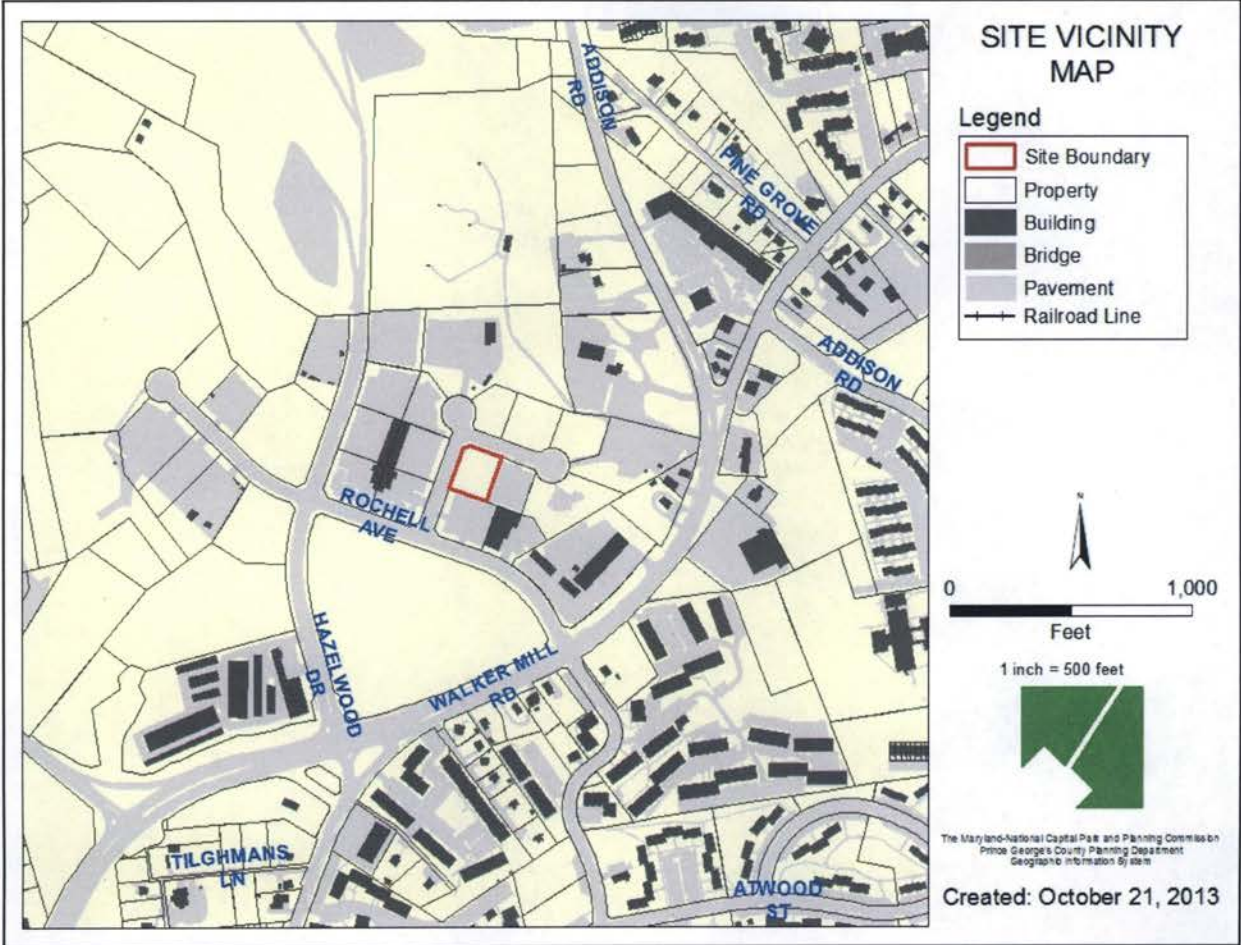
Detailed Site Plan

DSP-13017

| Application | General Data | |
|---|------------------------------|-----------------|
| Project Name: 1800 Prosperity Way Location: Located in the southeast quadrant of the intersection of Prosperity Way and Prosperity Court. Applicant/Address: James F. Schneider 406 Longdraft Road Gaithersburg, MD 20878 | Planning Board Hearing Date: | 11/07/13 |
| | Staff Report Date: | 10/23/13 |
| | Date Accepted: | 08/26/13 |
| | Planning Board Action Limit: | 11/11/13 |
| | Plan Acreage: | 0.72 |
| | Zone: | I-1 |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 0 |
| | Planning Area: | 75B |
| | Tier: | Developed |
| | Council District: | 07 |
| | Election District: | 18 |
| | Municipality: | Capitol Heights |
| 200-Scale Base Map: | 203SE06 | |

| Purpose of Application | Notice Dates | |
|------------------------------|------------------------|----------|
| A contractor's storage yard. | Informational Mailing: | 05/20/13 |
| | Acceptance Mailing: | 08/06/13 |
| | Sign Posting Deadline: | 10/08/13 |

| | | | |
|-----------------------------|--------------------------|--|------------|
| Staff Recommendation | | Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13017
1800 Prosperity Way

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the Light Industrial (I-1) Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-87194 and Record Plat NLP 141-11;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan (DSP), the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a contractor's storage yard in the Light Industrial (I-1) Zone.

2. **Development Data Summary:**

| | EXISTING | PROPOSED |
|----------------------------|-----------------|---------------------------|
| Zone | I-1 | I-1 |
| Use | Vacant | Contractor's storage yard |
| Acreage | 0.7248 | 0.7248 |
| Lots | 1 | 1 |
| Gross Floor Area (sq. ft.) | 0 | 0 |

OTHER DEVELOPMENT DATA

| | |
|--|------------------|
| Parking/Loading Spaces Required | 0 spaces* |
| Parking/Loading Spaces Provided | 0 spaces* |

*Due to the proposed use and no proposed building, no parking or loading spaces are either required or provided at this time.

3. **Location:** The subject site is located in the southeast quadrant of the intersection of Prosperity Way and Prosperity Court, within Council District 7, Planning Area 75B, of the Developed Tier.
4. **Surrounding Uses:** The site is located within the platted Walker Mill Business Park. The subject site is bounded to the north and west by public rights-of-way, with I-1-zoned business park properties beyond, and to the east and south by properties in the business park developed with contractor's storage yards.
5. **Previous Approvals:** The 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment* (Subregion 4 Master Plan and SMA) retained the subject site in the I-1 Zone. The subject site contains Lot 4, Block A, of a larger development known as the Walker Mill Business Park. The Planning Board approved Preliminary Plan of Subdivision 4-87194 for Walker Mill Business Park (via PGCPB Resolution No. 88-6) on January 7, 1988, which was recorded in Plat Book NLP 141-11. The site also has a Stormwater Management Concept Approval, 39407-2012-00, which is valid until April 9, 2016.
6. **Design Features:** The subject DSP has been submitted to construct a contractor's storage yard on a currently vacant graded lot. The plan proposes to develop a 30-foot-wide commercial driveway entrance off of Prosperity Court for vehicular access to the lot. The majority of the lot is proposed to be covered in gravel for the storage area use; no building of any type is proposed. A six-foot-high, board-on-board, wooden fence is proposed to enclose the entire property, but it is set back ten feet from the Prosperity Court right-of-way on the north and 32 feet from the Prosperity Way right-of-way on the west to allow for required landscaping, green area, and tree canopy coverage. A proposed private bioretention facility is located within the northwest corner of the property, behind the fencing, to accommodate stormwater. No signage is proposed.
7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The DSP is in conformance with the requirements of Section 27-473, which governs development in industrial zones. The proposed contractor's storage yard is a permitted use in the I-1 Zone.
- b. The DSP is in general conformance with Section 27-474, Regulations in Industrial Zones, regarding setbacks and green area. There are no buildings, fences, or walls over six feet high that need to meet required setbacks. Also, the proposed plan shows conformance to the required ten percent green area requirement, with 20 percent green area provided.
- c. Section 27-469, I-1 Zone (Light Industrial), establishes parameters for landscaping, screening, and buffering of development in the I-1 Zone. The following parameters are applicable to the subject application:

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

- (1) **At least ten percent (10%) of the net lot area shall be maintained as green area.**
- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

Comment: The plan shows 20 percent green area provided on-site, exclusive of the landscape strip adjacent to the public right-of-way required by the 2010 *Prince George's County Landscape Manual*. The additional areas include the bioretention facility, along with additional areas inside and outside of the fencing along the rights-of-way.

(c) Outdoor storage.

- (1) **Outdoor storage shall not be visible from a street.**

Comment: The subject plan indicates a proposed six-foot-high, board-on-board, wooden fence, with a vehicular entrance gate, surrounding the entire proposed use area. Typically, staff would not support the use of a wooden fence in a commercial or industrial setting due to maintenance concerns. However, there are already multiple industrial uses developed within the business park that have wooden fences along their street frontages, similar to what is being proposed with this application. Therefore, the proposed wooden fence is acceptable.

- 8. **Preliminary Plan of Subdivision 4-87194 and Record Plat NLP141-11:** Preliminary Plan of Subdivision 4-87194 for Walker Mill Business Park, which includes the subject site, was approved by the Planning Board on January 7, 1988, subject to ten conditions. It was subsequently recorded in Plat Book NLP141-11 on September 16, 1988 with three notes, which are also addressed by the preliminary plan conditions. The following preliminary plan conditions are applicable to the review of this DSP:

3. **Detailed site plans for individual lots shall be approved by the Planning Board prior to buildings permits. These site plan reviews shall address, but not be limited to, the items listed in the Area Planning Division's (N/SE) memorandum dated September 16, 1987.**

Comment: The subject DSP was submitted in conformance with this condition. The referenced memorandum included the following comments that are applicable to the review of this DSP:

- a. All projects within this property shall be subject to site plan review by the Prince George's County Planning Board. The site plan shall contain a landscaping plan.

Comment: The subject DSP, along with a landscaping plan, was submitted per this comment.

- b. The Planning Board shall review the development to assure its compliance with the following design guidelines:

- (1) An effective visual buffer created by substantial berms and landscaping shall be provided along Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the residential character of surrounding properties.

Comment: The subject site is not adjacent to Walker Mill Road, Rollins Avenue, Addison Road, or residentially-zoned or developed areas. Therefore, this requirement does not apply to the subject DSP.

- (2) The internal organization of the site shall address the following:

- (A) Minimizing the views of parking, loading, storage and service areas.

Comment: The subject DSP proposes a six-foot-high, sight-tight, board-on-board fence around the entire storage yard area, which will minimize the views of the storage area on the subject site.

- (B) Providing architectural elevations consistent in materials and treatment on all sides, and with all mechanical equipment enclosed or screened. Screening and enclosures shall be treated as integral elements of building design.

Comment: The subject DSP does not propose any buildings or mechanical equipment; therefore, this requirement does not apply.

- (C) Signs shall not be placed above the roof or parapet line. No moving or flashing signs, or signs projecting significantly from a building, shall be permitted. Low ground-mounted and landscaped signs in keeping with the scale of the buildings and the site shall be encouraged in lieu of building-mounted signs.

Comment: The subject DSP does not propose any signage; therefore, this requirement does not apply.

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

Comment: This study is required due to the various types of fill material used to reclaim the site. Because the various materials have broken down or decomposed over the years, methane gas emissions could be a concern.

At this time, no structures are shown for this development, but grading for the storage yard area and bioretention facility is proposed. Methane is a gas that could be released as part of the on-site grading activities. It is well known that the presence of methane gas can be highly hazardous to human health. Methane is considered to be a low-toxicity gas, but can result in asphyxiation due to its ability to exclude oxygen. The fact that methane is a colorless odorless gas means that there is no simple indicator of its presence until such a time as explosive limits are reached and an incident occurs. For this reason, it is vital that sources of methane are identified prior to any work on a construction site commencing, and that measures are put in place to prevent a dangerous build-up of gas within buildings or dispersion of gas in another direction from compaction of the soil on this property. Therefore, a condition has been included in the Recommendation section of this report requiring this study be submitted prior to issuance of any grading permits.

9. **Prince George's County Landscape Manual:** This application is subject to Sections 4.2, 4.3, 4.4, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it is a new development requiring grading permits on a vacant property.
- a. Section 4.2, Requirements for Landscape Strips along Streets, requires that a landscape strip be provided on a property for all nonresidential uses in any zone abutting all public and private streets. The applicant chose Option 1, which is a ten-foot-wide landscape strip that requires one shade tree and ten shrubs to be planted per 35 linear feet of street frontage, excluding driveway openings. The applicant provides the ten-foot-wide landscape strip as required and has provided the appropriate schedule showing conformance with the requirements of this section.
 - b. Section 4.3, Parking Lot Requirements, requires parking lots over 7,000 square feet to provide interior planting and a perimeter landscape strip, when located within 30 feet of an adjacent property where there is no intervening building and interior parking lot planting area. The proposed plan has no parking areas proposed and is, therefore, exempt from this section.
 - c. Section 4.4, Screening Requirements, requires that loading spaces, outdoor merchandise storage, trash facilities, mechanical equipment, and vehicle-related uses be screened from various areas and adjacent uses. The submitted DSP only proposes an outdoor storage area, which is required by this section to be screened from adjacent residential uses or zones. The subject property and all adjacent properties have industrial uses. Therefore, the subject property is not required to provide screening pursuant to the Landscape Manual; however, the storage area is proposed to be enclosed by a sight-tight fence, which will screen it.

- d. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be planted between incompatible adjacent uses. The proposed use, a contractor's storage yard, is the same as the existing use on the two adjacent properties. Therefore, no bufferyard is required under this section.
- e. Section 4.9, Sustainable Landscape Requirements, requires a certain percentage of plant material proposed to be native species. The submitted DSP lists that 100 percent of all proposed plant materials are native. However, neither of the proposed shrub species is native as required by the Landscape Manual. A condition of approval requiring the necessary revisions has been included in the Recommendation section of this report.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** In regard to grandfathering, the project is subject to the environmental regulations of Subtitle 27 that came into effect on September 1, 2010 because there are no previously approved development plans.

The site is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because, although the property is greater than 40,000 square feet in size, it contains less than 10,000 square feet of existing woodland and has no previously approved tree conservation plans. A standard letter of exemption was issued for the subject property on November 26, 2012 and was submitted with the application.

11. **Conformance to the Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, because it will require a grading or building permit for more than 5,000 square feet of disturbance. The requirement for the subject property is ten percent of the gross tract area, or 3,136 square feet, based on the site's I-1 zone designation. The subject application provides the required tree canopy coverage (TCC) schedule on the landscape plan and the plan provides a sufficient amount of proposed trees to meet the requirement. However, the numbers and types of proposed trees listed in the TCC schedule do not match the plant list or plan; for instance, red maples are counted as columnar shade trees when they can be counted as major shade trees. Therefore, a condition of approval has been proposed in the Recommendation section of this report requiring the applicant to revise the TCC schedule.

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

- a. **Transportation Planning Section**—In a memorandum dated September 11, 2013, the transportation planner offered the following summarized comments:

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required.

Preliminary Plan 4-87194, approved by the Planning Board in PGCPB Resolution No. 88-6, required DSPs for individual lots within Walker Mill Business Park prior to building permits. The requirements include architectural compatibility and screening related to adjacent residential properties, and are not transportation related. The DSP is for a contractor's storage yard. No buildings or structures are being proposed. This is a permitted use in the I-1 Zone.

A four-foot-wide sidewalk is shown on the plan and a 30-foot-wide commercial driveway entrance per the Department of Public Works and Transportation (DPW&T) standards. Prosperity Way and Prosperity Court are both shown with 70-foot rights-of-way. There are no master plan roadways in the immediate vicinity of the property. No parking is required or proposed by the applicant.

The Transportation Planning Section determines that the site plan is acceptable.

- b. **Subdivision Review Section**—In a memorandum dated September 25, 2013, the subdivision planner provided an analysis of the applicable preliminary plan of subdivision and final plat, which is incorporated into Finding 8 above. The subdivision planner also indicated that the bearings and distances on the site plan are consistent with the record plat. The DSP should clearly show and label the 10-foot-wide public utility easement as reflected on the record plat. Failure of the site plan and record plat to match will result in grading and building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time. A recommended condition of approval has been included in this staff report to require the missing label.
- c. **Environmental Planning Section**—In a memorandum dated October 1, 2013, the environmental planner provided an analysis of the property's conformance with the Woodland and Wildlife Habitat Conservation Ordinance and applicable plat notes, which are incorporated into Findings 8 and 10 above, respectively. They also offered the following additional summarized comments:

According to mapping research, and as documented on the approved natural resources inventory (NRI) equivalency letter, there are no regulated environmental features present on-site, such as wetlands and streams. The site is currently a vacant lot with no woodlands or structures. This site drains to Oxon Run within the Potomac River Basin. No steep slope areas occur on-site. The predominant soil found to occur on-site, according to the US Department of Agriculture (USDA), Natural Resource Conservation Service, Web Soil Survey, is the Udorthents-Urban Land Complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. According to the Sensitive Species Project Review Area (SSSPRA) layer by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. No specimen trees were identified on-site through the NRI process. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent to or within the site area. The site is located in the Developed Tier of the *Prince George's County Approved General Plan*. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains evaluation and network gap areas within the designated network of the plan.

Aerial photographs from PGAtlas identify the site and surrounding area as part of a sand and gravel mining operation that ended between 1968 and 1977. The site is currently a vacant lot with no woodlands or structures. The entire business park went through a reclamation process with various types of fill to restore the area to a developable area.

An approved Natural Resources Inventory Equivalency Letter, NRI-146-12, was submitted with the application. The site does not contain any regulated environmental features, such as nontidal wetlands, streams, and specimen trees.

The stormwater management design is conceptually and technically required to be reviewed and approved by the DPW&T to address surface water runoff issues in accordance with Subtitle 32, Water Quality Resources and Grading Code, which requires that environmental site design be implemented to the maximum extent practicable. The subject lot has an approved Stormwater Management Concept Plan (39407-2012-00). One small bioretention stormwater management facility is proposed. A fee of \$1,823.00 for on-site attention is required.

- d. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 18, 2013, DPIE provided standard comments regarding necessary improvements, standards, and specifications that will be enforced at the time of permits, along with the following specific comment:

The proposed site development is consistent with approved Stormwater Management Concept Plan 39407-2012.

- e. **Prince George's County Police Department**—In a memorandum dated September 10, 2013, Corporal Richard Kashe of the Police Department indicated that there are no crime prevention through environmental design (CPTED) related issues with the subject application.
- f. **Prince George's County Health Department**—In a memorandum dated September 11, 2013, the Health Department indicated they had no comments or recommendations on the subject application.
- g. **Town of Capitol Heights**—At the time of the writing of this technical staff report, the Town of Capitol Heights had not provided comments on the subject application.
- h. **City of District Heights**—At the time of the writing of this technical staff report, the City of District Heights had not provided comments on the subject application.

13. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features, this required finding does not apply to the review of this detailed site plan.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13017, 1800 Prosperity Way, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
 - a. Revise the tree canopy coverage schedule to reflect the number and type of proposed trees.
 - b. Change both proposed shrub types to native species as required by the 2010 *Prince George's County Landscape Manual*.
 - c. Clearly show and label the ten-foot-wide public utility easement as reflected on the record plat.
2. Prior to issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Health Department prior to issuance of any grading permit.

ITEM:

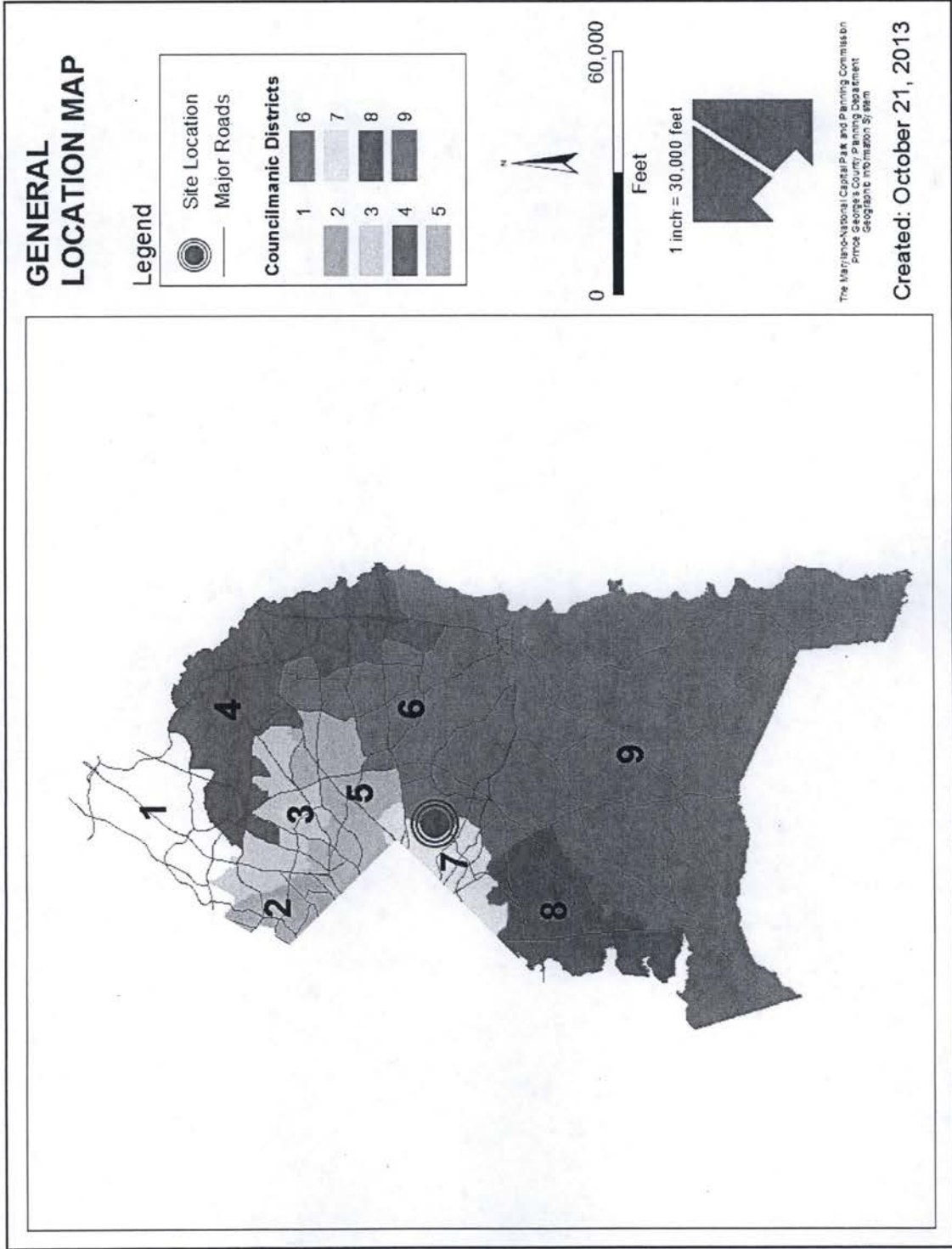
CASE: DSP-13017

1800 PROSPERITY WAY

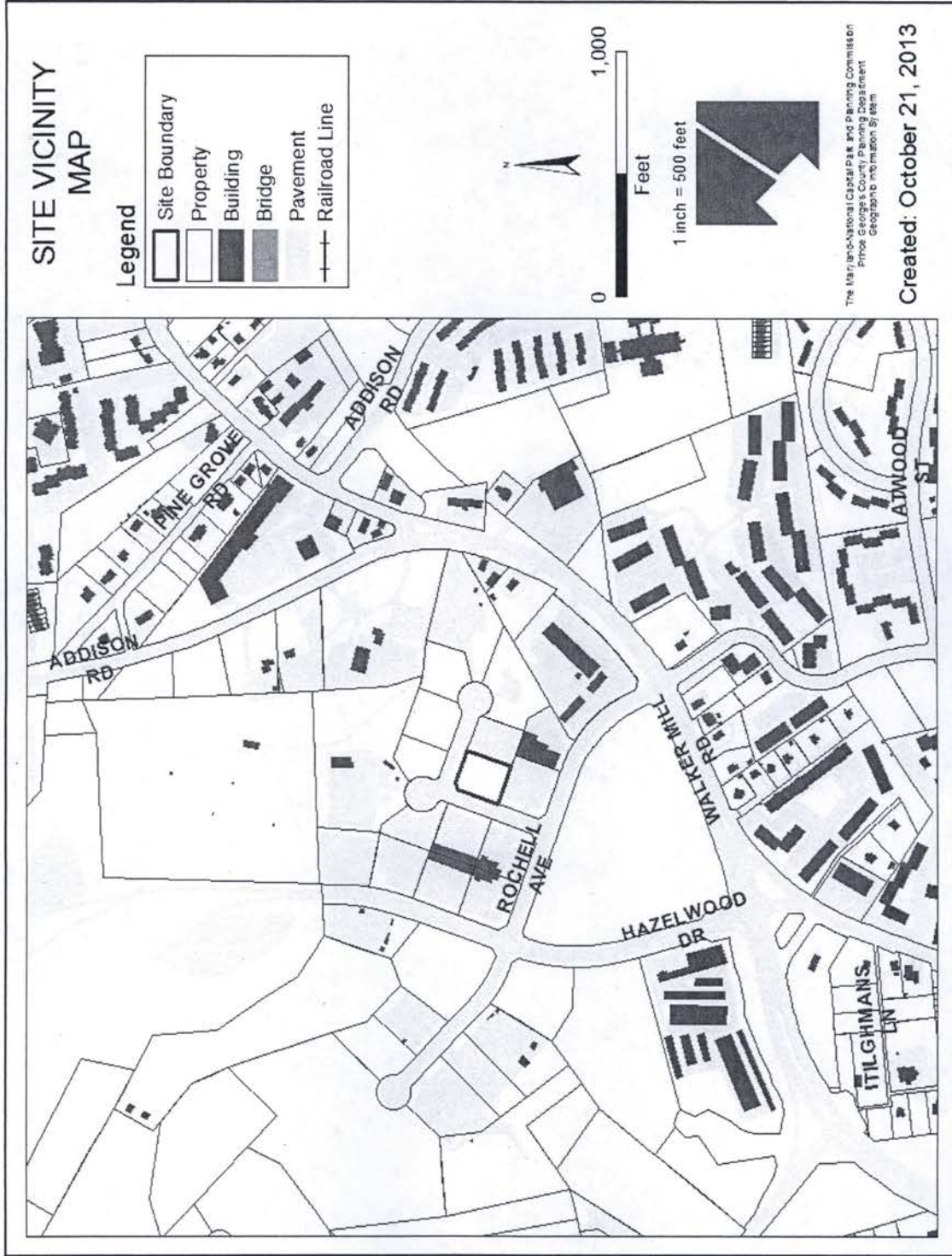
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



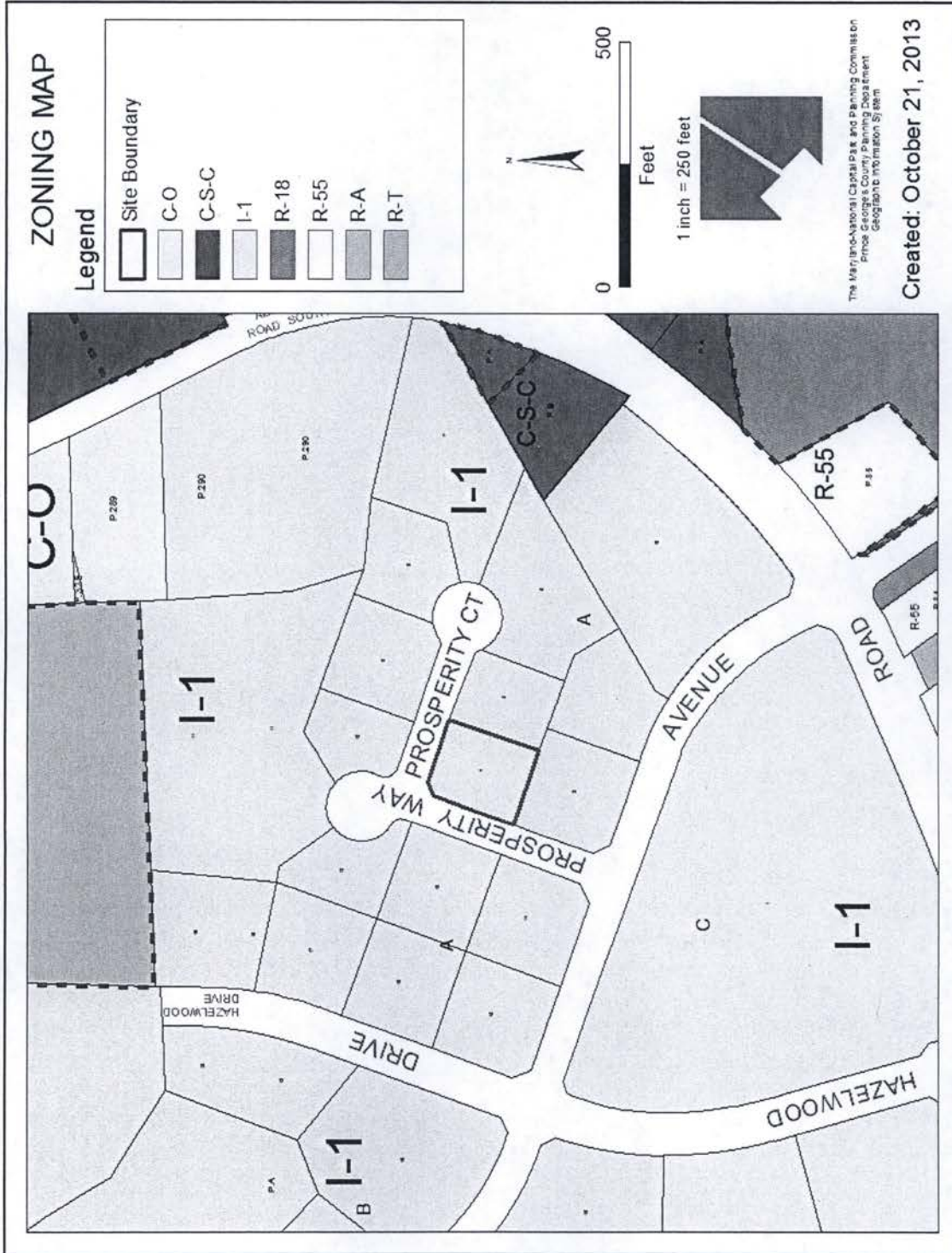
GENERAL LOCATION MAP



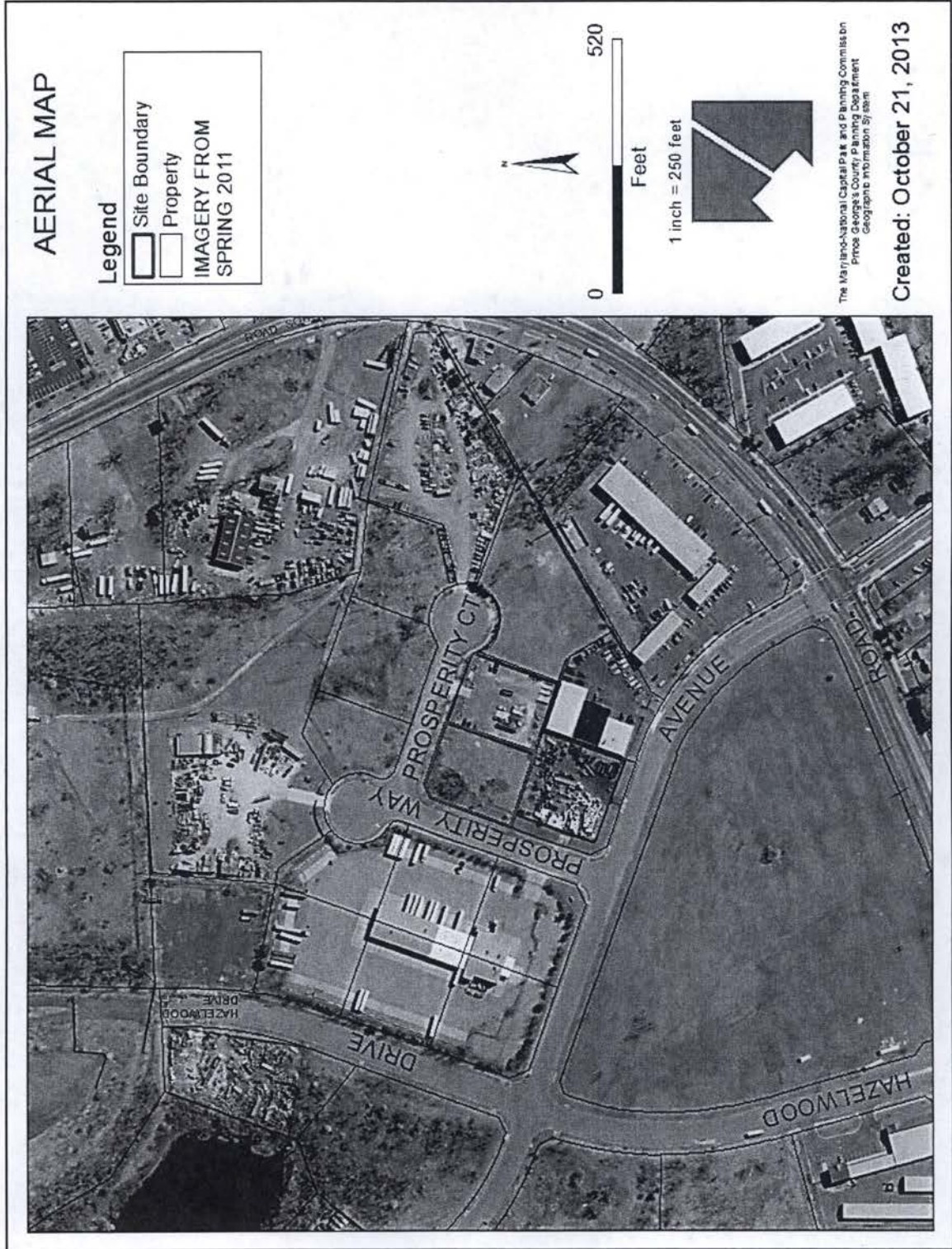
SITE VICINITY



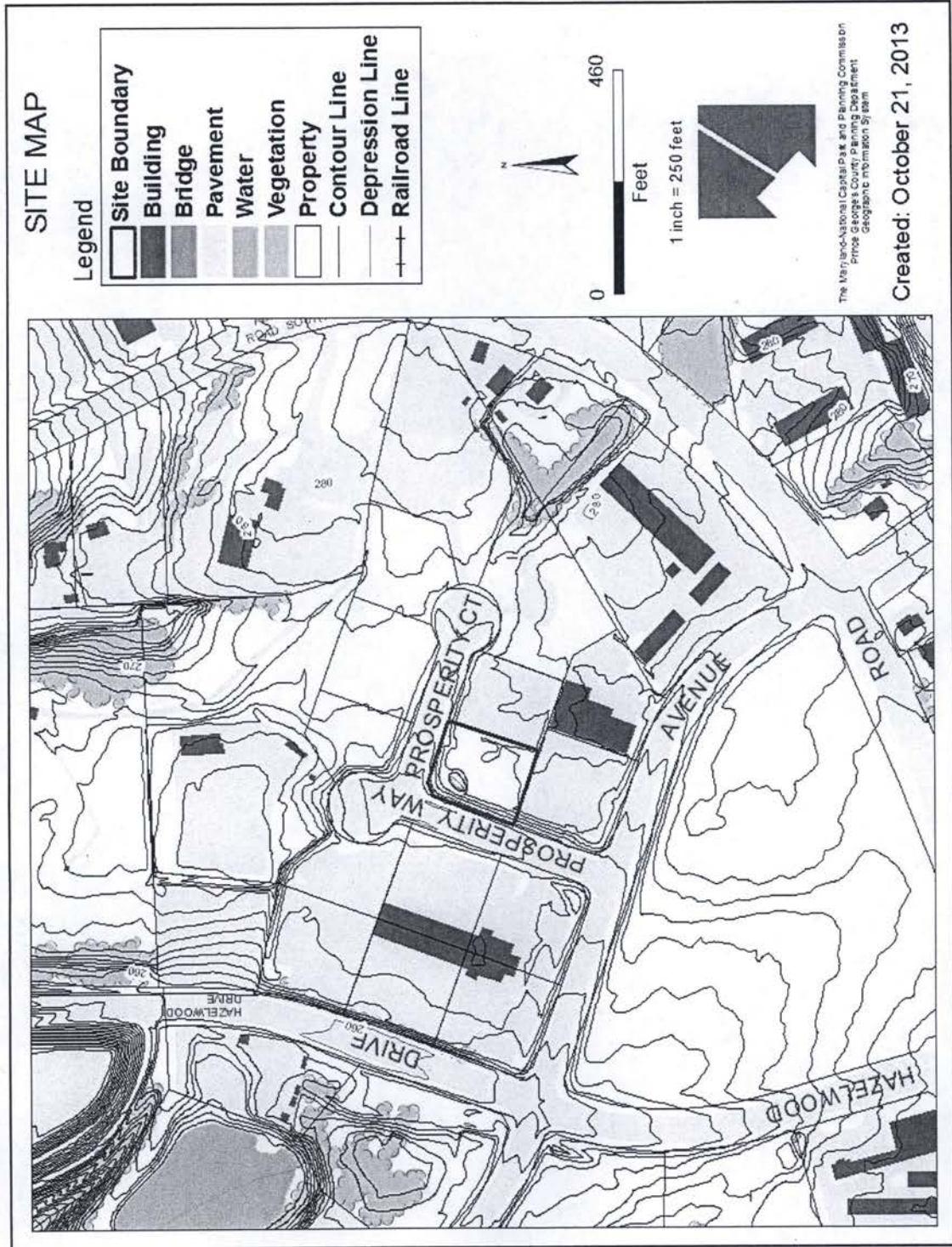
ZONING MAP



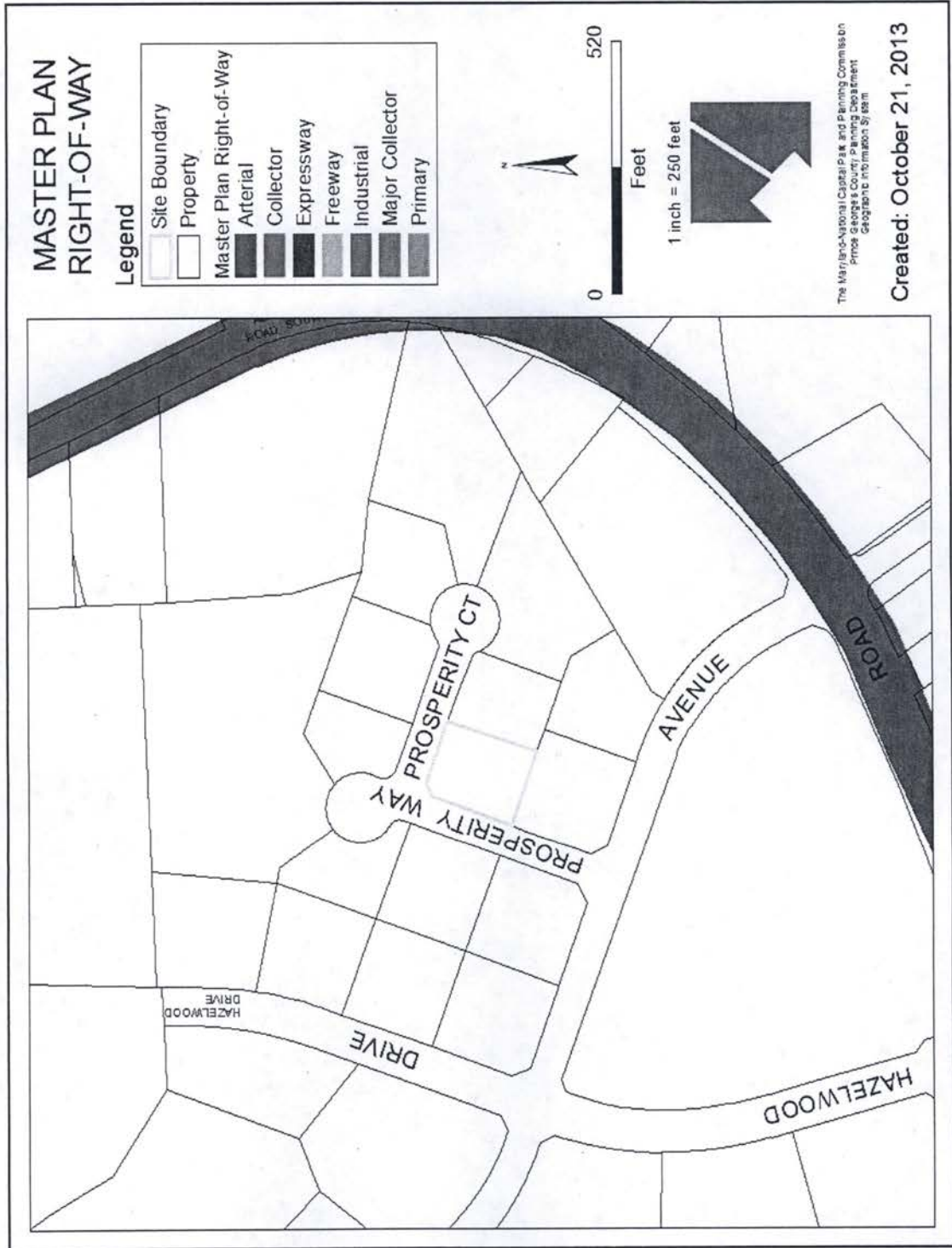
AERIAL MAP



SITE MAP



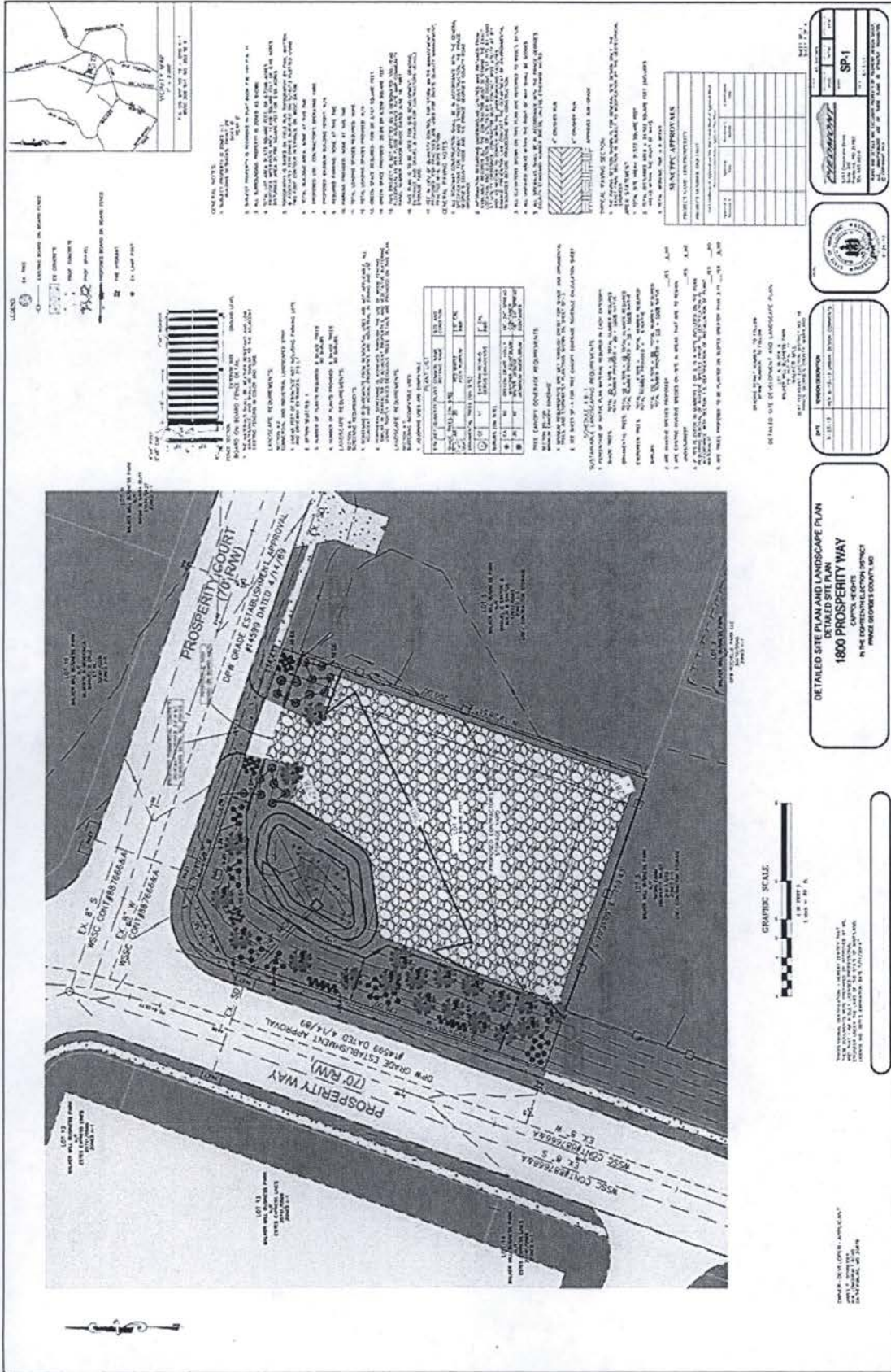
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW LOOKING NORTH



RENDERED LANDSCAPE PLAN



PGCPB No. 88-6

File No. 4-87194

RESOLUTION

WHEREAS, Woodward Industrial Park Joint Venture, is the contract purchaser of a 74.4-acre parcel of land known as Walker Mill Business Park (Lots 1-18 and Parcel A, Block A; Lots 1-15, Block B; Lots 1-3, Block C; Lots 1-7 Block D), said property being in the 18th Election District of Prince George's County, Maryland, and being zoned I-1; and

WHEREAS, on August 31, 1987, Woodward Industrial Park Joint Venture filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 43 lots and 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-87194 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on January 7, 1988, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on January 7, 1988, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-87194 with the following modifications:

1. Approval of the 100-year floodplain by the Department of Environmental Resources prior to Final Plat.
2. Approval of a rough grading concept plan by the Natural Resources Division and the Urban Design Section for streets only, prior to final plat.
3. Detailed site plans for individual lots shall be approved by the Planning Board prior to building permits. These site plan reviews shall address, but not be limited to, the items listed in

the Area Planning Division's (N/SE) memorandum dated September 16, 1987.

4. Provision of a dual left-turn lane at the intersection of Walker Mill Road and Addison Road as shown in the attached plan. The applicant shall also agree to provide for any modification to the existing signal when deemed necessary by the Department of Public Works and Transportation. It should be noted that, recently, the Planning Board approved the Walker Mill Towne subdivision with a similar condition.
5. Provision of a third exclusive through lane on the eastbound leg of Maryland Route 458 (Silver Hill Road) at its intersection with Maryland Route 4 in accordance with State standards and shall provide for signal modification if deemed necessary.
6. Provision of a 300-foot dual left-turn lane on the northbound leg of Maryland Route 4 at its intersection with Maryland Route 458 (Silver Hill Road) in accordance with State standards prior to building permit to include minor modification of existing traffic signal if deemed necessary.
7. Provision of an exclusive right-turn lane in accordance with the Department of Public Works and Transportation standards on Walker Mill Road at access roads to the site, County Road and Rochelle Avenue, prior to building permit.
8. Provision of an exclusive right-turn lane and a shared through and left-turning lane on the north leg of County Road and Rochelle Avenue at their approach to Walker Mill Road prior to building permit.
9. Provision of a new traffic signal at the intersection of Walker Mill Road with County Road, when deemed necessary by the Department of Public Works and Transportation prior to the issuance of any building permits.
10. Review of a methane study by the Natural Resources Division prior to the issuance of grading permits.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. There is a 100-year floodplain within the property which should be restricted from development.

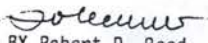
PGCPB No. 88-6
File No. 4-87194
Page 3

3. A rough grading plan for streets is necessary in order to ensure minimal disturbance of the natural environment.
4. Site plan review is recommended to ensure compliance with the Area Master Plan and its recommendations for the development of this site.
5. A number of road improvements are necessary to ensure the adequacy of transportation facilities to serve this development.
6. A methane study is recommended to ensure that the land is safe for development.

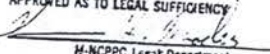
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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Yewell, seconded by Commissioner Botts, with Commissioners Yewell, Botts and Rhoads voting in favor of the motion, with Commissioner Keller abstaining, and with Commissioner Dabney absent, at its regular meeting held on Thursday, January 7, 1988, in Upper Marlboro, Maryland.

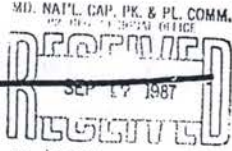
Thomas H. Countee, Jr.
Executive Director


BY Robert D. Reed
Community Relations Officer

THC/RDR/TVAB:lg

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 1-26-88

MEMO



September 16, 1987

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

The Master Plan for Suitland-District Heights and Vicinity (1985) indicates this tract as part of an extensive Employment area extending from Rollins Avenue to Walker Mill Road, entirely within the Town of Capitol Heights. A proposed hiker-biker trail is located along Cabin Branch which flows through the planned employment area. The 1986 Sectional Map Amendment based on the same plan is consistent with this concept. The whole of the planned employment area was zoned I-1.

In approving the Master Plan, (CR-147-1985) the District Council attached a series of revisions. The following relates specifically to the subject property:

" Show the represented area of approximately 196 acres between Rollins Avenue, Addison Road and Walker Mill Road, with and adjoining the Town of Capitol Heights, with subsequent additional areas to be identified by the Town prior to consideration of the Sectional Map Amendment, in the Employment category, and with proposed I-1 zoning. The Plan text shall also incorporate the following language to assure the quality of site development:

- (a) All projects within this property shall be subject to site plan review by the Prince George's County Planning Board. The site plan shall contain a landscaping plan.
- (b) The Planning Board shall review the development to assure its compliance with the following design guidelines:
 - (1) An effective visual buffer created by substantial berms and landscaping shall be provided along Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the residential character of surrounding properties.
 - (2) The internal organization of the site shall address the following:
 - (A) minimizing the views of parking, loading, storage and service areas.
 - (B) providing architectural elevations consistent in materials and treatment on all sides, and with all

Form 20 (Revised 11/77)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Memo to Land Development Division/Continued

mechanical equipment enclosed or screened. Screening and enclosures shall be treated as integral elements of building design.

- (C) Signs shall not be placed above the roof or parapet line. No moving or flashing signs, or signs projecting significantly from a building, shall be permitted. Low ground-mounted and landscaped signs in keeping with the scale of the buildings and the site shall be encouraged in lieu of building-mounted signs."

The language of (a) and (b) was subsequently incorporated in the final approved plan text and is therefore a legal requirement for site development.

During public hearings on the Suitland-District Heights and Vicinity Master Plan and SMA (1984-6) a preliminary concept plan for "Capitol Heights Light Industrial Park" was presented to the Planning Board and District Council by the then applicant (see attachment). The present submission is for less than half the acreage proposed to be in the future industrial park at that time. It is important to provide for the eventual continuation of the future Thompson Avenue as indicated on the present submission, north and west to connect with Rollins Avenue and, more importantly, to the future extension of Brooks Drive north-east to Addison Road. In approving the Master Plan the District Council determined that trucks with weight limits that would require three or more axles should be restricted from using Walker Mill Road for through trips from Ritchie Road to Addison Road. This would apply to all traffic generated by the proposed industrial park using Walker Mill Road for ingress and egress.

Attachment

AL:ras



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

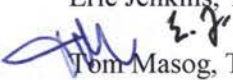
(301) 952-3680
www.mncppc.org

September 11, 2013

MEMORANDUM

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

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-13017, 1800 Prosperity Way

The Transportation Planning Section has reviewed the detailed site plan noted above. The site plan area consists of approximately 0.72 acres of land in the I-1 Zone. The site is located at the intersection of Prosperity Way and Prosperity Court. The applicant is proposing a contractor's operating yard.

Review Comments

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required.

Preliminary Plan 4-87194 approved by the Planning Board in PGCPB Resolution No. 88-6 required detailed site plans for individual lots within Walker Mill Business Park prior to building permits. The requirements include architectural compatibility and screening related to adjacent residential properties, and are not transportation related. The detailed site plan is for a contractor's operating yard. No buildings or structures are being proposed. This is a permitted use in the I-1 Zone.

A four-foot wide sidewalk is shown on the plan and a 30-foot wide commercial driveway entrance per DPW&T standards. Prosperity Way and Prosperity Court are both shown with 70-foot rights-of-way. There are no master plan roadways in the immediate vicinity of the property. No parking is required or proposed by the applicant.

The Transportation Planning Section determines that the site plan is acceptable.

September 25, 2013

MEMORANDUM

TO: Jill Kosack, Urban Design

VIA: Whitney Chellis, Subdivision Section

FROM: Quynn Nguyen, Subdivision Section *QN*

SUBJECT: Referral for 1800 Prosperity Way Property, DSP-13017

The subject property is known as Lot 4, located on Tax Map 73 and in Grid C-4 within the I-1 Zone and is 31,573 square feet. The site is currently undeveloped. The applicant has submitted a detailed site plan for the development of a contractor's storage yard which includes grading, paving, fence, and private bioretention facility. No structures are being proposed to be constructed on site.

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

1. **Approval of the 100-year floodplain by the Department of Environmental Resources prior to Final Plat.**
2. **Approval of a rough grading concept plan by the Natural Resources Division and the Urban Design Section for streets only, prior to final plat.**

Lot 4 was recorded in Plat Book NLP 141-11 on September 16, 1988. The record plat does not show any floodplain on the subject site.

3. **Detailed site plans for individual lots shall be approved by the Planning Board prior to buildings permits. These site plan reviews shall address, but not be limited to, the items listed in the Area Planning Division's (N/SE) memorandum dated September 16, 1987.**

The applicant has submitted a detailed site plan for the subject property to meet the requirement of Condition 3 of the Prince George's County Planning Board Resolution No. 88-6. The items listed in the Area Planning Division's memorandum are to ensure conformance to area master plan and the memorandum is attached with referral. Conformance to Condition 3 should be further reviewed and determined by Urban Design Section.

4. **Provision of a dual left-turn lane at the intersection of Walker Road and Addison Road as shown in the attached plan. The applicant shall also agree to provide for any modification to the existing signal when deemed necessary by the Department of Public Works and Transportation. It should be noted that, recently, the Planning Board approved the Walker Mill Towne subdivision with a similar condition.**
5. **Provision of a third exclusive through lane on the eastbound leg of Maryland Route S at its intersection with Maryland Route 458 (Silver Hill Road) in accordance with State standards prior to building permit to include minor modification of existing traffic signal if deemed necessary.**
6. **Provision of a 300-foot dual left-turn lane on the northbound leg of Maryland Route 4 at its intersection with Maryland Route 458 (Silver Hill Road) in accordance with State Standards prior to building permit to include minor modification of existing traffic signal if deemed necessary.**
7. **Provision of an exclusive right-turn lane in accordance with the Department of Public Works and Transportation standards on Walker Mill Road at access roads to the site, County Road and Rochelle Avenue, prior to building permit.**
8. **Provision of an exclusive right-turn lane and a shared through and left-turning lane on the north leg of County Road and Rochelle Avenue at their approach to Walker Mill Road prior to building permit.**
9. **Provision of a new traffic signal at the intersection of Walker Mill Road with County Road, when deemed necessary by the Department of Public Works and Transportation prior to the issuance of any building permits.**

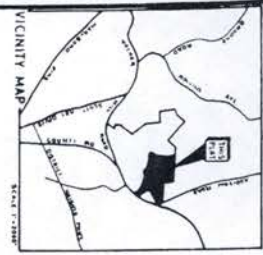
Conformance to Conditions 4 thru 9 regarding transportation improvements should be further reviewed and determined by Transportation Planning Section.

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

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

Lot 4 was recorded in Plat Book NLP 141-11 on September 16, 1988. The record plat contains 3 notes and they were addressed in the preliminary plan conditions above. The bearings and distances on the site plan are consistent with the record plat. The DSP should clearly show and label the 10-foot-wide PUE as reflected on the record plat.

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



| LOT | AREA | PERCENTAGE | AREA | PERCENTAGE | AREA | PERCENTAGE | AREA | PERCENTAGE |
|-----|--------|------------|--------|------------|--------|------------|--------|------------|
| 1 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 2 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 3 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 4 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 5 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 6 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 7 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 8 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 9 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 10 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 11 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 12 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 13 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 14 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 15 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 16 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 17 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |
| 18 | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% | 10,000 | 100% |

DEED AREA BREAKDOWN
 L.A. 95 450 1,172,291.51 sq. ft. (27,029.34)
 L.A. 95 458 1,538,517.00 sq. ft. (35,181.24)

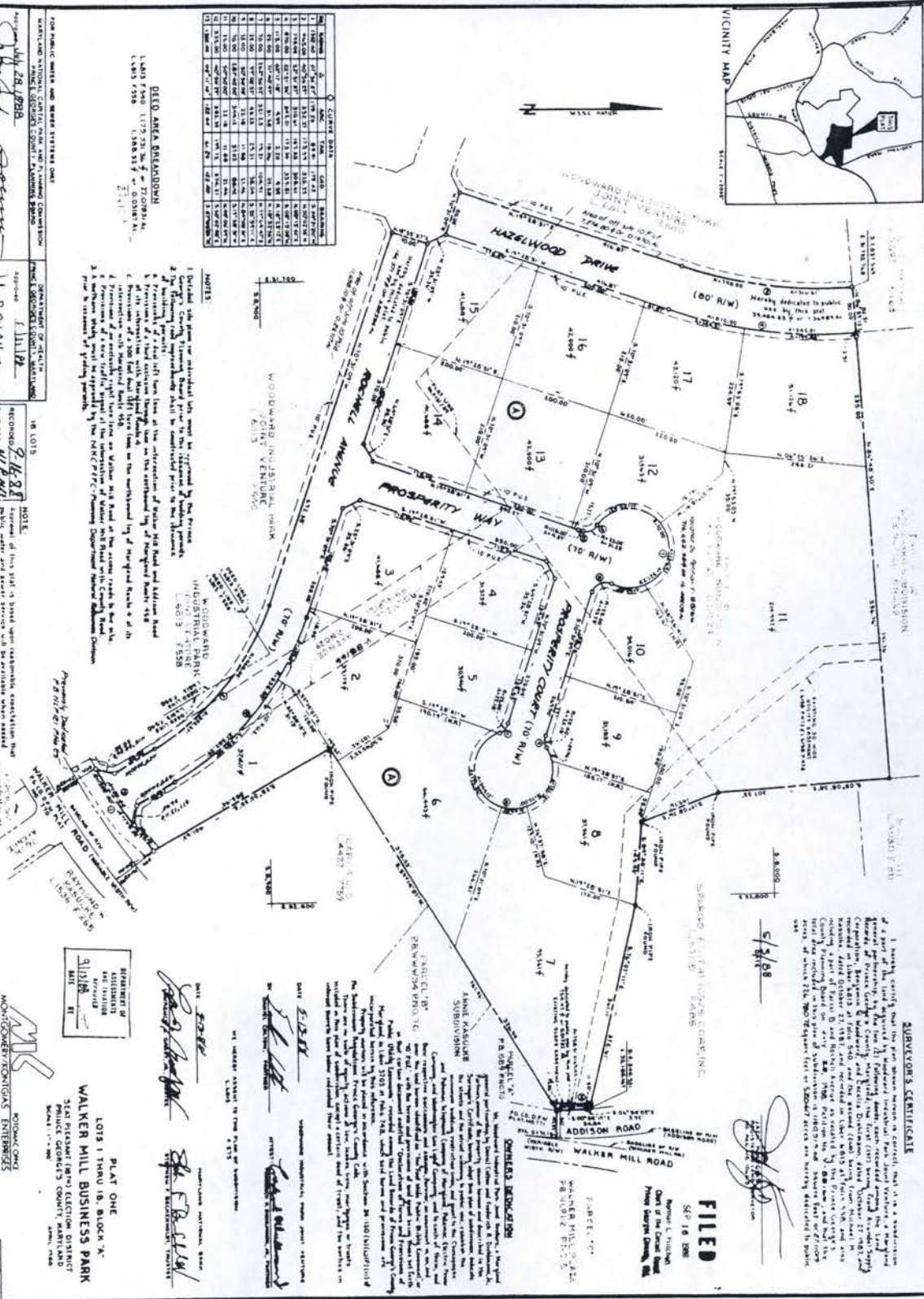
- NOTES:**
1. Detailed site plan for individual lots must be prepared by the Project Engineer's Consulting Engineers prior to the issuance of building permits.
 2. The following zoning requirements shall be constructed prior to the issuance of building permits:
 - a. Provision of a four (4) foot left turn lane at the intersection of Walker Hill Road and Addison Road.
 - b. Provision of a four (4) foot left turn lane at the intersection of Prosperity Way and Addison Road.
 - c. Provision of a 300 foot front lot setback on the westward leg of Prosperity Way & Addison Road.
 - d. Intersection with Woodward Avenue 458.
 3. Provisions of a new traffic signal at the intersection of Walker Hill Road and Addison Road.
 4. A portion of a new traffic signal at the intersection of Walker Hill Road and Addison Road.
 5. A portion which may be operated by the MNCPC/Planning Department Mutual Aid System.

FOR PUBLIC MEETING AND OTHER MATTERS ONLY
 METLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PLANNING AND ZONING DEPARTMENT
 1500 WALKER HILL ROAD, SUITE 100
 WALKER HILL, TEXAS 75088
 PHONE: (972) 258-2200
 FAX: (972) 258-2201
 APPROVED: *[Signature]* 5/13/88
 ASSISTANT SECRETARY

APPROVED: *[Signature]* 5/13/88
 PLANNING AND ZONING DEPARTMENT
 1500 WALKER HILL ROAD, SUITE 100
 WALKER HILL, TEXAS 75088
 APPROVED: *[Signature]* 5/13/88
 PLANNING AND ZONING DEPARTMENT
 1500 WALKER HILL ROAD, SUITE 100
 WALKER HILL, TEXAS 75088

NOTE:
 Approval of this plan is based upon responsible consultation that public notice and hearing process will be available when needed. This approval is not intended to constitute a final determination of the Planning Commission. Administration shall determine all other conditions.

FOR PUBLIC MEETING AND OTHER MATTERS ONLY
 METLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PLANNING AND ZONING DEPARTMENT
 1500 WALKER HILL ROAD, SUITE 100
 WALKER HILL, TEXAS 75088
 PHONE: (972) 258-2200
 FAX: (972) 258-2201
 APPROVED: *[Signature]* 5/13/88
 ASSISTANT SECRETARY



FILED
 SEP 16 1988
 ANNE L. HUBBARD
 CLERK OF THE CLERK'S OFFICE
 1500 WALKER HILL ROAD, SUITE 100
 WALKER HILL, TEXAS 75088

SUPERVISOR'S CERTIFICATE
 I hereby certify that the above described project is a subdivision of a part of the land owned by Woodward Industrial Park Joint Venture, a limited liability partnership, by and through its authorized representative, Project Engineer's Consulting Engineers, P.C., and that the subdivision complies with all applicable laws, ordinances, rules and regulations of the City of Dallas, Texas, and that the subdivision is in compliance with all applicable laws, ordinances, rules and regulations of the City of Dallas, Texas, and that the subdivision is in compliance with all applicable laws, ordinances, rules and regulations of the City of Dallas, Texas.

Signed: *[Signature]*
 5/13/88

PROJECT ENGINEER'S CERTIFICATE
 I hereby certify that the above described project is a subdivision of a part of the land owned by Woodward Industrial Park Joint Venture, a limited liability partnership, by and through its authorized representative, Project Engineer's Consulting Engineers, P.C., and that the subdivision complies with all applicable laws, ordinances, rules and regulations of the City of Dallas, Texas, and that the subdivision is in compliance with all applicable laws, ordinances, rules and regulations of the City of Dallas, Texas.

Signed: *[Signature]*
 5/13/88

MSA SSU 1250 - 2559 - 1

MP 141-11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Countywide Planning Division
Environmental Planning Section
301-952-3650


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

October 1, 2013

MEMORANDUM

TO: Jill Kosack, Senior Planner, Urban Design Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section 

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section 

SUBJECT: 1800 Prosperity Way – Lot 4 -Walker Mill Business Park; DSP-13017

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan for 1800 Prosperity Way-Lot 4 -Walker Mill Business Park Property stamped as received by the Environmental Planning Section on August 26, 2013. The Environmental Planning Section recommends approval of DSP-13017 subject to the recommendations at the end of this memorandum.

Background

The Environmental Planning Section previously signed a Natural Resource Inventory Equivalency Letter, NRI-146-12, and a Woodland Conservation Ordinance Exemption Letter, S-213-12, for this project area. This detail site plan proposes a service yard with no structures only a gravel parking area, one stormwater management pond and with the entire lot being fenced around the perimeter. The proposed use is for contractor lot with no services (water, sewer and power).

Grandfathering

The project is subject to the environmental regulations of Subtitle 27 that came into effect on September 1, 2010 because there are no previously approved development plans. The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance effective September 1, 2010, because there are no previous tree conservation plan approvals.

Site Description

This 0.72-acre site in the I-1 zone is located on the southeast corner of Prosperity Way and Prosperity Court. According to mapping research and as documented on the approved NRI Equivalency letter, there are no regulated environmental features present on-site such as wetlands and streams. The site is currently a vacant lot with no woodlands or structures. This site drains to Oxon Run within the Potomac River Basin. No steep slope areas occur on-site. The predominant soil found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), is the Udorthents-Urban Land Complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. According to the Sensitive Species Project Review Area (SSSPRA) layer by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property.

No specimen trees were identified on-site through the NRI process. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent or within the site area. The site is located in the Developed Tier of the adopted General Plan. According to the approved Countywide Green Infrastructure Plan, the site contains Evaluation and Network Gap Areas within the designated network of the plan.

Aerial photographs from PGAtlas.com identify the site and surround area as part of a sand and gravel mining operation that ended between 1977 and 1968. The site is currently a vacant lot with no woodlands or structures. The entire went through a reclamation process with various types of fill, to restore the area to a developable area.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. An approved Natural Resources Inventory Equivalency Letter, NRI-146-12, was submitted with the application. The site does not contain any regulated environmental features such as: nontidal wetlands, streams, and specimen trees.

Comment: No additional information is required with regards to the NRI.

2. The site is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it contains less than 10,000 square feet of existing woodland, and has no previously approved tree conservation plans. A Standard Letter of Exemption (S-213-13) has been issued for this subject property and was submitted with the application.

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

3. This site is undeveloped and does not contain any regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Regulations.
4. The stormwater management design is conceptually and technically required to be reviewed and approved by the Department of Public Works and Transportation (DPW&T) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code, which requires that Environmental Site Design be implemented to the maximum extent practicable.

The subject lot has an approved Stormwater Management Concept letter and Plan (39407-2012-00). One small bio-retention stormwater management facility is proposed. A fee of \$1823.00 for on-site attention is required.

Comment: No additional information is required with regard to stormwater management.

5. The site has an approved plat (NPL-141-11) with the following note:

“A methane study must be approved by the M.N.C.P.P.C. –Planning Department Natural Resource Division prior to Issuance to grading permits.”

This study is required due to the various types of fill material used to reclaim the site. Because the various materials have broken down or decomposed over the years, methane gas emissions are a concern.

At this time, no structures are shown for the development, but grading for the parking area and stormwater structure is proposed. Methane is a gas that could be released as part of the on-site grading activities. It is well known that the presence of methane gas can be highly hazardous to human health. Methane is considered to be a low toxicity gas, but can result in asphyxiation due to its ability to exclude oxygen. The fact that methane is a colorless, odorless gas means that there is no simple indicator of its presence until such a time as explosive limits are reached and an incident occurs. For this reason, it is vital that sources of methane are identified prior to any work on a construction site commencing, and that measures are put in place to prevent a dangerous build-up of gas within buildings or from compacting the soil and dispersing the gas in another direction.

Recommended Condition: Prior to the issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and Health Department. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Prince Georges County Health Department prior to the issuance of any grading permit.

5. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the predominant soil found to occur on-site is the Udorthents-Urban Land Complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

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

Summary of Recommended Conditions

The Environmental Planning Section recommends approval of Detail Site Plan-13017 subject to the following conditions:

1. Prior to the issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and Health Department. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Prince Georges County Health Department prior to the issuance of any grading permit.

If you have any questions concerning these comments, please contact me at 301-952-5404 or by e-mail at alwin.schneider@ppd.mncppc.org.

ACS:acs



Rushern L. Baker, III
County Executive

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



MEMORANDUM

October 18, 2013

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

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

RE: 1800 Prosperity Way, Scheider Property,
Detailed Site Plan No. 13017

CR: Prosperity Court, 2-6890
Prosperity Way, 2-6887



In response to the Detailed Site Plan No. DSP-13017 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is a 0.72 acre rectangular lot located at the southeast corner of Prosperity Way and Prosperity Court in the Walker Mill Business Park.
- Two-inch mill and overlay for all County roadway frontages is required.
- Conformance with the Department of Public Works and Transportation's (DPW&T) street tree and street lighting standards and specifications is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's Road Ordinance, DPW&T's Standards and Specifications and the Americans with Disabilities Act.

Jill Kosack
October 18, 2013
Page 2

- The proposed site development is consistent with the approved Concept Plan No. 39407-2012.
- All storm drainage systems and facilities are to be in accordance with DPW&T's Standards and Specifications.

If you have any questions or require additional information, please contact Mr. Steve Snyder, District Engineer for the area, at 301.636.2060.

SS:DA:dar

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Murtha Donovan, Piedmont Design Group, LLC, 5283 corporate Drive, Suite 300, Frederick, MD



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



MEMORANDUM

DATE: September 10, 2013

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

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

SUBJECT: **DSP-13017, 1800 Prosperity Way property**

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



Division of Environmental Health

Date: September 11, 2013

To: Jill Kosack, Urban Design, M-NCPPC

From: *Sion Jung*
Sion Jung, Environmental Health Specialist, Environmental Engineering Program

Re: DSP-13017, 1800 Prosperity Way Property

The Environmental Engineering Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for DSP-13017, 1800 Prosperity Way Property and has no comments/recommendations.

If you have any questions or need additional information, please contact me at 301-883-7685 or sajung@co.pg.md.us.



Richard L. Baker, III
County Executive

Environmental Engineering Program
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