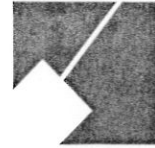


The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

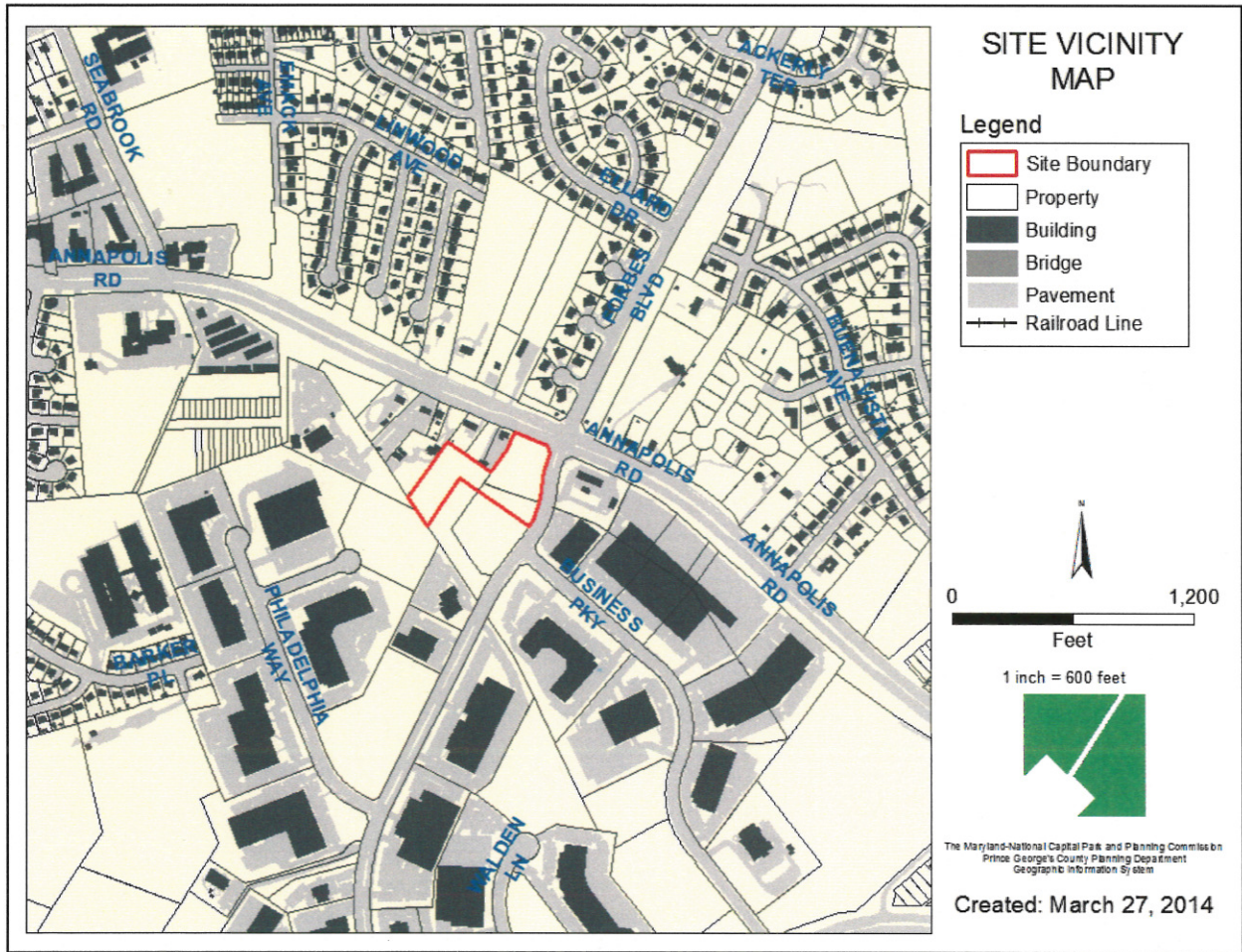
Detailed Site Plan Alternative Compliance

DSP-14002
AC-14016

Application	General Data	
Project Name: Annapolis Road Self Storage Zone Location: The southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450). Applicant/Address: Ritchie Station Self Storage, LLC 1930 Isaac Newton Square West, Suite 207 Reston, VA 20190	Planning Board Hearing Date:	09/18/14
	Staff Report Date:	09/02/14
	Date Accepted:	06/09/14
	Planning Board Action Limit:	09/18/14
	Plan Acreage:	4.09
	Zone:	I-1
	Dwelling Units:	1
	Gross Floor Area:	112,990 sq. ft.
	Planning Area:	70
	Council District:	05
	Election District	20
	Municipality:	N/A
	200-Scale Base Map:	207NE09

Purpose of Application	Notice Dates	
Construction of seven consolidated self-storage buildings, with accessory office and apartment uses, in a total of 112,990 square feet.	Informational Mailing:	04/30/14
	Acceptance Mailing:	06/05/14
	Sign Posting Deadline:	08/19/14

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-14002
Alternative Compliance AC-14016
Annapolis Road Self Storage Zone

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

EVALUATION

The detailed site plan was reviewed and evaluated for conformance 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 4-86120.
- 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 Prince George's County Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a 112,990-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units within the Light Industrial (I-1) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Consolidated Storage, Accessory Office and Residential
Acreage	4.09	4.09
Lots	1	1
Building square footage/GFA	0	112,990

Other Development Data:

Parking Required	27 spaces
Storage Units—913 units* @ 1 space per 50 units	19 spaces
Office Space—1,500 sq. ft. @ 4 spaces per 1,000 sq. ft.	6 spaces
Resident Manager—1 manager @ 2 spaces per manager	2 spaces

Parking Provided	27 spaces
Standard Spaces	20 spaces
Compact Spaces	5 spaces
Van-Accessible ADA Spaces	2 spaces

Loading Spaces Required	4 spaces
83,400 sq. ft.* @ 2 spaces for first 10,000 sq. ft. + 1 space per 40,000 sq. ft. thereafter	

Loading Spaces Provided	4 spaces
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*Note: Loading space and parking space requirements only apply to the 913 storage units that do not have direct external access per Sections 27-568(a)(7) and 27-582(a), Footnote 1, of the Zoning Ordinance.

3. **Location:** The subject property is known as Lot 6, Block C, within Section Two of Washington Business Park, and is located in the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450), in Planning Area 70, in Council District 5.

4. **Surrounding Uses:** The Z-shaped subject property is bounded to the northeast by the public right-of-way of Annapolis Road (MD 450) and beyond it by residentially developed properties in the One-Family Detached Residential (R-80) Zone; to the east by the public right-of-way of Forbes Boulevard and beyond it by a gas station and consolidated storage facility in the I-1 Zone; to the south and southeast by two I-1-zoned vacant lots in the Washington Business Park; to the southwest by a vacant lot zoned Heavy Industrial (I-2) in the Washington Business Park; to the west by a residentially developed property in the I-1 Zone; and to the north by three parcels in the I-1 Zone, of which one is vacant, one residentially developed, and one developed with a contractor's office with outside storage.

5. **Previous Approvals:** Preliminary Plan of Subdivision 4-86120 (PGCPB Resolution No. 86-370) was approved with seven conditions for 16 lots on 56.27 acres on September 25, 1986. The record plat was recorded in the Prince George's County Land Records as Plat MMB 240-53 on May 28, 2014. The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glen Dale-Seabrook-Lanham Sector Plan and SMA) retained the property in the I-1 Zone.

6. **Design Features:** The subject application is for approval of a 112,990-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units. The main building, Building A, is a 35.5-foot-high, three-story, 86,400-square-foot, roughly rectangular consolidated storage building with 913 interior storage units on the northeast corner of Lot 6. This building also includes a 1,500-square-foot accessory office use and a 1,500-square-foot accessory apartment for the resident manager in the southeastern corner with entrances for customers. Building A sits within 35 feet of the right-of-way of Annapolis Road (MD 450) and within 27 feet of the right-of-way of Forbes Boulevard. The main vehicular entrance is off of Forbes Boulevard to the south of Building A and leads into the general parking area. At the far end of the parking area is a black, metal, ornamental gate and keypad that offers access into the enclosed consolidated storage area of the site. The main entrances to the storage unit areas in Building A, as well as the four loading spaces, are along this southern façade. The proposed concrete block trash enclosure, to match the building, is located in this central portion of the site, south of Building A. A 36-foot-wide drive aisle leads to the six other buildings, Buildings B, C, D, E, F, and G, arranged in a rectilinear fashion at the western end of the site. All of these buildings are one-story, 12.5-feet-high, and feature exterior garage doors that face into the site offering access to the 141 total storage units. Stormwater from the site is proposed to be treated on-site in micro-bioretenention and submerged wetland facilities located along the eastern and southern property lines.

The main proposed consolidated storage building, Building A, is a typical franchise-scale three-story building with a flat roof and a moderate number of windows or doors. The exterior will be finished with a combination of red split-face concrete block; cream concrete block accents; white, cream, and green exterior insulation finishing system (EIFS); tan, prefinished, insulated, metal panel; and yellow and green metal trim. The front elevation of the building facing Forbes Boulevard features a balanced, three-part design, with the ends being fully finished in red block, along with a decorative arrangement of cream blocks and EIFS and a small section of hipped, green, metal standing seam roof. The southern end, which contains the office and apartment uses, is mainly finished with storefront windows and metal canopies with a green and yellow stripe above the entrances. The middle portion of the front façade consists of red blocks with some cream blocks along approximately the bottom half, metal storefront windows at mid-level, and tan, prefinished, insulated metal panel along the top of the building, including a green and yellow stripe along the flat roofline. The northern elevation which faces MD 450 is a shorter length that is finished fully in the red block, with cream EIFS and block accents, and a green, hipped, metal standing seam roof, and metal storefront windows, similar to that on the front elevation. The rear elevation which faces the parking area and adjacent property to the south is flat and is faced mainly in tan metal panel, with a green and yellow stripe along the roof line of the flat roof. This elevation also has three green metal sliding doors that allow access to the building and three separate green, metal, rolling garage doors that offer direct access to individual storage units. The western elevation, which faces the adjacent property, is faced with red block along the base and the remainder is finished with tan metal panel with the same green and yellow stripe painted along the roof line of the flat roof. All elevations include some integrated building-mounted lighting. Internally-illuminated building-mounted channel signs in white reading "Storage Zone," with a white and green lock symbol, are attached just below the roof on

the northern, eastern, and southern building elevations facing Forbes Boulevard and MD 450. The subject DSP does not propose any freestanding signage. The remaining six buildings are all similar in design with a continuous line of green metal, rolling garage doors along the front elevations, a slightly sloped, flat, green metal roof, and sides and rears finished with tan metal panels, with no fenestration.

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

a. The subject application is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones. The proposed consolidated storage building is permitted in the I-1 Zone in accordance with Section 27-475.04, which sets forth additional requirements as follows:

- (a) **Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of this Section. Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.**

Comment: The subject DSP application has been submitted in fulfillment of this requirement.

(1) **Requirements.**

- (A) **No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

Comment: No entrances to individual units are visible from the surrounding streets, and all adjoining land is industrially-zoned and not proposed to be used for residential or commercial purposes on any approved plans.

- (B) **Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

Comment: All of the entrances to individual units are either oriented toward the interior of the building or development, or are completely screened from view by a solid wall.

- (C) **The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

Comment: The maximum height of the proposed building is 35.5 feet at the high point of the flat roof, which meets this requirement.

- (b) **In order for a consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify the consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a).**

Comment: This requirement does not apply to the subject DSP since it was submitted after June 23, 1988.

- b. The DSP shows a site layout that is consistent with Section 27-474 of the Zoning Ordinance, regulations regarding building setbacks. The DSP is also in conformance with the applicable site design guidelines.
- c. The signage within the DSP has been reviewed per Section 27-613 of the Zoning Ordinance, which governs signs attached to a building or canopy. The three proposed building-mounted signs are in conformance with the applicable regulations. No proposed freestanding signage was submitted, reviewed, or approved with this DSP application.
8. **Conformance to Preliminary Plan of Subdivision 4-86120:** Preliminary Plan of Subdivision 4-86120 (PGCPB Resolution No. 86-370) was approved for 16 lots on 56.27 acres on September 25, 1986. The Planning Board approved the preliminary plan with seven conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:
1. **As revised in red on Staff Exhibit #1 to provide street dedication on Route 450 and to show street reservation area;**

Comment: The subject property was originally platted in 1988 (NLP-141-63), and that plat included street dedication along Annapolis Road (MD 450) in conformance with this condition.

2. **Combined entrances between lots shall be required to minimize curb cuts on Maryland Route 450;**

Comment: In conformance with this requirement, the subject DSP does not show any curb cuts or entrances onto MD 450.

9. **2010 Prince George's County Landscape Manual:** The proposed consolidated storage building is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

- a. **Section 4.2**—Requirements for Landscape Strips along Streets, applies to all public and private road frontages, which would include the northern and eastern edges of the subject site. The requirements of Section 4.2 include a minimum ten-foot-wide strip planted with one tree and ten shrubs for every 35 feet of road frontage, excluding driveway openings. The submitted DSP meets this requirement for the road frontages and provides the correct schedule.
- b. **Section 4.3(c)(1)**—Parking Lot Perimeter Landscape Strip Requirements, applies when proposed parking lots are adjacent to a property line, which applies to a portion of the southern edge of the subject property. The submitted landscape plan did not provide the required schedule or notes showing this requirement being met, although it appears that conformance will be possible with some minor adjustments. Therefore, a condition has been included in the Recommendation section of this report requiring this schedule to be added.

Section 4.3(c)(2), Parking Lot Interior Planting Requirements, requires that a certain percentage of the parking area, in accordance with the size of the parking lot, be interior planting area with one shade tree for each 300 square feet of planting area. The landscape plan identifies one parking lot of 11,816 square feet, which would be subject to the eight percent requirement because the total parking lot area is between 7,000 and 49,999 square feet. The landscape plan provides 10.9 percent of the total parking lot area in interior planting area and a total of five shade trees, which satisfies the requirements of Section 4.3(c)(2).

- c. **Section 4.4**—Screening Requirements, requires that all loading spaces and dumpsters be screened from all adjacent public roads. The proposed trash area in the center of the site is proposed to be enclosed with a six-foot-high concrete masonry unit wall, which will match the proposed building architecture. The proposed four loading spaces located in the center of the site will be screened from the adjacent properties and the public roads by the proposed buildings and an eight-foot-high concrete masonry unit wall. These sight-tight walls are consistent with the Landscape Manual requirements in this section.
- d. **Section 4.7**—Buffering Incompatible Uses, requires a buffer between adjacent incompatible land uses, which includes only the existing residential uses to the north and west, as the remaining properties are both vacant and industrially-zoned or developed with compatible uses. The applicant requested, and the Planning Director recommends, approval of an Alternative Compliance application, AC-14016, for the Section 4.7 requirements along the northern and western property lines as follows:

The underlying detailed site plan application (DSP-14002) is for a proposed 112,990-square-foot consolidated self-storage facility in seven buildings with accessory office and apartment uses. The site is zoned I-1 (Light Industrial) and is part of the Washington Business Park. The site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it involves construction of new buildings on the subject property. The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the building setback and landscape yard provided adjacent to the existing single-family detached homes located to the north and west on Parcels 85 and 200.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northern and western property lines, adjacent to existing single-family detached homes.

Length of bufferyard	433 feet
Minimum building setback	50 feet
Landscape yard	40 feet
Bufferyard occupied by ex. trees	0 percent
Fence or wall	Yes
Plant Units (160 per 100 l. f.)	347

PROVIDED: 4.7 Buffering Incompatible Uses, along the northern and western property lines, adjacent to existing single-family detached homes.

Length of bufferyard	433 feet
Minimum building setback	20 feet
Landscape yard	20 feet
Bufferyard occupied by ex. trees	0 percent
Fence or wall	Yes
Plant units	425

Justification of Recommendation

The underlying DSP application proposes a large, multi-building consolidated self-storage facility spread across the Z-shaped subject property. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. A Section 4.7 Type “D” bufferyard, which includes a 50-foot building setback and a 40-foot-wide landscaped yard, is required along the western end of the northern property boundary and the western property boundary adjacent to the existing single-family detached homes on Parcels 85 and 200. The proposed one-story, 12.5-foot-high, storage buildings are setback 20 feet from the northern property line and 30 feet from the western property line. This reduces both the building setback and landscape yard to a minimum of 20 feet wide for approximately 50 linear feet and 30 feet wide for approximately 260 linear feet. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing 78 plant units more than required. Additionally, the applicant noted that the proposed buildings are positioned such that they face into the subject property, with all entrances and activity located away from the property line. The buildings are set into the slope such that the grade along the property lines is four to ten feet above the finished floor elevation of the buildings. The proposed six-foot-high, vinyl-privacy fence is to be located at the top of the slope so that it, in combination with the grade change, will practically screen the entire building height. The Alternative Compliance Committee agrees that the grade change, proposed fence and building orientation help in creating a physical and visual separation between the two adjacent incompatible uses. However, the applicant proposes to plant the buffer with evergreen trees only and the Alternative Compliance Committee recommends that a portion of these be changed to shade trees in order to provide seasonal variety and complementary screening of different species and height along the northern and western property lines. Given the grade change coupled with the proposed fence, along with the provision of additional plant units, the Alternative Compliance Committee finds the

applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual, if revised as conditioned below.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7 of the 2010 *Prince George's County Landscape Manual*, along the northern and western property lines, adjacent to Parcels 85 and 200, for Annapolis Road Self Storage Zone, Lot 6, Block C, subject to the following condition:

- (1) Convert approximately one-third of the proposed evergreen trees along the northern and western property boundaries to an equivalent plant unit number of shade trees. Revise the schedules as necessary.
- e. **Section 4.9—Sustainable Landscaping Requirements**, requires certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three-to-one. The submitted landscape plan provides the required schedule and notes.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. A standard letter of exemption was approved for the site on March 12, 2014.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the subject property is ten percent of the gross tract area, or 0.409 acre (17,803 square feet), based on the I-1 zoning. There are no existing trees left on the site, so the included tree canopy coverage schedule shows the requirement being met through the proposed landscape trees.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Archeological**—In a memorandum dated June 16, 2014, the archeology planner coordinator offered the following comments:

A Phase I archeological survey is not recommended on the subject property located at the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450) in Lanham, Maryland. The application proposes 112,990 square feet of consolidated self-storage in seven buildings. The subject property has been previously graded. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any documented historic sites or resources, documented properties, or archeological resources.
 - b. **Community Planning**—In a memorandum dated July 10, 2014, the Community Planning Division provided the following analysis of the DSP:

The proposed development is located in the Washington Business Park, which covers over 390 acres, contains over four million square feet of gross floor area, employs over 1,000 workers, and is the largest concentration of employment within the sector plan area.

The master plan encourages office-type uses along the Annapolis Road (MD 450) frontage for greater compatibility with the residential area to the north of MD 450, opposite the proposed development. Screening and landscaping measures, if determined to be adequate, address the intent of the master plan to enhance compatibility between residential and nonresidential uses, in this case along the MD 450 frontage. The master plan recommends future industrial land use. A guideline in the master plan states that structures which are a combination of office and warehouse uses may be permitted on parcels adjacent to highways as long as the office portion fronts the highway. It further states that efforts should be made to provide architectural compatibility with the overall employment park development.

The Urban Design Section should determine the adequacy of the proposed buffering, landscaping, or screening along MD 450 to address compatibility issues raised in the master plan. The applicant should demonstrate that efforts have been made to provide for architectural compatibility with the overall Washington Business Park development.

Comment: The submitted DSP provides a landscaped strip along MD 450 as is required by Section 4.2 of the Landscape Manual. Although the proposed buildings are physically separate from the overall Washington Business Park development, the submitted architecture is compatible with the rest of the park as it maintains a clean modern design with a majority masonry façade.

- c. **Transportation Planning**—In a memorandum dated August 29, 2014, the Transportation Planning Section provided the following analysis of the DSP:

The site is within the I-1 Zone. The applicant is seeking approval of a DSP for a consolidated storage facility as required by Section 27-475.04 of the Zoning Ordinance. It is a permitted use in the zone. The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required. There are no previous transportation conditions imposed on the site.

The applicant proposes a self-storage facility of one 85,965-square-foot building containing 913 storage units and six one-story buildings totaling 26,595 square feet and 141 storage units.

Forbes Boulevard is listed in the Glen Dale-Seabrook-Lanham Sector Plan and SMA as a collector roadway with 80 feet of right-of-way. Annapolis Road (MD 450) is listed as an arterial with 120 feet of right-of-way. The right-of-way of MD 450 needs to be depicted on the site plan. There is no presence of buildings, parking, landscape elements, signage, fences, retaining walls, and any other structures within the master plan rights-of-way. There is one access point serving the site along Forbes Boulevard. On-site circulation and parking is adequate. No sidewalks are shown on the west side of Forbes Boulevard along the applicant's frontage. It is observed that the plan has no provision for pedestrian access to the site.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285.

Comment: Various conditions are recommended in this approval regarding the provision of sidewalks along the adjacent rights-of-way and into the site.

- d. **Subdivision**—In a memorandum dated July 10, 2014, the Subdivision Review Section provided an analysis of the DSP as follows:

The site is the subject of Preliminary Plan of Subdivision 4-86120 for Washington Business Park. The resolution of approval (PGCPB Resolution No. 86-370) contains seven conditions and there are no record plat notes. However, a memorandum from the Transportation Planning Section to the Development Review Division for 4-86120, dated September 23, 1986, states that: “Developed under the I-1 Zone, the subject property would develop a complex of approximately 735,000 square feet generating an additional 632 a.m. and 632 p.m. peak-hour trips. The site would generate 3,528 daily trips.” Being a part of the overall site area for 4-86120, the proposed development for the DSP should be reviewed by the Transportation Planning Section for conformance to this trip cap.

PGAtlas indicates that a portion of the subject property is situated within the master plan right-of-way for Annapolis Road (MD 450). Section 27-259(a)(1) of the Zoning Ordinance states the following:

With the exception of an arena (stadium) proposed to be constructed on land leased or purchased from a public agency, no building or sign permit (except as provided in Part 12 of this Subtitle) may generally be issued for any structure on land located within the right-of-way or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility, as shown on a Master Plan; however, the Council may authorize the issuance of the building or sign permit in accordance with this Section.

The DSP shows landscape planting within land that appears to be in the master plan right-of-way, as well as within a Maryland State Highway Administration (SHA) slope easement. The plan should show the master plan right-of-way for MD 450 and the SHA slope easement.

The Subdivision Section recommends the following conditions:

- (1) Prior to approval of the revision to the detailed site plan (DSP), the following technical corrections shall be required:
 - (a) Clarify the proposed square footage for the DSP and revise the plan, if necessary.
 - (b) Provide all of the bearings and distances for the property boundary as shown on Plat MMB 240-53.

- (c) Show the master plan right-of-way for Annapolis Road (MD 450) on the plan.
- (d) Provide the distance to the centerline from property boundary for Annapolis Road (MD 450).
- (e) Show the ten-foot-wide public utility easement at the corner of Forbes Boulevard and Annapolis Road (MD 450) as delineated on Plat MMB 240-53.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Comment: Neither SHA nor the Transportation Planning Section indicated that there is an ultimate master plan right-of-way width for MD 450 that needs to be shown on the plan. The DSP was revised to address all of the other recommended conditions. Therefore, none have been included in this approval.

- e. **Trails**—In a memorandum dated July 10, 2014, the trails coordinator provided the following summarized comments:

The subject application is a DSP for a self-storage facility in the I-1 zone. The application is located on a 4.09-acre parcel within the Washington Business Park, at the intersection of Annapolis Road (MD 450) and Forbes Boulevard. The site is covered by the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (area master plan).

The MPOT and area master plan recommend two master plan trails issues that impact the subject property. A master plan trail or sidepath is recommended along MD 450, outside the Capital Beltway (I-95/495), and this trail has been constructed by SHA along the portion of MD 450 that abuts the subject site. This trail is located on the opposite side of MD 450 from the subject site. Also, the MPOT and area master plan recommends continuous sidewalks and designated bike lanes along Forbes Boulevard.

SHA has completed a side path along MD 450 as part of road improvement projects from Race Track Road in Bowie west to Seabrook Road. This side path/wide sidewalk should be extended along MD 450 to the Capital Beltway. This facility, in conjunction with sidewalk construction inside the Beltway, will improve pedestrian access to the New Carrollton Metro. Where MD 450 has been reconstructed, wide outside curb lanes have been provided for on-road bicyclists (MPOT, page 23).

The Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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.

Sidewalks are currently fragmented along Forbes Boulevard. Sidewalk construction is recommended along the site's frontage. Striping for designated bike lanes (or other appropriate on-road bicycle facility) can be considered by the Prince George's County Department of Public Works and Transportation (DPW&T) at the time of road resurfacing. The master plan trail exists along the north side of MD 450, which is opposite the subject site. However, no sidewalk exists along the south side of the road. Sidewalk construction is recommended along the site's frontage of MD 450, as well. The plans also reflect a possible sidewalk connection linking the internal site with the public right-of-way along Forbes Boulevard. Staff supports this connection as it will link the internal use with the public sidewalk network from the surrounding community.

Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of the applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance if the following conditions were to be placed.

- (1) In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall make the following revisions to the plans prior to certification:
 - (a) Provide a standard sidewalk along the subject site's entire frontage of Annapolis Road (MD 450), unless modified by the Maryland State Highway Administration (SHA).
 - (b) Provide a standard sidewalk along the subject site's entire frontage of Forbes Boulevard, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
 - (c) Extend the internal sidewalk to the proposed sidewalk along Forbes Boulevard as indicated on the subject plan, unless modified by Prince George's County Department of Public Works and Transportation (DPW&T).

Comment: The specified conditions have been included in the Recommendation section of this report.

- f. **Permit Review**—The Permit Review Section provided several comments which are either not applicable at this time, have been addressed through revisions to the plans, or are addressed through proposed conditions of approval of this DSP.

- g. **Environmental Planning**—The Environmental Planning Section, in an e-mail dated July 14, 2014, provided the following comments on the subject application:

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site contains less than 10,000 square feet of existing woodland and has no previous tree conservation plan approvals. The exemption number is S-024-14 and is valid through March 12, 2016. A Natural Resources Inventory (NRI) Equivalency Letter has been issued for the site because the site qualifies for a standard exemption from the WCO and because there are no regulated environmental features on site. The NRI Equivalency Letter number is NRI-030-14 and is valid through March 12, 2019.

An approved stormwater management concept plan and Department of Permitting, Inspections and Enforcement (DPIE) approval letter have been submitted which indicates the use of micro-bioretenment and a submerged gravel wetland for water quality purposes. A stormwater fee of \$12,747 has been approved in lieu of providing on-site quantity controls. The stormwater approval for case 6576-2014-00 is valid through May 8, 2017.

The site has frontage on Forbes Boulevard, which is a master-planned collector roadway that is not a traffic noise generator. The site also has frontage on Annapolis Road (MD 450), which is a master-planned arterial roadway that is a traffic noise generator; however, because of the proposed commercial/industrial use, traffic-generated noise is not regulated with respect to the subject application. The proposal is not expected to be a noise generator. The site does not front on any scenic or historic roadways.

No other environmental requirements have been identified for this application.

- h. **Prince George's County Fire/EMS Department**—The Prince George's County Fire/EMS Department, in a memorandum dated June 22, 2014, provided standard comments regarding fire apparatus, hydrants, and lane requirements. Those issues will be enforced by the Fire/EMS Department at the time of issuance of permits.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated August 1, 2014, DPIE offered the following summarized comments on the subject application:

- (1) The property is located at the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450). Annapolis Road is a state-maintained roadway; therefore, coordination with the SHA is required. Frontage improvements in accordance with DPW&T urban collector roadway standards are required for Forbes Boulevard. Additional right-of-way dedication may be necessary to accommodate the improvements.
- (2) 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, DPWT's specifications and standards, and the Americans with Disabilities Act (ADA).
- (3) Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay, in accordance with DPW&T's Policy and Specification for Utility Installation and Maintenance Permits, are required.

- (4) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- (5) Sidewalk is required along the roadways within the property limits including along MD 450.
- (6) All storm drainage systems and facilities are to be in accordance with DPWT's specifications and standards.
- (7) Conformance with DPWT's street tree and street lighting specifications and standards is required.
- (8) The proposed site plan is consistent with approved Stormwater Management Concept Plan 6576-2014.
- (9) This memorandum incorporates the site development plan review pertaining to Stormwater Management (Prince George's County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - (a) Final site layout, exact impervious area locations are shown on the plans.
 - (b) Exact acreage of impervious area has not been provided.
 - (c) Proposed grading is shown on the plans. A grading easement will be required for proposed off-site grading.
 - (d) Delineated drainage areas at all points of discharge from the site have not been provided.
 - (e) Stormwater volume computations have not been provided.
 - (f) Erosion/sediment control plans that contain the construction sequence and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and location of environmental site design devices and erosion and sediment control practices are not included in the submittal.
 - (g) A narrative in accordance with the County Code has not been provided.

Comment: The majority of DPIE's comments are required to be addressed prior to issuance of permits at the time of technical plan approvals. However, the DSP does not show sidewalks along MD 450 or Forbes Boulevard as is specified. Therefore, a condition has been included in the Recommendation section of this report requiring this to be added.

- j. **Prince George's County Police Department**—In a memorandum dated June 11, 2014, the Police Department indicated that there are no crime prevention through environmental design (CPTED) related issues with the subject application.

- k. **Prince George's County Health Department**—In a memorandum dated July 1, 2014, the Health Department provided the following comments:

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

Comment: The submitted DSP includes a general note indicating that the construction activity will conform to the specified dust control requirements.

- l. **Maryland State Highway Administration (SHA)**—In two letters dated July 11, 2014 and August 15, 2014, SHA offered standard comments on the subject DSP as well as information regarding the applicable landscape design documents, needed information and details about the proposed stormwater management structures and hydraulics that may have possible impacts on the SHA right-of-way, and a request for a five-foot-wide sidewalk along the entire frontage of the property along Annapolis Road (MD 450).

Comment: The requested sidewalk has been included as a recommended condition of this approval.

- m. **Washington Suburban Sanitary Commission (WSSC)** — In a memorandum received June 23, 2014, WSSC offered comments regarding needed coordination with other buried utilities, suggested modifications to the plans to better reflect WSSC facilities, and procedures for the applicant to follow to establish water and sewer service.

- n. **Verizon**—In an e-mail dated June 19, 2014, Verizon commented that they will require a ten-foot-wide public utility easement parallel, adjacent, and contiguous to all public and private road and alley rights-of-way, free and clear of any permanent structures, buildings, sidewalks, curbs, paving, trees, shrubs, retaining walls, landscape buffers, and trails. The trench area shouldn't be more than a four-to-one slope.

Comment: The record plat for the subject property includes a ten-foot-wide public utility easement along all public rights-of-way.

- o. **Baltimore Gas and Electric Company (BG&E)**—At the time of the writing of this technical staff report, BG&E did not provide comments on the subject application.

13. Based on the foregoing and as required by Section 27-285(b) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent 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. Per Section 27-285(b)(4) of the Zoning Ordinance, a required finding for approval of a DSP is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

Comment: The site does not contain any regulated environmental features, such as streams, wetlands, or floodplain. Therefore, no preservation or restoration of environmental features is required as part of this DSP approval.

RECOMMENDATION

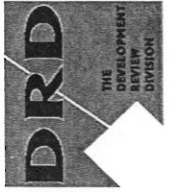
Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-14002 and Alternative Compliance AC-14016 for Annapolis Road Self Storage Zone, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made to the detailed site plan (DSP) or the following information shall be provided:
 - a. Provide a standard sidewalk along the subject site's entire frontage of Annapolis Road (MD 450), unless modified by the Maryland State Highway Administration (SHA).
 - b. Provide a standard sidewalk along the subject site's entire frontage of Forbes Boulevard, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
 - c. Extend the internal sidewalk to the proposed sidewalk along Forbes Boulevard as indicated on the subject plan, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
 - d. Convert approximately one-third of the proposed evergreen trees along the northern and western property boundaries to an equivalent plant unit number of shade trees. Revise the landscape schedules as necessary.
 - e. Correct the bufferyard numbers in the Section 4.7 schedules.
 - f. Revise the plan to provide a schedule for Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip Requirements, showing the requirements being met as necessary.

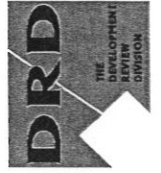
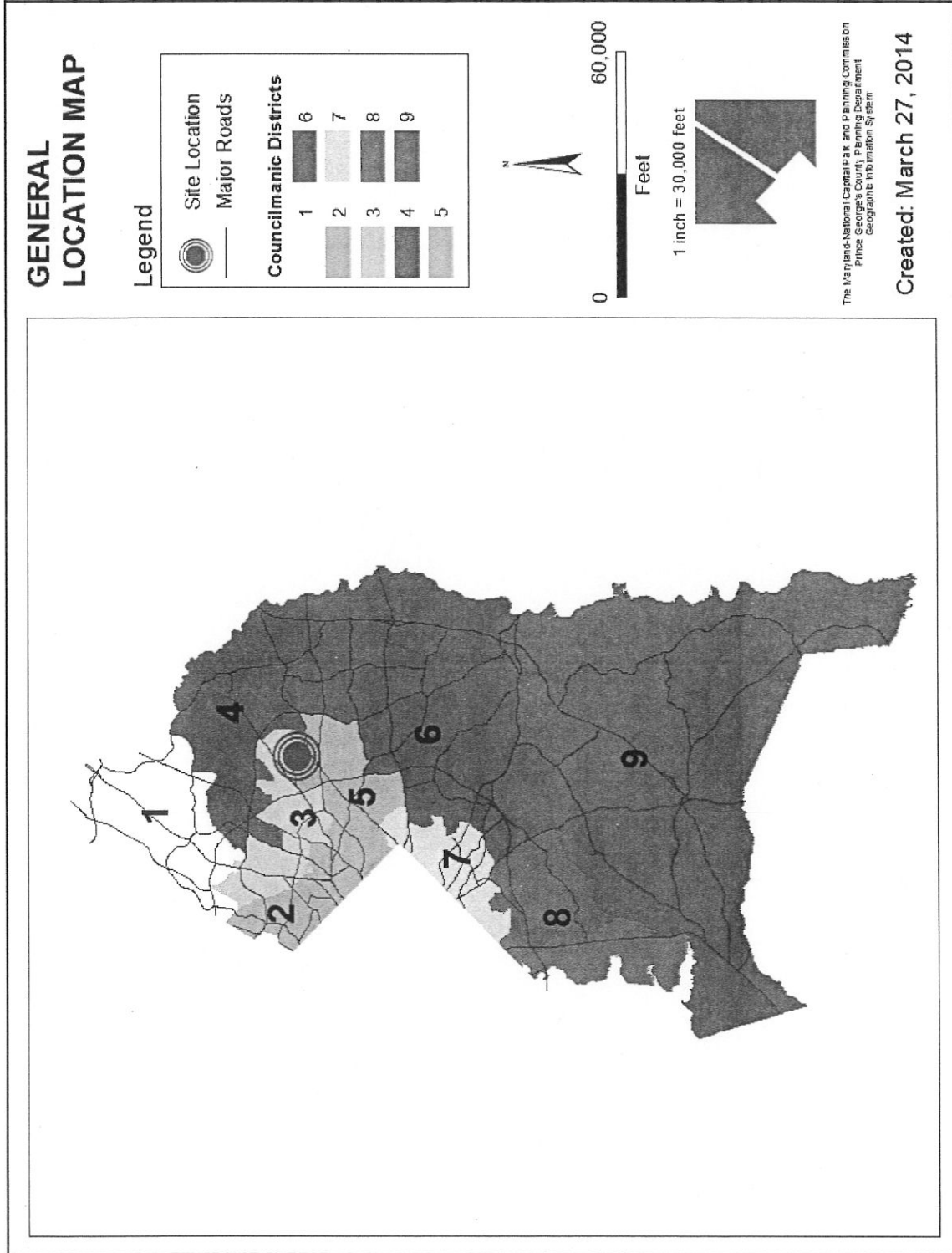
ITEM:

CASE: DSP-14002

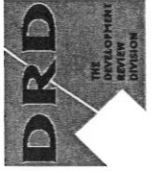
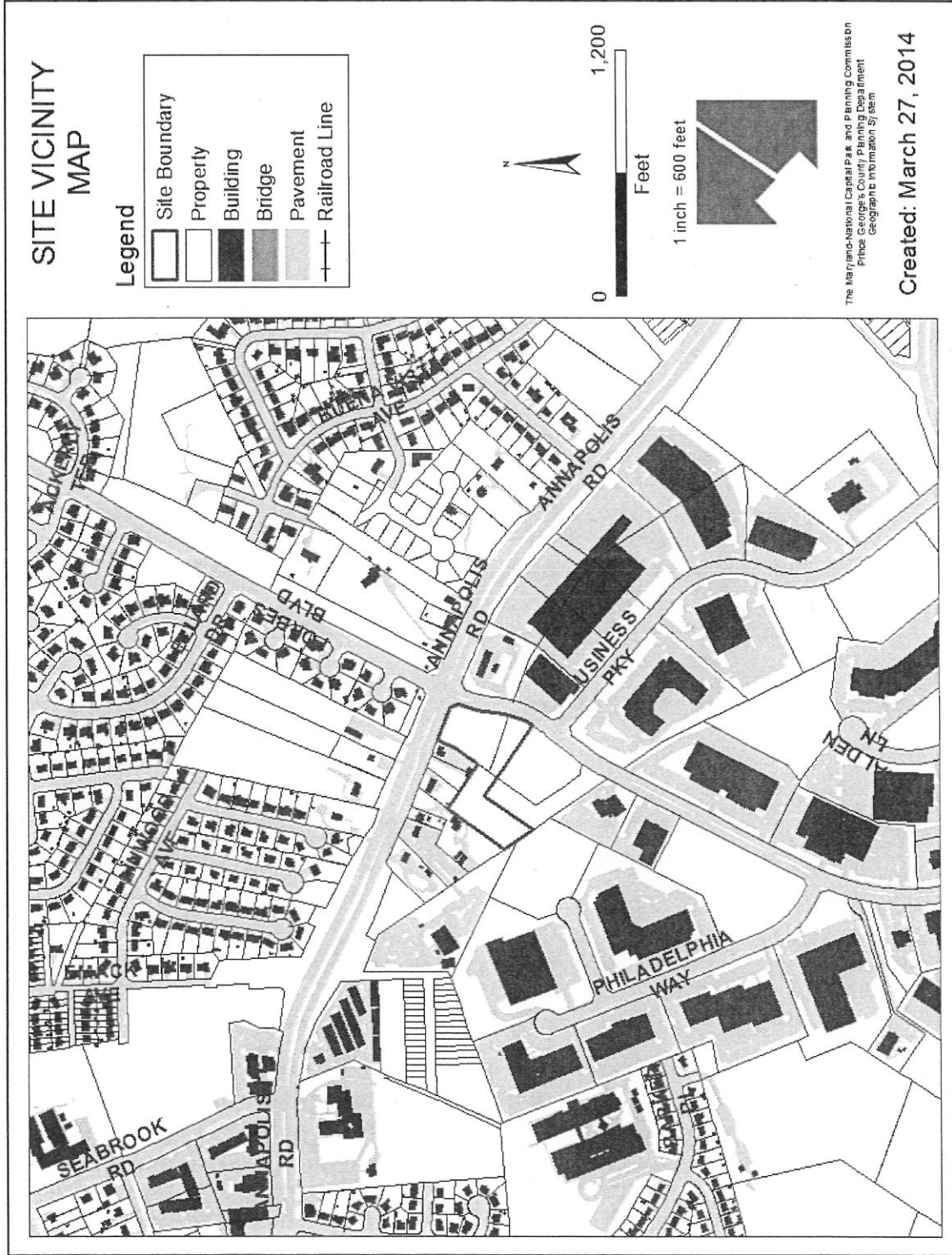
ANNAPOLIS ROAD SELF STORAGE ZONE



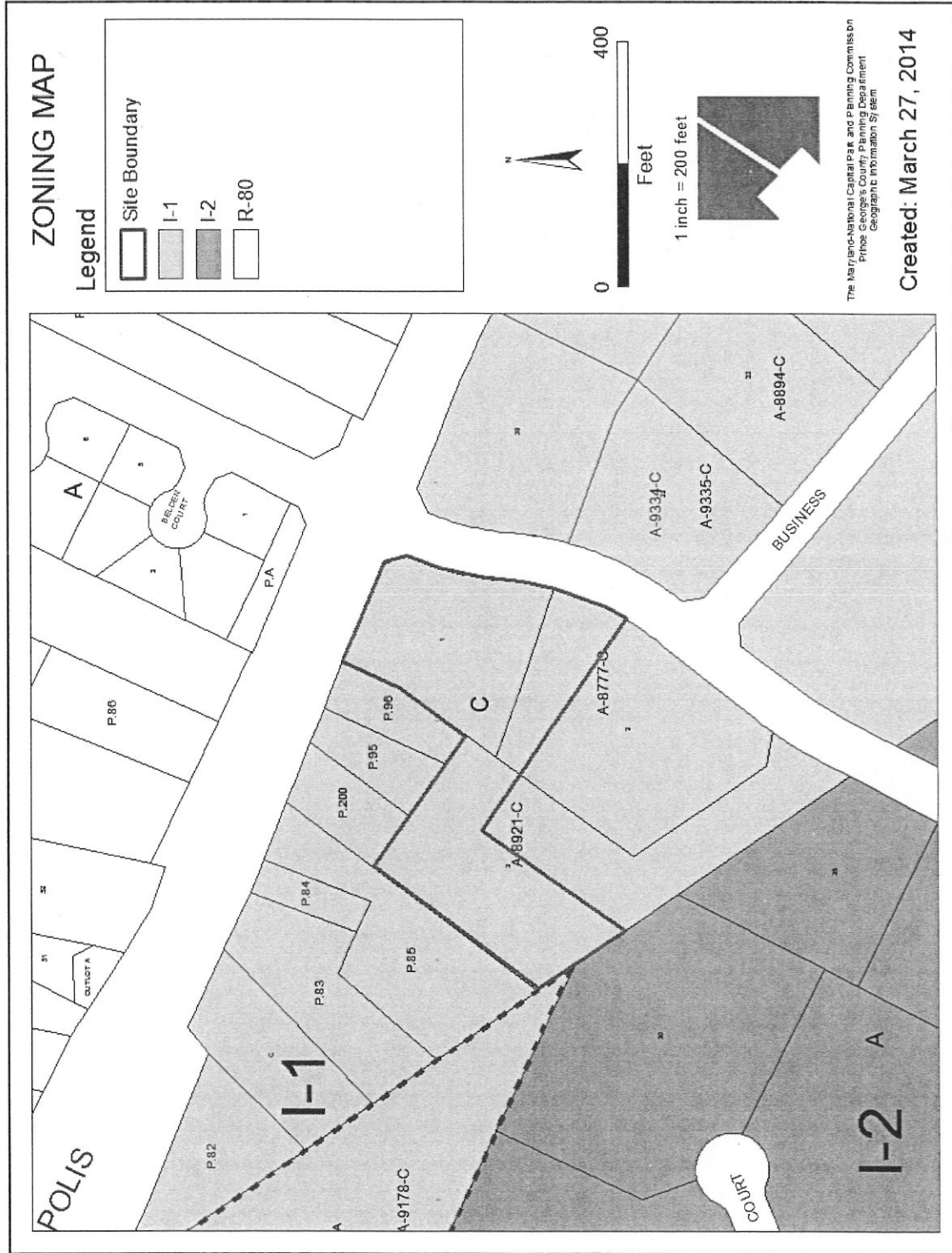
GENERAL LOCATION MAP



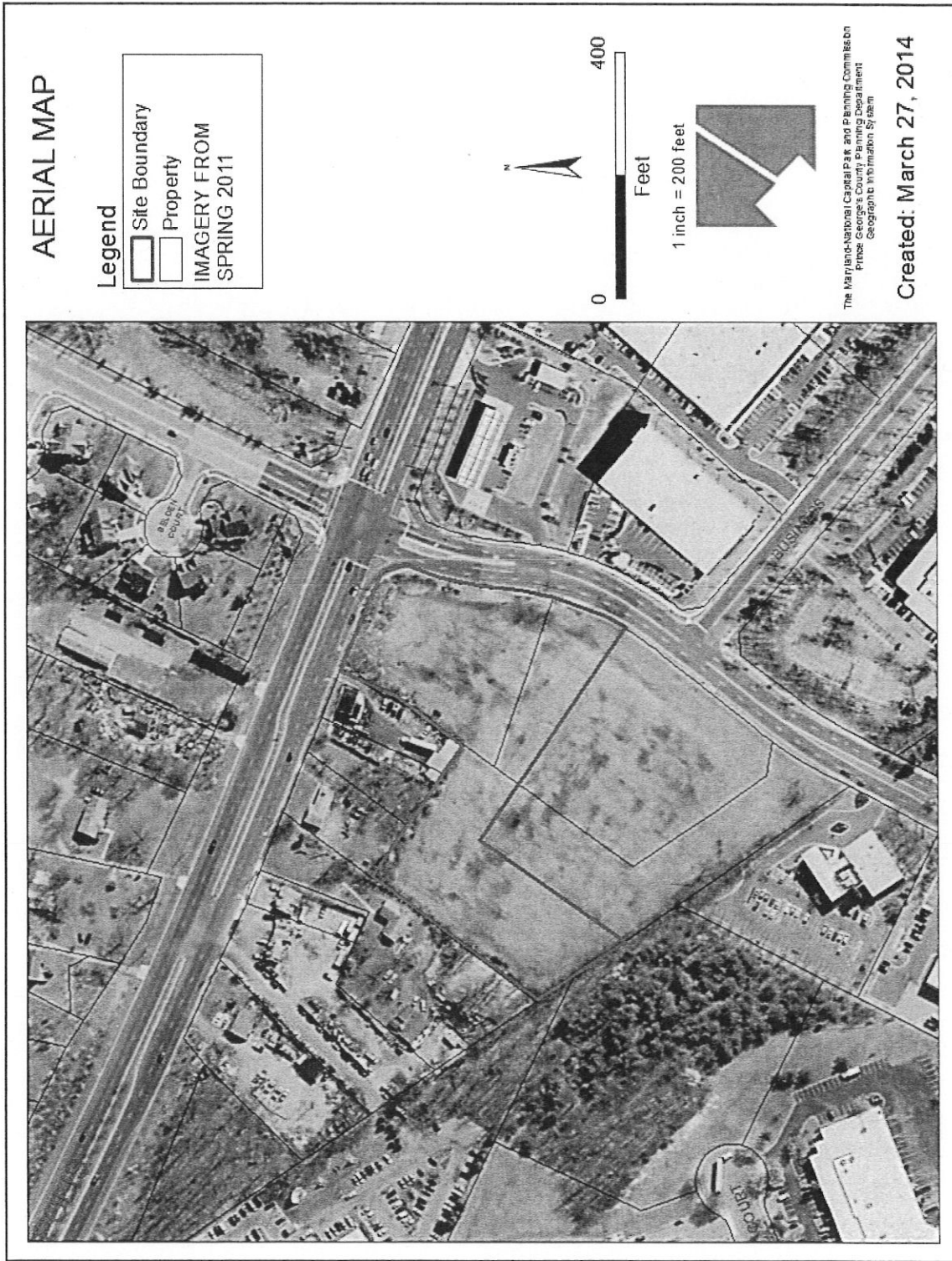
SITE VICINITY



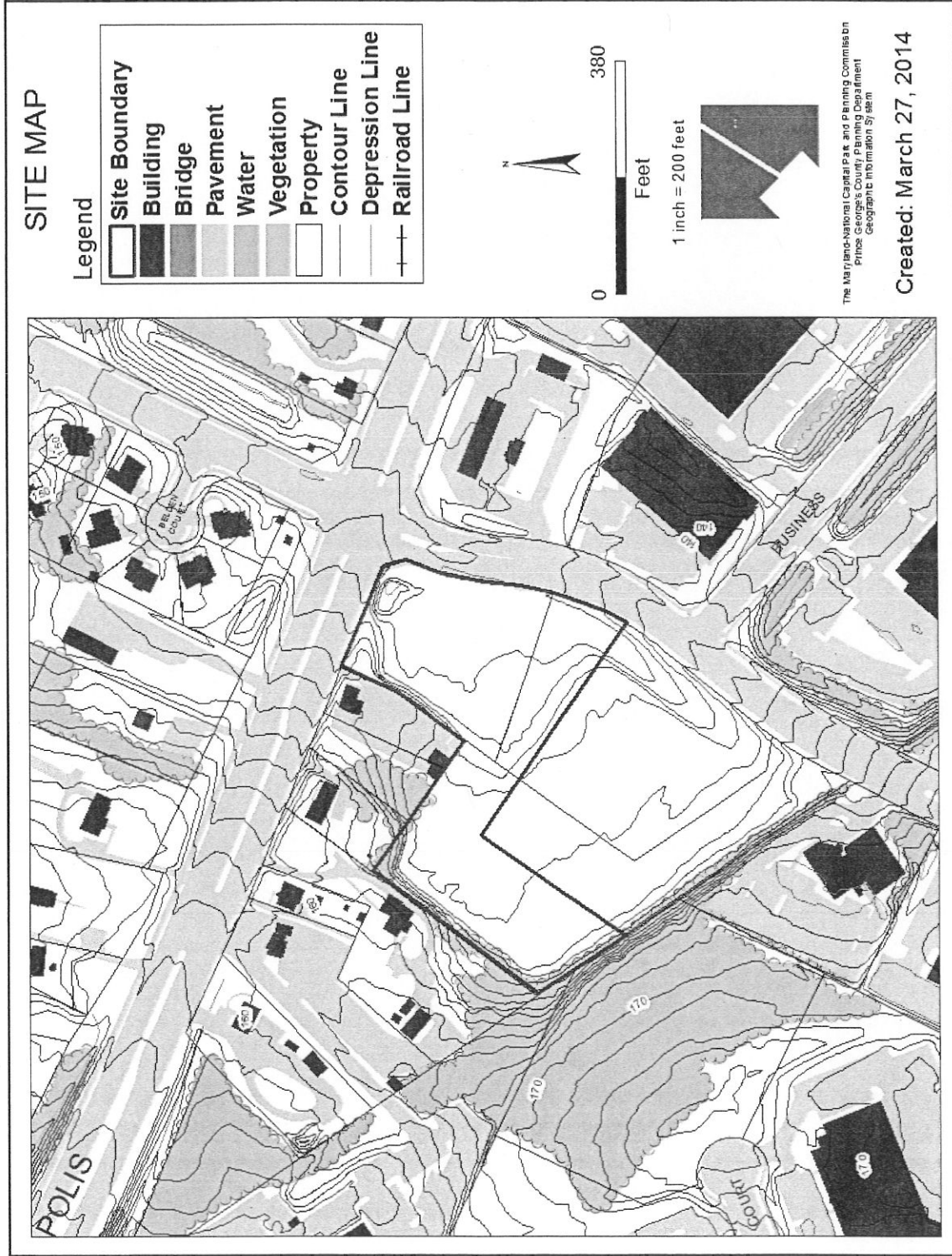
ZONING MAP



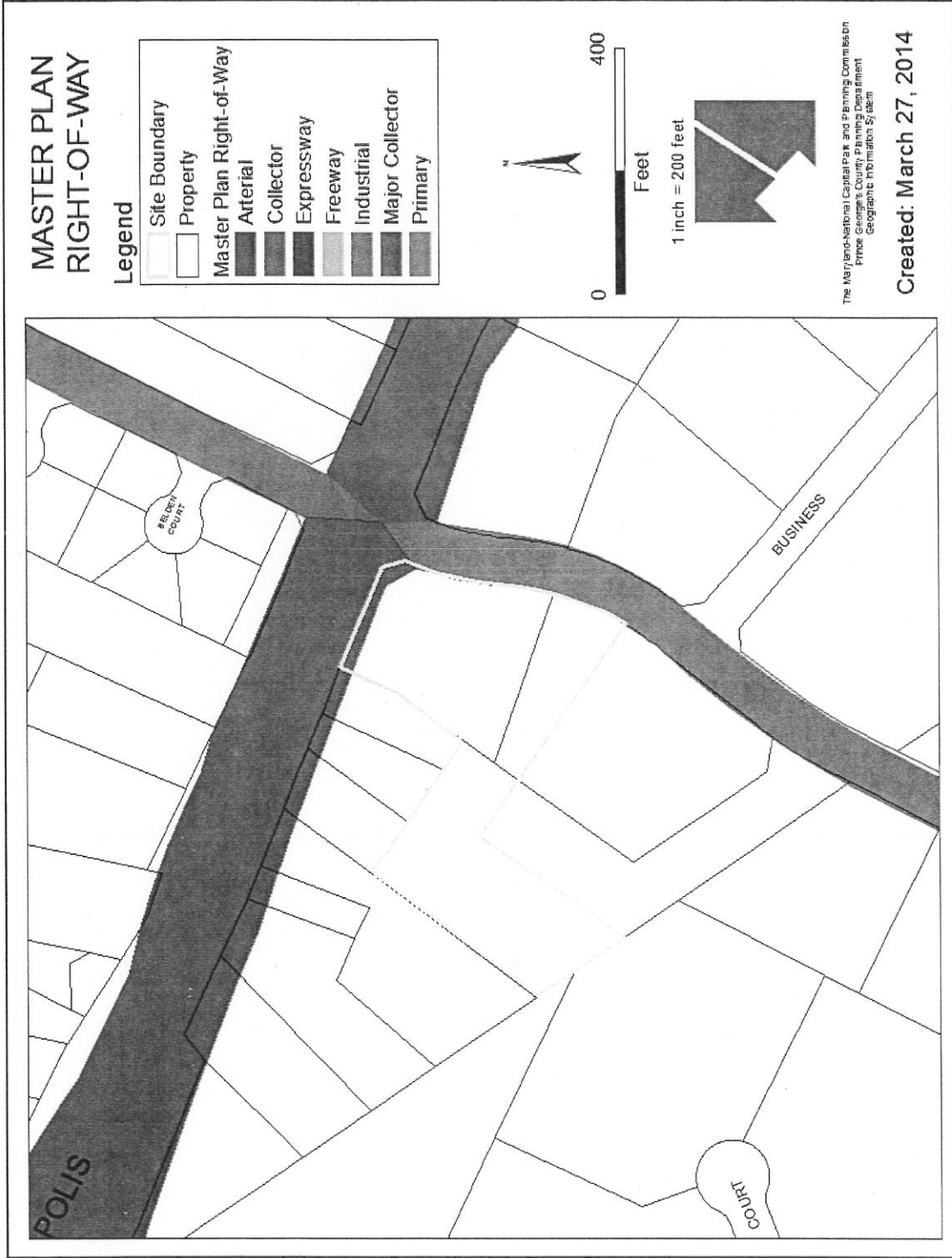
AERIAL MAP



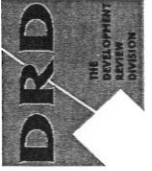
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



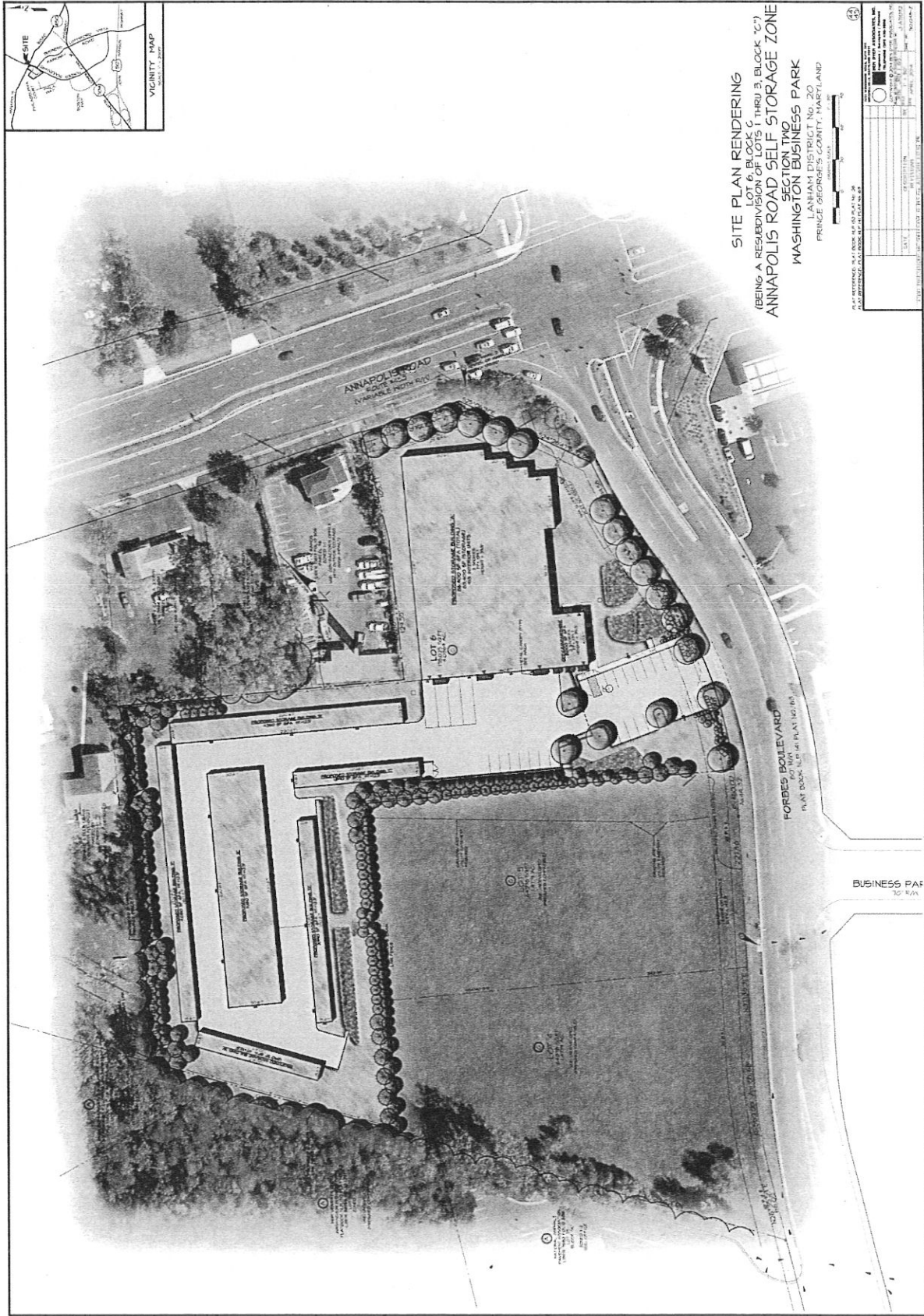
BIRD'S-EYE VIEW LOOKING NORTH



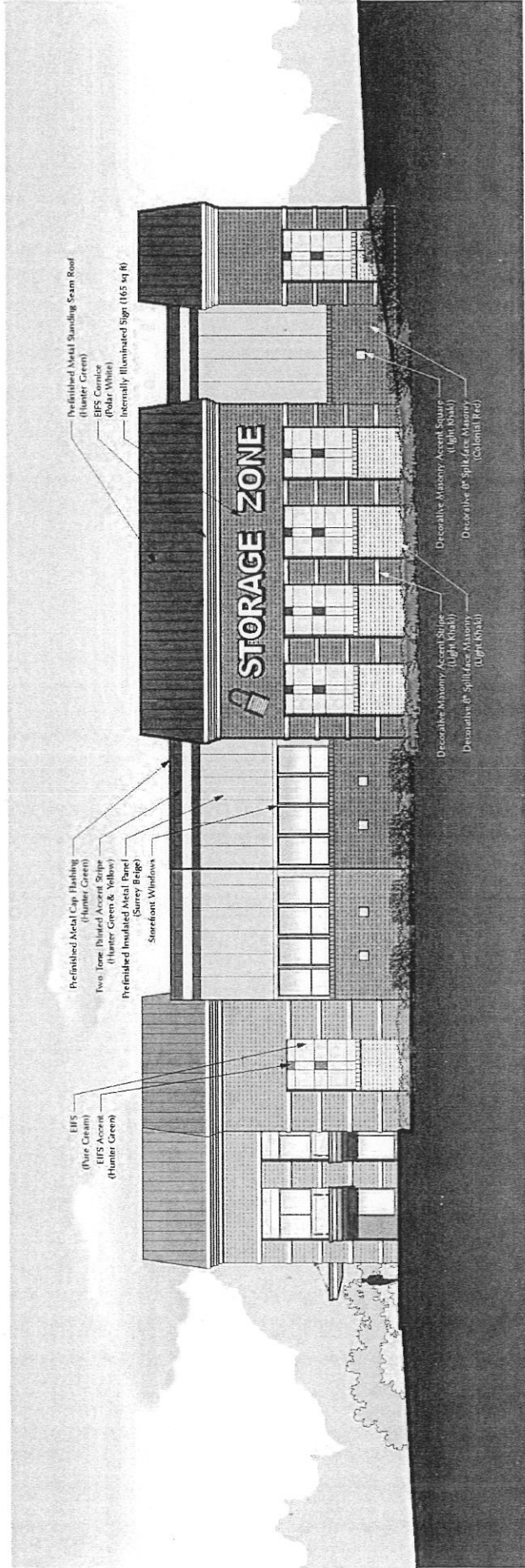
9/18/2014

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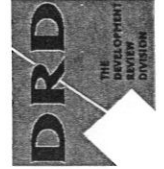
SITE RENDERING PLAN



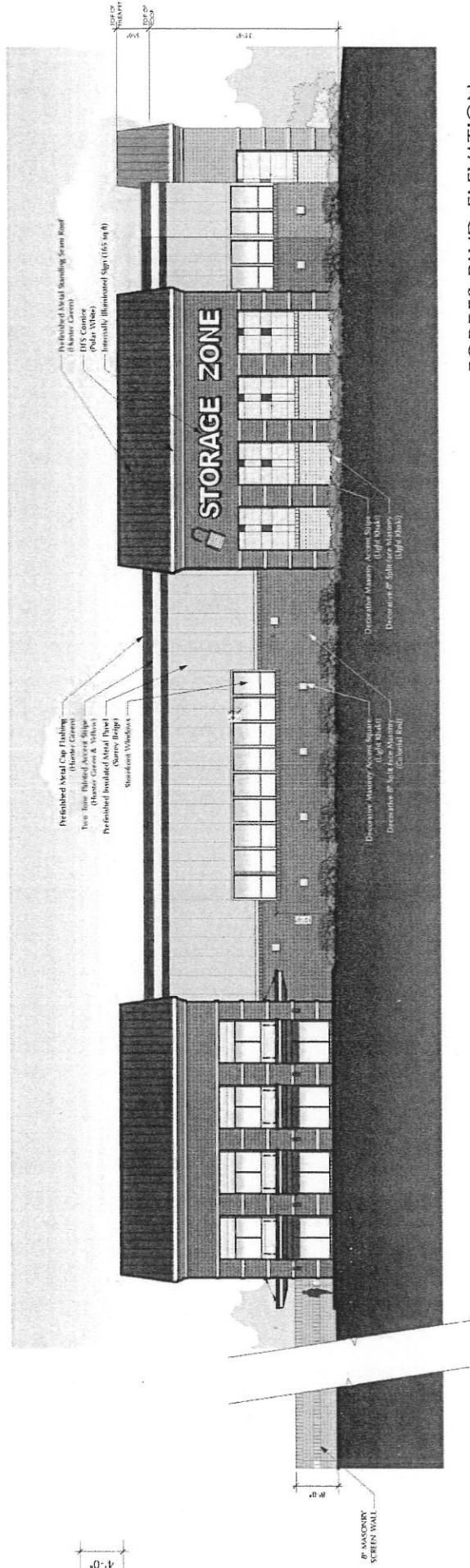
ANNAPOLIS ROAD (NORTH) ELEVATION



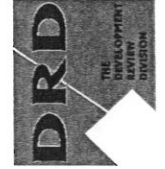
MD RT. 450 ELEVATION 3
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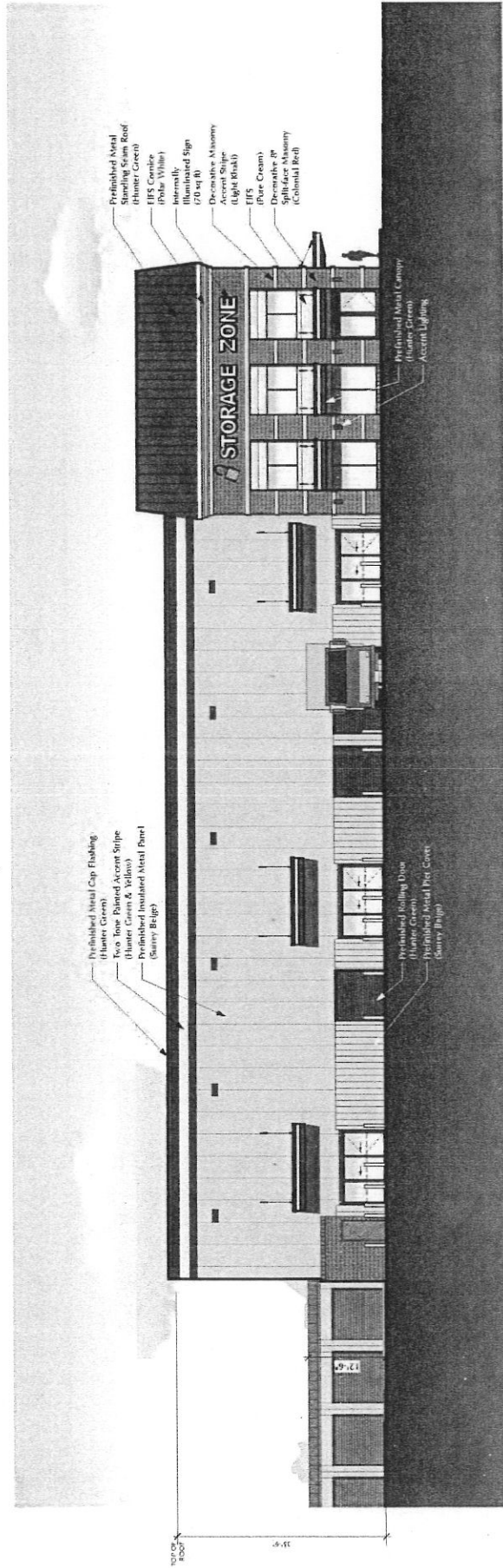
FORBES BLVD (EASTERN) ELEVATION



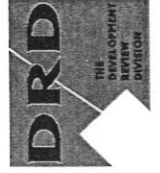
FORBES BLVD ELEVATION 2
Scale: 3/32" = 1'-0"



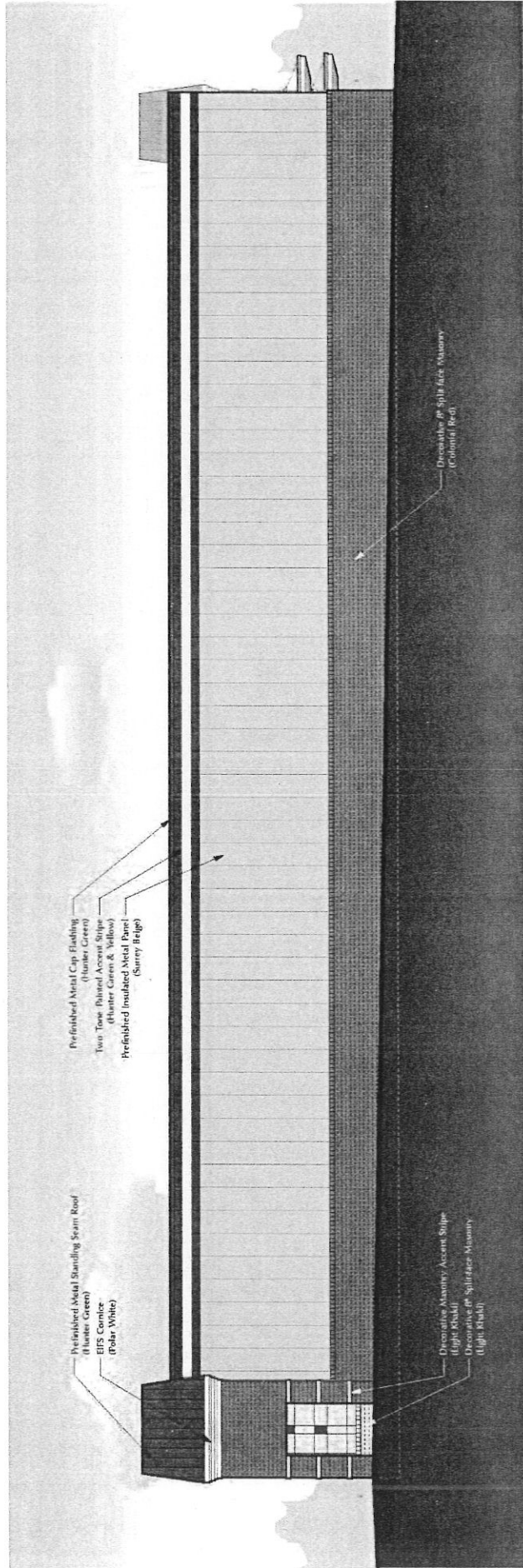
REAR (SOUTHERN) ELEVATION



REAR ELEVATION 1
Scale: 3/32" = 1'-0"



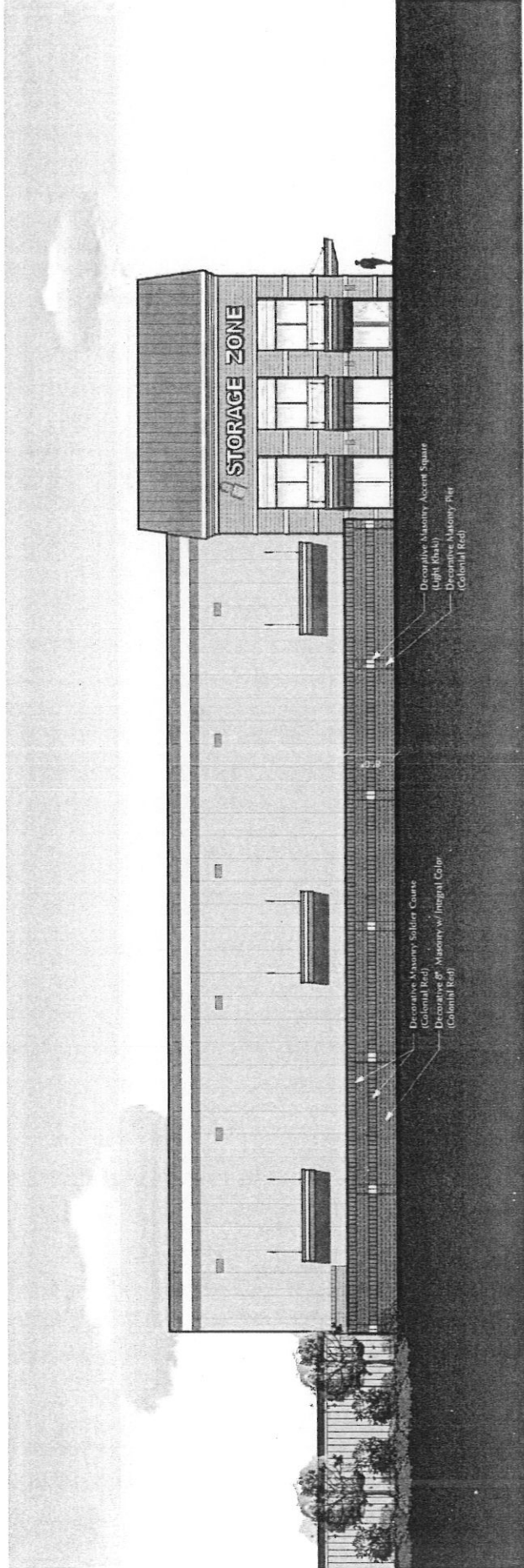
SIDE (WESTERN) ELEVATION



SIDE ELEVATION 5
Scale: 3/32" = 1'-0"



SOUTHERN MASONRY WALL ELEVATION



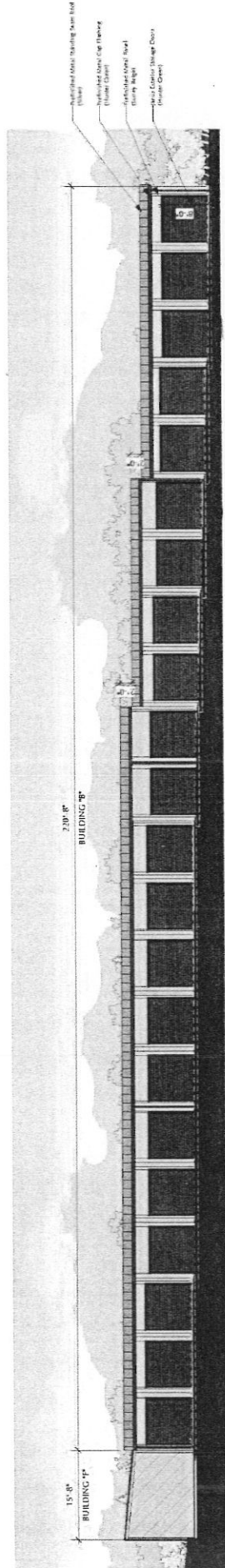
MASONRY SCREEN WALL ELEVATION

Scale: 3/32" = 1'-0"

4



BUILDING B FRONT ELEVATION

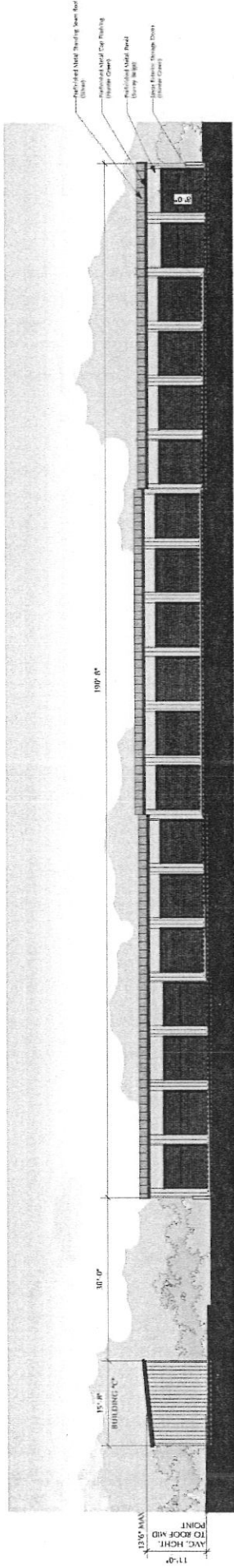


7 Building "B" Front Elevation

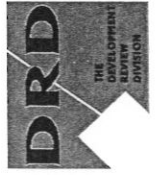
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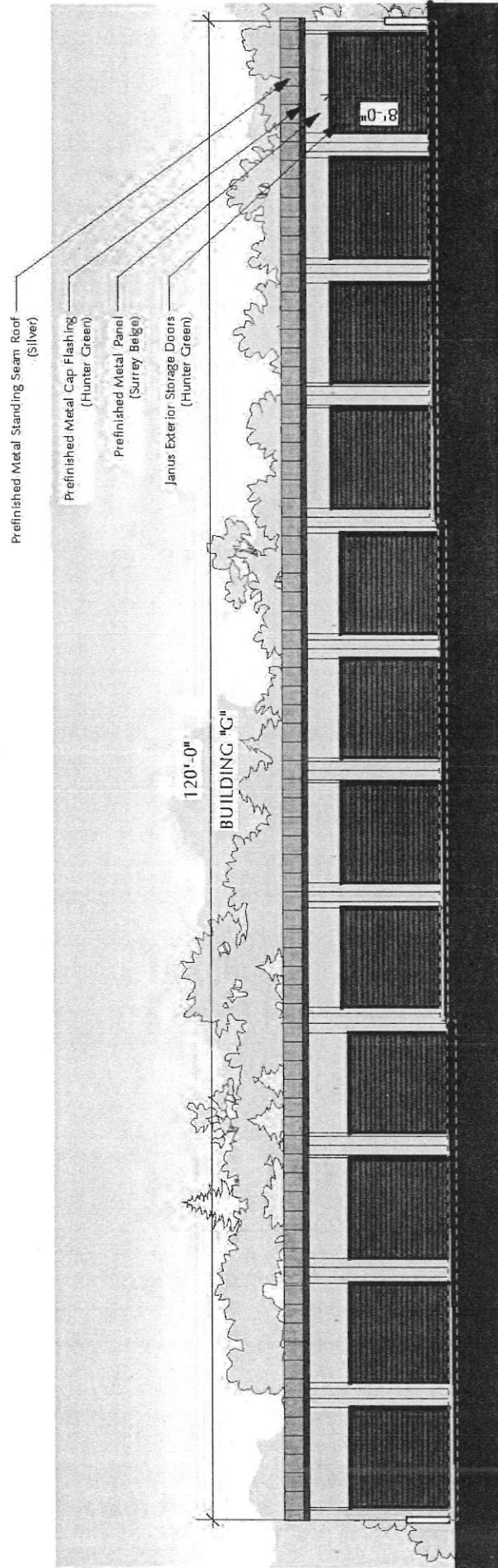
BUILDING D FRONT ELEVATION



6 Building "D" Front Elevation
Scale: 3/32" = 1'-0"



BUILDING G FRONT ELEVATION

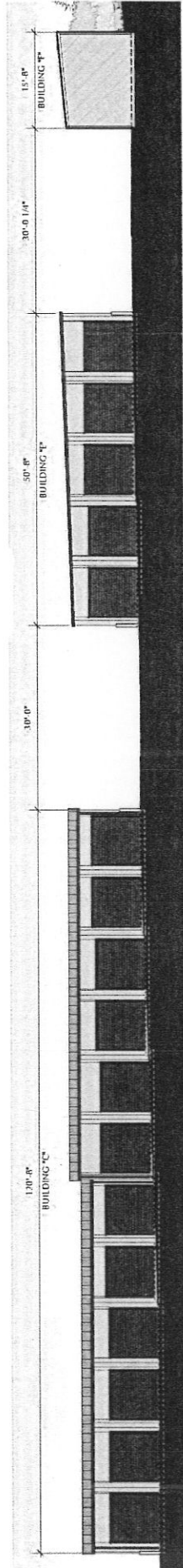


Building "G" Front Elevation

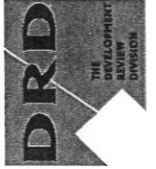
5

Scale: 3/32" = 1'-0"

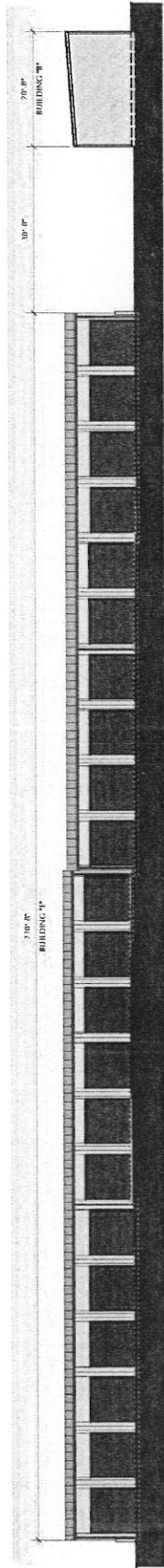
BUILDING C FRONT ELEVATION



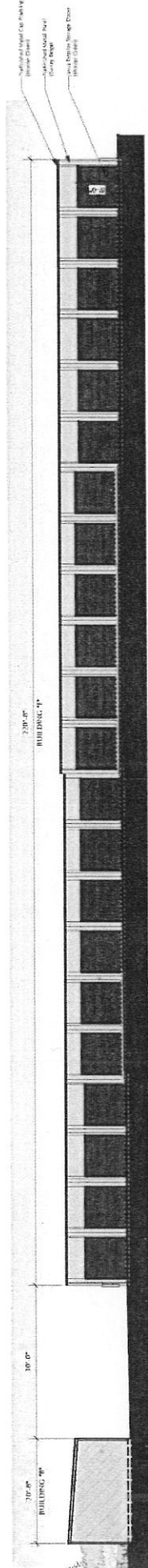
4 Building "E" & "C" Elevation
Scale: 3/32" = 1'-0"



BUILDING E ELEVATIONS

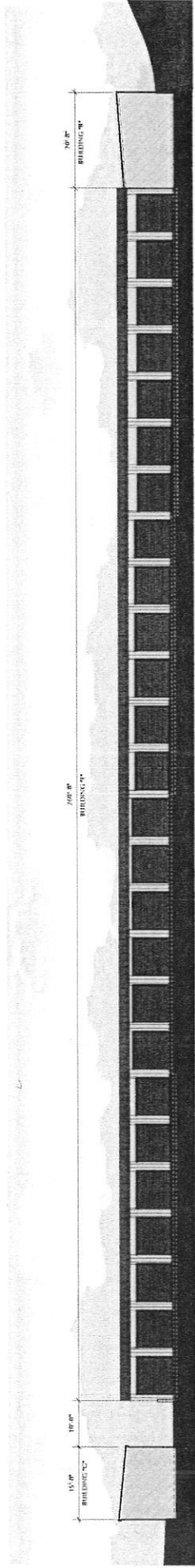


3 Building "E" Elevation
Scale: 3/32" = 1'-0"



2 Building "E" Elevation
Scale: 3/32" = 1'-0"

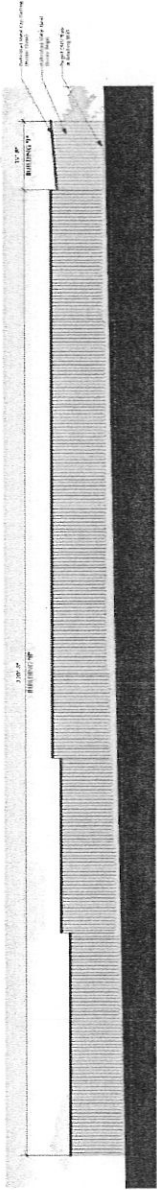
BUILDING F FRONT ELEVATION



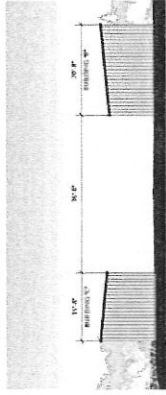
1 Building "F" Front Elevation
Scale: 3/32" = 1'-0"



REAR ELEVATIONS BLDGS B, C, D, F & G



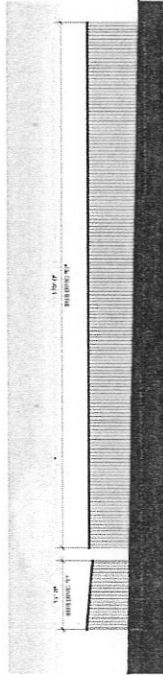
6 Building "B" Rear Elevation
Scale: 1/32" = 1'-0"



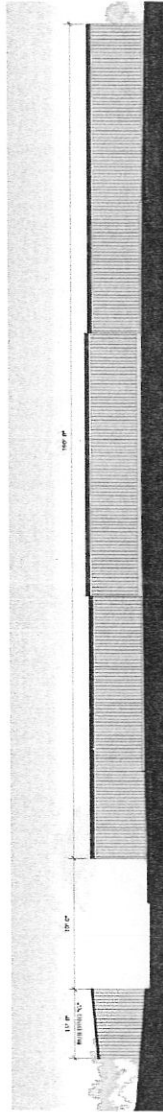
4 Building "C" & "B" Side Elevations
Scale: 1/32" = 1'-0"



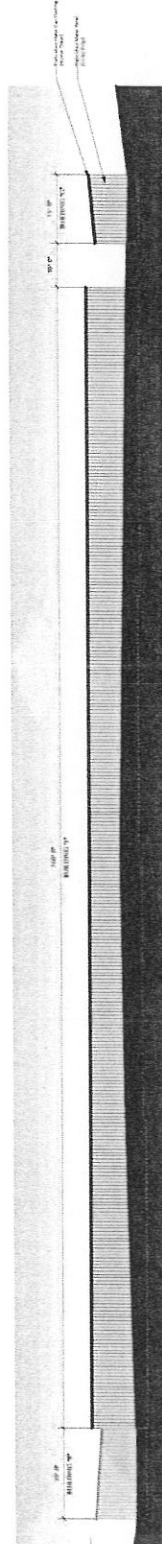
5 Building "C" Rear Elevation
Scale: 1/32" = 1'-0"



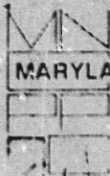
1 Building "G" Rear Elevation
Scale: 1/32" = 1'-0"



2 Building "D" Rear Elevation
Scale: 1/32" = 1'-0"



1 Building "F" Rear Elevation
Scale: 1/32" = 1'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPA No. 86-370

File No. 4-86120

R E S O L U T I O N

WHEREAS, Washington Business Park Associates is the owner of a 56.2686 acre parcel of land known as Washington Business Park Associates, Section 2, said property being in the 20th Election District of Prince George's County, Maryland, and being zoned I-1; and

WHEREAS, on June 25, 1986, Washington Business Park Associates filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 16 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-86120 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 September 25, 1986, 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 disapproval of the application with modifications; and

WHEREAS, on September 25, 1986, 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 4-86120 with the following modifications:

1. As revised in red on Staff Exhibit # 1 to provide street dedication on Route 450 and to show street reservation area;
2. Combined entrances between lots shall be required to minimize curb cuts on Maryland Route 450;
3. Approval of a conceptual stormwater management plan by the WSSC prior to final plat;

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File No. 4-86120
Page Two

4. Placing the area outlined in red on Staff Exhibit #1 in tax reservation for three years beginning July 1986;
5. Whatever part of Forbes Boulevard through to Route 450 that is not dedicated as part of this subdivision shall be placed in formal reservation;
6. The reservation will continue until such time as that segment of Route 450 between Whitfield Chapel Road and the proposed Forbes Boulevard/Route 450 intersection is programmed for construction in either the State CIP or the county CIP;
7. In the event that the above-referenced road improvements make it into the CIP or CIP, the applicant will dedicate at that time the balance of Forbes Boulevard to Route 450.

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. Pursuant to Section 7-115(e) of Article 28, Annotated Code of Maryland, street dedication is required to widen an existing road in order to serve the proposed subdivision.
3. Stormwater management may be required in order to protect downstream areas.
4. The applicant volunteered to place a portion of the property in tax reservation even though there are no plans within the next three years to acquire the property. No such plans exist because the acquiring agency or agencies expect the applicant to dedicate the property as noted in Condition #7.

* * * * *

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 Keller, seconded by Commissioner Dabney, with Commissioners Keller, Dabney, and Rhoads voting in favor of the motion, with Commissioner

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File No. 4-66120
Page Three

Yewell voting in the negative, and with Commissioner Botts being absent, at its regular meeting held on Thursday, September 25, 1986, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY


MDCPPC Legal Department

Date 9/23/86

Thomas H. Countee, Jr.
Executive Director


BY Robert D. Reed
Community Relations Officer

THC/RDR/DRA:lg



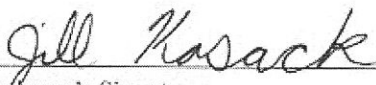
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: August 26, 2014
 TO: Fern V. Piret, Planning Director
 FROM: Jill Kosack, Alternative Compliance Committee
 PROJECT NAME: Annapolis Road Self Storage Zone, Lot 6, Block C
 PROJECT NUMBER: Alternative Compliance AC-14016
 COMPANION CASE: Detailed Site Plan DSP-14002

ALTERNATIVE COMPLIANCE AND TREE CANOPY COVERAGE COMMITTEE REVIEW

Recommendation: Approval Denial

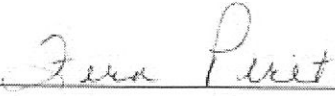
Justification: SEE ATTACHED

Jill Kosack

 Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial
 Recommendation Approval Denial

To Planning Board
 To District Council
 To Zoning Hearing Examiner

Planning Director's Signature 

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:
 Planning Board Hearing Date:
 Planning Board Decision: Approval Denial
 Resolution Number:

Alternative Compliance: AC-14016
Name of Project: Annapolis Road Self Storage Zone, Lot 6, Block C
Underlying Case: Detailed Site Plan DSP-14002
Date: August 26, 2014

Alternative Compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along a portion of the northern property line and the western property line.

Location:

The subject property is located in the southwest quadrant of the intersection of Annapolis Road (MD Route 450) and Forbes Boulevard. More specifically, the property is located at 9641 Annapolis Road, in Lanham, Maryland, within the geography previously designated as the Developing Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

Background:

The underlying Detailed Site Plan application (DSP-14002) is for a proposed 112,990-square-foot consolidated self-storage facility in seven buildings with accessory office and apartment uses. The site is zoned I-1 (Light Industrial) and is part of the Washington Business Park. The site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it involves construction of new buildings on the subject property. The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the building setback and landscape yard provided adjacent to the existing single-family detached homes located to the north and west on Parcels 85 and 200.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northern and western property lines, adjacent to existing single-family detached homes.

Length of bufferyard	433 feet
Minimum building setback	50 feet
Landscape yard	40 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes
Plant Units (160 per 100 l. f.)	347

PROVIDED: 4.7 Buffering Incompatible Uses, along the northern and western property lines, adjacent to existing single-family detached homes.

Length of bufferyard	433 feet
Minimum building setback	20 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes
Plant units	425

Justification of Recommendation:

The underlying DSP application proposes a large, multi-building consolidated self-storage facility spread across the Z-shaped subject property. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. A Section 4.7 Type "D" bufferyard, which includes a 50-foot building setback and a 40-foot-wide landscaped yard, is required along the western end of the northern property boundary and the western property boundary adjacent to the existing single-family detached homes on Parcels 85 and 200. The proposed one-story, 12.5-foot-high, storage buildings are set back 20 feet from the northern property line and 30 feet from the western property line. This reduces both the building setback and landscape yard to a minimum of 20 feet wide for approximately 50 linear feet and 30 feet wide for approximately 260 linear feet. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing 78 plant units more than required. Additionally, the applicant noted that the proposed buildings are positioned such that they face into the subject property, with all entrances and activity located away from the property line. The buildings are set into the slope such that the grade along the property lines is four to ten feet above the finished floor elevation of the buildings. The proposed six-foot-high, vinyl-privacy fence is to be located at the top of the slope so that it, in combination with the grade change, will practically screen the entire building height. The Alternative Compliance Committee agrees that the grade change, proposed fence and building orientation help in creating a physical and visual separation between the two adjacent incompatible uses. However, the applicant proposes to plant the buffer with evergreen trees only and the Alternative Compliance Committee recommends that a portion of these be changed to shade trees in order to provide seasonal variety and complementary screening of different species and height along the northern and western property lines. Given the grade change coupled with the proposed fence, along with the provision of additional plant units, the Alternative Compliance Committee finds the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual, if revised as conditioned below.

Recommendation:

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7 of the 2010 *Prince George's County Landscape Manual*, along the northern and western property lines, adjacent to Parcels 85 and 200, for Annapolis Road Self Storage Zone, Lot 6, Block C, subject to the following conditions:

1. Convert approximately one-third of the proposed evergreen trees along the northern and western property boundaries to an equivalent plant unit number of shade trees. Revise the schedules as necessary.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Historic Preservation Section**

**(301) 952-3680
www.mncppc.org**

June 16, 2014

MEMORANDUM

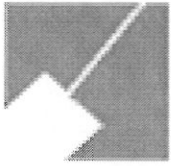
TO: Jill Kosack, Senior Planner
Urban Design Section
Development Review Division

FROM: Jennifer Stabler, Archeology Planner Coordinator *JAS*
Historic Preservation Section
Countywide Planning Division

SUBJECT: **DSP-14002, Annapolis Road Self Storage Zone, Washington Business Park**

Phase I archeological survey is not recommended on the above-referenced 4.09-acre property located at the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road in Lanham, Maryland. The application proposes 112,560 square feet of consolidated self-storage in seven buildings. The subject property has been previously graded. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any documented historic sites or resources, documented properties, or archeological resources.

I:\HISTORIC\Referrals\2014\Archeology\DSP-14002 Annapolis Road Self Storage_jas 16 jun 2014.docx



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
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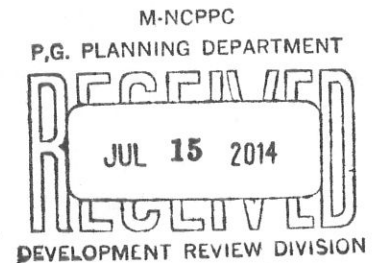
Prince George's County Planning Department
Community Planning Division

301-952-3972

July 10, 2014

MEMORANDUM

TO: Jill Kosack, Urban Design Section, Development Review Division
VIA: Martin Matsen, Supervisor, Community Planning Division *MM*
FROM: Wendy Irminger, Planner Coordinator, Community Planning Division
SUBJECT: **DSP-14002, Washington Business Park, Lot 6, Self Storage**



DETERMINATIONS

- The Urban Design Section should determine the adequacy of the proposed buffering, landscaping or screening along Annapolis Road (MD 450) to address compatibility issues raised in the master plan.
- The applicant should demonstrate that efforts have been made to provide for architectural compatibility with the overall Washington Business Park development.

BACKGROUND

Location: Southwest corner of the intersection of MD 450 (Annapolis Road) and Forbes Boulevard.

Size: 4.09 acres

Existing Uses: Graded, undeveloped land

Proposal: Consolidated self-storage facility

GENERAL PLAN, MASTER PLAN AND SMA

General Plan: Plan Prince George's 2035 (approved May 6, 2014)

Master Plan: 2010 Approved *Glenn Dale-Seabrook-Lanham and Vicinity Master Plan*

- Planning Area/Community: P.A.70/Glenn Dale-Seabrook-Lanham
- Land Use: The master plan recommends future industrial land use. A guideline in the master plan (page 78) states that structures which are a combination of office and warehouse uses may be permitted on parcels adjacent to highways as long as the office

portion fronts the highway. It further states that efforts should be made to provide architectural compatibility with the overall employment park development.

- Environmental: The plan does not indicate environmental development constraints.
- Historic Resources: The plan does not identify historic resources on the site.
- Transportation: MD 450 (A-23) is an arterial highway. Forbes Boulevard (C-339) is a collector road.
- Public Facilities: None identified
- Parks & Trails: A bicycle lane is planned along Forbes Blvd. and a shared-use path is planned along MD 450 (see comments from Transportation Section.)

SMA/Zoning: The property was retained in the I-1 Zone in the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Sectional Map Amendment.

PLANNING ISSUES

The proposed development is located in the Washington Business Park, which covers over 390 acres, contains over four million square feet of floor area, employs over 1,000 workers, and is the largest concentration of employment within the sector plan area (Plan, page 188.)

The master plan encourages office-type uses along the MD 450 frontage for greater compatibility with the residential area to the north of MD 450, opposite the proposed development. Screening and landscaping measures, if determined to be adequate, address the intent of the master plan to enhance compatibility between residential and non-residential uses, in this case along the MD 450 (Annapolis Road) frontage.

c: Ivy Lewis, Community Planning Division
Long-range Agenda

J:\Referrals-DRD\DSP-14002_Washington Business Park_wi.doc



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

August 29, 2014

MEMORANDUM

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

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

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

SUBJECT: DSP-14002, Annapolis Road Self Storage Zone

The Transportation Planning Section has reviewed the detailed site plan application referenced above. The site contains 4.09 acres in the I-1 Zone. It is located in the southwest quadrant of Forbes Boulevard and Annapolis Road. Access will be from Forbes Boulevard. The applicant is proposing a self-storage facility of 112,560 square feet. Note that this includes 3,000 square feet for office and living space for the storage manager.

Review Comments

The site is within the I-1 Zone. The applicant is seeking approval of a detailed site plan for a consolidated storage facility as required by Section 27-475.04 of the Zoning Ordinance. It is a permitted use in the zone. The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required. There is no previous transportation conditions imposed on the site.

The applicant proposes a self-storage facility of one 85,965 square foot building containing 913 storage units and six one story buildings totaling 26,595 square feet and 141 storage units.

Forbes Boulevard is listed in the *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector and Sectional Map Amendment* as a collector roadway with 80 feet of right-of-way. MD 450 (Annapolis Road) is listed as an arterial with 120 feet of right-of-way. The right-of-way of Annapolis Road needs to be depicted on the site plan. There is no presence of buildings, parking, landscape elements, signage, fences, retaining walls, and any other structures within the master plan rights-of-way. There is one access point serving the site along Forbes Boulevard. On-site circulation and parking is adequate. No sidewalks are shown on the west side of Forbes Boulevard along the applicant's frontage. It is observed that the plan provide no provision for pedestrian access to the site.


Conclusion


From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in Section 27-285.

July 10, 2014

MEMORANDUM

TO: Jill Kosack, Urban Design Section

VIA: Whitney Chellis, Subdivision Section 

FROM: William Mayah, Subdivision Section 

SUBJECT: Annapolis Road Self Storage Zone, Washington Business Park, DSP-14002

The subject property is known as Lot 6, Block C – Washington Business Park. The record plat was recorded on May 28, 2014, as Plat MMB 240-53 in the County Land Records. The property is located on Tax Map 44 in Grid F-3, and is approximately 4.09 acres. The site is currently unimproved. The detailed site plan (DSP) proposes consolidated storage (85,900 square feet) with 913 interior units, which includes a 1,500-square-foot ancillary office and one (1) resident manager apartment on the second floor (1,500 square-feet). Additionally, the site plan proposed six (6) individual storage buildings totaling 26,590 square-feet with 141 units with direct vehicular access. The total proposed gross floor area on site is 112,490 square-feet. The statement of justification, however, indicates that the total gross floor area will be 112,560 square-feet. This discrepancy should be corrected on the plan, if necessary. The bearings and distances provided on the DSP do not match the record plat and must.

The site is the subject of Preliminary Plan of Subdivision (PPS) 4-86120 for Washington Business Park. The resolution of approval (PGCPB Resolution No. 86-370) for the PPS contains seven conditions and there are no record plat notes. However, a memo from the Transportation Planning Division to the Development Review Division for PPS 4-86120, dated September 23, 1986, states that: **“Developed under the I-1 Zone, the subject property would develop a complex of approximately 735,000 square feet generating an additional 632 a.m. and 632 p.m. peak hour trips. The site would generate 3,528 daily trips.”** Being a part of the overall site area for PPS 4-86120, the proposed development for the DSP should be reviewed by the Transportation Planning Section for conformance to this trip cap.

PG Atlas indicates that a portion of the subject property is situated within the master plan right-of-way for Annapolis Road (MD 450). Section 27-259(a)(1) of the Zoning Ordinance states that: **“With the exception of an arena (stadium) proposed to be constructed on land leased or purchased from a public agency, no building or sign permit (except as provided in Part 12 of this Subtitle) may generally be issued for any structure on land located within the right-of-way or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility, as shown on a Master Plan;**

however, the Council may authorize the issuance of the building or sign permit in accordance with this Section.” The DSP shows landscape planting within land that appears to be in the master plan right-of-way, as well as within an SHA slope easement. The plan should show the master plan right-of-way for Annapolis Road (MD 450) and SHA slope easement.

Site Comments:

The Subdivision Section recommends the following conditions:

1. Prior to approval of the revision to the detailed site plan the following technical corrections shall be required:
 - a) Clarify the proposed square footage for the DSP and revise the plan, if necessary.
 - b) Provide all bearings and distances for property boundary, as shown on the Plat MMB 240-53.
 - c) Show the master plan right-of-way for Annapolis Road (MD 450) on the plan.
 - d) Provide distance to centerline from property boundary for Annapolis Road (MD 450).
 - e) Show the 10-foot PUE at the corner of Forbes Boulevard and Annapolis Road (MD 450) as delineated on Plat MMB 240-53.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

MEMO



September 23, 1986

MEMORANDUM

TO: Dean Armstrong, Development Review Division
VIA: Lester F. Wilkinson *LFW*, Transportation Planning Division
FROM: David A. Nelson, Transportation Planning Division *DAN*
SUBJECT: Preliminary Plan 4-86120
Washington Business Park, Section 2

The subject property, comprising 56.27 acres is located on the south side of Maryland Route 450 approximately 2,500 feet northwest of George Palmer Highway. The property is currently zoned I-1.

* Developed under the I-1 Zone, the subject property would develop a complex of approximately 735,000 square feet generating an additional 632 a.m. and 632 p.m. peak hour trips. The site would generate 3,528 daily trips.

Currently, Washington Business Parks' only access is provided by Forbes Boulevard which connects to Maryland 704 by a signalized intersection. Indicated on the master plan as a collector highway to connect to Maryland 450, Forbes Boulevard has been platted and constructed from Lottsford Vista Road to Industrial Way. As submitted, the applicant intends to maintain the existing condition and serve the majority of the development by the existing Maryland 704/Forbes Boulevard intersection (a portion of the subject property has frontage on Maryland 450 and may rely on it for access). It is important to note that several conditions exist that make the applicants proposal unacceptable:

1. Section 1 of Washington Business Park contains a significant amount of unoccupied property. This property has either been recently platted but not developed or developed and partially or totally unoccupied (approximately 780,000 square feet).
2. South of Maryland 704 lies the Hanson Palmer Business Park. Totally platted, the development is also comprised of a significant amount of either undeveloped or partially occupied lots (approximately 1,000,000 square feet).

Form 20 (Revised 11/77)

Dedication of the frontage along Maryland 450 is acceptable as proposed by the applicant. Access to Maryland 450 should be limited to Forbes Boulevard but efforts to combine access points should it become necessary to provide direct access for specific lots.

Recommendations:

Based on our review of Preliminary Plan 4-86120, Washington Business Park, the Transportation Planning Division recommends approval based on the following conditions:

1. Forbes Boulevard dedication and construction be extended to Maryland 450. Improvements at the intersection will be subject to State Highway Administration conditions and approval.
2. Should access be allowed to Maryland 450, combined entrances between lots be required to minimize curb cuts on Maryland 450.

DN/fvh

Attachments: November 3, 1982 memorandum, Transportation Planning Division to Prince George's County Planning Board.
Traffic Study, dated January 1980, Washington Business Park prepared by M-NCPPC Transportation Planning Division.

Court of Appeals Opinion No. 147, September Term, 1981, Filed September 7, 1982.



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary

Hal Kassoff
Administrator

July 22, 1986

Mr. Dean Armstrong
Maryland National Capital
Park and Planning Commission
County Administration Building
Upper Marlboro, Maryland 20870

RE: Prince George's County
Maryland Route 450
Preliminary Plan
#4-86120
Washington Business Park

Dear Mr. Armstrong:

This office has reviewed the above captioned preliminary plan and offer the following.

1. Forbes Boulevard to be extended to intersect with Annapolis Road (Maryland Route 450) with no other direct access from lots 38, 39, 40, 41, 42, or 43 onto Maryland Route 450.
2. Dedication along Maryland Route 450 with the Prince George's County Master Plan of Highways.

Thank you for the opportunity to review this plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access permits

by: Wilbert King

CL-WK:es

cc: M. Snyder



My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MEMO

TO - Subdivision Office
FROM - Transportation Division
SUBJECT - Preliminary Plan Review

DATE JULY 16, 1986

Topo Sheet No. 403/404
Preliminary Plan No. 4-86120
Name of Subdivision WASHINGTON BUSINESS PARK
Subdivision Review Committee Meeting Date 7/18/86

Comments:

- Traffic analysis will be required
- Dedicate Forbes Blvd. to Md. 450
- Dedication will be required on Md. 450 along the frontage of the property. To be coordinated with SHA proposals.




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

July 10, 2014

MEMORANDUM

TO: Jill Kosack, Development Review Division
FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following Detailed Site Plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the Master Plan Trails.

Detailed Site Plan Number: DSP-14002

Name: Annapolis Road Self Storage

Type of Master Plan Bikeway or Trail

Private R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> X </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> </u>
Sidewalks	<u> </u>	Trail Access	<u> </u>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the preliminary plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

Review Comments (Master Plan Compliance and Prior Approvals)

The subject application is a detailed site plan for a self-storage facility in the I-1 zone. The application is located on a 4.09 acre parcel within the Washington Business Park at the intersection of MD 450 and Forbes Boulevard. The site is covered by the 2009 Approved Countywide Master Plan of Transportation and the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment (area master plan).

The MPOT and area master plan recommend two master plan trails issues that impact the subject property. A master plan trail or sidepath is recommended along MD 450 outside the Capital Beltway, and this trail

has been constructed by SHA along the portion of MD 450 that abuts the subject site. This trail is located on the opposite side of MD 450 from the subject site. Also, the MPOT and area master plan recommends continuous sidewalks and designated bike lanes along Forbes Boulevard (see the plan map).

MD 450 Side path: SHA has completed a side path along MD 450 as part of road improvement projects from Race Track Road in Bowie to Seabrook Road. This side path/wide sidewalk should be extended along MD 450 to the Capital Beltway. This facility, in conjunction with sidewalk construction inside the Beltway, will improve pedestrian access to the New Carrollton Metro. Where MD 450 has been reconstructed, wide outside curb lanes have been provided for on-road bicyclists (MPOT, page 23).

The Complete Streets Section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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.

Sidewalks are currently fragmented along Forbes Boulevard. Sidewalk construction is recommended along the site's frontage. Striping for designated bike lanes (or other appropriate on-road bicycle facility) can be considered by DPW&T at the time of road resurfacing. The master plan trail exists along the north side of MD 450, which is opposite of the subject site. However, no sidewalk exists along the south side of the road. Sidewalk construction is recommended along the site's frontage of MD 450 as well. The plans also reflect a possible sidewalk connection linking the internal site with the public right-of-way along Forbes Boulevard. Staff supports this connection as it will link the internal use with the public sidewalk network from the surrounding community.

Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 if the following conditions were to be placed.

In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors and/or assigns shall make the following revisions to the plans prior to certification:

- a. Provide a standard sidewalk along the subject site's entire frontage of MD 450, unless modified by SHA.
- b. Provide a standard sidewalk along the subject site's entire frontage of Forbes Boulevard, unless modified by DPW&T.
- c. Extend the internal sidewalk to the proposed sidewalk along Forbes Boulevard, as indicated on the subject plan, unless modified by DPW&T.



MEMORANDUM

TO: Jill Kosack, Urban Design

FROM: Debbie Gallagher, Information and Permit Review Supervisor *DA*

SUBJECT: Annapolis Road Self Storage Zone, Washington Business Park, DSP-14002

1. The center-line of Forbes Boulevard must clearly be delineated, demonstrating 40 feet from center-line. The right-of-way width at the greatest point must be demonstrated on Annapolis Road with the setback shown from the center-line.
2. Is the site plan in conformance with the Subdivision Regulations? Refer to Subdivision Office for review.
3. A Tree Conservation Plan or exemption letter will be required. Refer to Environmental Planning.
4. In the I-1 Zone at least 10% of the net lot area must be maintained as green. Provide calculations and demonstrate the required green area.
5. Consolidated storage must be in conformance with Section 27-575.04 which only allows for a 36 foot tall building. The site plan is demonstrating 35.5 feet, the applicant should provide a copy of the architectural for the package that includes the height.
6. The site plan shall include the total number of storage units in each building. Please identify which buildings will be accessed from outside of the building.
7. Is the landscaping in conformance with the Landscape Manual?
8. The review of this referral does not include the review of any signage.

Kosack, Jill

From: Reiser, Megan
Sent: Monday, July 14, 2014 1:57 PM
To: Kosack, Jill
Subject: DSP-14002 Annapolis Road

Hi Jill,

The Environmental Planning Section (EPS) has reviewed the referral package stamped as received by EPS on June 9, 2014. The proposal is for a 112,560 square-foot consolidated self-storage building.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of existing woodland and has no previous Tree Conservation Plan approvals. The exemption number is S-024-14 and is valid through March 12, 2016. A Natural Resources Inventory (NRI) Equivalency Letter has been issued for the site because the site qualifies for a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance and because there are no regulated environmental features on site. The NRI Equivalency Letter number is NRI-030-14 and is valid through March 12, 2019.

An approved stormwater management concept plan and Department of Permitting, Inspections and Enforcement (DPIE) approval letter have been submitted which indicates the use of micro-bioretenion and a submerged gravel wetland for water quality purposes. A stormwater fee of \$12,747 has been approved in lieu of providing on-site quantity controls. The stormwater approval for case number 6576-2014-00 is valid through May 8, 2017.

The site has frontage on Forbes Boulevard, which is a Master Planned Collector roadway that is not a traffic noise generator. The site also has frontage on Annapolis Road (MD 450), which is a Master Planned Arterial roadway that is a traffic noise generator; however, because of the proposed commercial/ industrial use, traffic generated noise is not regulated with respect to the subject application. The proposal is not expected to be a noise generator. The site does not front on any scenic or historic roadways.

No other environmental requirements have been identified for this application.

Thanks,
Megan Reiser
Planner Coordinator, Environmental Planning Section
Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
301-952-3752 Fax:301-952-3799
megan.reiser@ppd.mnccppc.org

Office of the Fire Marshal

Date: 6/22/14

TO: Jim Kosack Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator *JO*
Office of the Fire Marshal

RE: DSP-14002

The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Annapolis Road Storage Zone
District 95

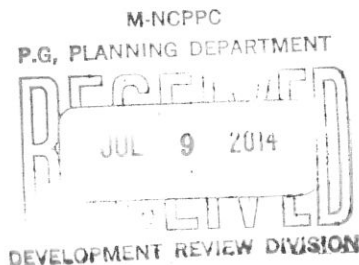
Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order “no parking” fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

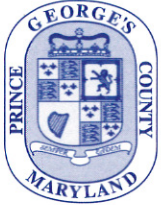
Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \DSP-14002

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.



Rushern L. Baker, III
County Executive

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



MEMORANDUM

August 1, 2014

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

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Annapolis Road Self Storage Zone
Detailed Site Plan No. DSP-14002

CR: Forbes Boulevard, 2-5740



My

In response to the Detailed Site Plan No. DSP-14002 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450). MD 450 is a State-maintained roadway; therefore, coordination with the Maryland State Highway Administration (SHA) is required. Frontage improvements in accordance with the Department of Public Works and Transportation (DPW&T) urban collector roadway standards are required for Forbes Boulevard. Additional right-of-way dedication may be necessary to accommodate the improvements.
- 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, DPWT's Specifications and Standards and the Americans with Disabilities Act.
- Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established DPW&T's Policy and Specification for Utility Installation and Maintenance Permits are required.

- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Sidewalk is required along the roadways within the property limits including along MD 450.
- All storm drainage systems and facilities are to be in accordance with DPWT's Specifications and Standards.
- Conformance with DPWT's street tree and street lighting Specifications and Standards is required.
- The proposed site plan is consistent with the approved Stormwater Management Concept Plan No. 6576-2014.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious area has not been provided.
 - c) Proposed grading is shown on plans. Grading easement will be required for proposed off-site grading.
 - d) Delineated drainage areas at all points of discharge from the site have not been provided.
 - e) Stormwater volume computations have not been provided;
 - f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and location of ESD devices and erosion and sediment control practices are not included in the submittal.
 - g) A narrative in accordance with the Code has not been provided.

Please submit any additional information described above for further review.

Jill Kosack
August 1, 2014
Page 3

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

SS:IKN:dab

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Ikem Nwolisa, Engineer, S/RPRD, DPIE
Ben Dyer Associates, 11721 Woodmore Road, Suite 200,
Bowie, Maryland 20721
Annapolis Road Self Storage LLC, 1930 Isaac Newton Square
West, Reston, Virginia 20190



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



MEMORANDUM

DATE: June 11, 2014

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-14002, Annapolis Rd Self Storage Zone**

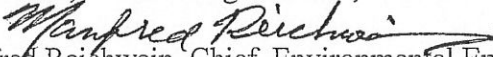
After visiting the site and reviewing the plans there are no CPTED related issues at this time.



Division of Environmental Health

Date: July 1, 2014

To: Jill Kosack, Urban Design Section, M-NCPPC

From:  Manfred Reichwein, Chief, Environmental Engineering Program

Re: DSP-14002, Annapolis Road Self Storage Zone, Washington Business Park

The Environmental Engineering Program of the Prince George's County Health Department has completed a health impact assessment review of the detailed site plan submission for Annapolis Road Self Storage Zone, Washington Business Park and has the following comment/recommendation:

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

If you have any questions or need additional information, please contact me at 301-883-7682 or mreichwein@co.pg.md.us.



Roberta L. Baker, III
County Executive

Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Maryland Department of Transportation

July 11, 2014

RE: Prince George's County
MD 450
Annapolis Road Self Storage Zone
SHA Tracking No. 14APPG038XX
County No. DSP-14002
Mile Point: 6.59

Mr. Gerhard Stossier, RLA
Ben Byer Associates, Inc.
Suite 200
11721 Woodmore Road
Mitchellville, Maryland 20721

Dear Mr. Stossier:

Thank you for the opportunity to review the site development plans for the proposed Annapolis Road Self Storage Zone in Prince George's County. The State Highway Administration (SHA) review is complete and we are pleased to respond.

Based on the information provided, please address the following comments in a point-by-point response:

Office of Environmental Design (OED) Comments:

1. Landscape Guidance Documents.
 - a. The applicant shall refer to the most recent versions of 'SHA Environmental Guide for Access and District Permit Applicants', the 'SHA Landscape Design Guide', the 'SHA Landscape Estimating Manual', and the 'SHA Preferred Plant List'. These documents are available at <http://www.roads.maryland.gov/index.aspx?PageId=25>.
2. Landscape Plan.
 - a. The landscape plan developed for this project shall conform with Chapter 6.0 and 6.1 of the 'Environmental Guide' and be sealed as required. The plan shall include all the landscape plan elements per Chapter 6.2 such as posted speed, signs, existing underground and overhead utilities, wires, poles, etc.
 - b. The applicant shall refer to Chapter 4.1 of the 'Environmental Guide'. The species and size of each tree to be removed shall be shown on the plans, and each tree to be removed shall be mitigated by installation of one tree in the nearby SHA right of way.
 - c. The applicant shall refer to Chapter 5.3 of the 'Environmental Guide'. Measures to protect trees to remain such as Tree Root Pruning, Temporary Orange Construction Fence, and any necessary Tree Branch Pruning, and Tree Fertilizing shall be shown on the plans and included in the Roadside Tree Permit.

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

3. SHA Landscape Notes.
 - a. The applicant shall include the title and all pertinent SHA Landscape Notes per Chapter 7.0 of the 'Environmental Guide'. These Notes specify certain measures for excavation and debris removal, soil restoration, groundcover vegetation, etc. which must be performed. Only the Notes that are actually required to construct the project shall be included.
 - b. At this time it appears that Notes per the following Chapters of the 'Environmental Guide' are required: 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, and 7.15. Other Notes may be required depending upon the final design of the project.
 - c. The applicant shall ensure that any landscape materials or construction specified on E&S plans, etc. are appropriately referenced to the pertinent SHA Landscape Note, and that landscape plans and E&S plans are adequately cross referenced.
4. SHA Landscape QA Checklist. The applicant is requested to refer to Chapter 8 of the 'Environmental Guide' and perform a self-assessment to ensure that resubmitted plans adequately address concerns to be evaluated by the Office of Environmental Design.

Highway Hydraulics Comments:

1. Once obtained please provide documentation of the Prince George's County review and approval of both the stormwater management and erosion/sediment control plans. [We note that 5 micro-bioretention facilities are proposed on the site.]
2. Please provide documentation showing the next downstream structure from the inlet at the existing 42" RCP.
3. Please provide details and standards for the riprap pad and end structure at the 36" HDPE (southwest corner of the MD 450/Forbes Boulevard intersection). Note that all structures within SHA right-of-way must be SHA standard structures.
4. Please provide storm drain computations and profiles for any storm drain that enters SHA right-of-way.
5. Although we defer to Prince George's County for Stormwater Management approval, due to the possible impacts to SHA right-of-way we have the following comments:
 - a. Please provide a hydrologic analysis, including drainage area maps, for existing and proposed conditions to the existing 42" RCP under Forbes Boulevard. The proposed improvements must manage all runoff on-site and not increase the flow to an SHA storm drain or culvert.
6. Although we defer to Prince George's County for Erosion and Sediment Control approval, due to the possible impacts to SHA right-of-way we have the following comments:
 - a. Please provide erosion and sediment control plans for review.
 - b. All runoff should be treated prior to entering the SHA right-of-way or the project should provide same day stabilization.
 - c. All Erosion and Sediment Control design should be per the 2011 Standards.

Cultural Resources Comments:

1. The Environmental Planning Division has compiled a cultural resources inventory (standing structures and archeological sites) in the vicinity of the proposed MD 450 improvements, related to the Annapolis Road Self Storage Zone project. Based on this assessment, the proposed roadway improvements to MD 450 associated with the Annapolis Road Self Storage Zone project

Mr. Gerhard Stossier, RLA
SHA Tracking No.: 14APPG038xx
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July 11, 2014

do not have the potential to impact historic properties. Formal consultation with the Maryland Historical Trust is not recommended.

Access Management Division (AMD) Comments:

1. Please provide 5' sidewalk along the whole frontage of the property along Annapolis Road.
2. Please revise the plan sheet size to SHA standard 22"x34".
3. Each plan sheet must be signed and sealed by a Professional Engineer including the PE Certification Note/Block or a Professional Land Surveyor with similar certification note.
4. Please include the following along MD 450:
 - a. Posted speed limit;
 - b. Type of existing roadway (arterial, collector, etc.)
5. For all Maryland Standards (construction and temporary traffic control) being used, please place the following note on the first sheet of the plan set:

The following standards (construction and temporary traffic control) are required for this project (list them out as shown below):

MD-xxx.xxx – Name of standard

MD-xxx.xxx – Name of standard

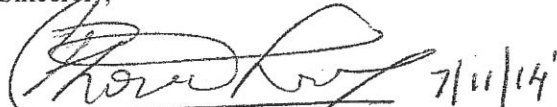
For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:

<http://apps.roads.maryland.gov/businesswithsha/bizStdsSpecs/desManualStdPub/publicationsohline/ohd/bookstd/index.asp>

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

Further plan submittals should reflect the above comments. Please submit 3 sets of revised plans, a CD containing the plans and supporting documentation in PDF format, as well as a point by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Wesley Beasley. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Beasley at 410-545-5664, by using our toll free number in Maryland only at 1-800-876-4742 (x5664) or via email at wbeasley@sha.state.md.us.

Sincerely,



for

Steven D. Foster, Chief/ Development Manager
Access Management Division

SDF/SMC/WMB

Mr. Gerhard Stossier, RLA
SHA Tracking No.: 14APPG038xx
Page 4
July 11, 2014

cc: Mr. Cornelius Barmer, SHA- Highway Hydraulics Division
Mr. Trey Burke, Annapolis Road Self Storage, LLC, Suite 207, 1930 Isaac Newton Square West,
Reston, Virginia, 20190
Ms. Lisa Choplin, SHA – Innovative Contracting Division
Mr. Pranoy Choudhury, SHA – Access Management Division
Ms. Mary Dietz, SHA – Regional and Intermodal Planning Division
Mr. Jason Ferner, SHA – Access Management Department
Ms. Jill Kosack, Maryland-National Capital Park & Planning Commission, Development Review
Division, Jill.Kosack@ppd.mncppc.org
Ms. Deborah Pitts, SHA - Highway Hydraulics Division
Ms. Erica Rigby, SHA – Access Management Division
Dr. Julie Schablitsky, SHA – Cultural Resources
Mr. Joseph Vervier, SHA – Office of Environmental Design
Mr. John Vranish, SHA – Innovative Contracting Division

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*



James T. Smith, Jr., *Secretary*
Melinda B. Peters, *Administrator*

August 15, 2014

RE: Prince George's County
MD 450
Annapolis Road Self Storage Zone
SHA Tracking No. 14APPG038XX
County No. DSP-14002
Mile Point: 6.59

Mr. Gerhard Stossier, RLA
Ben Dyer Associates, Inc.
Suite 200
11721 Woodmore Road
Mitchellville, Maryland 20721

Dear Mr. Stossier:

Thank you for the opportunity to review the hydraulic analysis for the proposed Annapolis Road Self Storage Zone in Prince George's County. The State Highway Administration (SHA) review is complete and we are pleased to respond. When responding back to SHA with your next submission, please address this letter as well as July 11, 2014 letter simultaneously as one submission. Presently, the following comments are offered:

Based on the information provided, please address the following comments in a point-by-point response:

Highway Hydraulics Comments:

1. The submittal included an analysis of the downstream storm drain system that the applicant is proposing to tie into. The current analysis shows an increase in discharge to the SHA right-of-way. SHA requires that all flows be managed on-site such that there is no increase in discharge to the SHA right-of-way. If on-site management is not possible, the applicant must provide sufficient evidence of such conditions. At this time, documentation has not been provided justifying the increase in discharge to SHA right-of-way. Please provide on-site management or documentation that on-site management is not possible.
2. The applicant's downstream analysis investigated only the next downstream pipe. However, the outfall of this storm drain system is an existing SHA SWM Facility (BMP#160302). If on-site management discussed in Comment 1 cannot be provided, the applicant must provide computations demonstrating there is no increase in water surface elevations or outflow discharges for all design storms of the pond.

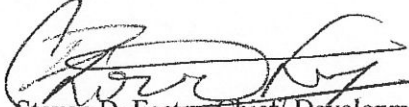
Further plan submittals should reflect the above comments. Please submit 5 sets of revised plans, a CD containing the plans, revised study, and supporting documentation in PDF format, as well as a point

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Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Mr. Gerhard Stossier, RLA
SHA Tracking No.: 14APPG038xx
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August 15, 2014

by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Wesley Beasley. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Beasley at 410-545-5664, by using our toll free number in Maryland only at 1-800-876-4742 (x5664) or via email at wbeasley@sha.state.md.us.

Sincerely,

 8/15/14
for Steven D. Foster, Chief/ Development Manager
Access Management Division

SDF/SMC/WMB

cc: Mr. Cornelius Barmer, SHA- Highway Hydraulics Division
Mr. Trey Burke, Annapolis Road Self Storage, LLC, Suite 207, 1930 Isaac Newton Square West,
Reston, Virginia, 20190
Mr. Pranoy Choudhury, SHA – Access Management Division
Mr. Jason Ferner, SHA – Access Management Department
Ms. Jill Kosack, Maryland-National Capital Park & Planning Commission, Development Review
Division, Jill.Kosack@ppd.mncppc.org
Ms. Deborah Pitts, SHA - Highway Hydraulics Division
Ms. Erica Rigby, SHA – Access Management Division

1 - - WSSC Plan Review Comments

Created by: Damilola Ibikunle
On: Tuesday, June 17, 2014 1:34:01 PM

DSP-14002- Annapolis Road Self Storage

----- 0 Replies -----

2 - - WSSC Plan Review Fee Paid

Created by: Damilola Ibikunle
On: Tuesday, June 17, 2014 1:39:03 PM

The required WSSC plan review fee of \$1,100 was paid.

----- 0 Replies -----

3 - - WSSC Standard Comments for all Plans

Created by: Damilola Ibikunle
On: Tuesday, June 17, 2014 1:39:06 PM

1.WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2.Coordination with other buried utilities:

- a.Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
- b.No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
- c.Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
- d.Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
- e.Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
- f.The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
- g.Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3.Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4.Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact

WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

----- 0 Replies -----

4 - WSSC - Design comments - Critical

Created by: Arthur Atencio
On: Thursday, June 19, 2014 12:19:29 PM

* Sewer - This property should connect to the existing 8" sewer in Annapolis Road. If connection to the Existing 8" in Annapolis Road is not feasible an extension of the public main along Forbes Blvd. from the existing manhole at Business Parkway may be required. A public extension will require a Hydraulic Planning Analysis.

----- 0 Replies -----

5 - Wssc Design Comments

Created by: Arthur Atencio
On: Thursday, June 19, 2014 12:19:35 PM

1. Covenant. A single service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

2. WSSC easements. Easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Under certain conditions (and by special request) storm drains may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement between WSSC and the developer.

3. Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-4003 for submittal requirements or view our website.

4. A 12-inch water main is available to serve the proposed site. Contact the Permit Services Unit at 301-206-4003 for details regarding applying for service connections or visit our website.

5. A 8-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Unit at 301- 206-4003 for details regarding applying for service connections or visit our website.

----- 0 Replies -----

6 - Fire Hydrant

Created by: Arthur Atencio

On: Thursday, June 19, 2014 11:19:22 AM

Fire hydrant does not meet WSSC minimum separation from building.

----- 0 Replies -----

Kosack, Jill

From: Brooks, Wallace L <wallace.l.brooks@verizon.com>
Sent: Thursday, June 19, 2014 7:53 AM
To: Kosack, Jill
Subject: Annapolis road Self Storage Zone,WBP,DSP-14002

Jill,
Hope all is well
Verizon comments as it relates to the above referenced project.

Verizon will require a 10 foot public utility easement(PUE),parallel, adjacent and contiguous to all Public and Private roads and alley right of ways free and clear of any permanent structures,buildings,sidewalks,curbs,paving,trees,shrubs,retaining walls,landscape,buffers and trails.The trench area shouldn't be more than a 4 to 1 slope.
If I can be of further assistance please feel free to contact me.

Thanks,
Wallace Brooks
Verizon Engineering
13010 Columbia Pike,FDC-1
Silver Spring,MD 20904-5248
PH:301-282-7037