



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

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Detailed Site Plan Gilpin Property, Phase III

DSP-13008-02

REQUEST	STAFF RECOMMENDATION
Development of a three-story 115,364-square-foot consolidated storage facility with 1,077 units.	With the Conditions Recommended herein: <ul style="list-style-type: none"> •Approval of Detailed Site Plan DSP-13008-02 •Approval of Type2 Tree Conservation Plan TCP2-018-13-02

Location: On the southeast side of Southern Avenue, approximately 570 feet south of its intersection with Wheeler Road.	
Gross Acreage:	14.44
Zone:	IE
Zone Prior:	I-1
Reviewed per prior Zoning Ordinance:	Section 27-1903(b)
Dwelling Units:	N/A
Gross Floor Area:	115,364 sq. ft.
Planning Area:	76A
Council District:	07
Municipality:	N/A
Applicant/Address: Arcland Property Company, LLC 1055 Thomas Jefferson Street, NW, Suite 250 Washington, DC 20007	
Staff Reviewer: Dexter E. Cofield Phone Number: 301-952-4325 Email: Dexter.Cofield@ppd.mncppc.org	



Planning Board Date:	01/16/2025
Planning Board Action Limit:	01/16/2025
Staff Report Date:	01/02/2025
Date Accepted:	09/10/2024
Informational Mailing:	03/12/2024
Acceptance Mailing:	09/04/2024
Sign Posting Deadline:	12/17/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13008-02
Type 2 Tree Conservation Plan TCP2-018-13-02
Gilpin Property, Phase III

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The property is within the Industrial Employment (IE) Zone, formerly the Light Industrial (I-1) Zone. This application, however, is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 27-1903(b) of the Zoning Ordinance, which allows a detailed site plan application to be reviewed under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-15017;
- c. The requirements of Detailed Site Plan DSP-13008;
- d. The requirements of Detailed Site Plan DSP-13008-01;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests to develop a three-story, 115,364-square-foot consolidated storage facility with 1,077 units as Phase III of an existing facility.
2. **Development Data Summary:**

	Existing	Evaluated
Zone	I-1	I-1
Use(s)	Consolidated storage facility	Consolidated storage facility
Acreage	14.44*	14.44*
Gross Floor Area (sq. ft.)	157,570**	115,364(total 272,934)
Lots	2*	2*
Number of Storage Units	1,463	1,077 (total 2,540)

Notes: *As conditioned herein, the DSP needs to be revised to reflect the entire 14.44-acre development lot, which includes the entirety of record Lots 3 and 4. The area of improvements proposed with this DSP amendment are limited to one new building at the southern end of Lot 4.

**Phase I of the consolidated storage facility, under DSP-13008, is approximately 65,170 square feet and Phase II of the facility, under DSP-13008-01, is approximately 92,400 square feet. As such, the total square footage of the existing facilities is approximately 157,570 square feet, which is conditioned herein to correct General Note 9 on the coversheet.

Zoning Regulations

	Required	Proposed
Green Area (percentage)	10	68

OTHER DEVELOPMENT DATA

Parking Spaces

Consolidated Storage Facility-115,364 sq. ft.**	Required	Provided
1,077 units @ 1 per 50 units with interior access	22	23
Total Parking Spaces	24*	25*
Standard spaces (9.5 feet x 19 feet)		24
Handicap van-accessible		1

Notes: *Handicap-accessible spaces are included in the total number of required and provided parking spaces.

**The proposed building does not contain any office space, as it is an extension of the existing facility, which has office space on Lot 3.

Loading Spaces

	Required	Provided
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	-
1 loading space for each additional 40,000 sq. ft.	3	
Total (15 x 45 feet)	5	5

Bicycle Spaces

Bicycle parking spaces are not proposed for the consolidated storage building, but the internal drive aisles will allow bicycle circulation. The primary activity on-site will be by customers who will gain access to storage units located at the building entrances on each floor of the building. Given the proposed use and site topography, staff do not recommend bicycle parking.

3. **Location:** The subject site is located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road, in Planning Area 76A and Council District 7. The site is zoned Industrial, Employment (IE), previously zoned Light Industrial (I-1). The property has a mailing address, which is 899 Southern Avenue, Oxon Hill. The property is also known as Lots 3 and 4 on Tax Map 87, Grid B3 and is located within the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity* (master plan).
4. **Surrounding Uses:** The subject property is bounded to the northwest by Southern Avenue and, beyond, are single-family attached dwelling units and multifamily buildings located in the District of Columbia. To the south is an existing liquor store in the Commercial, General and Office (CGO) Zone. The other sides of the property are bounded by wooded land in the CGO Zone, the Residential, Single-family-65 (RSF-65) Zone, and the Reserved Open Space (ROS) Zone.
5. **Previous Approvals:** According to the tax records, the primary structure on-site was constructed in 1961. DSP-13008 was approved by the Prince George's County Planning Board on July 25, 2013 (PGCPB Resolution No. 13-93), to convert the primary structure to consolidated storage use, subject to five conditions. The Prince George's County District Council elected to review the case and, on February 11, 2014, voted to remand the case to the Planning Board. On May 1, 2014, the Planning Board determined that they had no authority to reconsider the DSP and returned the matter to the District Council (PGCPB Resolution No. 14-35). The District Council did not elect to re-hear the case and the original Planning Board resolution was affirmed as a final decision.

Preliminary Plan of Subdivision (PPS) 4-15017 was approved by the Planning Board on December 10, 2015 (PGCPB Resolution No. 15-119), to approve subdivision of Lot 3 (consisting of 4.33 acres) and Lot 4 (consisting of 10.11 acres) for uses in the I-1 Zone.

DSP-13008-01 was approved by the Planning Board on January 7, 2016 (PGCPB Resolution No. 15-137), to add 98,832 square feet to the existing 58,430-square-foot consolidated storage facility, for a total of 157,262 square feet. On April 5, 2016, the District Council reviewed and approved DSP-13008-01.

- Design Features:** The site contains two existing consolidated storage buildings with a total of 157,262 square feet and 1,463 storage units. This DSP amendment proposes a third consolidated storage building consisting of three stories, 1,077 units, and 115,364 square feet to the south of the existing building. The site already has two vehicular access points from Southern Avenue, with access gates and fencing surrounding the site. This DSP includes 25 parking spaces, which surround the proposed building, one of which is handicap-van accessible. On the eastern side are five 15-foot by 45-foot loading spaces.

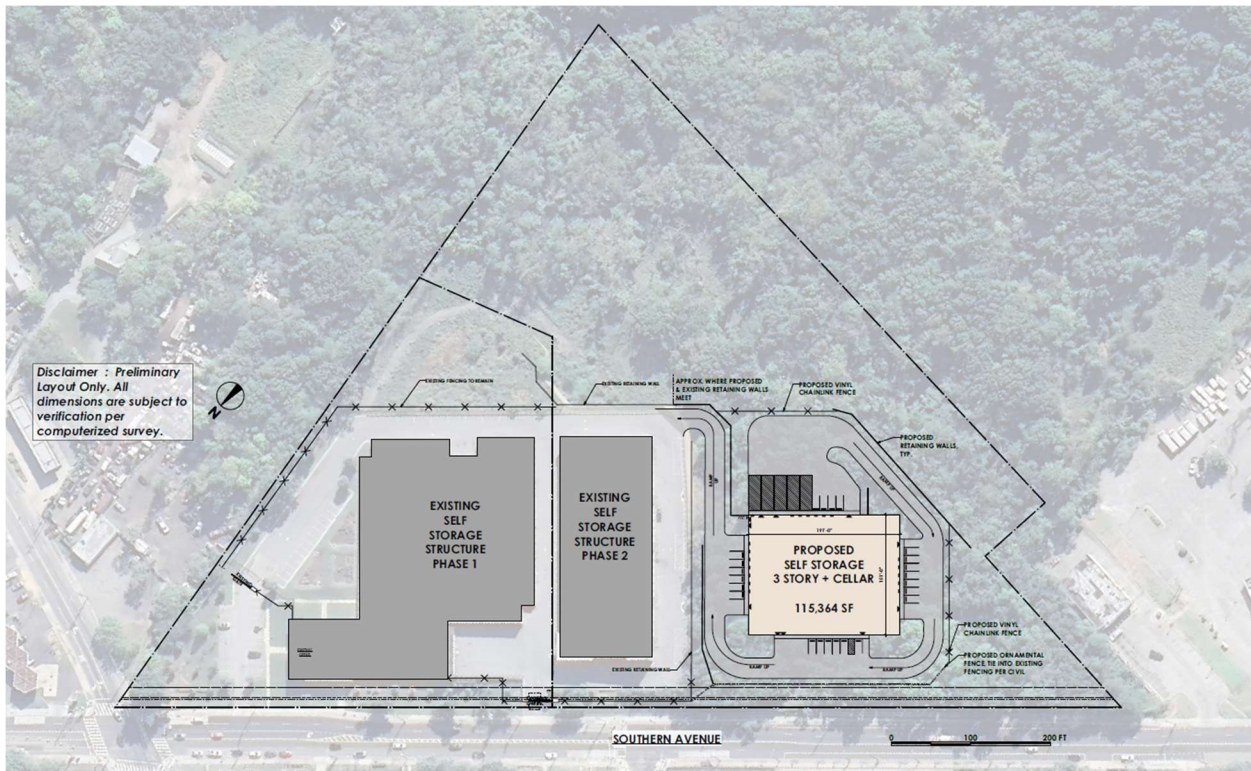


Figure 1: Illustrative Site Plan

Architecture

The applicant is proposing a modern architecture style for the building. With the subject of this project being the third storage building on this property, the building will have similar materials and a similar color scheme with the existing buildings. The building materials will consist of a combination of masonry and decorative metal siding. The building will include decorative canopies, colored wall panels, automatic sliding doors, and storage rollup doors in loading areas. The building will be three stories and 31.5 feet tall.

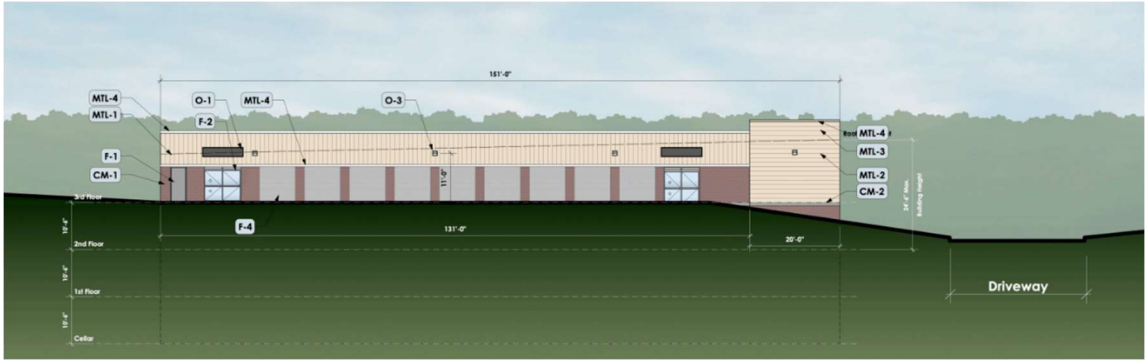


Figure 2: Northern Architectural Elevation

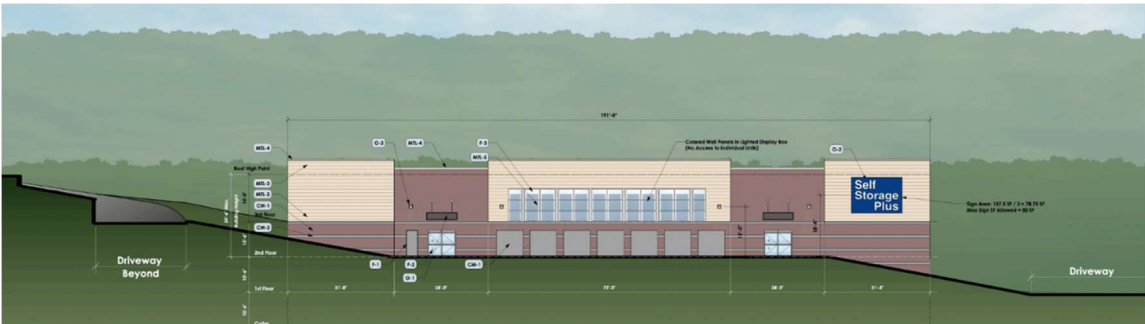


Figure 3: Western Architectural Elevation



Figure 4: Southern Architectural Elevation



Figure 5: Eastern Architectural Elevation

Signage

This DSP amendment proposes one new building-mounted sign. The sign will be located on the side elevation facing Southern Ave and will be 78.75 square feet. The sign will include the logo with the words “Self Storage Plus” in white on a blue background.

Lighting

This DSP proposes building-mounted and pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site, with minimal spillover onto adjacent neighboring properties. Staff recommend approval of the lighting, as proposed.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.
- a. This DSP is in conformance with the requirements of Section 27-473(b) of the Prince George's County Zoning Ordinance, which governs uses in the I-1 Zone. The proposed consolidated storage use is a permitted use in the I-1 Zone.
 - b. Section 27-474 of the Zoning Ordinance provides additional regulations for development in the I-1 Zone, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all these requirements, as shown on the submitted plans, and as follows: a building setback of 54 feet from the street is provided; no minimum net lot area, lot frontage, or maximum building coverage is required; and a green area of 68 percent is provided.
 - c. The DSP is in conformance with the applicable site design guidelines, as required in Section 27-283 and contained in Section 27-274 of the prior Zoning Ordinance.

Section 27-274(a)

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...**

The overall site has one proposed entry/exit point along Southern Avenue. Two truck turning exhibits were also provided to demonstrate the ability for large vehicles to maneuver through the site. Sidewalks are proposed adjacent to all entrances. Given the topography of the site, sidewalks are not continuous, and given the unique characteristics of the site, it is not possible to provide a continuous pedestrian route along the proposed building. All

proposed parking spaces are located along the perimeter of the building, allowing easy use for loading and unloading, while also alleviating the need for pedestrians to cross parking lanes.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character.**

A detailed discussion about lighting has been addressed in Finding 6 above.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The subject DSP provides landscapes and maintains existing vegetation along the perimeter of the subject site. Six-foot-high metal ornamental fence is installed along street frontage, to enhance screening from public areas.

(5) Green area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This subject DSP proposes to construct a consolidated storage facility. Approximately 68 percent of green area is provided.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The subject DSP includes landscapes to improve the Southern Avenue frontage, which has been discussed in Finding 11 below.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites.**

The area grading for the proposed development is extensive due to the existing topography of the site. In addition, this DSP includes numerous retaining walls, in which the largest proposed is over

30-foot-high. The retaining walls allow for minimal disruption to the vegetation beyond.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive.

Services regarding loading and trash collection are not proposed.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.

This requirement is not applicable to the subject DSP because it is not a large-scale commercial, mixed-use, or multifamily development.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

The design of the proposed consolidated storage facility is a modern style. The building footprint is rectangular, and the building is designed with a flat roof. The metal decorative canopy above doors indicates the locations of the entrances to the building. A detailed discussion regarding architecture has been addressed in Finding 6 above.

(11) Townhouses and Three-Story Dwellings.

This requirement is not applicable to the subject DSP because it does not include townhouses or three-story dwellings.

- d. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the prior Zoning Ordinance. Specific requirements of Section 27-475.04(a) are as follows:

(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).**

No entrances to individual consolidated storage units are visible from the surrounding streets or adjoining properties.

- (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.**

All entrances to individual consolidated storage units are internal to the proposed building. The improved landscape and existing vegetation located in the perimeter of the subject site further enhance screening of the subject development from the surrounding streets or adjoining properties.

- (C) The maximum height shall be thirty-six (36) feet.**

The subject DSP complies with this requirement because the height of the proposed building is 31.5 feet.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

This DSP does not expand existing consolidated storage use within a building. This DSP proposes a new building. This requirement is not applicable to the subject DSP.

Section 27-475.04(c) of the prior Zoning Ordinance includes additional applicable requirements, as follows:

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**

- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.
- (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located; and
- (iii) The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.

The subject DSP was submitted in fulfillment of this requirement. Regarding the current countywide inventory of consolidated storage uses, per the below GIS data, there are no existing consolidated storage facilities located within .50 mile of the boundaries of the property. As such, this regulation is not applicable to the subject DSP.



Figure 6: No Existing Consolidated Storage Facilities within One-Half Mile

8. **Preliminary Plan of Subdivision 4-15017:** The Planning Board approved PPS 4-15017 on December 10, 2015 (PGCPB Resolution No. 15-119), for two lots, Lot 3 (4.33 acres) and Lot 4 (10.11 acres), totaling 14.44 acres, for uses permitted in the I-1 Zone. The PPS was approved with 10 conditions. The conditions relevant to the revision of this DSP are listed below, in **bold** text. Staff's analysis of the preliminary plan's conditions follows each one, in plain text:

2. **Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.**

This condition is no longer relevant as a new Stormwater Management (SWM) Concept Plan 38138-2024-SDC has been issued, which this DSP is in conformance with.

10. **Total development shall be limited to uses that would generate no more than 48 AM and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The trips associated with the existing and proposed consolidated storage square footage are 25 AM and 42 PM peak-hour trips, or an increase in 10 AM peak-hour trips and 17 PM peak-hour trips. The proposed development is within the trip cap established under 4-15017.

9. **Detailed Site Plan DSP-13008:** DSP-13008 was originally approved by the Planning Board on July 25, 2013 (PGCPB Resolution No. 13-93), subject to five conditions. The District Council ultimately affirmed the Planning Board's decision. The conditions relevant to that approval are listed below in **bold** text, with staff's analysis following in plain text:

1. **Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:**

c. **The location and square footage of the office shall be indicated on the detailed site plan.**

The office space is located at the eastern end of the existing building on-site and no office space is proposed in the subject building.

e. **A note shall be provided stating that "blacked-out windows along Southern Avenue shall not be permitted."**

The only proposed windows are a clear window system, without "blacked-out windows," located along the second floor of the building façade facing Southern Avenue. Therefore, this DSP is in compliance with this condition.

g. **All information regarding a freestanding sign shall be removed from the DSP submission, including the architectural plans.**

This was completed prior to the original DSP certification and no new freestanding signage is proposed with this application.

- i. All chain-link fencing visible from Southern Avenue (with or without barbed wire) shall be removed, or replaced with a durable metal fence.**

This condition was complied with prior to certification of the original DSP, has been maintained by the site improvements, and is in compliance with the subject amendment.

- j. The right-of-way width for Southern Avenue shall be shown on the plan, as well as the building's setback from this right-of-way.**

This condition was complied with prior to certification of the original DSP and is also being met by the subject amendment.

- m. The plan shall indicate that cut-off or shielded light fixtures are provided.**

This condition was complied with prior to certification of the original DSP and is also being met by the subject amendment through the provision of building-mounted, downward-facing floodlights.

- 5. The applicant agrees to seek to have the parking lot's remaining driveway apron along Southern Avenue removed. The District of Columbia's Government has exclusive jurisdiction in this request.**

The District of Columbia's Government approved the removal of the driveway. The driveway was removed with the original DSP.

- 10. Detailed Site Plan DSP-13008-01:** DSP-13008-01 was approved by the Planning Board on January 7, 2016 (PGCPB Resolution No. 15-137) subject to three conditions. None of the conditions are applicable to this DSP amendment.
- 11. 2010 Prince George's County Landscape Manual:** This DSP application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*. The landscape and lighting plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements.
- 12. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the grandfathering provisions of the 2024 Woodland Conservation Ordinance (WCO) because the property had a tree conservation plan (TCP) that was accepted for review on or before June 30, 2024, and shall conform to the environmental regulations of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.

The overall site contains a total of 7.71 acres of woodland in the net tract and 0.50 acre of woodland in the floodplain. The site has a woodland conservation threshold of 15 percent or 2.09 acres. The project proposes clearing of 2.12 acres of woodland in the net tract, which generates a requirement of 2.62 acres of woodland conservation. This is proposed to be met by 2.86 acres of on-site woodland conservation. The woodland conservation worksheet on the Type 2 tree conservation plan (TCP2) utilizes the worksheet for projects which are subject to the 2024 Woodland Conservation Ordinance under Council Bill CB-20-2024. As this project is utilizing the 2010 Woodland Conservation Ordinance, the worksheet should be revised to the 1990-2010 version for correct representation. A perpetual easement is recorded in the land records in Liber 3752 folio 748, which is identified as “woodland retained not – credited”, runs the extent of the property. A woodland and wildlife habitat conservation easement (Liber 36197 folio 466) was recorded with TCP2-018-03, was amended with prior development applications, and will need to be vacated and restated prior to the certification of this DSP.

13. Prince George’s County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned IE are required to provide a minimum of 15 percent of the net tract area covered by tree canopy. The subject site is 13.94 net acres and the required TCC is 2.09 acres. The subject DSP provides the required schedule demonstrating conformance to this requirement through woodland conservation and the provision of new plantings on the subject property. However, the total property net acreage needs to be revised to reflect the entirety of Lots 3 and 4 as conditioned herein.

14. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- a. **Historic Preservation and Archeological Review**—In a memorandum dated September 30, 2024 (Stabler, Smith, and Chisholm to Mitchum), the Historic Preservation Section noted that 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. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
- b. **Subdivision**—In a memorandum dated December 27, 2024 (Bartlett to Cofield), the Subdivision Section noted that the DSP is found to be in conformance with the approved preliminary plan of subdivision. Conditions relating to the bearing and distances as well as technical corrections have been added as conditions herein.
- c. **Transportation**—In a memorandum dated December 5, 2024 (Patrick to Cofield), the Transportation Planning Section provided the following comments regarding this DSP:

Master Plan Recommendations

The subject site has frontage on Southern Avenue as a master-planned roadway in accordance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The entire right-of-way (ROW) for Southern Avenue is under the jurisdiction of the District of Columbia and is beyond the scope of this application.

Master Plan Pedestrian and Bike Facilities

There are no master plan pedestrian and bicycle recommendations for the subject site. There is an existing sidewalk along the property frontage of Southern Avenue to accommodate pedestrians. An internal sidewalk linking the public sidewalk along Southern Avenue with the building entrance and parking lot north of the subject site also exists. These facilities adequately accommodate pedestrian movement to and from the site. As previously mentioned, the entire ROW for Southern Avenue, including the sidewalk along the frontage of the subject site, is under the jurisdiction of the District of Columbia and is beyond the scope of this application.

The planned Barnaby Run Trail aligns to the south of the subject site. Consistent with previous findings for the subject site, this stream valley trail is more suitable in the residential communities to the south and east of the subject site where parkland has been acquired, not within the industrially zoned consolidated storage property. There are no additional master plan trail or sidewalk recommendations.

- d. **Environmental Planning**—In a memorandum dated December 18, 2024 (Kirchhof to Cofield), the Environmental Planning Section provided comments on the subject application, as follows:

Natural Resource Inventory/ Environmental Features

The application has an approved Natural Resources Inventory (NRI-029-13-01). The TCP2 and the DSP show all the required information correctly in conformance with the NRI. Two specimen trees are located on-site. Primary management area (PMA) is located on site to the south, with 100-year floodplain noted along the southern edge of the property line. The TCP2 does not provide the same specimen tree information as the NRI or the specimen tree variance. The TCP2 should be revised to be in conformance with the NRI.

Specimen, Champion, or Historic Trees

Section 25-122(b)(1)(G) of the Prince George’s County Code requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the [Environmental] Technical Manual.” The code, however, is not inflexible.

The subject property contains five specimen trees on-site with two located towards the road frontage that are requested for removal with this application. The current design proposes to remove Specimen Trees ST-58 and ST-59, which are located toward the road frontage in the most suitable area for development. Both trees are rated from poor to fair and are determined by staff to be in poor condition with limited construction tolerances. The applicant requested a variance from Section 25-122(b)(1)(G) for the clearing of the two specimen trees on-site.

Given their location, condition, and construction tolerance, staff recommend the Planning Board approve the request for the removal of Specimen Trees ST-58 and ST-59. The text below in **bold**, labeled A-F, are the six variance criteria listed in

Section 25-119(d)(1). Justification on how each criterion is met, follows each variance in plain text:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The property features areas of steep slopes with PMA primarily located on the southern edge of the site. Extensive grading and large retaining walls are required in order to develop this site. The two specimen trees proposed for removal are located towards the road frontage of Southern Avenue and are proposed for removal for site circulation and building construction. Both trees are in poor condition, with poor to medium-construction tolerances. The location of the building near the road frontage reduces the impacts to the PMA and the recorded woodland conservation areas. Locating the development along the road frontage is the most appropriate area for development to conserve regulated environmental features. The irregular shape of the property, steep slopes, and the desire for limited impacts to the PMA area along the southern edge of the site push development towards the road frontage.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Approval of a variance for removal of the specimen trees is necessary to ensure that the applicant is afforded the same rights commonly enjoyed by others in similar locations. A common right of the applicant is to develop a property in accordance with the Zoning Ordinance and other relevant state and County laws. Not granting the variance would prevent the proposed project from grading and developing in a manner that is safe and efficient.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Approval of a variance will not confer on the applicant a special privilege that would be denied to other applicants. Due to the nature of the existing topography, and the necessity to construct large retaining walls, the applicant is required to conduct significant grading to establish the new building and for this development proposal. The trees that are proposed for removal are located within the western portions of the site towards the road frontage, which is the most appropriate area for development given other areas of the site contain PMA. The remaining specimen trees on-site are not proposed to be impacted and will be retained in woodland preservation.

The justifications given in the SOJ cite the soils and floodplain, which are not located in the vicinity of Specimen Trees ST-58 and ST-59. In addition, the justification that the area of the new development was always to be developed is not consistent with development approved with DSP-13008-01 and associated TCP2-018-13-02. However, due to the floodplain being located along the southern property line, the development is constrained to the road frontage, necessitating the removal of the two specimen trees.

Analyzing the location of the two trees at the frontage of Southern Avenue significantly away from the REF, along with their poor condition and ranging from a medium- to poor-construction tolerance, the removal of the two trees can be supported. If other properties encounter trees in similar locations on a site, the same considerations would be provided during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The request for removal of the two specimen trees is a result of their location on the property, poor condition rating, and construction tolerance and not the result of actions by the applicant. Slope grading and other requirements are established by the County. Any development on this site would be subject to meeting the current requirements of the County. The removal of the two specimen trees is requested to achieve the application's development for the industrial use with associated infrastructure.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

Granting the variance for the removal of two specimen trees will not adversely affect water quality because the applicant is required to meet current SWM requirements on-site.

Regulated Environmental Features

The site contains regulated environmental features (REF) including streams, stream buffers, and steep slopes, which comprise the PMA.

Section 24-130(b)(5) of the Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient

development of the subject property; or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to REF.

Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code. Impacts to REF must first be avoided and then minimized.

The approved stormwater concept letter shows that two stormwater outfalls are proposed which are located outside of the PMA. Subsequent to the Subdivision Development Review Committee meeting, further review by other agencies such as the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) or the Prince George's County Soil Conservation District (SCD) resulted in the consolidation of the outfalls from two outfalls to one outfall, which has been extended further into the PMA. A PMA statement of justification dated October 31, 2024, was submitted, which requests one PMA impact for a stormwater outfall.

Impact 1 – Stormwater Outfall

With DSP-13008-02 the applicant is proposing one PMA impact totaling 1,245 square feet (0.03 acre), for a stormwater outfall to PMA consisting of steep slopes. This impact is shown on the TCP2 and is reflected on the revised approved SWM concept plan. The impact for a stormwater outfall is considered a necessary impact, and this impact is reflective of the approved SWM concept plan. The PMA impact for a stormwater outfall is supported as proposed.

PMA Impact Summary

The applicant is proposing one PMA impact for a stormwater outfall totaling 1,245 square feet (0.03 acre). This impact is reflective of the revised approved SWM concept plan and is supported as proposed.

Stormwater Management

The applicant proposes four micro-bioretenion facilities to treat stormwater for the entire project. The site has an approved SWM Concept Plan 38138-2024-SDC-R01. The TCP2 is in conformance with the revised approved SWM concept plan. No additional information related to stormwater is required at this time.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, are the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue

complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. This information is provided for the applicant's benefit. The County may require a soils report, in conformance with CB-94-2004, during the building permit process review.

Christiana clay (Fat Clay, CH) is present according to the geotechnical report prepared by Hillis-Carnes Engineering Associates, Inc. and last updated December 16, 2024. Several retaining walls have been proposed throughout the site. The retaining walls should be designed based on the geotechnical analysis and recommendations provided in the report. The site grading should be 5H:1V or flatter, unless slope stability analysis is performed and proves the stability of steeper slopes. The revised plans, submitted December 16, 2024, reflect the grading recommendations of the geotechnical report. The retaining wall design package including plans, drawings, calculations, geotechnical analyses, etc. shall be reviewed and approved by DPIE at the time of grading and building permit process.

- e. **Community Planning**—In a memorandum dated November 4, 2024 (Tariq to Mitchum), it was noted that pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—WSSC provided a memorandum with comments directly to applicant. WSSC's comments will be addressed through their own separate permitting process.
 - g. **Permits Department**—In a memorandum dated October 14, 2024 (Jacobs to Mitchum), the Permits Department provided technical comments that have been addressed through plan revisions.
 - h. **Prince George's County Fire/EMS Department**—In a memorandum dated September 30 2024 (Reilly to Cofield), the Office of the Fire Marshal provided technical comments based on the Subdivision and Development Review Committee meeting held on September 27, 2024. In an email dated December 9, 2024 (Reilly to Cofield), the Fire/EMS Department noted the previously provided technical comments are addressed is found to be in compliance.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 25, 2024 (de Guzman to Cofield), DPIE provided comments pertaining to approval of SWM, and necessary information to be addressed in the permitting stage. DPIE found the DSP to be in conformance with the approved Site Development Concept Plan 38138-2024-SDC, which will expire on August 2, 2027.
15. As required by Section 27-285(b) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

The REF on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2. The applicant is proposing one PMA impact totaling 1,245 square feet (0.03 acre) for a stormwater outfall to steep slope PMA., which is shown on the approved SWM concept plan.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13008-02 and Type 2 Conservation Plan TCP2-018-13-02, for Gilpin Property, Phase III, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows:
 - a. Revise the lot labels on the overall site plan sheet.
 - b. Revise the total acreage to include Lots 3 and 4 and subsequent data, including existing and proposed gross floor area, and the number of the lots.
 - c. Provide the net acreage on the cover sheet.
 - d. Provide current zoning information as IE (Industrial, Employment).
 - e. Revise the Tree Canopy Coverage schedule to reflect the entire 13.94 net acre development lot, including Lots 3 and 4.
 - f. On sheet DSP-4, revise the label of Lot 2 to read Lot 3.
 - g. On sheet DSP-4, correct the property line bearing and distance for the Lot 4 boundary with Lot 3 to be consistent with the record plat.
 - h. On sheet DSP-4, revise the overlapping text for bearings and distances for Lot property lines abutting Parcel A, Gilpin Property.
 - i. On sheet DSP-4, revise the gross floor area of Building A on Lot 3 to be 65,199 square feet.
2. Prior to certification of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Within the Environmental Planning Section approval block, provide the development review division (DRD) case number DSP-19017 along the -00 line and

DSP-19017-01 along the -01 revision line on each sheet. Indicate the reason for revision as “Modifications to PMA Impacts” on each sheet.

- b. Provide the Forest Conservation Act reporting table and colored feature capture plan.
- c. The Woodland and Wildlife Habitat Conservation Easement recorded on-site shall be amended and restated and recorded in the Prince George’s County Land Records, prior to certification of the TCP2, with the recording Liber and folio added to the TCP2.
- d. Revise the specimen tree table to be in conformance with the approved natural resources inventory plan.
- e. Reduce the shading for the steep slopes, so the adjacent labels are legible.
- f. Correct the woodland conservation worksheet to utilize the 1990-2010 version as this application is grandfathered to the 2010 Woodland Conservation Ordinance.
- g. Correct Note 9 of the Type 2 Tree Conservation Plan Notes to reflect that the plan is grandfathered under CB-77-2024, Section 25-119(g), and is subject to the 2010 Woodland Conservation Ordinance.
- h. Revise the TCP2 general notes to be in conformance with the standard notes as provided with the 2018 Environmental Technical Manual.

GILPIN PROPERTY (PHASE III)

Detailed Site Plan

TCP2-018-13-02

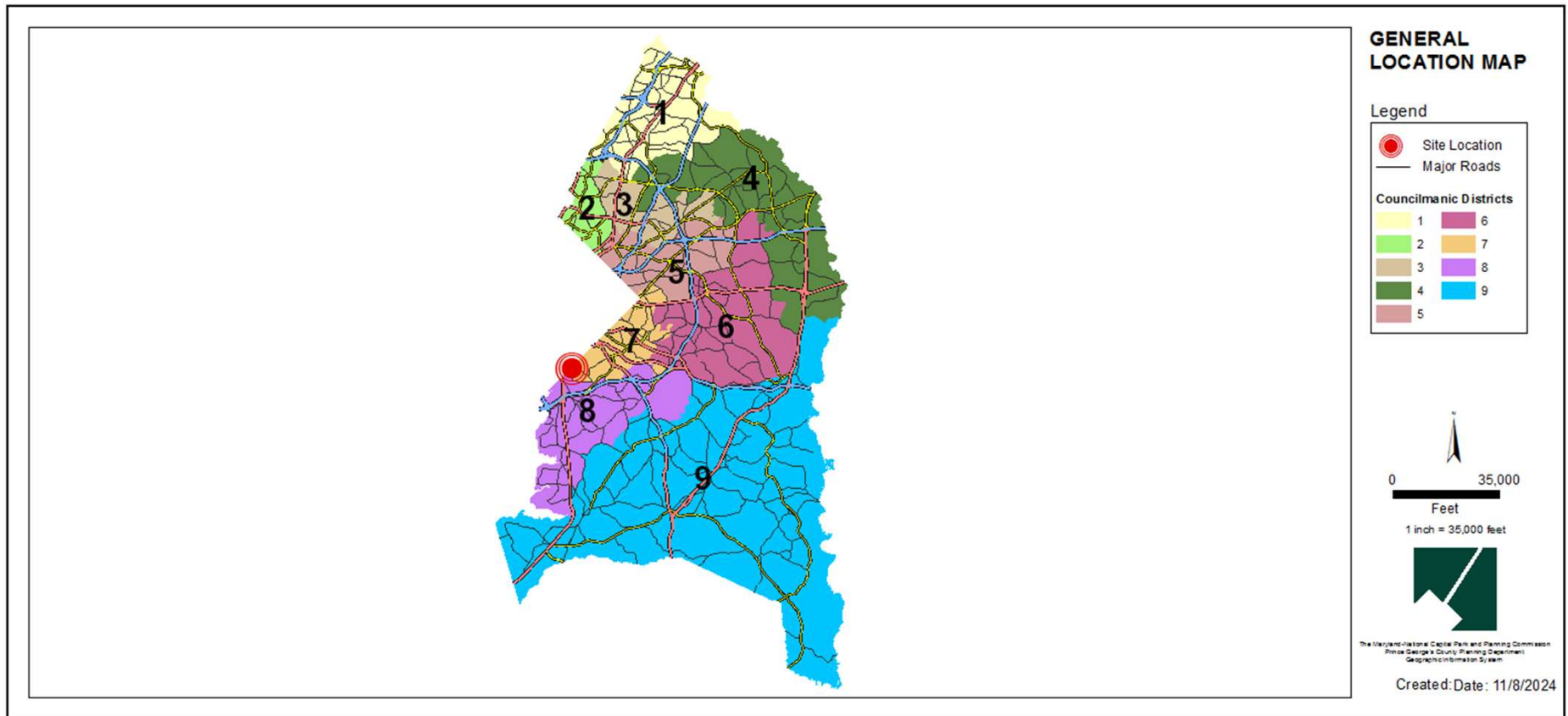
Staff Recommendation: APPROVAL with conditions



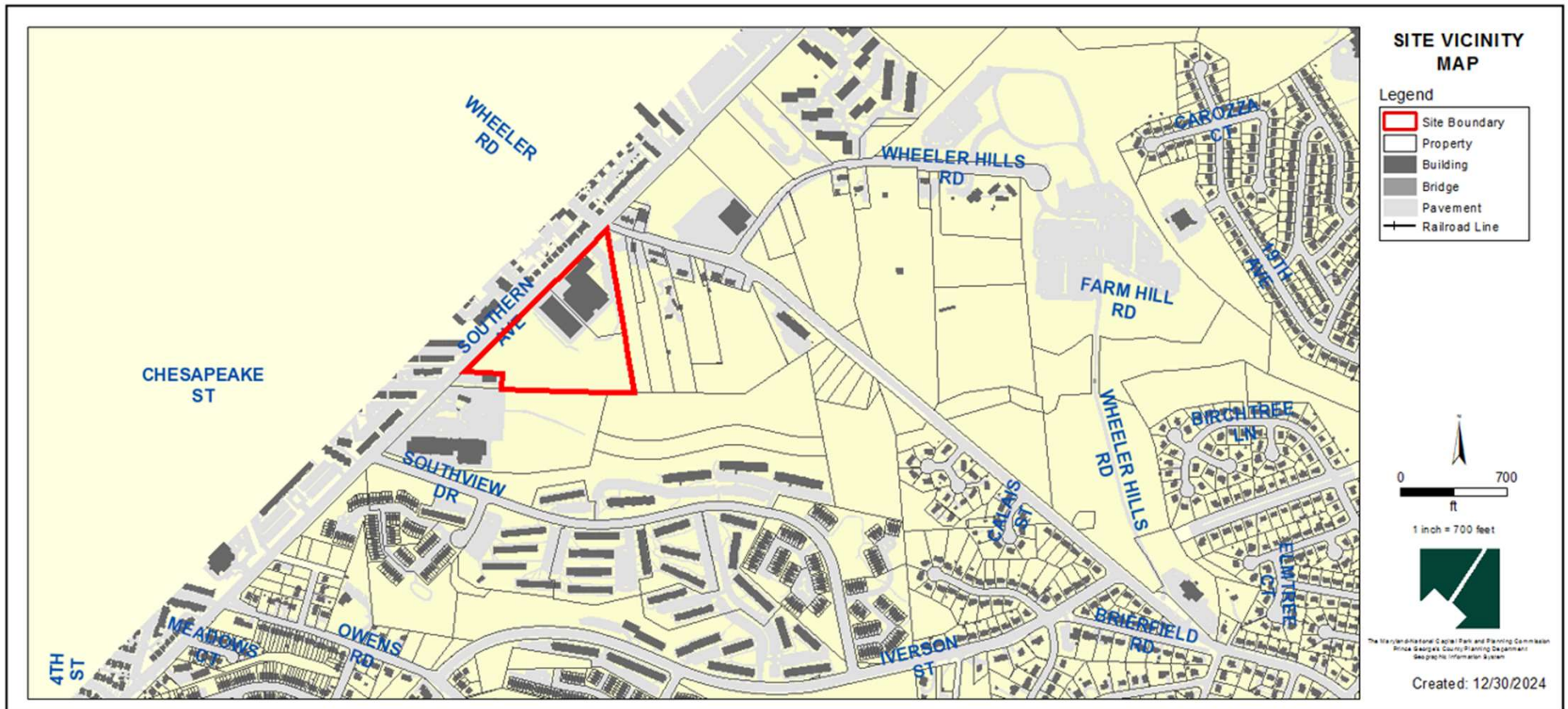
GENERAL LOCATION MAP

Council District: 07

Planning Area: 76A



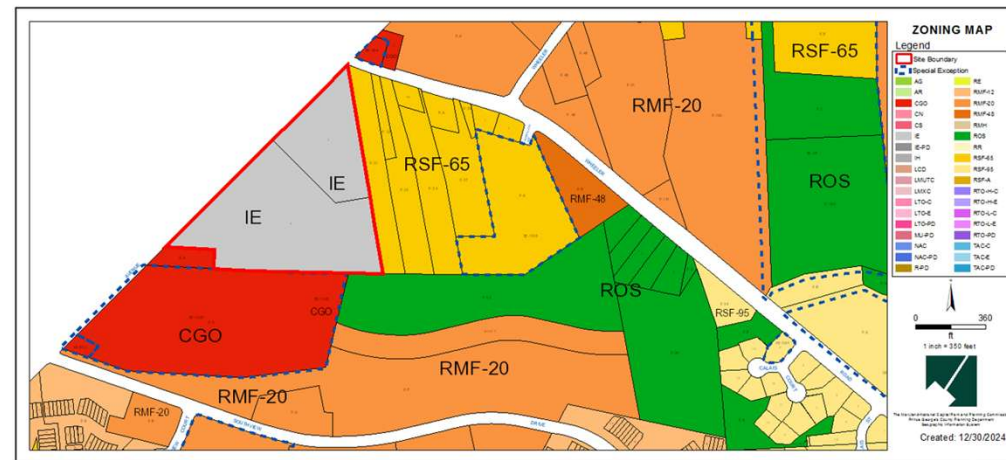
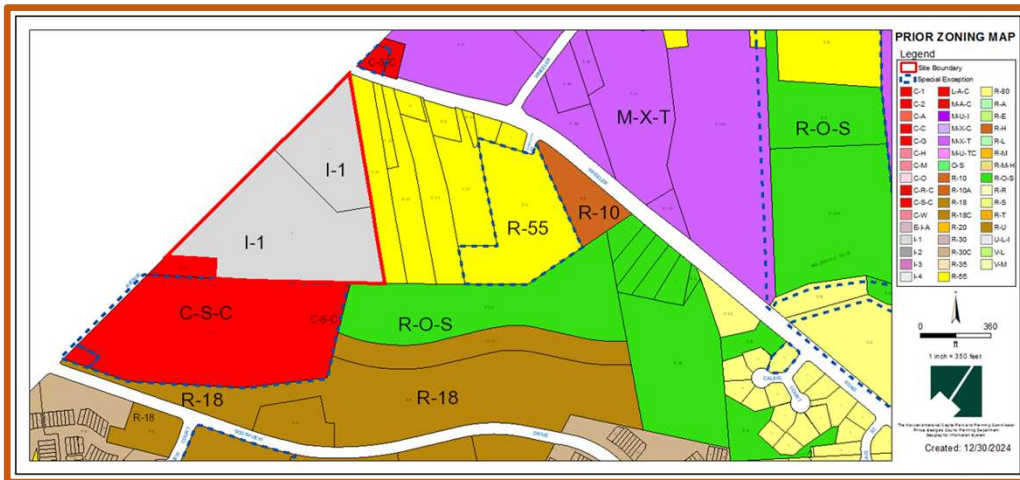
SITE VICINITY MAP



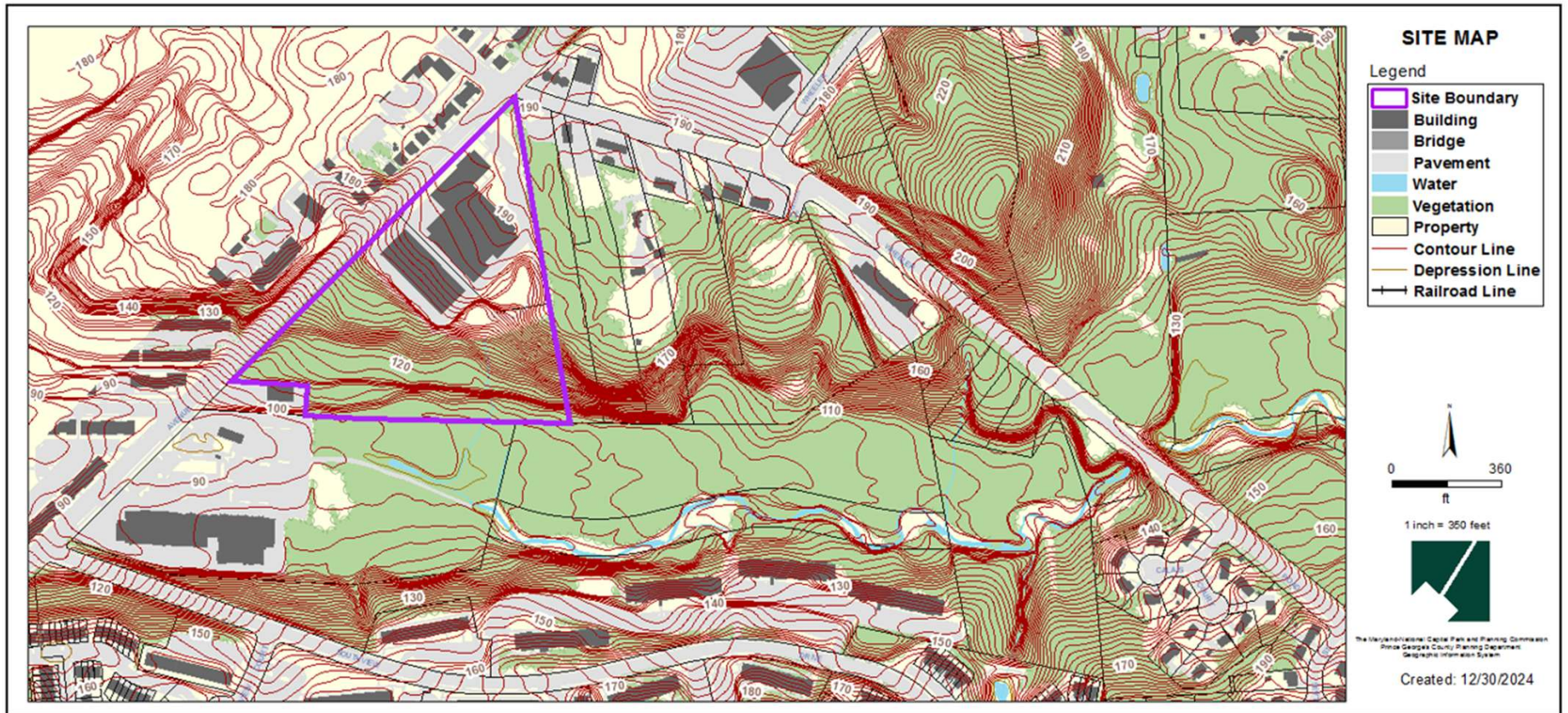
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: I-1

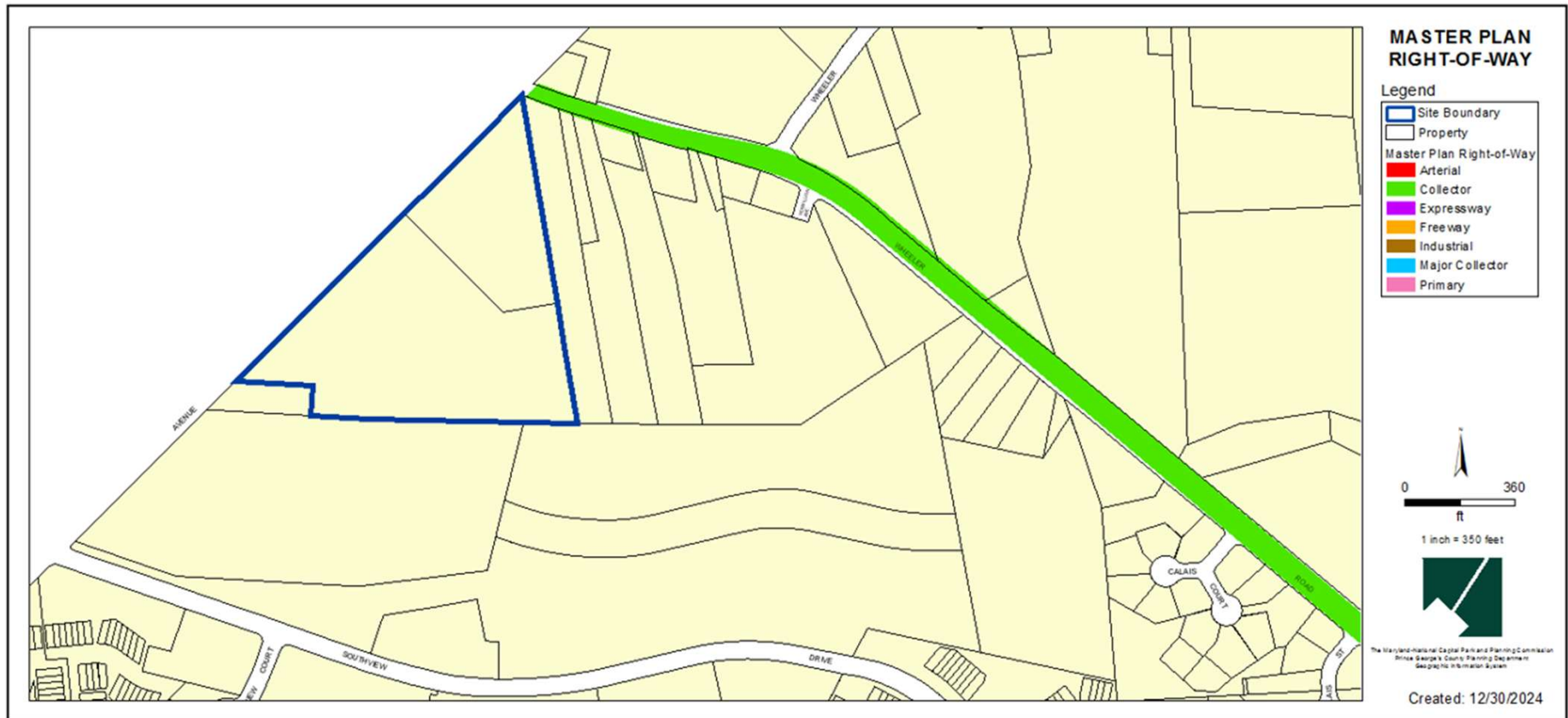
Current Zoning: IE



SITE MAP



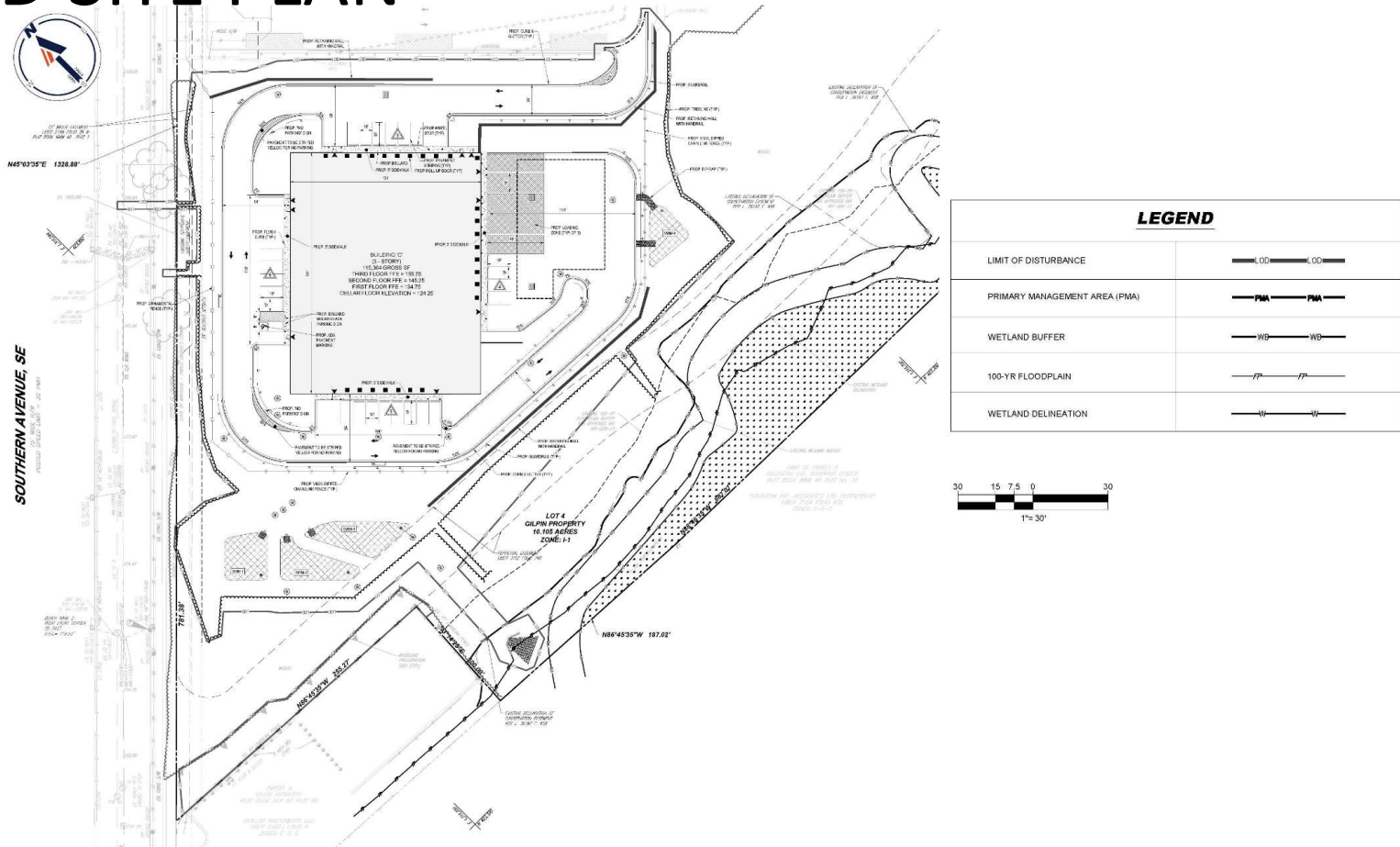
MASTER PLAN RIGHT-OF-WAY MAP



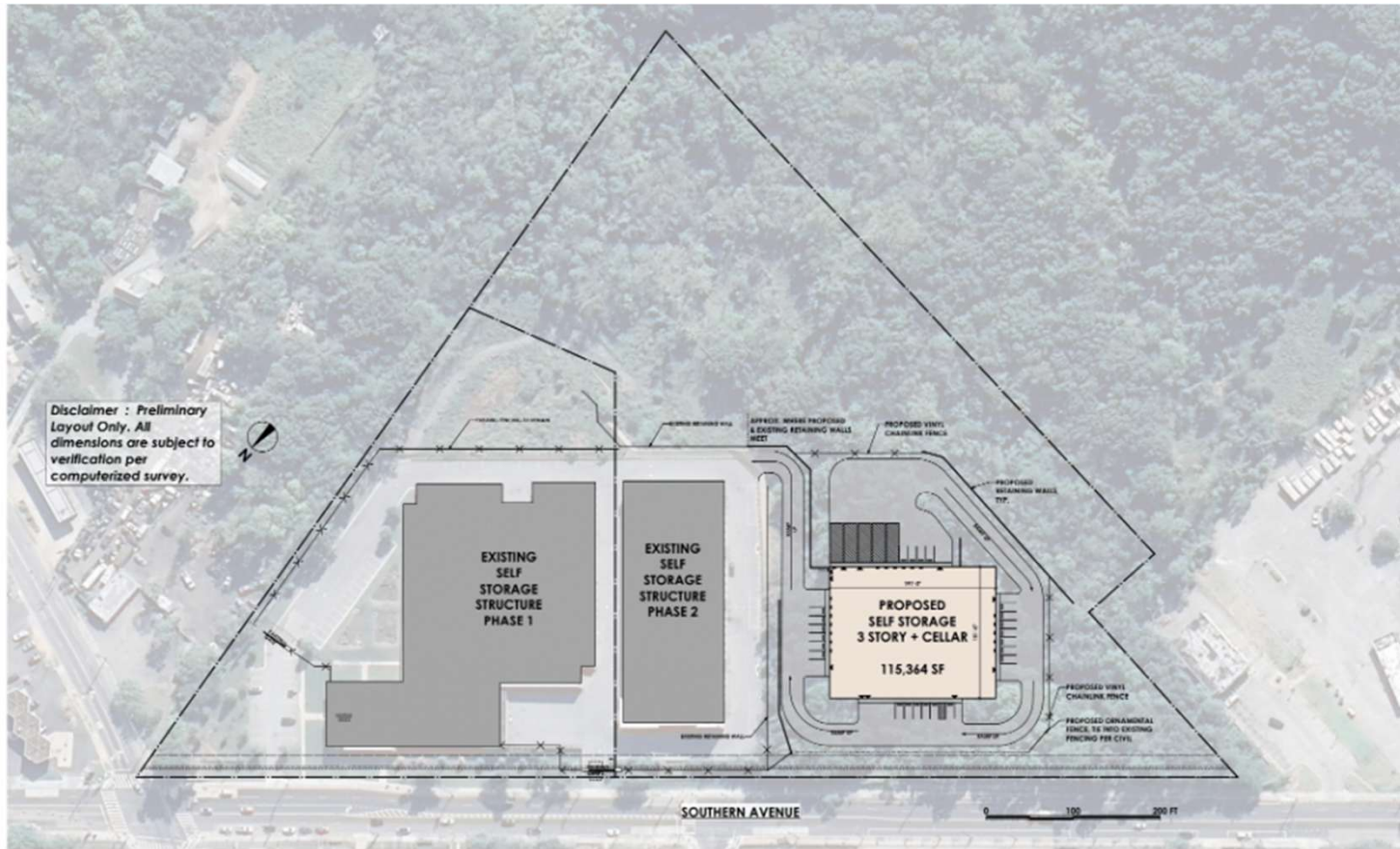
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



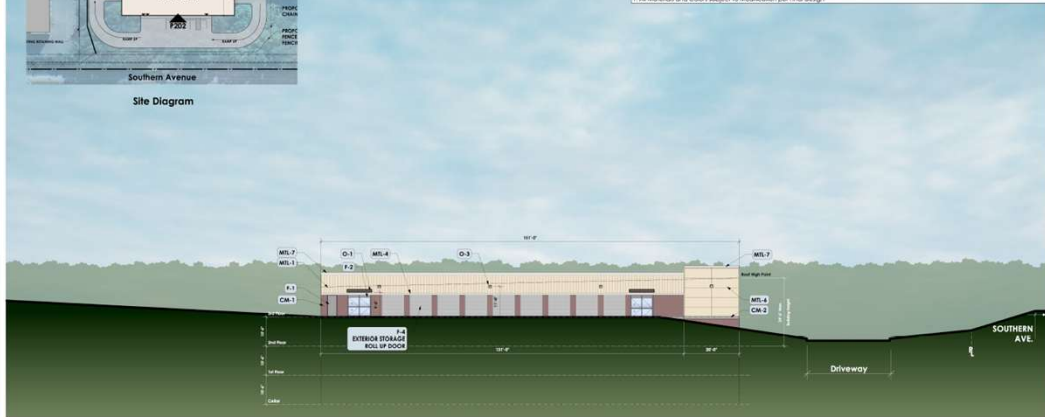
PROPOSED SITE PLAN EXHIBIT



PROPOSED ELEVATIONS – FACING SOUTHERN AVENUE & NORTHERN VIEW

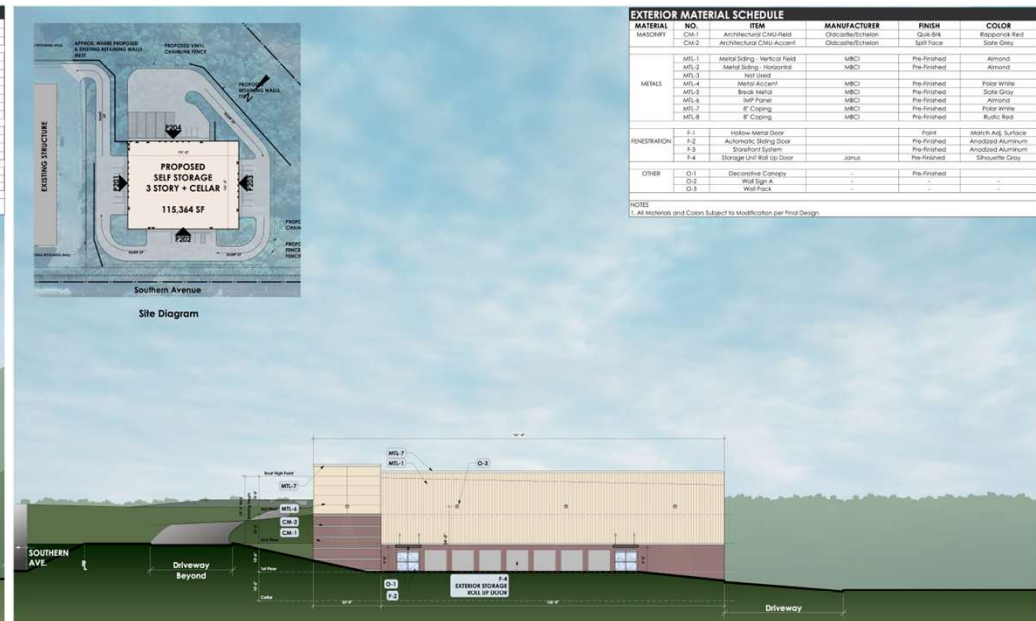
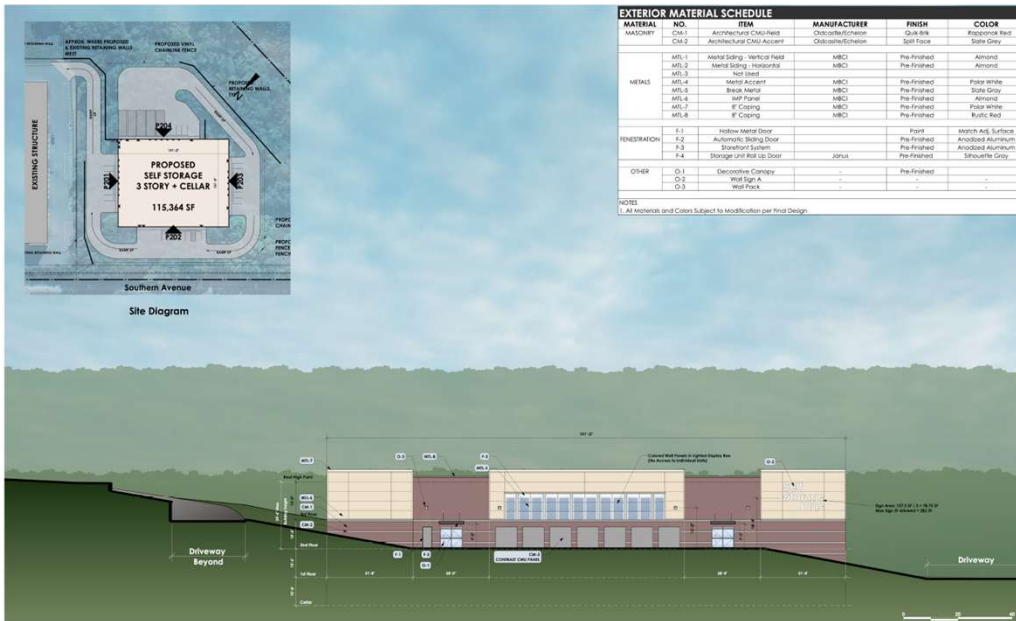


MATERIAL CATEGORY	NO.	ITEM	MANUFACTURER	FINISH	COLOR
METALS	CM-1	Architectural Cast-Iron	Chico/Architectural	Cast-Iron	Espresso Red
	CM-2	Architectural Cast-Iron	Chico/Architectural	Cast-Iron	Slate Grey
METALS	ML-1	Metal Siding - Vertical Field	MBCI	Pre-Finished	Almond
	ML-2	Metal Siding - Horizontal	MBCI	Pre-Finished	Almond
	ML-3	Roof Siding	MBCI	Pre-Finished	Almond
	ML-4	Metal Accent	MBCI	Pre-Finished	Espresso Red
	ML-5	Block Metal	MBCI	Pre-Finished	Slate Grey
	ML-6	Roof Panel	MBCI	Pre-Finished	Almond
	ML-7	RF Capping	MBCI	Pre-Finished	Espresso Red
	ML-8	RF Capping	MBCI	Pre-Finished	White Red
FENESTRATION	F-1	Yellow Metal Door	-	Paint	Almond, Red Surface
	F-2	Aluminum Sliding Door	-	Pre-Finished	Anodized Aluminum
	F-3	Storage Unit Roll-Up Door	-	Pre-Finished	Anodized Aluminum
	F-4	Storage Unit Roll-Up Door	Janus	Pre-Finished	Espresso Red
OTHER	O-1	Decorative Compote	-	Pre-Finished	-
	O-2	Wall Sign A	-	-	-
	O-3	Wall Sign B	-	-	-

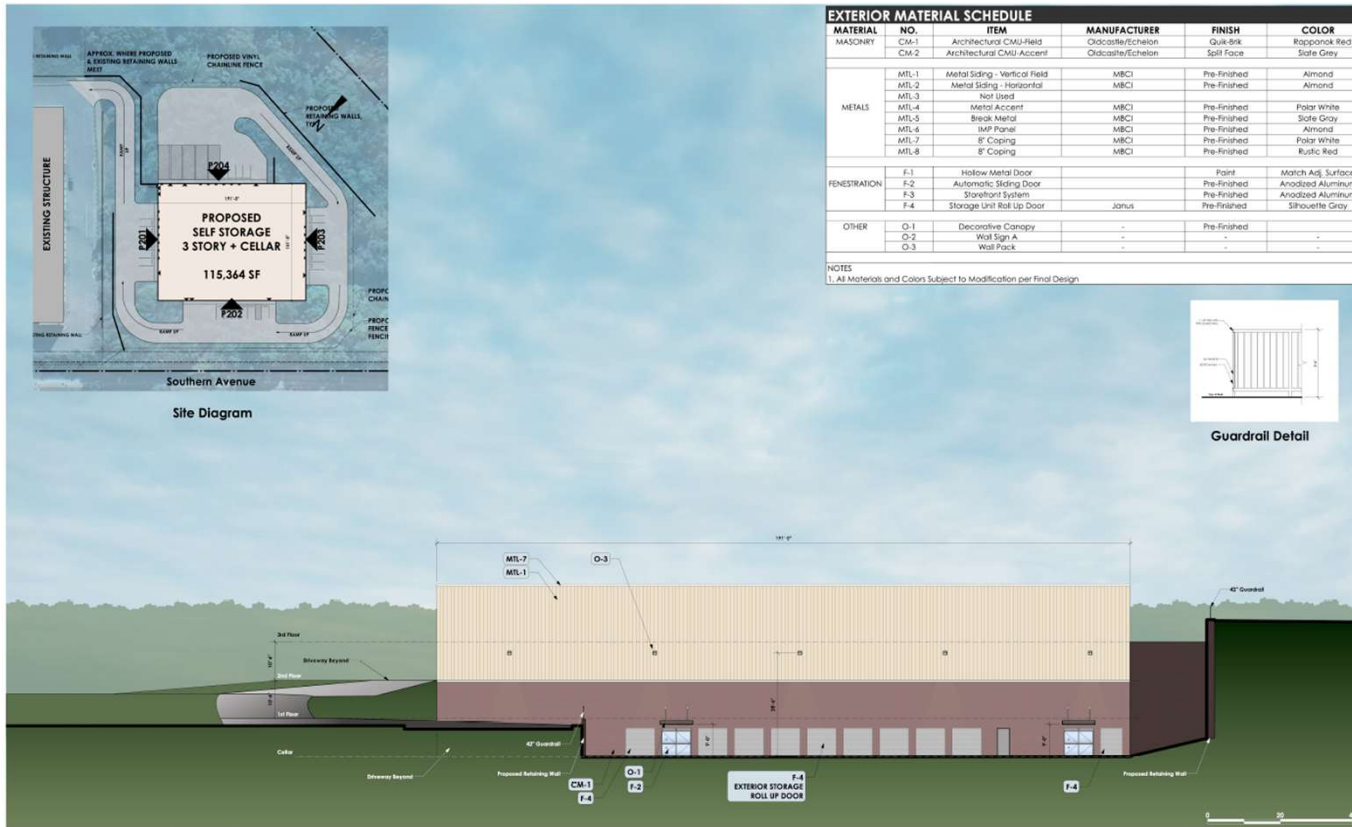


NOTES
 1. All Materials and Colors Subject to Modification per Final Design

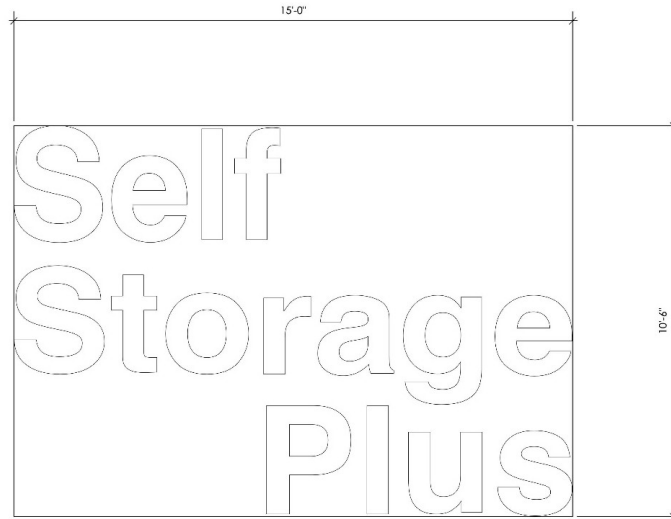
PROPOSED ELEVATIONS – WESTERN & SOUTHERN VIEW



PROPOSED ELEVATION – EASTERN VIEW



SIGNAGE DETAILS



Wall Sign A

PROPOSED SIGNAGE SCHEDULE - I-1 ZONE									
SIGN	DRAWING REF	TYPE	SIGN LENGTH	SIGN WIDTH	SIGN AREA*	SIGN CALCULATED AREA*	PROJECTION**	ILLUMINATION***	
A	P-202	Building - Attached	15'0"	10'6"	157.50 SF	78.75 SF	42" MAX	Internally Illuminated Channel Letters	
TOTAL PROPOSED WALL SIGN AREA						78.75 SF			
Max Area Allowed=						398.00 SF			
Signage Complies									
* Sign Area Measured as per §27-591 (A) Sign Measurement									
**27-613 (C) (D) Projecting Signs (1) (A), The signs shall project not more than forty-two (42) inches from the vertical plane of the wall or canopy to which they are attached									
*** Sign Illumination per §27-592									

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-13008-02
- TCP2-018-13-02

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/12/2024
- Acceptance Mailing: 09/04/2024

STATEMENT OF JUSTIFICATION
DSP-13008-02

GILPIN PROPERTY (PHASE 3)

APPLICANT: Arcland Property Company, LLC
1055 Thomas Jefferson Street, NW, Suite 250
Washington, District of Columbia 20007

OWNERS: Silver Branch LLC
1055 Thomas Jefferson Street, NW, Suite 250
Washington, District of Columbia 20007

ATTORNEY/
CORRESPONDENT: Matthew C. Tedesco, Esq.
McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax

CIVIL ENGINEER: Bohler Engineering
Nick Speach
Mira Gantzert
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
(301) 809-4500

ARCHITECT: BWD Architects
Rebekah Brown
800 West Broad Street, Suite 400
Falls Church, Virginia 22046

REQUEST: An amendment to a detailed site plan (DSP-13008) to accommodate the development of an additional +/-115,364 square foot consolidated storage facility under pursuant to the prior Zoning Ordinance and the prior I-1 Zone.

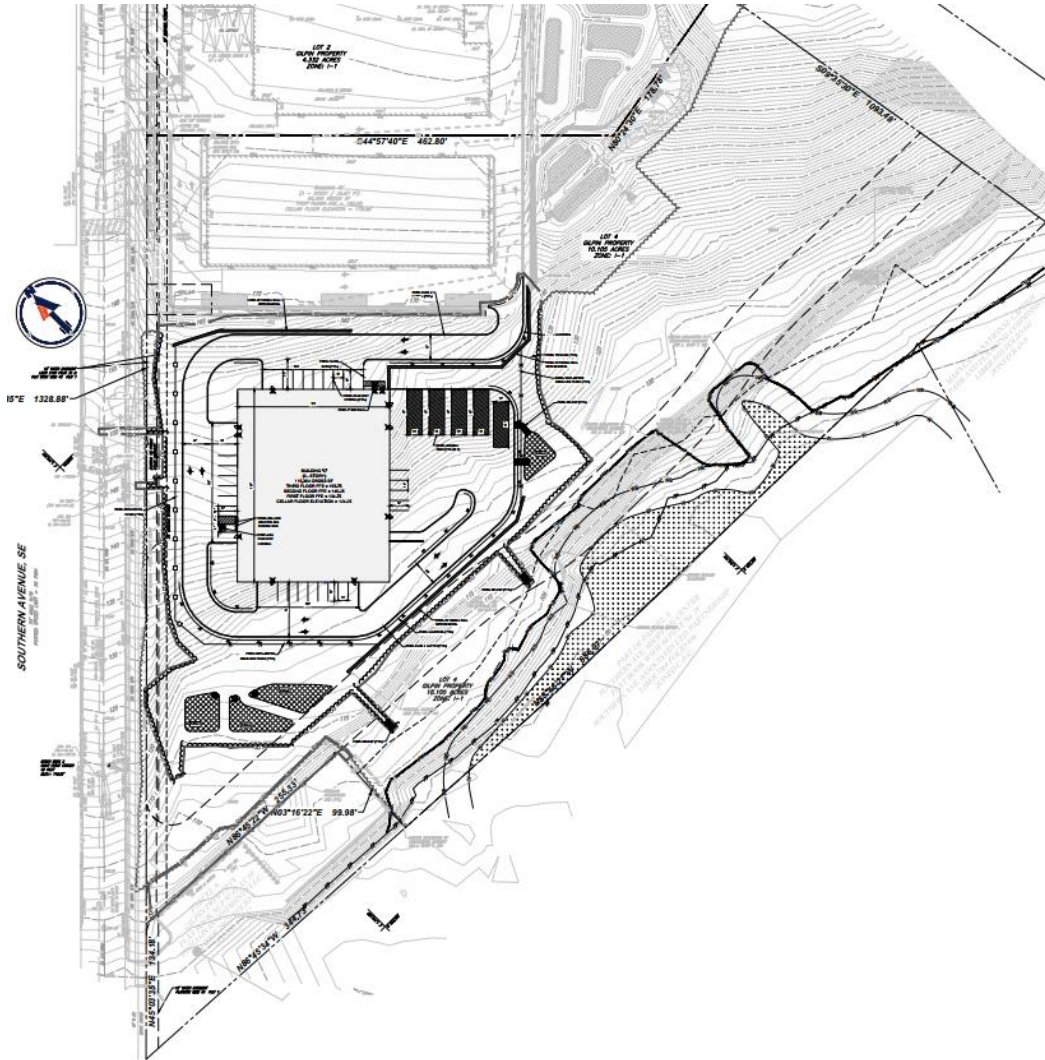
I. **DESCRIPTION OF PROPERTY**

1. Addresses – 899 Southern Avenue, Oxon Hill, Maryland 20745.

2. Location – Southeast quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 720 feet north of Southview Drive.
3. Tax Account No. – 5593818.
4. Proposed Use – The development of an approximately 115,364 square foot consolidated storage facility under the prior Zoning Ordinance in the prior I-1 Zone.
5. Previous Approvals – DSP-13008, DSP-13008-01 and 4-15017.
6. Record Plat – Plat Book SJH 245, Plat 76.
7. Lots/Parcels – Lot 4.
8. Council District – 7.
9. Election District – 12.
10. Police – District IV.
11. Tax Map/Grid – 87-B3.
12. Zone – IE (I-1 prior ZO).
13. WSSC – 206SE01.
14. Water/Sewer Category – W3/S3

II. APPLICANT'S PROPOSAL

Arcland Property Company, LLC (hereinafter the “Applicant”) is requesting an amendment to a Detailed Site Plan (DSP-13008) in order to accommodate the development of an additional +/-115,364 square foot, three story, consolidated storage facility under the prior Zoning Ordinance in the prior I-1 Zone.



III. UTILIZATION OF THE PRIOR ZONING ORDINANCE

Pursuant to Section 27-1704 of the Zoning Ordinance, this application is being filed pursuant to the prior Zoning Ordinance and will be reviewed pursuant to the prior I-1 Zone. DSP-13008 and DSP-13008-01 were approved by the Planning Board on May 1, 2014 (PGCPB No. 14-35 was adopted on May 2014) and the District Council on April 5, 2016, respectively, and is vested. In addition, the final plat for the property was recorded on October 6, 2016, in Plat Book SJH 245 at Page 76. Pursuant to Section 24-1704(a) of the Subdivision Regulations, subdivision approvals of any type remain valid for the period of time specified in the Subdivision Regulations under which the subdivision was approved. Since the PPS is vested and plats have no validity period once recorded, the subdivision approval remains valid. Moreover, and again, Section 24-1704(b) of the Subdivision Regulations provides, among other things, that the project may proceed to the next steps in the approval process (including any zoning steps that may be necessary) and continue to be reviewed and decided under the Subdivision Regulations and Zoning Ordinance in effect immediately prior to the effective date of the new Subdivision

Regulations and new Zoning Ordinance. In other words, since the PPS is vested and the plat is recorded, an applicant may proceed to the next steps in the process.

Accordingly, this second amendment to DSP-13008 for Phase 3 is being filed in accordance with the prior Zoning Ordinance and prior Subdivision Regulations, and a new PPS is not required as the proposed development conforms (or is within) the previously approved limits of all prior adequacy tests and/or conditions.

Section 27-1704(e) provides, “[s]ubsequent revisions or amendments to development approvals or permits ‘grandfathered’ under the provisions of this Section shall be reviewed and decided under the Zoning Ordinance under which the original development approval or permit was approved” Further, the applicant recognizes that the provisions of the prior Subdivision Regulations and prior Zoning Ordinance have been successfully utilized and implemented for development of the proposed use in the County for decades, to an include on the subject property. Therefore, since the use is a permitted use in the prior I-1 Zone and since a number of prior approvals have already been obtained that will continue to facilitate the now proposed Phase 3, the applicant contends that the prior Zoning Ordinance offers the most efficient, flexible, and established framework for review and approval of the applicant’s desired use/development at this time.

IV. COMMUNITY

The subject property is located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 720 feet north of Southview Drive and is located in the 2000 *Approved Master Plan for The Heights and Vicinity and Sectional Map Amendment*. The property is surrounded by the following uses:

- North: Gilpin Property Phase 1 and 2 (Consolidated Storage Use) in the IE Zone.
- South: Commercial use and vacant wooded land in the CGO Zone and vacant wooded land in the ROS Zone.
- East: Commercial use in the RSF-65 Zone.
- West: Southern Avenue and beyond, single-family attached and apartment-style dwelling uses in the District of Columbia.

V. CRITERIA FOR APPROVAL

Section 27-289(b). Amendment, Planning Board.

All requirements for the filing and review of an original Detailed Site Plan shall apply to an amendment. The Planning Board shall follow the same procedures and make the same findings.

Section 27-285. Planning Board Procedures.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

COMMENT: The plan does represent a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development. The site design guidelines are found in the Zoning Regulations. No variances or departures are requested and all required zoning regulations are being met.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

COMMENT: A conceptual site plan is not required for this development proposal.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

COMMENT: Not applicable. DSP-13008-02 is not a detailed site plan for infrastructure.

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

COMMENT: A Natural Resources Inventory, NRI-029-13, was previously approved for the site on April 1, 2013. A new NRI will be submitted with this application. A Tree Conservation Plan, TCP2-018-13 was previously reviewed and a companion case to DSP-13008 and was found to be in conformance with the WCO (PGCPB No. 13-95). A revised TCP2 will be provided with this application. As the Planning Board previously found, no natural reserve areas occur onsite. In addition, the prior development and the proposed development continues to exceed the minimum Woodland Conservation thresholds onsite. Primary Management Areas (PMA) and adjacent woodlands are being preserved – including the majority of the steep slopes on-site. Although the site contains wooded PMA that includes floodplain associated with a tributary of Oxon Run, the prior TCP showed preservation of the onsite PMA with no impacts. This condition is carried

forward in this application. Finally, a site development concept plan will be submitted with this application once approved by DPIE. The SDCP will address surface water runoff in accordance with Subtitle 32, which requires that Environmental Site Design (ESD) be implemented to the maximum extent practicable (MEP) in accordance with the Stormwater Management Act. Several microbioretention facilities are proposed to treat the ESD volume. The Planning Board, in approving PPS 4-15017, found that that 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). Finally, the applicant is proposing to exceed the Tree Canopy Coverage requirement, which requires 13,504 square feet and the applicant is proposing 14,475 square feet.

VI. PURPOSES OF DETAILED SITE PLANS

The purposes of a detailed site plan (DSP) are provided in **Section 27-281(b) and (c)** of the Zoning Ordinance, and as follows:

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;**
- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this Division; and**
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

COMMENT: The 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* (“Master Plan and SMA”) retained the subject property in the prior I-1 Zone. The Master Plan does not address the subject property specifically, but it does include recommendations within the Environmental Resources section that were analyzed with the prior approvals. The applicant proposes to add another building (Phase 3) for consolidated storage use in general conformance with the prior findings and approvals. The 2014 General Plan, Plan 2035, places the site in the Established Communities Area of the Growth Policy Map and Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map. The Planning Board has previously analyzed the development of the subject property to be in conformance with Plan 2035. The site is context sensitive with previously approved and developed uses identical to the proposed expansion of the existing use on the subject property. As a result, the proposed DSP amendment will provide for orderly, planned, efficient, and economical development in accordance with the principles/guidelines (as applicable) of the Zoning Ordinance, General Plan, Master Plan or other approved plans.

(c) Specific purposes.

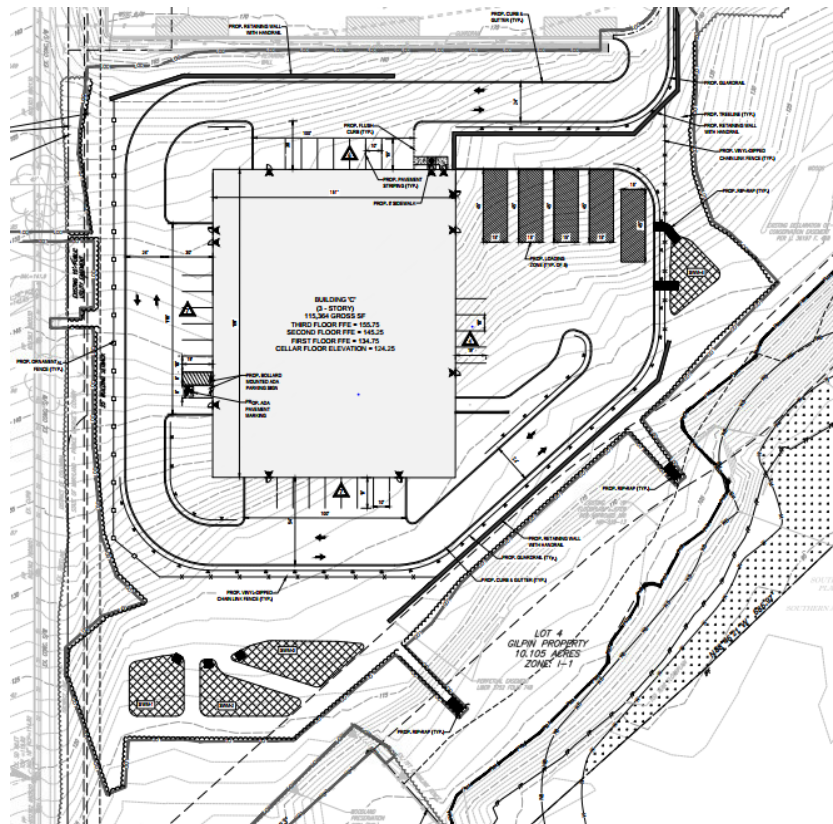
(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

COMMENT: DSP-13008-02 promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the prior I-1 Zone in which the subject property has and is being developed under. A consolidated storage facility is a permitted use in the prior I-1 Zone, and the site has obtained prior approvals for prior phases of said use on the property. This DSP amendment application seeks to add another building to the facility for the same use and general conformance with the prior approvals. The plan gives an illustration as to the approximate location and delineation of the storage building, office, parking for the storage facility, streets, green areas, and other similar physical features and land uses proposed for the site.

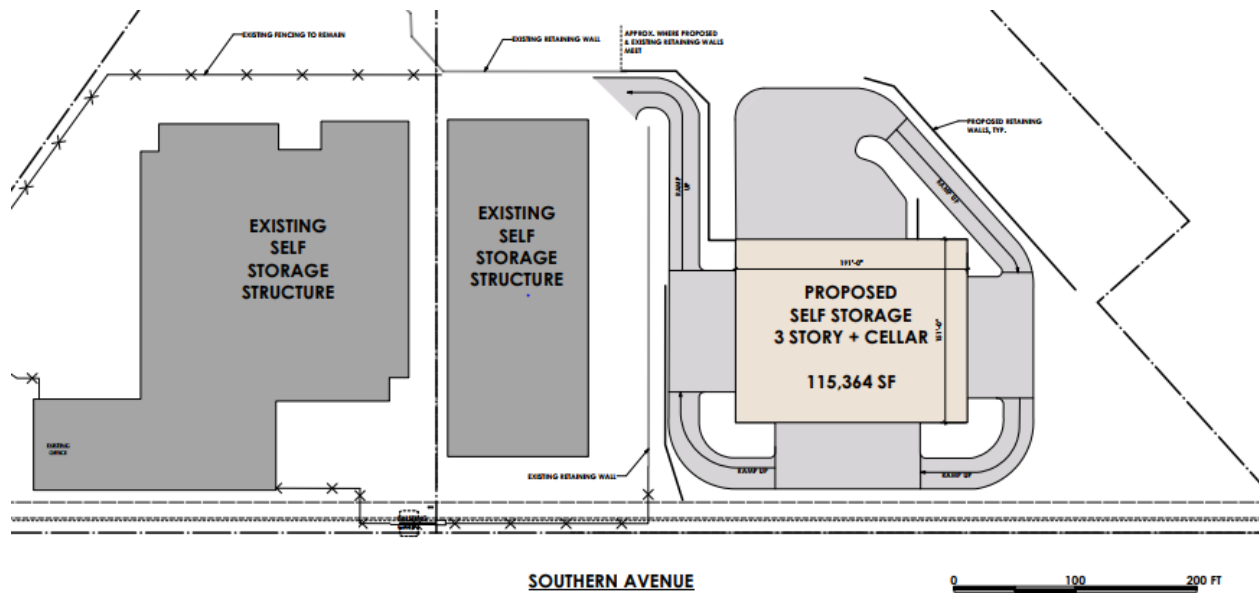
(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;

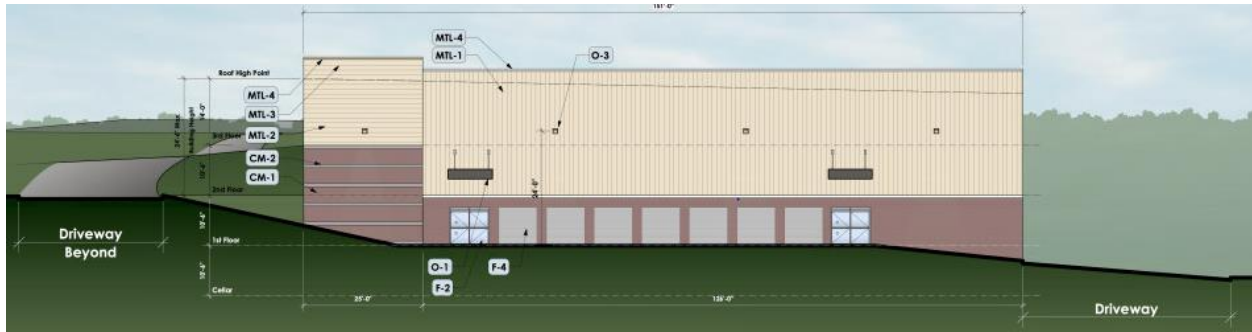
COMMENT: DSP-13008-02 promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the I-1 Zone in which the subject land is located. A consolidated storage facility is a permitted use in the I-1 Zone. The plan gives an illustration as to the approximate location and delineation of the storage buildings, offices, parking for the storage facility, streets, green areas, and other similar physical features and land uses proposed for the site. *See also supra.*



(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

COMMENT: DSP-13008-02 promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the I-1 Zone in which the subject land is located. A consolidated storage facility is a permitted use in the I-1 Zone, and the site has previously obtained a number of entitlements/approvals for said use. The plan gives an illustration as to the approximate location and delineation of the storage buildings, offices, parking for the storage facility, streets, green areas, and other similar physical features and land uses proposed for the site.





(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

COMMENT: DSP-13008-02 promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the I-1 Zone in which the subject land is located. A consolidated storage facility is a permitted use in the I-1 Zone. The plan gives an illustration as to the approximate location and delineation of the storage buildings, offices, parking for the storage facility, streets, green areas, and other similar physical features and land uses proposed for the site.

In addition to the purposes set forth in Section 27-281, **Section 27-274(a)** further requires the Applicant to demonstrate the following:

(2) Parking, loading, and circulation

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

COMMENT: This Detailed Site Plan complies with the design guidelines provided in (2). The plan illustrates that all parking and loading areas are located and designed to provide safe and efficient vehicular and pedestrian circulation within the site. Specifically, the plan shows that the interior travel lanes are 22 feet, large enough to provide parking as well as through traffic that can travel in both directions. There will be 23 total parking spaces and 5 loading spaces, which meets the minimum requirement. There parking is conveniently provided around the proposed building.

Finally, the DSP includes a photometric plan with details of all proposed light features. The photometric plan confirms that there will be no light pollution.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (4). This plan is designed to preserve, create, or emphasized views from the public roads that surround the property. In addition, the architecture and design of the proposed building is seeking to take advantage of the unique, yet challenging, topography of the site, as depicted below.





(5) Green Area.

(A) On site green area should be designed to compliment other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (5). The required open space for this project is 10%. The Applicant is proposing 67.98% open space within the site. In addition, the site design exceeds the required TCC requirement by almost 1,000 square feet (971 SF to be exact).

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

COMMENT: The applicant is not proposing and site or streetscape amenities as part of this consolidated storage facility.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the sit and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

COMMENT: The Detailed Site Plan shows the proposed topography for the property. The applicant designed this facility so as to minimize grading on the site and preserve the natural contours as much as feasible. These efforts are reflected in the detailed site plan submitted herewith.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (8).

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

COMMENT: The applicant is not proposing to provide public space in this development as it is not a commercial, mixed use or multi-family development.

(10) Architecture.

(A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with section 27-277.

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (10). The exterior and architectural façade of the building will be compatible with the prevailing architecture and appearance of the first phase of the project. The applicant is proposing a distinctive corner element to the building and significant fenestration for that side of the building facing Southern Avenue since it will have the most visibility.

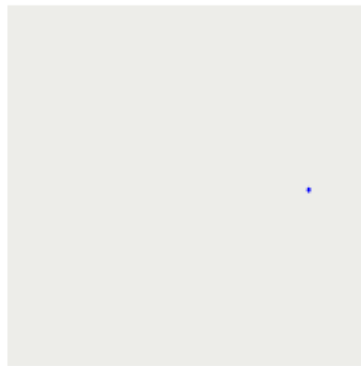




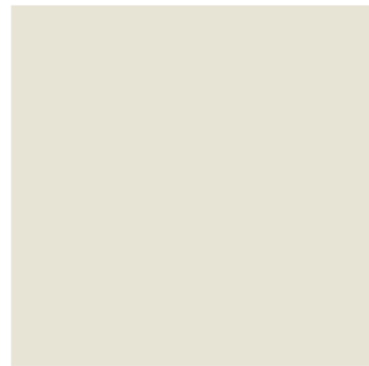
EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
MASONRY	CM-1	Architectural CMU-Field	Oldcastle/Echelon	Quik-Brik	Rappanok Red
	CM-2	Architectural CMU-Accent	Oldcastle/Echelon	Split Face	Opal
METALS	MTL-1	Metal Siding - Vertical Field	MBCI	Pre-Finished	Almond
	MTL-2	Metal Siding - Horizontal	MBCI	Pre-Finished	Almond
	MTL-3	Metal Siding - Horizontal Accent	MBCI	Pre-Finished	Polar White
	MTL-4	Metal Accent	MBCI	Pre-Finished	Polar White
	MTL-5	Break Metal	MBCI	Pre-Finished	Slate Gray
FENESTRATION	F-1	Hollow Metal Door		Paint	Match Adj. Surface
	F-2	Automatic Sliding Door		Pre-Finished	Anodized Aluminum
	F-3	Storefront System		Pre-Finished	Anodized Aluminum
	F-4	Storage Unit Roll Up Door	Janus	Pre-Finished	Silhouette Gray
OTHER	O-1	Decorative Canopy	-	Pre-Finished	
	O-2	Wall Sign A	-	-	-
	O-3	Wall Pack	-	-	-
NOTES					
1. All Materials and Colors Subject to Modification per Final Design					



MTL-5 SLATE GRAY



MTL-4 WHITE



MTL-1 ALMOND
MTL-2
MTL-3



CM-2 OPAL



CM-1 RAPPAHANNOCK RED



F-4 STORAGE UNIT ROLL UP DOOR



F-3 STOREFRONT SYSTEM



F-2 AUTOMATIC SLIDING DOOR

VII. I-1 ZONE REQUIREMENTS

Section 27-469. I-1 Zone (Light Industrial).

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

- (1) At least ten percent (10%) of the net lot area shall be maintained as green area.
- (2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.
- (3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.

COMMENT: This requirement is met and depicted on the detailed site plan.

(c)Outdoor storage.

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

COMMENT: There is no outdoor storage proposed with this application.

(d)Uses.

(1)The uses allowed in the I-1 Zone are as provided for in the Table of Uses.

COMMENT: Consolidated Storage is a permitted use in the prior I-1 Zone.

In addition to the general findings cited above, a consolidated storage facility must comply with Section 27-475.04, which states:

Section 27-475.04. Consolidated Storage.

(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: A consolidated storage use already exists on the site, as approved with DSP-13008 and DSP-13008-01. Therefore, an expansion of that use will require a revision to the detailed site plan.

(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: The architectural elevations indicate that no entrances to individual units are visible from any street or from adjoining land in any residential or commercial zone.

(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: This Detailed Site Plan complies with the requirements outlined in sub-part (B). All proposed individual storage units are either oriented toward the interior of the development or are screened by existing trees or proposed landscaping.

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

COMMENT: Building height is measured from grade along facade facing Southern Avenue to highest point of roof surface. The maximum height of the building is 24'-6".

Building Mounted Signs: Section 27-613I(3)(B) states the following:

(B) In all Commercial Zones(except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one(1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:

(i) Each building shall be allowed a sign having an area of at least sixty (60)square feet.

(ii) Except as provided in (i),above, the area of all of the signs on a building shall be not more than two(2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.

COMMENT: The building mounted signage will be located on the western elevation of the new building. The maximum sign area allowed is 80 square feet, and the proposed sign is 78.75 square feet. The Planning Board has previously approved additional building mounted signage on the existing buildings.



Wall Sign A

PROPOSED SIGNAGE SCHEDULE - IE ZONE								
SIGN	DRAWING REF	TYPE	SIGN LENGTH	SIGN WIDTH	SIGN AREA*	SIGN CALCULATED AREA*	PROJECTION**	ILLUMINATION***
A	P-202	Building • Attached	15'0"	10'6"	157.50 SF	78.75 SF	12" Max	Internally, Static
TOTAL PROPOSED WALL SIGN AREA						78.75 SF		
Max Area Allowed=						80.00 SF		
Signage Complex								
* Sign Area Measured as per §27-2100(j)(2) Sign Measurement								
**Table 27-61.905, Other Standards: Signs shall not extend more than 12" from a building wall.								
*** Sign Illumination per §27-61504 (a)(1) Static Illumination								

VIII. LANDSCAPE MANUAL

DSP-13008-02 complies with the requirement of the 2010 Landscape Manual. Please see the Landscape Plan and the Plant Schedule submitted herewith.

IX. PREVIOUS APPROVALS

DSP-13008 and DSP-13008-01 were approved by the Planning Board on May 1, 2014 (PGCPB No. 14-35 was adopted on May 2014) and the District Council on April 5, 2016. PPS-4-15017 was approved by the Planning Board on November 19, 2015 (PGCPB No. 15-119 was adopted on December 10, 2015) with conditions. The relevant conditions are as follows:

DSP-13008

1. Prior to certificate of approval of the detailed site plan(DSP),the following revisions shall be made, or information shall be provided:

c. The location and square footage of the office shall be indicated on the detailed site plan.

e. A note shall be provided stating that "blacked-out windows along Southern Avenue shall not be permitted."

f. The three-space parking lot along Southern Avenue shall be removed and replaced with green area. Two additional shade trees shall be provided near the removed driveway on the subject property as a continuation of the streetscape.

g. All information regarding a freestanding sign shall be removed from the DSP submission, including the architectural plans.

i. All chain-link fencing visible from Southern Avenue (with or without barbed wire) shall be removed or replaced with a durable metal fence.

j. The right-of-way width for Southern Avenue shall be shown on the plan, as well as the building's setback from this right-of-way.

l. The parking schedule shall be revised to reflect the elimination of the three-space parking lot. Two handicap parking spaces shall be provided.

m. The plan shall indicate that cut-off or shielded light fixtures are provided.

n. Sufficient lighting consistent with Police Department recommendations shall be provided for the parking lots at the rear of the building and within the southwest parking lot.

o. A note indicating the security plan shall be provided on the DSP.

COMMENT: These conditions were complied with prior to certification of the original DSP (DSP-13008).

4. Prior to approval of use and occupancy permits, the existing three-space parking lot along Southern Avenue shall be removed and replaced with green area.

COMMENT: This condition was complied with prior to certification of DSP-13008.

5. The applicant agrees to seek to have the parking lot's remaining driveway apron along Southern Avenue removed. The District of Columbia's Government has exclusive jurisdiction in this request.

COMMENT: The District of Columbia's Government approved the removal of the driveway.

4-15017

2. Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.

COMMENT: An update Stormwater Concept Plan, #38138-2024, is currently under review. The development will adhere to the updated approval.

10. Total development shall be limited to uses that would generate no more than 48 AM and 51PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.


COMMENT: At the time of review and approval of PPS 4-15017, the site was developed (at that time) with 58,430 square feet of consolidated storage and with the then expansion of 98,831 square feet, the total development equaled 157,261 square feet. Consequently, a trip cap for the subdivision limited uses that would generate no more than 48 AM and 51 PM peak hour trips. Pursuant to the 11th Edition of the ITE, there would be 14 AM and 24 PM peak hour trips for the existing 157,261 square foot consolidated storage buildings, and with the now proposed addition of 115,364 square feet will generate an additional 11 AM and 18 PM peak hour trips. Thus, the total generation for the entire development (existing and proposed) will result in 25 AM and 42 PM peak hour trips, which is below the trip cap imposed by this condition.

X. CONCLUSION

The Applicant, Arcland Property Company, LLC, is seeking an amendment to Detailed Site Plan (DSP-13008) for the development of an addition +/- 115,364 square foot consolidated storage facility. The Applicant contends that this request meets the requirements set forth in Sections 27-289, 27-285, 27-274 and 27- 475.04 of the prior Zoning Ordinance and, therefore, respectfully requests approval of this application.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: 

Matthew C. Tedesco
Attorney for the Applicant

Date: April 24, 2024
(First Submittal)

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION

**RESOLUTION ROUTING SLIP
SUBDIVISION SECTION**

PROJECT TITLE: Gilpin Property
 FILE NO: 4-15012 RESOLUTION NO. 15-119
 BOARD APPROVAL DATE: 11/19/15
 BOARD ADOPTION DATE: 12-10-15
 STAFF WRITER: W. Mayan

Please review or process as indicated and send to the next office in sequence.

TASK	OFFICE	DATE		SIGN OFF
		IN	OUT	
RESOLUTION DRAFTED	ADMIN. AIDE	11/19/15	11/23/15	GM
PROOF DRAFT	REVIEWER	11/23/15	11/23/15	W.M.
	ADMIN. AIDE			
	REVIEWER			
REVIEW FINAL	TECHNICAL HRG. WRITER	11/23/15	11/23/15	MAP
	DRD ADMIN. AIDE			
	TECHNICAL HRG. WRITER			
REVIEW FINAL	LEGAL DEPT.	11/23	11/24	JK
	DRD ADMIN. AIDE			
	LEGAL DEPT.			
SUBMIT FINAL	TECHNICAL HRG. WRITER	12/14	12/14	JK
FINAL FOR SIGNATURE	P.B. ADMINISTR.	12/14/15	12/14/15	J
COVERSHEET FOR SIGNATURE	REVIEWER	12/15/15	12/15/15	AA
FINAL XEROX/MAILED	ADMIN. AIDE	12/15/15	12/15/15	W.M.
FILE ORIGINAL *	TECHNICAL HRG. WRITER	12/16/15	12/16/15	MAP

*ORIGINAL RESOLUTION PLUS ONE COPY IS FILED WITH RECORDING SPECIALIST WHO WILL SIGN OFF AND RETURN ROUTING SLIP TO DIVISION

1. O.K. for Final.
 YES NO Initials
HM

2. O.K. for Final.
YES NO Initials

3. O.K. for Final.
YES NO Initials



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

December 15, 2015

Silver Branch, LLC
8627 16th Street
Silver Spring, MD 20910

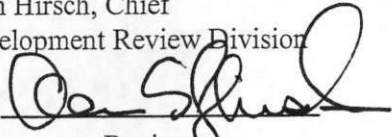
Re: Notification of Planning Board Action on
Preliminary Plan – 4-15017
Gilpin Property

Dear Applicant:

This is to advise you that on **December 10, 2015** the above-referenced Preliminary Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g) of the Maryland Annotated Code, an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) calendar days after the date of the final notice **December 15, 2015**.

Very truly yours,
Alan Hirsch, Chief
Development Review Division

By: 
Reviewer

c: Persons of Record

PGCPB No. 15-119

RESOLUTION

WHEREAS, Silver Branch, LLC is the owner of a 14.44-acre parcel of land known as Tax Map 87 in Grid B-3, said property being in the 12th Election District of Prince George's County, Maryland, and being zoned Light Industrial (I-1); and

WHEREAS, on September 16, 2015, Silver Branch, LLC filed an application for approval of a Preliminary Plan of Subdivision for Lot 3 (4.33 acres) and Lot 4 (10.11 acre-lots); and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-15017 for Gilpin Property 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 November 19, 2015, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on November 19, 2015, 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 Type 1 Tree Conservation Plan (TCP1-007-15), and further APPROVED Preliminary Plan of Subdivision for Lot 3 (4.33 acres) and Lot 4 (10.11 acres) with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to make the following technical corrections:
 - a. Provide the location of the District of Columbia marker SE 6 (PG:76A-01/8) on the plan.
 - b. Clearly label the Prince George's County line on sheet 2 of 3.
 - c. Revise General Note 8 to show the correct acreage of regulated environmental features in accordance with the NRI.
 - d. Provide the right-of-way width for Southern Avenue on the plan.
 - e. Provide the easements shown on the NRI and label as "abandoned" per Equity Case No. C-9990.

- f. Label the middle existing driveway as “To Be Removed.”
 - g. Remove reference to the “Developed Tier” from General Note 11.
 - h. Provide the acreage of adjusted land area between Lots 1 and 2 on the plan drawing.
2. Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.
 3. At the time of final plat, the applicant and the applicant’s heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement along all public rights-of-way.
 4. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Provide the location of the District of Columbia marker SE 6 (PG:76A-01/8) on the plan.
 - b. The wetland and wetland buffer symbols shall be shown on the TCP plan as shown in the legend.
 - c. Add the existing treeline to the TCP plan.
 - d. Show the required vicinity map on the TCP plan.
 - e. Revise the LOD to exclude the area of “Woodland Preserved-Not Credited” located on the eastern property line, or show as cleared. Revise the worksheet as necessary.
 - f. Revise the PMA acreage for consistency with the acreage shown on the revised NRI, 46,939 square feet
 5. Prior to signature approval of the PPS, the NRI shall be revised as necessary to show the correct acreage of on-site PMA.
 6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-007-2015). The following note shall be placed on the Final Plat of Subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-007-2015 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject

property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.”

7. Any residential development of the subject property shall require approval of a new subdivision prior to approval of any building permits.
8. The following note shall be placed on the Final Plat of Subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and Folio reflected on the Type 2 Tree Conservation Plan.”
9. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
10. Total development shall be limited to uses that would generate no more than 48 AM and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

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 with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located at the border of Prince George's County and the District of Columbia on Tax Map 87 in Grid B-3 and is composed of Lots 1 and 2 – Gilpin Property, recorded in Plat WWW 40-1 in February, 1961 in the County Land Records. Lot 2 includes a parcel of land (Lots 6 through 10 and part of Lot 5, Block 1 and all of Lots 1 through 8, Block 2, as shown on Plat 25-82 – Southern Hills Manor and all of Brandywine Street) having been abandoned by Equity Case No. C-9990. The property consists of 14.44 acres of land within the Light Industrial (I-1) Zone. The site is currently developed with 58,430 square feet of gross floor area (GFA) for industrial use. This preliminary plan of subdivision (PPS) proposes the addition of 98,831 square feet of GFA for industrial use and a lot line adjustment between existing Lots 1 and 2 (proposed Lot 3 and 4). The proposed total GFA is 157,261 square feet. Pursuant to

Section 24-111(c)(3) of the Subdivision Regulations, a final plat of subdivision approved prior to October 27, 1970 shall be resubdivided prior to issuance of a building permit for the development of more than 5,000 square feet of GFA, resulting in this application.

Proposed Lot 3 (4.33 acres) and Lot 4 (10.11 acres) are located just southeast of the intersection of Southern Avenue and Wheeler Road. The entire site (Lots 3 and 4) is generally triangular in shape and has approximately 1,328.88 feet of frontage along the eastern side of Southern Avenue, which is under the authority of the District of Columbia. This edge of Southern Avenue is the boundary between the County and the District of Columbia. Three vehicular access driveways are located on the site's frontage along Southern Avenue. One driveway is proposed to be removed, which is supported by the Planning Board. The PPS proposes a lot line adjustment between existing Lots 1 and 2 (proposed Lot 3 and 4) to accommodate the proposed additional GFA. The proposed adjustment, for the accommodation of a new building, will result in an increase of one acre of land from existing Lot 1 to existing Lot 2. The existing building (64,861 GFA) will be located on proposed Lot 3 (4.33 acres) and the proposed building (92,400 GFA) will be located on proposed Lot 4 (10.11 acres). In accordance the definition of a "Lot" provided in Section 27-107.01 of the Zoning Ordinance, which specifies that a "Lot" shall be made up of one (1) or more entire "Record Lots," the proposed development on Lot 3 and 4 together has been reviewed as one "Lot" for conformance to the applicable zoning and Subdivision Regulations. Subsequent site plans will include both Lots 3 and 4 for review purposes. The applicant has stated that retaining the two existing lots is preferable to allow for separate ownership interests of the two buildings within this single site.

Pursuant to Section 27-475.04 of the Zoning Ordinance, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of Subtitle 27.

Detailed Site Plan DSP-13008-01 has been submitted and is tentatively scheduled for the Planning Board hearing on December 17, 2015.

3. **Setting**—The subject site is located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road. To the south of the site is C-S-C zoned property that is developed with a shopping center and vacant R-O-S zoned property. To the east of the site is developed R-55 zoned property.
4. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	APPROVED
Zone	I-1	I-1
Use(s)	58,430 GFA for industrial use	157,261 GFA total for industrial use (98,831 GFA proposed)
Acreage	14.44 acres	14.44 acres
Lots	2	2
Outlots	0	0
Parcels	0	0
Dwelling	0	0
Public	No	No
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on October 9, 2015, as required by Section 24-113(b) of the Subdivision Regulations.

5. **Community Planning**—This site is located within the Established Communities growth policy area of the Prince George’s County Growth Policy Map in the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035). As described in Plan Prince George’s 2035, established communities should have context-sensitive infill and low- to medium-density development. This property is also located in the 2000 *Approved Heights and Vicinity Master Plan and Sectional Map Amendment* (SMA). This application, with its proposed industrial uses, is consistent with the land use recommendations of Plan Prince George’s 2035 and the Heights and Vicinity Master Plan.

6. **Urban Design**—Consolidated storage is a permitted use in the I-1 Zone in accordance with Section 27-475.04 which includes the following requirements:

Section 27-475.04 states the following:

- (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.**

A consolidated storage use already exists on the site, as approved with DSP-13008. Therefore, an expansion of that use will require a revision to the detailed site plan (DSP).

Conformance with the remainder of this section and other applicable Zoning Ordinance requirements will be reviewed with the DSP.

In accordance the definition of a "Lot" provided in Section 27-107.01 which specifies that a "Lot" shall be made up of one (1) or more entire "Record Lots," the proposed development has been reviewed as one "Lot" for conformance to the applicable zoning and subdivision regulations including building setbacks and access. Additionally, the pending DSP review will consider Lots 3 and 4 as one "Lot" for review purposes, in accordance with this definition. However, subsequent revisions to the DSP may be approved which review Lots 3 and 4 separately for conformance to the applicable zoning regulations as deemed appropriate at such time.

Conformance with the 2010 Prince George's County Landscape Manual

The subject proposal includes an increase in impervious surface and gross floor area for the property which would then be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). More particularly, this application would be subject to Section 4.2, Requirements for Landscaped Strips along Streets, Section 4.4, Screening Requirements, Section 4.7, Buffering Incompatible Uses, and Section 4.9 Sustainable Landscaping Requirements. Conformance with these requirements will be evaluated with the DSP.

Tree Canopy Coverage Ordinance

The subject proposal includes more than 5,000 square feet of new gross floor area or disturbance. Therefore, compliance with the Tree Canopy Coverage Ordinance must be demonstrated and will be evaluated with the DSP.

7. **Environmental**—A Natural Resources Inventory, NRI-029-13, for this project area was approved on April 1, 2013. A Tree Conservation Plan, TCP2-018-13 was previously reviewed as a companion case to Detailed Site Plan DSP-13008, and was found to be in conformance with the Woodland Conservation Ordinance (PGCPB Resolution No. 13-93). The DSP was remanded to the Planning Board by the District Council for further evidence and testimony regarding conformance with the applicable master plan. The Planning Board affirmed they had no authority to reconsider the DSP and returned the case to the District Council who elected not to review (PGCPB Resolution No. 14-35). The DSP was subsequently certified in accordance with PGCPB Resolution No. 13-93. The applicable conditions of approval of DSP-13008 and TCP2-018-13 can be found in PGCPB Resolution No. 13-93. The project is subject to the environmental regulations of Subtitles 24 and 25 that came into effect on September 1, 2010 because the application is for a new preliminary plan.

This 14.44-acre site in the I-1 Zone is located on the southeastern corner of Southern Avenue and Wheeler Road and adjacent to the District of Columbia boundary. According to mapping research and as documented on the approved NRI, there are regulated environmental features present on-site that include wetlands, 100-year floodplain and their associated buffers. This site drains to Oxon Run within the Potomac River Basin. There are several areas of steep slope on the property. The predominant soils on the site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban

land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. The Maryland Department of Natural Resources, Natural Heritage Program provided correspondence to the applicant on February 6, 2013 indicating there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. No specimen trees were identified on-site through the NRI process. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent or within the site area.

Master Plan Conformance

The site is located within the Established Communities Area of the Growth Policy Map and Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035).

The site is also located in the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* (Master Plan SMA). The Environmental Infrastructure section of the Master Plan contains recommendations and guidelines. An environmental goal is stated as "To protect and enhance the environmental qualities of the planning area by preserving natural environmental assets as the integral part of the community." The following recommendations in **BOLD** are applicable to the current project.

Recommendation 1: Woodland Preservation – The existing woodlands in Natural Reserve Areas must be retained. Other existing woodlands should be retained to the extent possible in order to maintain or increase the current percentage of woodland. Furthermore, the expansion of woodlands through afforestation and reforestation is encouraged in the implementation of the greenways and open space program linkages.

According to the approved Master Plan, no natural reserve areas occur onsite. Per the revised TCP, additional clearing is proposed for the expansion; however, the plan proposes to continue to exceed the minimum Woodland Conservation threshold onsite. The retention area includes the Priority Management Area (PMA) and adjacent woodlands, including the majority of steep slopes on the site. No afforestation or reforestation is required at this time.

Recommendation 2: The County should pursue efforts to minimize development impacts on contiguous woodland areas adjacent to Henson Creek and the Oxon Run Tributary through land acquisition for parks, where feasible, and through appropriate land use recommendations.

The site contains wooded PMA that includes floodplain associated with a tributary of Oxon Run. The TCP proposes to preserve the entirety of the onsite PMA with no impacts. Land acquisition shall be addressed by the Department of Parks and Recreation, as deemed necessary.

Recommendation 3: Stormwater Management – The County should ensure that stormwater is properly managed, and major streams and detention/retention basins should be monitored for water quality and flow characteristics. The plan recommends the development of five stormwater management ponds as shown on the plan map.

Recommendation 4: Alternative solutions to provide remedial action for on-site stormwater management may be necessary, until such time as the Department of Environmental Resources (DER) implements the proposed potential regional stormwater management ponds in the planning area.

With regard to Recommendations 3 and 4, the stormwater management design is conceptually and technically reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code, which requires that Environmental Site Design (ESD) be implemented to the maximum extent practicable (MEP) in accordance with the Stormwater Management Act of 2007. The site has an approved Stormwater Management Concept Plan (19266-2015). Several microbioretention facilities are proposed to treat the ESD volume.

Recommendation 5: Noise Attenuation – In areas of 65 dBA (Ldn) or greater, residential development proposals should be reviewed and certified by a professional acoustical engineer stating that the building shell of habitable structures located within a prescribed noise corridor will attenuate ultimate exterior noise level to an interior level not to exceed 45 dBA (Ldn), especially in the AICUZ designated noise corridor.

The proposed development use is commercial, not residential, in nature.

Recommendation 6: Air Quality: The County should continue to participate aggressively in metropolitan efforts to prevent further air quality deterioration and should support all available measures to improve local air quality.

Air quality is a regional issue that is currently being addressed by the Metropolitan Council of Governments.

Recommendation 7: Proposed developments should meet stringent standards and guidelines and the potential environmental impacts of human activities should be identified as early as possible in the planning process. The constraints of Natural Reserve and Conditional Reserve Area must be adhered to.

There are no Natural Reserve or Conditional Reserve Areas located on-site or on the adjacent properties. The proposed impacts due to the expansion are being addressed through Subtitles 24, 25, and 32. No impacts to regulated environmental features are proposed.

Conformance with the Countywide Green Infrastructure Plan

According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains Evaluation and Network Gap Areas within the designated network of the plan. The proposed woodland conservation and retention areas will preserve portions of the existing woodland in the Evaluation Area and Network Gap Area. Properties to the south of the subject property contain a stream valley, which are Regulated Areas of the Countywide Green Infrastructure Plan. Therefore, preservation of forest on the southern end of the subject property will create contiguous protected woodlands adjacent to the stream valley.

Environmental Review

A Natural Resources Inventory, NRI -029-13, was approved for the site April 1, 2013. The site contains wetlands, wetland buffer, 100-year floodplain, and areas of steep slopes. The symbol for the wetland and wetland buffer are not shown on the plan as shown on the legend. The acreage of the PMA on the revised NRI (46,939 square feet) and the TCP1-007-2015 (45,939 square feet) vary slightly. This minor inconsistency shall be addressed prior to approval of the TCP1.

This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The site contains a total of 9.66 acres of woodlands. The site has a woodland conservation threshold of 2.09 acres and a total requirement of 2.62 acres. The TCP1 proposes to meet the requirements with on-site woodland preservation (2.62 acres). An additional 4.95 acres of woodland will be preserved, but not credited. Therefore, a total of 7.6 acres of woodland is proposed to remain on the subject site.

One area of woodland shown as "Woodland Preserved-Not Credited" is within the proposed Limit of Disturbance (LOD). This area should be removed from the LOD and shown as cleared, which would require the acreage of "Woodland Preserved-Not Credited" to be reduced to exclude it. If the area is proposed to remain, the LOD must be revised. The area is a narrow strip of woodland along the property line, east of the existing warehouse structure.

The subject property was previously subject to a Detailed Site Plan application (DSP-13008) and TCP2-018-13. A Woodland Conservation Easement (1.51 acres) was recorded in the County Land Records in Liber 36197 at Folio 466 per TCP2-018-13. The PMA shown on the TCP1 is consistent with previously approved TCP2; however, the proposed additional clearing with the current application yields increased woodland conservation requirements beyond what has already been recorded under TCP2-018-13. As such, prior to signature approval of the revised TCP2, the current woodland conservation easement will need to be vacated and the new easement must be recorded.

The site has frontage on Southern Avenue (located in the District of Columbia) and Wheeler Road (collector roadway) which is located north of the property. These roads are not regulated for traffic related noise and the application does not propose residential development. No additional information is required with regard to noise.

8. **Primary Management Area**—According to mapping research and as documented on the approved NRI, there are regulated environmental features present on-site including wetlands, 100-year floodplain and their associated buffers. This site drains to Oxon Run within the Potomac River Basin. Several areas of steep slope areas occur on-site.

The site contains a Primary Management Area (PMA) that is required to be preserved to the fullest extent possible per Section 24-130(b)(5). The Subdivision Regulations requires that: "...all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible." The regulated environmental features on the subject property include the delineated PMA.

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

All wetland areas, 100-year floodplain, and the majority of steep slopes are located within the PMA. The PMA and adjacent woodlands are proposed for preservation or retention. Based on the proposed limits of disturbance, the regulated environmental features have been preserved to the fullest extent possible because no impacts are proposed.

9. **Stormwater Management**—The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved a Stormwater Management Concept Plan, 19266-2015-00, to ensure that development of this site does not result in on-site or downstream flooding and that stormwater control is provided on-site. The approved concept shows the use of micro-bioretenion to treat stormwater for the entire project. Development of this site shall conform to that approval or any subsequent amendments.

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection, and preservation of drinking water, stormwater, and wastewater systems within the County, on a countywide level. These policies are not intended to be implemented on individual properties or projects, and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans; County ordinances for stormwater management, 100-year

floodplain, and woodland conservation; and programs implemented by DPIE; the Prince George's County Health Department; the Prince George's County Department of the Environment (DoE); the Prince George's Soil Conservation District; the M-NCPPC, Planning Department; and the Washington Suburban Sanitary Commission (WSSC) are also deemed to be consistent with this functional master plan.

10. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, mandatory dedication of parkland is not required for the subject site because it consists of nonresidential uses.
11. **Trails**—This PPS has been reviewed for conformance with Sections 24-123 and 24-124.01 of the Subdivision Regulations, the 2009 Approved Countywide Master Plan of Transportation (MPOT), and the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* (Master Plan SMA) in order to implement planned trails, bikeways, and pedestrian improvements. The proposed development is not located within a community center or corridor per the Adequate Public Facility Review Map of Plan Prince George's 2035. Therefore, it is not subject to the requirements of Section 24-124.01, "Transportation Review Guidelines, Part 2, 2013."

There are no master plan trails issues that impact the subject site. There is an existing sidewalk on Southern Avenue for the entire frontage of the subject property in order to safely accommodate pedestrians. The concrete material of the sidewalk is carried across the site's vehicular access driveways to further delineate the crossings as part of the pedestrian realm. Furthermore, there is an existing sidewalk linking the public sidewalk along Southern Avenue with appropriate destinations on the subject site, such as the building entrance and parking lot. These existing facilities adequately accommodate pedestrians. It should be noted, however, that the entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of the District of Columbia and is beyond the scope of this application.

The planned Barnaby Run Trail lies to the south of the subject site. The Maryland-National Capital Park and Planning Commission (M-NCPPC) owns land along this stream valley to the south and east of the subject property. Some of this land immediately abuts the subject property. However, it appears that the headwaters of Barnaby Run end on the property to the south of the subject application. Furthermore, this future stream valley trail is probably most appropriate in the residential communities to the south and east of the subject site where parkland has been acquired, not within the industrially zoned consolidated storage property. There are no additional master plan trail or sidewalk recommendations.

12. **Transportation**—The subject site has frontage is on Southern Avenue, a four-lane undivided roadway which is under the authority of the District of Columbia. The property currently and three vehicular access driveway along Southern Avenue. One driveway is proposed to be removed, which is supported by the Planning Board. This development will be served by surface parking. Access to the parking spaces and the overall site circulation are acceptable.

The PPS proposes expansion of an existing consolidated storage facility. The size of the expansion will be 98,831 square feet. Based on recommendation from the *Trip Generation Manual, 9th Edition* (Institute of Transportation Engineers), the planned development will add 30 AM and 32 PM trips during the peak hours. The signalized intersection of Southern Avenue and Wheeler Road (located 300 feet north of the site) is deemed to be critical to the development. Based on a May 12, 2015 peak hour turning movement count, the intersection operates with a LOS/CLV of C/1221 and B/1052 during the AM and PM peak hours. While these levels of service represent adequacy based on the "Guidelines," the intersection is located entirely outside the County, and therefore beyond the jurisdiction of the Planning Board. A trip cap of 48 AM and 51 PM peak-hour trips is recommended for the total on-site development of 157,261 square feet of GFA.

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Subdivision Regulations.

13. **Schools**—The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the "Adequate Public Facilities Regulations for Schools" (County Council Resolutions CR-23-2001 and CR-38-2002), and concluded that the subdivision will have no impact on school clusters because it is a nonresidential use.
14. **Fire and Rescue**—The PPS has been reviewed for adequacy of fire and rescue services in accordance with Sections 24-122.01(d) and 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that "A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month."

The proposed project is served by Oxon Hill Fire/EMS, Company 842. This first due response station located at 1100 Marcy Avenue, Oxon Hill, Maryland, is within the maximum seven-minute travel time for nonresidential land uses.

Capital Improvement Program (CIP)

There are no Prince George's County CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

15. **Police Facilities**—The proposed development is within the service area of Police District IV, Oxon Hill. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the July 1, 2014 (U.S. Census Bureau) county population estimate is 904,430. Using the 141 square feet per 1,000 residents, it calculates to 127,524 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.

16. **Water and Sewer Categories**—Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.” The 2008 *Water and Sewer Plan* placed part of this property in water and sewer Category 3, Community System. The site will therefore be served by public water and sewer service. The site is located in Sustainable Growth Tier 1 which also requires public service systems.
17. **Health Department**—The Prince George’s County Health Department has evaluated the PPS and recommends that the applicant remove any trash debris from the site at the time of grading permits.
18. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when public utility easements (PUEs) are required by a public utility company, the subdivider should include the following statement on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The PPS correctly delineates a ten-foot-wide PUE along the public right-of-way as required, which will be reflected on the final plat prior to approval.

19. **Historic**—The existing building on the subject property was built in 1961 for the Henry B. Gilpin Company. The building was designed by the architectural firm of Chatelain, Gauger & Nolan and was constructed by E.A. Baker Co. The firm of Chatelain, Gauger & Nolan was formed in 1956 by Leon Chatelain, Jr., with partners Earl V. Gauger and James A. Nolan. This architectural and engineering firm was well known for its institutional and commercial buildings and also designed the Kiplinger Editor’s Park Building formerly located at 3401 East-West Highway in Hyattsville.

The Henry B. Gilpin Company was one of the largest and oldest wholesale drug companies in the country. Participants at an open house ceremony on May 6, 1962 included Maryland Governor Tawes and Dr. William S. Apple, Secretary and General Manager of the American Pharmaceutical Association. The new Gilpin building at 901 Southern Avenue contained 59,000 square feet of space and was equipped with conveyor systems for rapid handling of products. The Gilpin building was sold to Jack R. Tribble and Associates, an appliance and electrical components distribution firm, in November 1981. Harvey Memorial Baptist Church of Washington, D.C. acquired the building in August 2002.

The former Gilpin building was operated as a church from 2002 until recently. District of Columbia boundary marker SE 6 (#76A-018) is located on the western edge of the subject property. The site of the boundary stone is not shown on all of the plans and should. This boundary stone is one of 40 milestones marking the boundary between Maryland and Virginia and the original 100 square miles allotted for the City of Washington. The Maryland boundary stones were set in 1792. The 36 surviving boundary stones were listed in the National Register of Historic Places on November 1, 1996. Each stone has a three-foot easement around it that is considered

federal property. The District of Columbia Department of Transportation accepted legal responsibility for the stones from the Department of Interior in 2003.

Phase I archeological survey is not recommended on the property. Aerial photographs show that the subject property was extensively graded in the 1960s. 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.

20. **Use Conversion**—The subject application is not proposing any residential development; however, if a residential land use were proposed, a new subdivision is recommended. There exists different adequate public facility requirements comparatively between residential and nonresidential uses, and there are other considerations for a residential subdivision not considered in the review of commercial, industrial, and mixed-use development including recreational components, noise, and access. A new subdivision is recommended if residential development is to be proposed.

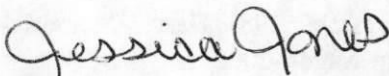
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

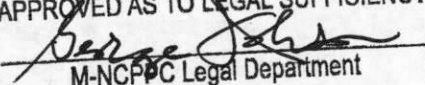
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shoaff, Bailey and Hewlett voting in favor of the motion at its regular meeting held on Thursday, November 19, 2015, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of December 2015.

Patricia Colihan Barney
Executive Director


By Jessica Jones
Planning Board Administrator

PCB:JJ:WM:ydw

APPROVED AS TO LEGAL SUFFICIENCY

M-NCP&C Legal Department
Date 11/24/15

1.20

Case Name: GILPIN PROPERTY
Case Number: 4-15017
Applicant: SILVER BRANCH, LLC
Reviewer: WILLIAM MAYAH
PB Date: 11/19/2015

4-15017

PERSONS OF RECORD: 2

10/8/2015 (4-15017)
DAN LYNCH
MCNAMEE HOSEA
6411 IVY LANE
SUITE 200
GREENBELT MD 20770

10/8/2015 (4-15017)
SILVER BRANCH LLC
8627 16TH STREET
SILVER SPRING MD 20910





PGCPB No. 14-35

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

File No. DSP-13008

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, DSP-13008 for Gilpin Property was approved by the Planning Board on July 25, 2013, and PGCPB Resolution No. 13-93 was adopted on September 12, 2013; and

WHEREAS, on October 15, 2013, the District Council elected to review this case; and

WHEREAS, on February 11, 2014, the District Council voted to remand the case to the Planning Board in accordance with Section 27-290 of the Zoning Ordinance in order to require the applicant to submit a revised detailed site plan that proposes architectural elevations and land uses that implement the November 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A*, and provide additional information; and

WHEREAS, by letter dated April 7, 2014 (attached hereto as Exhibit A), the applicant has declined to submit a revised detailed site plan for the reasons stated in Exhibit A; and

WHEREAS, the applicant raises valid points about the limits of detailed site plan review by the Planning Board, and the lack of authority in the Zoning Ordinance to require a detailed site plan to conform to a master plan; and

WHEREAS, the District Council's Remand Order requires the Planning Board to reconsider the detailed site plan for conformance to the applicable master plan upon receipt of a revised detailed site plan, however no revised site plan will be submitted by the Applicant, so the Planning Board has no authority, pursuant to the remand order, to reconsider the detailed site plan; and

WHEREAS, the Remand Order requires the Planning Board, prior to taking additional testimony, to issue an informational mailing in compliance with Section 24-119.01 and CB-55-2008, provisions of the Subdivision Regulations for the County, however the subject application is a detailed site plan not a subdivision, and is not subject to the Subdivision Regulations. Further the Planning Board cannot take additional testimony for the reasons stated above, so the requirement of an informational mailing is moot;

NOW THEREFORE,

1. The Planning Board has no authority to re-open or reconsider the detailed site plan.
2. The Planning Board hereby returns this matter to the District Council.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Shoaff, with Commissioners Geraldo, Shoaff, Bailey and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, May 1, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of May 2014.

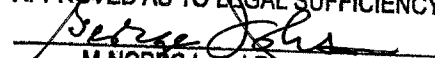
Patricia Colihan Barney
Executive Director



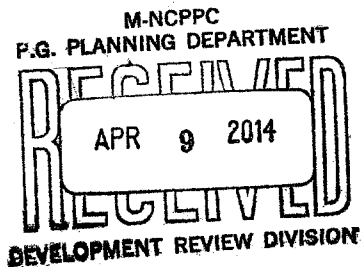
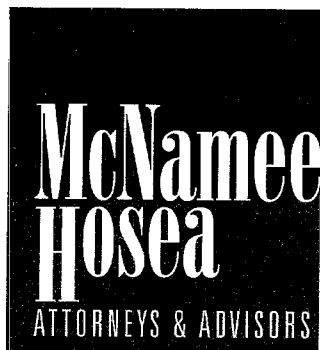
By Jessica Jones
Planning Board Administrator

PCB:JJ:MF:arj

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 5/2/14



Daniel F. Lynch, Esquire
Admitted in Maryland

McNamee, Hosea, Jernigan, Kim,
Greenan & Lynch, P.A.

Email: DLynch@mhlawyers.com
Direct Dial: Extension 250

April 7, 2014

PRINCE GEORGE'S COUNTY PLANNING BOARD
OFFICE OF THE CHAIRMAN

RECEIVED 2/18/14 LOG NO. C14-040862
DISTRIBUTION EMH-PYE
TO: Planning AA
cc: JJ

The Honorable Elizabeth M. Hewlett
Chairwoman
Prince George's County Planning Board
Maryland-National Capital Park and
Planning Commission
County Administration Building
Upper Marlboro, Maryland 20772

Prince George's County Planning Department
Office of the Director
Rec'd APR 08 2014 Log No. Same
Distribution EP, AD, AH, Log
Original to DRD

Re. **DSP-13008; Gilpin Property**

Dear Chairwoman Hewlett:

Please be advised that this firm represents Boundary Stone Storage #6, LLC, and I am writing to address the Order of Remand dated February 11, 2014 in the above captioned matter and formally notify the Planning Board that the applicant has no intention on submitting a revised Detailed Site Plan.

In its Order of Remand, the District Council has requested that the Applicant submit a revised Detailed Site Plan with architecture or architectural elevations "consistent and compatible with the overall gateway goals and concepts contained in the 2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A" (see Page 7 of the Order of Remand). The District Council also requested in the Order that the Planning Board take further testimony as to how the revised or amended detailed site plan shall implement the land use recommendations of the 2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A (see pages 7 through 8 of the Order of Remand). A review of the Zoning Ordinance demonstrates that the Order of Remand is directing the Planning Board to review this detailed site plan on issues that are beyond the scope of the Board's review as set forth in the Zoning Ordinance. Section 27-285(b) states:

(b) Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the

proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

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

Section 27-285(b) clearly sets forth the findings the Planning Board is required to make and nowhere is the Planning Board required to determine whether there a detailed site plan conforms to the master plan. Therefore, the District Council is asking the applicant to revise its detailed site plan to address an issue which is beyond the scope of the Planning Board's review as set forth in the Zoning Ordinance. As a general rule, master plans serve as general guides that recommend area development and future land use and zoning and only by ordinance does a master plan become regulatory in nature. See *Archers Glen Partners, Inc. v. Betty Garner*, 176 Md. App. 292, 933 A.2d 405 (2007). In this case, there is no requirement that detailed site plans conform to the master plan and therefore, the District Council cannot mandate that the applicant revise its plans to conform to the master plan and mandate the Planning Board address master plan conformance in its review.

In addition to directing the Planning Board to take further testimony and reconsider its prior decision relative to a revised or amended detailed site plan, the Order of Remand also directs the applicant to submit a record of registration and certificate of good standing for Boundary Stone SE #6, LLC. First, the detailed site plan submittal requirements set forth in Section 27-282 of the Zoning Ordinance do not require the applicant to submit articles or organization or a certificate of good standing. Second, as clearly set forth in Section 27-285(b), the Planning Board is not authorized to make a determination on an applicant's legal organizational status as part of its review of a detailed site plan. Therefore, the applicant is not required to submit this additional evidence and the District Council's direction to the Planning Board to reconsider its decision based upon this evidence is beyond the scope of the Planning Board's authority.

Finally, the District Council in its Order of Remand directs the Planning Board as follows:

Prior to taking further testimony and additional public comment, informational mailing shall comply with Section 24-119.01 and CB-55-2008. All interested persons who wish to do so should be allowed to register as person of record for this case.

Honorable Elizabeth M. Hewlett
April 7, 2014
Page 3

In other words, the Order of Remand directs the Planning Board to utilize the notice requirements contained in the Subdivision Regulations for a detailed site plan. Again, the District Council is directing the Planning Board to take action which is beyond the Planning Board's authority set forth in the Zoning Ordinance. It should be noted that the applicant complied with the notice requirements set forth Section 27-125.01 of the Zoning Ordinance during the Planning Staff's review of this application and the posting requirements set forth in Section 27-125.03 of the Zoning Ordinance prior to the Planning Board hearing. The applicant has therefore complied with the notice and posting requirements.

In light of the above, the Planning Board does not have the authority to comply with the District Council's Order of remand and the Applicant does not intend to revise and submit DSP-13008. Therefore, the Applicant respectfully requests that the Planning Board transmit this matter back to the District Council for final action.

Respectfully submitted,

MCNAMEE ROSEA

By:


Daniel F. Lynch

Honorable Elizabeth M. Hewlett
April 7, 2014
Page 4


CERTIFICATE OF SERVICE

THIS IS TO CERTIFY that on this 7th day of April, 2014, a copy of this letter to Honorable Elizabeth M. Hewlett dated April 7, 2014, regarding DSP-13008, Gilpin Property, was sent to the following:

Noah Mehrkam
Boundary Stone SE #6, LLC
P.O. Box 25523
Washington, D.C. 20027

Rick Groff
Ben Dyer Associates, Inc.
11721 Woodmore Road, #200
Mitchellville, MD 20721

Arthur Horne
Shiple & Horne
1101 Mercantile Lane, Suite 240
Largo, MD 20774



Daniel F. Lynch

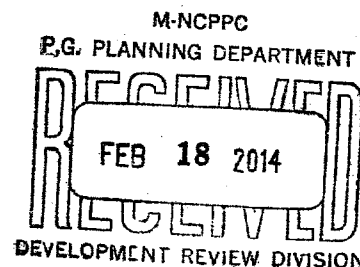


THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

February 19, 2014

MEMORANDUM



TO: Alan Hirsch, Division Chief, Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: *see* Redis C. Floyd
Clerk of the Council

RE: **DSP 13008 Giplin Property**
Boundary Stone SE#6, LLC, Applicant

The District Council voted to remand the above referenced case to the Planning Board on February 11, 2014 to take further testimony and evidence before the District Council takes final action in this matter.

Attached is a copy of the Order of Remand along with the entire case file. If you have any questions, please contact me.

Attachments

cc: Steve Adams, Supervisor, Development Review Division
Raj Kumar, Principal Counsel to the District Council
Cheryl Summerlin, Applications Supervisor, Development Review Division
Arthur J. Horne, Esquire

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

February 18, 2014

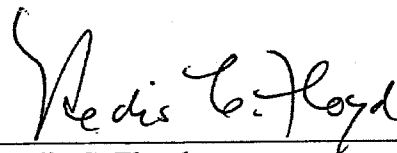
**RE: DSP-13008 Giplin Property
Boundary Stone SE #6, LLC, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on February 11, 2014.

CERTIFICATE OF SERVICE

This is to certify that on February 18, 2014, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.



Redis C. Floyd
Clerk of the Council

Case No. DSP-13008 Gilpin Property

Applicant: Noah Mehrkam
Boundary Stone SE #6, LLC

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

ORDER OF REMAND

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 13-93, to approve with conditions a detailed site plan for the conversion of an existing 58,430-square-foot warehouse-style building into a consolidated-storage building with 615 interior-access units, located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive, in Planning Area 76A, Council District 7, is:

REMANDED, pursuant to §27-132, §27-133, §27-141, and §27-290 of the Zoning Ordinance, (hereinafter "§27-___."), to the Planning Board to take further testimony and evidence before the District Council takes final action in this matter.

The proposed development, located at the intersection of Southern Avenue and Wheeler Road, seeks an approval of a detailed site plan application to convert an existing 58,430-square-foot warehouse-style building into a consolidated-storage building with 615 interior-access units. PGCPB No. 13-93, 1-2. Consolidated Storage is defined as a "Building" divided into two (2) or more individual units of 500 square feet or less, each of which is leased to an individual solely for dead storage and not for use in connection with the operation of a business. *See* §27-107.01 (54.3). *See also* PGCPB No. 13-93, Proposed Floor Plan, Slide 12 of 17.

The development application is subject to the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A* (Heights Plan). PGCPB No. 13-93, 10, Community Planning Memo, July 1, 2013. The

Heights Plan has designated the development area as Focus Area 4, Issue Site A and Issue Site B, within the Heights and Vicinity Master Plan and SMA. *See* Heights Plan, pp.30-35, Map Recommendations (Issue Site A) and Recommendations (Issue Site B). Specifically, for the south side of Wheeler Road, including the frontage properties between the Tribbles Building (Gilpin Property) on Southern Avenue and Chevet Manor Apartments on Wheeler Road, the plan recommends all properties be designated for medium-suburban residential land use. *Id.* at 33.

The subject property is located at the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road. It is bounded to the east by a 2.93-acre, R-55-zoned (One-Family Detached Residential), vacant, wooded parcel (Parcel 31). To the south is a 10.2-acre, R-O-S-zoned (Reserved Open Space) property (Parcel 52) that is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). To the west of the M-NCPPC land is a C-S-C-zoned (Commercial Shopping Center) parcel (Parcel A), which is the site of a commercial shopping center and other commercial uses. The subject property is bounded to the northwest by Southern Avenue, whose right-of-way is under the jurisdiction of the District of Columbia. The properties located across Southern Avenue from the subject property are located within the District of Columbia, and are improved with single-family attached and apartment-style dwelling units.

The purposes of the Zoning Ordinance are:

- (1) To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;**
- (2) To implement the General Plan, Area Master Plans, and Functional Master Plans;**
- (3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

- (4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;
- (5) To provide adequate light, air, and privacy;
- (6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;**
- (7) To protect the County from fire, flood, panic, and other dangers;
- (8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;
- (9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;
- (10) To prevent the overcrowding of land;
- (11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;
- (12) To insure the social and economic stability of all parts of the County;
- (13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;
- (14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and
- (15) To protect and conserve the agricultural industry and natural resources.

See §27-102. (Emphasis added.)

The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
- (B) To help fulfill the purposes of the zone in which the land is located;
- (C) To provide for development in accordance with the site design guidelines established in this Division; and
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

See §27-281. (Emphasis added.)

The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan pursuant to §27-274. *See §27-283. Pursuant to §27-283(10),*

when architectural considerations are referenced for review, the Conceptual Site Plan shall include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles and the guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located. (Emphasis added.)

The purposes of the I-1 Zone are:

- (A) To attract a variety of labor-intensive light industrial uses;
- (B) To apply site development standards which will result in an attractive, conventional light industrial environment;
- (C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic-generating Commercial Zones; and
- (D) To provide for a land use mix which is designed to sustain a light industrial character.

See §27-469. (Emphasis added.)

The detailed site plan proposes to convert the existing brick structure by installing 615 storage units within the building. The primary building entrance for the self-storage business will be along the northeastern building elevation. In this area the building will be modified to provide glass doors and windows with tan, metal awnings above. A parapet wall is proposed along this elevation to increase the height of the building in the area of this primary entrance. A 10-17-foot-tall-parapet wall above the existing roof is proposed. This wall will be clad with green exterior insulation finishing system (EIFS) with a white cornice treatment. A secondary building-mounted sign is proposed along the southwest building elevation where a band of green EIFS and white cap flashing is proposed along the top of the existing building. The front building elevation facing Southern Avenue will remain largely unaltered with the exception of the northeast corner of this elevation where a metal awning is proposed and a portion of the

The EIFS parapet feature is continued. An existing driveway entrance on the northeast end of the property will service a 19-space surface parking lot. Loading spaces will be accessed by a separate existing driveway located on the southwest side of the building, where an additional parking lot with 10 parking spaces exists. The four, existing loading spaces are screened from public view along Southern Avenue by an existing brick masonry wall. In addition to the building modifications, the applicant proposes to modify the on-site fencing to create secured vehicular access and a secured parking area. A detail of an eight-foot-tall, metal, picket fence is provided on the detailed site plan. See PGCPB No. 13-93, 2.

Based on our review of the detailed site plan, including the proposed architectural elevations, (Slide 10 of 17, Front and Left Elevations) (Slide 11 of 17, Rear and Right Elevations), the plan does not adequately address or satisfy the purposes of the zoning ordinance, the general purposes of a detailed site plan or the purposes of the industrial zone. The proposed detailed site plan does not protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County because in our view the plan does not implement the recommendations, designs or goals of the 2000 Heights Plan. The detailed site plan architectural elevations do not promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development because the Wheeler Road sub-focus areas which contain pockets of older commercial properties, many with deferred maintenance and lacking a functional connection to the community, also contains significant residential zoned properties, many of which have not been developed.

We also find that the architectural elevations or modifications of the proposed development site plan do not *provide a variety of building forms, with a unified, harmonious use of materials and styles*. A 10-17-foot-tall-parapet wall above the existing roof of a vacant warehouse clad with green exterior insulations finishing system with a white cornice treatment does not provide a variety of building forms, with a unified, harmonious use of materials and styles.

We further find that the largely unaltered front building elevation facing Southern Avenue with the exception of the northeast corner of this elevation where a metal awning is proposed and a continuation of a portion of the green EIFS parapet and a detail of an eight-foot-tall, metal, picket fence does not apply site development standards which will result in an attractive, conventional light industrial environment, nor does it create a distinct light industrial character, setting it apart from both the Commercial Shopping Center to the west.

While the Heights Plan did not rezone the Gilpin Property from the I-1 Zone, the Plan addressed this property within Focus Area 4, which includes two sub-focus areas: the Southern Avenue Metro Station and Wheeler Road and Vicinity. The Gilpin property is in the Wheeler Road sub-focus area which contains pockets of older commercial properties, many with deferred maintenance and lacking a functional connection to the community. The Wheeler Road sub-focus area also contains significant residential zoned properties, many of which have not been developed. The Wheeler Road commercial area is within one-half mile of the Southern Avenue Metro Station. The Heights Plan recommends this area to provide new and redevelopment projects that promote quality new and diverse housing, as well as limited commercial retail and office use. See Heights Plan, pp.30-35, Map 6, Recommendations (Issue Site A) and Recommendations (Issue Site B).

Urban design standards in the Heights Plan for both residential and commercial to entuate compatible building styles, forms and, materials. The plan addresses landscaping, parking, sidewalks, linkages signage, and building appearance as complementary components of a cohesive site. See Heights Plan, Urban Design, pp.87-97. The recommendation for consolidated residential development in and around the Gilpin Property may take place over time but it is recommended in the meanwhile that the I-1 zoned Gilpin property carefully consider the physical compatibility and design form any new development would have on surrounding residential properties. The Heights Plan also references Wheeler Road as a gateway site into the County from the District of Columbia.

The Applicant shall submit a revised or amended detailed site plan with architecture or architectural elevations consistent and compatible with the overall gateway goals and concepts contained in the of the 2000 Heights Plan. See Heights Plan at 36-51.

1. On remand, the Planning Board shall take further testimony on a revised or amended detailed site plan which shall implement the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A*, Focus Area 4, Issue Site A and Issue Site B, within, pp.30-35.

2. On remand, the Planning Board shall take further testimony on a revised or amended detailed site plan which shall implement the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A*, Part II, Gateways, Map 7, pp.36-41, Focus Area 4, Wheeler Road Gateway, pp.47-50.

3. On remand, the Planning Board shall take further testimony on a revised or amended detailed site plan which shall implement the Urban Design Concepts land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A*, pp.87-97.

4. On remand, the Planning Board shall require Boundary Stone SE #6, LLC, a corporation which is **not** in good standing in Maryland,¹ to submit into the record a registration and a certificate of good standing from the Maryland State Department of Assessment and Taxation.

5. Prior to taking further testimony and additional public comment, informational mailing shall comply with §24-119.01 and CB-55-2008. All interested persons who wish to do so should be allowed to register as person of record for this case. §27-107.01(a) (179).

6. On remand, the Planning Board shall reconsider its prior decision and shall transmit an amended resolution to the District Council which shall contain new findings and conclusions. The decision shall be embodied, pursuant to its Rules of Procedure, adopted in PGCPB Resolution No. 08-71, as amended, and §27-285 of the Zoning Ordinance, in a resolution adopted at a regularly scheduled public meeting, a copy of which shall be sent to all persons of record (in the Detailed Site Plan approval process).

¹ See http://sdatcert3.resiusa.org/ucc-charter/DisplayEntity_b.aspx?EntityID=W14932560&EntityName=BOUNDARY+STONE+SE+%236%2c+LLC++&TabNum=1

ORDERED this 11th day of February, 2014, by the following vote:

Favor: Council Members Campos, Davis, Franklin, Olson, Patterson, Toles
and Turner.

Opposed:

Abstained:

Absent: Council Members Harrison and Lehman.

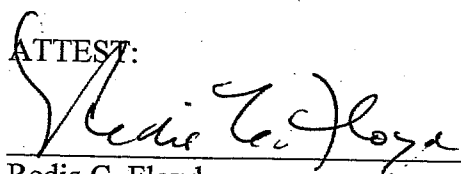
Vote: 7-0

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

BY: 

Mel Franklin, Chairman

ATTEST:



Redis C. Floyd
Clerk of the Council



January 12, 2016

Silver Branch, LLC
8627 16th Street
Silver Spring, MD 20910

Re: Notification of Planning Board Action on
Detailed Site Plan – DSP-13008-01
Gilpin Property

Dear Applicant:

This is to advise you that on **January 7, 2016** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **January 12, 2016** of the Planning Board's decision unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or any Person of Record in the case; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the Council, at the above address.

Very truly yours,
Alan Hirsch, Chief
Development Review Division

By: *Jill Kosack*
Reviewer

c: Redis C. Floyd, Clerk to the County Council
Persons of Record

PGCPB No. 15-137

RECEIVED

JAN 12 2016

OFFICE OF THE CLERK
PRINCE GEORGES COUNTY MARYLAND

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

PGCPB No. 15-137

File No. DSP-13008-01

RESOLUTION

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on December 17, 2016 regarding Detailed Site Plan DSP-13008-01 for Gilpin Property, the Planning Board finds:

1. **Request:** The subject application requests approval for the construction of an additional 98,832 square feet of consolidated-storage use with an additional 948 interior and exterior-access units in one new building and three building expansions to the existing 58,430-square-foot consolidated storage building with 515 interior-access units.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	I-1	I-1
Use(s)	Consolidated Storage	Consolidated Storage
Acreage	14.43	14.43
Total Square Footage/GFA	58,430	157,262 (98,832 proposed)
Storage Units	515	1,463 (948 proposed)

OTHER DEVELOPMENT DATA

Parking Required: **36 spaces**
 Storage Consolidated – 1,463 units @ 1 space per 50 units 30 spaces
 Office Space – 1,064 sq. ft. @ 4 spaces per 1,000 sq. ft. 4 spaces
 Resident Manager – 1 manager @ 2 spaces per manager 2 spaces

Parking Approved: **42 spaces**
 Standard Spaces 40 spaces
 Van-Accessible ADA Spaces 2 spaces

Loading Required: **6 spaces**
 157,262 sq. ft. @ 2 spaces for first 10,000 sq. ft. 2 spaces
 + 1 space per each additional 40,000 sq. ft. 4 spaces

Loading Approved: **7 spaces**
 7 spaces at 12 ft. x 45 ft. 7 spaces

3. **Location:** The subject property is located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive, in Planning Area 76A in Council District 7.
4. **Surrounding Uses:** The subject property is bounded to the east by an R-55-zoned (One-Family Detached Residential), vacant, wooded parcel (Parcel 31). To the southeast is a vacant, wooded R-O-S-zoned (Reserved Open Space) property (Parcel 52) that is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). To the west of the M-NCPPC land is a C-S-C-zoned (Commercial Shopping Center) parcel (Parcel A), which is the site of a commercial shopping center and other commercial uses. The subject property is bounded to the northwest by Southern Avenue, whose right-of-way is under the jurisdiction of the District of Columbia. The properties located across Southern Avenue from the subject property are located within the District of Columbia, and are improved with single-family attached and apartment-style dwelling uses.
5. **Previous Approvals:** According to tax records, the primary structure on-site was constructed in 1961. Detailed Site Plan DSP-13008, to convert the primary structure to a consolidated storage use, was originally approved by the Planning Board on July 25, 2013 (PGCPB Resolution No. 13-93), subject to five conditions. The District Council elected to review the case and on February 11, 2014, voted to remand the case to the Planning Board. On May 1, 2014, the Planning Board determined that they had no authority to reconsider the DSP and returned the matter to the District Council (PGCPB Resolution No. 14-35). The District Council did not elect to re-hear the case and the original Planning Board resolution was affirmed as a final decision.

On November 19, 2015, the Planning Board heard and approved Preliminary Plan of Subdivision 4-15017 (PGCPB Resolution No. 15-119) for the additional square footage on the subject property.

6. **Design Features:** The original DSP application was approved to convert the existing one-story, brick structure on-site into a consolidated storage use by installing 615 storage units within the building, with a few minor exterior and site modifications. The current DSP revision application proposes to add three, one-story expansions to the existing building and build one, new, three-story building with a total of an additional 948 storage units.

The existing building sits in the northeast corner of the property, fronting on Southern Avenue, with a small parking lot to the east and loading spaces at the west end. Two access points off of Southern Avenue, at the east and west ends of the existing building, provide for vehicular access to the use. The previous approval provided for an office space and resident manager apartment at the east end of the existing building, which served as the primary building entrance area. All of the improvements approved under the original DSP have been implemented on the site and are to remain largely unchanged with the subject application.

The major change proposed with the subject revision is to construct a separate 34.67-foot-high, three-story building, Building 'B,' to the west of the existing building along the Southern Avenue

frontage and to build three, one-story expansions along the western and southern elevations of the existing building. In addition to the building modifications, the applicant proposes to modify the on-site fencing to extend the secured vehicular access around the new building; new stormwater features east of the existing building and along the southeastern edge of the site; expansion of the parking area to the east and south of the existing building; additional loading spaces to the west of the proposed building; and a new retaining wall along the southern side of the proposed building.

Building 'B's shorter elevation faces Southern Avenue to the north. This elevation includes some beige metal panel, reddish decorative concrete block with quoining, storefront windows and enhanced cornices at either end to provide variety to the flat roofline. The Planning Board found that additional masonry be added to the north and east elevations, at the intersecting corner only, such that the masonry would extend a minimum of eight feet in height above the grade level. A large green and white, internally-illuminated cabinet building-mounted sign, similar to two on the existing building, is located along the eastern end of the northern elevation. Beige metal roll-up doors provide access to the exterior facing units along the ground level on the eastern and western elevations of Building 'B.' These elevations are finished with the reddish decorative concrete block for the entirety of the ground level, with beige metal panel above, and glass sliding doors at either end for access to the interior storage units. The southern elevation, which faces the proposed stormwater features and existing woodlands, continues the concrete block along the ground level with beige metal panel above with no other features or entrances.

The three building expansions proposed on the existing Building 'A' will have all exterior-access units with beige metal roll-up doors and is proposed to be finished in painted corrugated metal panel. The Planning Board found that this material is not visually appropriate and it should be changed to match the decorative concrete block proposed for the new building, which will also blend better with the existing brick building they are attached to.

The Planning Board found that the proposed metal sloping roof be brown in color to match the existing building. A condition requiring this has been included in this approval.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with Part 3, Division 1, General Zoning Procedures; the requirements of the I-1 Zone; the site plan design guidelines of the Zoning Ordinance; Part 11, Off-Street Parking and Loading; and Part 12, Signs, as follows:
 - a. In accordance with Section 27-473(b), Table of Uses, the proposed consolidated storage building is permitted in the I-1 Zone, in accordance with Section 27-475.04(a)(1), and subject to DSP approval. The subject site meets these requirements, as follows:

(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).**

The architectural elevations indicate that no entrances to individual units are visible from any street or from adjoining land in any residential or commercial zone.

- (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.**

All proposed individual storage units are either oriented toward the interior of the development, such as along the east elevation of Building 'B' and west elevation of the existing building, or are screened by existing trees or proposed landscaping.

- (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.**

The existing building ranges from 15 feet to approximately 32 feet in height including the parapet features. The site plan notes the average height of the proposed building is 34.67 feet from the finished floor, with the parapet features. It is unclear how this building height was determined relative to the Zoning Ordinance definition. Therefore, a condition has been included in this approval to revise the site plan and architecture as necessary to describe the clear conformance to the 36-foot maximum height.

- b. In accordance with Section 27-474(b), Regulations, the proposal meets the setback and ten percent green area requirements of the I-1 Zone. The buildings are set back a minimum of 25 feet from the street as required in the I-1 Zone.
- c. The proposal includes building-mounted signs, which have been reviewed for conformance with I-1 Zone regulations as follows:

Building-Mounted Signs: The applicant proposes one new building-mounted sign. Section 27-613(c)(3)(B) states the following:

- (B) **In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one (1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:**
- (i) **Each building shall be allowed a sign having an area of at least sixty (60) square feet.**
 - (ii) **Except as provided in (i), above, the area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.**

The proposed building-mounted signage will be located on the northern elevation of the new building, Building 'B'. The front wall of this building is 280 feet long and the proposed sign is 100 square feet, which complies with this requirement. The applicant has asked for additional building-mounted signage, with a similar design, be allowed up to the maximum area allowed by the Zoning Ordinance. The Planning Board found this acceptable and has included a condition in this approval allowing for this revision prior to certification.

8. **Conformance with Preliminary Plan of Subdivision 4-15017:** Preliminary Plan of Subdivision (PPS) 4-15017 was heard and approved by the Planning Board on November 19, 2015, subject to ten conditions. The Planning Board is scheduled to adopt a final resolution of approval on December 10, 2015, (PGCPB Resolution No. 15-119), subject to the same conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:

2. **Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.**

The Department of Permitting, Inspections and Enforcement (DPIE) provided a referral stating that the DSP is consistent with the Approved Stormwater Management Concept Plan No. 19266-2015, dated July 20, 2015.

10. **Total development shall be limited to uses that would generate no more than 48 AM and 51 PM peak-hour vehicle trips.**

Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

The subject DSP proposes exactly the same amount of development as was approved with the PPS and the Transportation Planning Section indicated there are no transportation issues with the DSP. Therefore, it can be found that the application as proposed in in conformance with Condition No. 10 above.

9. **Conformance to Detailed Site Plan DSP-13008:** Detailed Site Plan DSP-13008 was originally approved by the Planning Board on July 25, 2013 (PGCPB Resolution No. 13-93), subject to five conditions. The District Council ultimately affirmed the Planning Board's decision. The following conditions of that approval are relevant to the subject application:

PGCPB Resolution No. 13-93 Conditions of Approval:

1. **Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:**

- c. **The location and square footage of the office shall be indicated on the detailed site plan.**

The office space for the use is located at the eastern end of the existing building on-site and no office space will be provided in the proposed building.

- e. **A note shall be provided stating that "blacked-out windows along Southern Avenue shall not be permitted."**

This specified note has been provided on the site plan revision to ensure that the proposed building complies with this requirement.

- f. **The three-space parking lot along Southern Avenue shall be removed and replaced with green area. Two additional shade trees shall be provided near the removed driveway on the subject property as a continuation of the streetscape.**

The previous DSP was revised to reflect these improvements prior to certification and they have now been implemented in the field.

- g. **All information regarding a freestanding sign shall be removed from the DSP submission, including the architectural plans.**

This was completed prior to the previous DSP certification and no new freestanding signage is proposed with this application.

- i. **All chain-link fencing visible from Southern Avenue (with or without barbed wire) shall be removed, or replaced with a durable metal fence.**

This condition was complied with prior to certification of the original DSP and has been maintained by the site improvements proposed with the subject revision.

- j. The right-of-way width for Southern Avenue shall be shown on the plan, as well as the building's setback from this right-of-way.**

This condition was complied with prior to certification of the original DSP and is also being met by the subject revision.

- l. The parking schedule shall be revised to reflect the elimination of the three-space parking lot. Two handicap parking spaces shall be provided.**

This condition was complied with prior to certification of the original DSP and is also being met by the subject revision.

- m. The plan shall indicate that cut-off or shielded light fixtures are provided.**

This condition was complied with prior to certification of the original DSP and is also being met by the subject revision through the provision of building-mounted, downward-facing floodlights.

- n. Sufficient lighting consistent with Police Department recommendations shall be provided for the parking lots at the rear of the building and within the southwest parking lot.**

The site plan revision shows proposed building-mounted lights around the proposed building and building expansions. The Prince George's Police Department indicated that there are no crime prevention through environmental design (CPTED) at this time.

- o. A note indicating the security plan shall be provided on the DSP.**

This condition was complied with prior to certification of the original DSP and is also being met by the subject revision.

- 4. Prior to approval of use and occupancy permits, the existing three-space parking lot along Southern Avenue shall be removed and replaced with green area.**

The specified parking lot was shown as to be removed on the original DSP approval and is not shown on the current DSP. The applicant also provided photographic evidence that the parking lot has been removed.

- 5. The applicant agrees to seek to have the parking lot's remaining driveway apron along Southern Avenue removed. The District of Columbia's Government has exclusive jurisdiction in this request.**

The District of Columbia's Government approved the removal of the driveway and the applicant provided photographic evidence confirming that it has been implemented in the field.

10. **2010 Prince George's County Landscape Manual:** The DSP for additional building square footage is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as follows:
 - a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. This section applies to the subject application, along its frontage on Southern Avenue, because it proposes an increase of more than ten percent of the gross floor area on the site. The submitted plans provided schedules and notes demonstrating conformance to this section through both proposed tree plantings along the eastern end of the frontage and existing woodlands along the western end.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires parking lot interior planting depending on the size of the parking lot. This application proposes the reconfiguration and expansion of the parking lot making it subject to the requirements of this section. The submitted plans provide the appropriate schedule demonstrating conformance to this section.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. There are four existing loading spaces and two proposed dumpsters on the west side of the building, which are screened by an existing brick retaining wall located parallel to the right-of-way. There are three new loading spaces proposed at the west end of the new building which will be screened from the right-of-way by proposed evergreen trees.
 - d. **Section 4.7, Buffering Incompatible Uses**—A goal of Section 4.7 is to provide a comprehensive, consistent, and flexible landscape buffering system that provides transitions between moderately incompatible uses. This section applies to the subject application because it proposes an increase of more than ten percent of the gross floor area on the site. The submitted plans provide the appropriate schedules and notes demonstrating conformance to this section.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The required schedule and notes has been provided on the plan and indicate conformance with this section.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-018-13 was previously reviewed as a companion case to Detailed Site Plan DSP-13008, and was found to be in conformance with the Woodland Conservation Ordinance (PGCPB Resolution No. 13-93). The project is subject to the environmental regulations of Subtitles 25 and 27 that came into effect on September 1, 2010 because the application is for a revised DSP in association with a recently approved preliminary plan.

The site contains a total of 9.66 acres of woodlands. The site has a woodland conservation threshold of 2.09 acres and a total requirement of 2.61 acres. The TCP2 proposes to meet the entire requirement with on-site woodland preservation (2.61 acres). According to the TCP2, an additional 5.46 acres of woodland will be preserved, but not credited including 0.5 acres within 100-year floodplain. Therefore, a total of 8.07 acres of woodland is proposed to remain on the subject site. The preservation acreage shown on the TCP2 worksheet differs from the total acreage on the recently approved TCP1 by 0.47 acres. Although the acreages vary between the plans, no additional woodland is shown to be preserved on the plan. Prior to signature approval of the TCP2, the worksheet shall be evaluated for conformance to the woodland conservation requirements as approved on the TCP1.

Two areas of woodland shown as "Woodland Preserved-Not Credited" are within the proposed Limit of Disturbance (LOD) on the TCP2. These areas shall be removed from the LOD and shown as cleared, which would require the acreage of "Woodland Preserved-Not Credited" to be reduced. If the areas are proposed to remain, the LOD must be revised to reflect them to remain undisturbed. The first area is located west of the proposed retaining wall, southwest of proposed Building 'B.' The second area is a narrow strip of woodland along the property line, east of the existing warehouse structure.

The subject property was previously subject to a Detailed Site Plan application (DSP-13008) and Type 2 Tree Conservation Plan TCP2-018-13. A Woodland Conservation Easement (1.51 acres) was recorded at 36197/466 per TCP2-018-13. The Primary Management Area (PMA) shown on the TCP2 is consistent with previously approved TCP2; however, the proposed additional clearing with the current application yields increased woodland conservation requirements beyond what has already been recorded under TCP2-018-13. As such, prior to signature approval of the revised TCP2, the current woodland conservation easement will need to be vacated and the new easement must be recorded.

The acreage of the PMA shown on the submitted TCP2 (42,488 square feet) is inconsistent with the acreage of the PMA shown on the revised NRI and TCP1 (45,939 square feet). The acreage of the PMA on the TCP2 should be revised for consistency with previous plans. Conditions have been included in this approval requiring the specified revisions.

12. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for more than 5,000 square feet of disturbance. Properties that are zoned I-1 are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 14.44 acres in size, resulting in a TCC requirement of 1.44 acres.

The provided tree canopy worksheet indicates that 7.59 acres of existing trees and 10,555 square feet of landscape trees will be provided on the subject site for a total of 7.83 acres of tree canopy, which meets and exceeds this requirement.

13. **Further Planning Board Findings and Comments from Other Entities:**

- a. **Archeological Review**—The Planning Board reviewed a brief history of the subject property and found that a Phase I archeological survey is not recommended on the subject property. Aerial photographs show that the subject property was extensively graded in the 1960s. 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.
- b. **Community Planning**—The application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The development application is consistent with the 2000 *The Heights and Vicinity Approved Master Plan and Sectional Map Amendment* (Heights and Vicinity Master Plan and SMA). There are no planning issues.
- c. **Transportation Planning**—There are no transportation issues with the subject application.
- d. **Subdivision Review**—The subject property is composed of Lots 1 and 2 – Gilpin Property, recorded in Plat WWW 40 1 in February, 1961 in the County Land Records. The property also includes Lots 6 through 10 and part of Lot 5, Block 1 and all of Lots 1 through 8, Block 2, as shown on Plat 25-82 – Southern Hills Manor and all of Brandywine Street having been abandoned by Equity Case No. C-9990. The property is located on Tax Map 87 in Grid B-3, and is approximately 14.44 acres in size. The site is currently improved with 58,430 square feet of gross floor area (GFA) for industrial use. This DSP proposes the addition of 98,831 square feet of GFA for industrial use and depicts a lot line adjustment between existing Lots 1 and 2. The proposed total GFA is 157,262 square feet. Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, a final plat of subdivision approved prior to October 27, 1970 shall be resubdivided prior to issuance of a building permit for the development of more than 5,000 square feet of GFA. Therefore, a Preliminary Plan of Subdivision (PPS) must be approved for the site prior to approval of the DSP, pursuant to Section 27-270 Order of Approvals of the Zoning Ordinance.

Preliminary Plan 4-15017 has been submitted for concurrent review and was approved by the Planning Board on November 19, 2015. The proposed development shown on the DSP is consistent with the PPS.

Subdivision comments are as follows:

- (1) Prior to certification of the DSP, the following corrections should be required:
 - (a) Revise General Note 3(A) to reflect that the subdivision is "Gilpin Property."
 - (b) Revise General Note 3(F) to state the following: "Number of Lots: 2."
 - (c) Revise General Note 3(M) to provide the approval date of the SWM Concept Plan.
 - (d) Revise General Note 3(X) to state that the site is located at the intersection of Wheeler Road and Southern Avenue.
 - (e) Demonstrate the proposed lot line adjustment requested with PPS 4-15017 with bearings and distances, and provide the acreage of land being adjusted.

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.

The DSP has been revised to address the Subdivision comments.

- e. **Trails**—The Planning Board reviewed an analysis regarding the site plan's conformance with the Heights and Vicinity Master Plan and SMA (area master plan) and the November 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

There are no master plan trails issues that impact the subject site in either the MPOT or the area master plan. It should be noted that the entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of Washington, D.C. and is beyond the scope of this application or the control of Prince George's County. However, there is an existing sidewalk on Southern Avenue for the entire frontage of the subject property in order to safely accommodate pedestrians. The concrete material of the sidewalk is carried across the site's ingress/egress points to further delineate the pedestrian crossings as part of the pedestrian realm. Furthermore, there is an existing sidewalk linking the public sidewalk along Southern Avenue with appropriate

destinations on the subject site, such as the building entrance and parking lot. These existing facilities adequately accommodate pedestrian along and to the subject application.

It should also be noted that the planned Barnaby Run Trail lies to the south of the subject site. The Maryland-National Capital Park and Planning Commission (M-NCPPC) owns land along this stream valley to the south and east of the subject property. Some of this land immediately abuts the subject property. However, it appears that the headwaters of Barnaby Run end on the property to the south of the subject application. Furthermore, this future stream valley trail is probably most appropriate in the residential communities to the south and east of the subject site where parkland has been acquired, not within the subject industrially-zoned consolidated storage property. There are no additional master plan trail or sidewalk recommendations.

- f. **Permit Review**—Permit comments have been addressed by revisions to the plans or are addressed in conditions of approval.
- g. **Environmental Planning**—The Environmental Planning Section approved a Natural Resources Inventory, NRI-029-13, for this project area on April 1, 2013. According to mapping research and as documented on the approved NRI, there are regulated environmental features present on-site that include wetlands, 100-year floodplain and their associated buffers. This site drains to Oxon Run within the Potomac River Basin. There are several areas of steep slope on the property. The predominant soils on the site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. The Maryland Department of Natural Resources, Natural Heritage Program provided correspondence to the applicant on February 6, 2013 indicating there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. No specimen trees were identified on-site through the NRI process. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent or within the site area.
- h. **Fire/EMS Department**—In a memorandum dated November 17, 2015, the Prince George's County Fire/EMS Department offered information on needed accessibility, private road design, and the location and performance of fire hydrants.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 30, 2015, DPIE offered the following comments on the subject application:

- (1) The property is located at 901 Southern Avenue in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road. Access to this site is from Southern Avenue which is under the jurisdiction of the District of Columbia. The application request is for 157,262 square feet of proposed building additions and new building.
- (2) All improvements on-site are to be in accordance with the County Grading and Road Ordinance, the Department of Public Works and Transportation's (DPW&T) Specifications and Standards and the Americans with Disabilities Act (ADA).
- (3) Existing sidewalks and ramps along all roadways within the property limits may require repair/replacement. Applicant shall secure permits from the District of Columbia for work in the public right-of-way.
- (4) A District of Columbia permit is required for additional access points onto existing frontage road(s), improvements of existing access points, utility taps. A DPIE grading permit is required for on-site grading work associated with this development.
- (5) The proposed site plan is consistent with approved DPIE Stormwater Management Concept Plan No. 19266-2015, dated July 20, 2015.
- (6) All easements are to be approved by DPIE, and recorded prior to the technical approval/issuance of permits.
- (7) A maintenance agreement is to be approved by DPIE, and recorded prior to the technical approval/issuance of permits.
- (8) A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation, is required.
- (9) DPIE has no objection to the proposed expansion of existing facility.
- (10) This memorandum incorporates the site development plan review pertaining to stormwater management (Section 32-182(b) of the Prince George's County Code).

The following comments are provided pertaining to this approval phase:

- (a) Final site layout, exact impervious area locations are not shown on plans.
- (b) The exact acreage of impervious area has not been provided.

- (c) Proposed grading is shown on the plans.
- (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 County Code has not been provided.
- (h) Provide any missing information described above for further review with permit submission.

The majority of DPIE's comments are either factual or are required to be addressed prior to issuance of permits, at the time of technical plan approvals. It should be noted that DPIE has stated that the plans are consistent with the approved stormwater management concept plan.

- j. **Prince George's County Police Department**—In a memorandum dated October 15, 2015, the Prince George's County Police Department indicated that there are no crime prevention through environmental design (CPTED) at this time.
- k. **Prince George's County Health Department**—In a memorandum dated November 23, 2015, the Health Department stated that the Environmental Engineering Program of the Prince George's County Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:
 - (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. The applicant has satisfied comments previously made by the Health Department by indicating that "proposed lighting will provide patrons with a bright, safe atmosphere while not causing a glare onto adjoining properties."

This is noted.

- (2) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the

2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating the applicant's intent to conform with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control requirements.

- (3) During the demolition/construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating the applicant's intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

- (4) Living in proximity to green space is associated with reduced self-reported health symptoms, better self-rated health, and higher scores on general questionnaires. The detailed site plan proposes a green space that will be 71 percent of the total surface area of the site.

This is noted.

- l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated October 16, 2015, WSSC provided standard comments on the DSP regarding existing water and sewer systems in the area, along with requirements for service and connections, requirements for easements, spacing, work within easements, and meters. These issues must be addressed at the time of permits for site work.
- m. **Verizon**—Verizon did not offer comments on the subject application.
- n. **Potomac Electric Power Company (PEPCO)**—PEPCO did not offer comments on the subject application.
- o. **District of Columbia**—A referral was sent to the District of Columbia due to the site's proximity to the municipal boundary. A referral was not received prior to the hearing.
- p. **Town of Forest Heights**—The Town of Forest Heights did not offer comments on the subject application.
14. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring

unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

15. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:

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

The Planning Board found that, based on the proposed limits of disturbance, the regulated environmental features have been preserved and/or restored to the fullest extent possible.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type 2 Tree Conservation Plan (TCP2-018-13-01) and further APPROVED Detailed Site Plan DSP-13008-01 for the above-described land, subject to the following conditions:

1. Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Provide a plan note that indicates that the applicant intends to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - b. Provide a plan note that indicates that the applicant intends to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
 - c. Provide wall heights and spot shots along on all existing and proposed retaining and screen walls on the site.
 - d. Indicate the correct proposed building square footage and unit numbers in the general notes on the DSP, as necessary.
 - e. Revise the parking space dimensions, requirements, and plant labels, as necessary to reflect what is provided.
 - f. Revise the architecture as follows:
 - (1) Provide decorative concrete block, to match Building 'B,' as the primary façade material on the three building expansions of Building 'A.'

- (2) Specify the sloped metal roof on the three building expansions of Building 'A' to be brown to match the existing brick.
 - (3) Extend the proposed decorative concrete block a minimum of eight feet in height above the grade level along the intersecting corner of the north and east elevations.
 - (4) Show all proposed building-mounted signage on Building 'B,' subject to the Zoning Ordinance requirements, to be reviewed by the Urban Design staff as designee of the Planning Board.
 - g. Revise the site plan and architecture, as necessary, to describe conformance to the maximum 36-foot building height requirement.
2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:
 - a. The TCP2 shall be revised to reflect the correct PMA acreage consistent with the approved NRI and TCP1.
 - b. The wetland and wetland buffer symbols shall be shown on the TCP2 plan as shown in the legend.
 - c. Add the existing treeline to the TCP2 plan.
 - d. Show the required vicinity map on the TCP2 plan.
 - e. Revise the limits of disturbance to exclude the areas of "Woodland Preserved-Not Credited" or show the area of "Woodland Preserved-Not Credited" within the limits of disturbance as cleared. Revise the worksheet as necessary.
3. The following note shall be placed on the Final Plat of Subdivision:

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan."

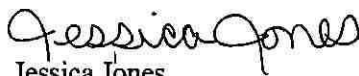
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Shoaff temporarily absent at its regular meeting held on Thursday, December 17, 2015, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of January 2016.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:JK:rpg

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 12/21/15



November 04, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Development Review Division

VIA: Andrew Bishop, Acting Planner IV, Long-Range Planning Section, Community Planning Division *NAB*

VIA: Frederick Stachura, Neighborhood Revitalization Section, Community Planning Division *FS*

FROM: Maha Tariq, Planner II, Neighborhood Revitalization Section, Community Planning Division *MT*

SUBJECT: DSP-13008-02 Gilpin Property (Phase III)

FINDINGS

Community Planning Division staff finds that, pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan

Planning Area: 76A

Community: The Heights

Location: In the southeast quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 720 feet north of Southview Drive at 899 Southern Avenue, Oxon Hill MD 20745

Size: 10.105 acres

Existing Uses: Industrial

Future Land Use: Industrial, Employment

Proposal: The applicant is requesting the Planning Board's approval of a detailed site plan to develop another building of approximately 115,364 square foot consolidated storage facility pursuant to the I-1 Zone of the prior zoning ordinance.

Existing Zoning: Industrial, Employment (IE) Zone

Prior Zoning: Light Industrial (I-1) Zone

Zoning Ordinance: Prior Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 Plan Prince George’s 2035 Approved General Plan (Plan 2035) designates the area in the **Establish Communities** Growth Policy area. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met” (page. 20).

Master Plan: The property is within the 2000 *Heights and Vicinity Approved Master Plan and Sectional Map Amendment* (Master Plan) in Focus Area 4 (page 31, Map 6). The Master Plan recommends **employment land use** on the subject property and has recommendations for specific properties (Issue Sites). The property is in Focus Area 4 but is not with Issue Site A or Issue Site B. However, the subject application proposes to continue the existing use on site pursuant to the I-1 Zone of the prior zoning ordinance. This is allowed use in the I-1 zone and therefore, there are no issues with the conformance related to the recommended land use. The Master Plan does not recommend any goals, policies, or strategies to help advance the intent and purpose of the plan as the existing land use is different from the one proposed by the Master Plan.

Analysis: The applicant’s proposal to continue the existing industrial use pursuant to the I-1 Zone regulations of the prior zoning ordinance is allowed by the zone and will have minimal effect on the overall design, layout, quality, or intent of the surrounding uses.

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (“CMA”) which reclassified the subject property from the Light Industrial (I-1) Zone to the Industrial, Employment (IE) Zone effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES: There are no conformance issues.

Cc: Long-Range Agenda Notebook



Countywide Planning Division
Historic Preservation Section

301-952-3680

September 30, 2024

MEMORANDUM

TO: Joshua Mitchum, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **Age**

SUBJECT: DSP-13008-02 Gilpin Property (Phase III)

The subject property comprises 10.105 acres, located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road, in unincorporated Oxon Hill. The subject property is zoned Light Industrial (I-1), per the prior Zoning Ordinance, and located within the 2000 *Heights and Vicinity Master Plan* area. The subject application proposes an amendment to the Detailed Site Plan (DSP-13008) to accommodate the development of an approximately 115,364-square-foot consolidated storage facility.

The subject property contains the Gilpin Company Drug Center (Documented Property 76A-056). The existing building on the subject property was built in 1961 for the Henry B. Gilpin Company. The building was designed by the architectural firm of Chatelain, Gauger & Nolan and was constructed by E. A. Baker Co. This architectural and engineering firm was well known for its institutional and commercial buildings. The Henry B. Gilpin Company was one of the largest and oldest wholesale drug companies in the country. Participants at an open house ceremony on May 6, 1962, included Maryland Governor J. Millard Tawes and Dr. William S. Apple, secretary and general manager of the American Pharmaceutical Association. The new Gilpin building at 901 Southern Avenue, contained 59,000 square feet of space and was equipped with a conveyor system for the rapid handling of products. The 1961 building remains largely intact but was altered in 2014 when it was converted to its current use as a consolidated storage facility.

The District of Columbia boundary marker, SE 6 (Documented Property 76A-018), is located on the western edge of the subject property. The site of the boundary stone is shown on all subject plan drawings. This boundary stone is one of 40 milestones marking the boundary between Maryland, Virginia, and the original 100 square miles allotted for the City of Washington. The Maryland boundary stones were set in 1792. The 36 surviving boundary stones were listed in the National Register of Historic Places on November 1, 1996. Each stone has a three-foot easement around it that is considered federal property. The District of Columbia Department of Transportation accepted legal responsibility for the stones from the Department of the Interior in 2003.

Phase I archeological survey is not recommended on the above-referenced 10.105-acre property. Aerial photographs show that the subject property was extensively graded in the 1960s. 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.

The 2000 *Heights and Vicinity Master Plan* contains goals and policies related to Historic Preservation (pp. 129-134). However, these are not specific to the subject site or applicable to the proposed development.

Neither the District of Columbia boundary marker (76A-018) nor the Gilpin Company Drug Center (76A-056) is designated as a Prince George's County Historic Site or Resource. The subject property does not contain and is not adjacent to, any designated Prince George's County Historic Sites or Resources. Historic Preservation Section staff recommends approval of DSP-13008-02, Gilpin Property, without conditions.



December 27, 2024

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*

FROM: Jason Bartlett, Planner II, Subdivision Section *JB*

SUBJECT: DSP-13008-02; Gilpin Property Phase III

The property subject to this detailed site plan (DSP) amendment is located in the southwest quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 720 feet north of Southview Drive in Tax Map 35, Grid C-3. The site consists of 14.4 acres known as Lots 3 and 4, recorded in the Land Records of Prince George's County in Plat Book SJH 245, Page 76 titled Gilpin Property. The subject site is located in the Industrial Employment (IE) Zone. However, this application has been filed for review pursuant to the prior Zoning Ordinance and Subdivision Regulations and the property's prior Light Industrial (I-1) Zone.

This DSP amendment was accepted for review on September 6, 2024. Comments were previously provided at the SDRC meeting held on September 27, 2024, and this referral memo is based on revised plans received on November 1, December 9, and December 17, 2024.

This amendment to DSP-13008 proposes the addition of a 115,364-square-foot consolidated storage building, Building C, to be located on Lot 4. Lot 4 is currently developed with a 92,400-square-foot consolidated storage building known as Building B. The remainder of Lot 4 is vacant and wooded. Lot 3 is developed with a 65,199-square-foot consolidated storage building known as Building A. The total existing and proposed industrial development for the subject property is 272,963 square feet.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-15017, titled "Gilpin Property", which was approved by the Planning Board on December 10, 2015 (PGCPB Resolution No. 15-119). This PPS approved two lots for 157,261 square feet of industrial development with a trip cap of 48 AM peak hour trips and 51 PM peak hour trips. The resolution of the PPS made a finding that, in accordance the definition of a "Lot" provided in Section 27-107.01 of the prior Zoning Ordinance, which specifies that a "Lot" shall be made up of one or more entire "Record Lots," the proposed development on Lots 3 and 4 together has been reviewed as one "Lot" for conformance to the applicable Zoning Ordinance and Subdivision Regulations. The finding also stated that subsequent site plans will include both Lots 3 and 4 for review purposes. This finding is further strengthened by the fact that no direct access to a public road is provided from Lot 4. There are two existing driveway entrances located on Lot 3, which will continue to be used for access to Lot 4, including the new Building C. There is no existing access easement located on Lot 3 for the benefit of Lot 4, and none was required to be established with 4-15017.

The square footage of development proposed with this amendment, in addition to the square footage of existing Buildings A and B, will exceed the total square footage of development evaluated by PPS 4-15017 (from 157,261 to 272,963 square feet). However, based upon the trip generation report submitted by the applicant (Lenhart to M-NCPPC dated May 14,2024) the site remains within the trip cap established by the PPS, generating 23 AM and 40 PM peak hour trips inclusive of the development proposed with this amendment.

PPS 4-15017 was approved subject to 10 conditions, of which the following are applicable to the review of this DSP and are shown below in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one in plain text:

2. Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.

An approved stormwater management (SWM) concept plan for Lots 3 and 4 (#38138-2024-01-SCD) was submitted with the application. The approval is dated August 2, 2024. The Environmental Planning Section should review the DSP amendment to determine whether it is in conformance with the SWM concept plan and this condition.

6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-007-2015). The following note shall be placed on the Final Plat of Subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-007-2015 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

The applicant submitted a Type 2 tree conservation plan with the subject application, TCP2-018-13-02. The Environmental Planning Section should review the TCP2 for conformance to the approved TCP1.

7. Any residential development of the subject property shall require approval of a new subdivision prior to approval of any building permits.

The subject application does not propose any residential development. A new PPS is, therefore, not required.

10. Total development shall be limited to uses that would generate no more than 48 AM and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Per the trip generation report and memorandum submitted by the applicant (Lenhart to M-NCPPC dated May 14, 2024, incorporated by reference), the site remains within the trip cap established by the PPS, generating 23 AM and 40 PM peak hour trips, inclusive of the development proposed with this amendment.

Additional Comments

1. At the time 4-15017 was approved, Lot 3 was already improved with a 58,430-square-foot building (Building A). DSP-13008-01 approved construction of the 92,400-square-foot Building B on Lot 4 and a 6,769-square-foot addition to Building A. Therefore, the total area of Building A, as approved, is 65,199 square feet. However, sheet DSP-4 labels the area of Building A to be 65,170 square feet. This should be corrected prior to certification of the DSP.
2. General Notes 4, 6, 7, and 9 on sheet DSP-1 should be revised to include Lot 3 as a part of this detailed site plan.
3. Revisions are required to the property line bearings and distances and property labels on sheet DSP-4, to conform to the record plat.
4. The property has an automatic certificate of adequacy (ADQ) associated with 4-15017. Pursuant to Section 24-4503 of the current Subdivision Regulations, this automatic ADQ became effective on April 1, 2022, for a period of twelve years, subject to the expiration provisions of Section 24-4503(c).

Recommended Conditions

1. Prior to certification, the detailed site plan shall be revised to:
 - a. On sheet DSP-1, revise General Notes 4, 6, 7, and 9 to include the property area and the existing gross floor area of Lot 3.
 - b. On sheet DSP-4, revise the label of Lot 2 to read Lot 3.
 - c. On sheet DSP-4, correct the property line bearing and distance for the Lot 4 boundary with Lot 3 to be consistent with the record plat.
 - d. On sheet DSP-4, revise the overlapping text for bearings and distances for Lot 4 property lines abutting Parcel A, Gilpin Property.
 - e. On sheet DSP-4, revise the gross floor area of Building A on Lot 3 to be 65,199 square feet.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in conformance with the approved preliminary plan of subdivision. All bearings and distances must be

clearly shown on the DSP, and must be consistent with the record plat(s), or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



Countywide Planning Division
Environmental Planning Section

301-952-3650

December 18, 2024

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section, DRD

VIA: Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Alexander Kirchhof, Planner II, Environmental Planning Section, CWPD *AK*

SUBJECT: Gilpin Property; DSP-13008-02 and TCP2-018-13-02

The Environmental Planning Section has reviewed detailed site plan (DSP-24004) and Type 2 Tree Conservation Plan (TCP2-018-13-02), accepted for review on September 11, 2024. Comments were delivered to the applicant in the Subdivision and Development Review Committee meeting on September 27, 2024. Revised material was received on November 1, 2024, with additional materials received on December 9 and 16, 2024. The Environmental Planning Section recommends approval of DSP-13008-02 and TCP2-018-13-02 subject to the findings and conditions found at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-029-13	N/A	Staff	Approved	4/1/2013	N/A
DSP-13008	TCP2-018-13	Planning Board	Approved	7/25/2013	13-93; 14-35
4-15017	TCP1-007-2015	Planning Board	Approved	12/1/2015	15-119
DSP-13008-01	TCP2-018-13-01	Planning Board	Approved	4/5/2016	15-137
NRI-029-13-01	N/A	Staff	Approved	7/1/2024	N/A
DSP-13008-02	TCP2-018-13-02	Pending	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is for a DSP to construct a new on-site self-storage facility.

APPLICABLE ENVIRONMENTAL REGULATIONS

This property is subject to the grandfathering provisions of the 2024 Woodland Conservation Ordinance because the property had a TCP that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance and the 2018 Environmental Technical Manual. The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there is a previously approved preliminary plan of subdivision (4-15017) and detailed site plan (DSP-13008-01).

SITE DESCRIPTION

The current zoning for the site is Industrial, Employment (IE); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Light Industrial (I-1) Zone.

This DSP is part of an overall 14.44-acre site located on the southeastern corner of the intersection of Southern Avenue and Wheeler Road, adjacent to the District of Columbia boundary. A review of the available information on the approved natural resources inventory (NRI) plan indicates that there are regulated environmental features (REF) present on-site that include wetlands, 100-year floodplain, and their associated buffers. This site drains to Oxon Run within the Potomac River Basin. There are several areas of steep slope on the property. The predominant soils on the site, according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, are the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or near this property. Two specimen trees were identified on-site through the NRI process.

The site is located within the *Approved Master Plan and SMA for the Heights and Vicinity (2000)*. There are no designated scenic or historic roads adjacent or within the site area. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, and in the Established Communities of the General Plan Growth Policy map as designated by *Plan Prince George's 2035 Approved General Plan (Plan 2035)*. The site is shown on the General Plan Generalized Future Land Use map (Plan 2035) as Residential Low. According to the 2017 *Countywide Green Infrastructure Plan (GI Plan)* of the *Approved Prince George's Resource Conservation Plan*, the site contains Regulated and Evaluation Areas.

PRIOR APPROVALS

Detailed Site Plan DSP-13008

Detailed Site Plan DSP-13008 was approved by the Planning Board on July 25, 2013. A remand was issued by the District Council and no action was taken on the case by the Planning Board on May 1, 2014. The District Council elected to not hear the case further. The conditions of approval can be found in PGCPB No. 13-93. Type 2 Tree Conservation Plan TCP2-018-13 was previously reviewed as a companion case to DSP-13008 and was found to be in conformance with the Woodland Conservation Ordinance (PGCPB Resolution No. 13-93).

With the DSP remanded to the Planning Board by the District Council, the Planning Board affirmed they had no authority to reconsider the DSP and associated TCP2 and returned the case to the District Council who elected not to review (PGCPB Resolution No. 14-35). The DSP was subsequently certified in accordance with PGCPB Resolution No. 13-93. The applicable conditions of approval of DSP-13008 and TCP2-018-13 can be found in PGCPB Resolution No. 13-93. The conditions of approval can be found in **BOLD** below with responses in plaintext.

1. Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:

a. Any discrepancies in the site acreage and site boundary shall be corrected.

The site area acreage has been corrected to 14.44 acres on all plans.

2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:

a. Revise the approval block to include the TCP2-018-13.

This condition was addressed on the revised TCP2-018-13.

b. Show where the woodland conservation requirement of 1.59 acres is being met and recorded. Provide the woodland conservation easement for review to the Environmental Planning Section prior to recordation.

This condition was addressed on the prior TCP2. The current TCP2 will show how the revised requirement will be met. The woodland conservation easement will be amended as necessary.

c. Have the revised plan signed and dated by the qualified professional who prepared it.

This condition was addressed on the revised TCP2-018-13.

d. Any discrepancies in the site acreage and site boundary shall be corrected.

This condition was addressed prior to certification of the DSP.

Preliminary Plan of Subdivision 4-15017

Preliminary Plan of Subdivision 4-15017 was approved by the Planning Board on December 1, 2015 subject to ten conditions of which six are environmental in nature. The conditions of approval can be found in **BOLD** below with responses in plaintext.

2. Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.

This condition is no longer relevant as a new stormwater management concept plan has been issued for DSP-13008-02 (38138-2024-SDC) which will be evaluated with this DSP.

4. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised as follows:

- a. **Provide the location of the District of Columbia marker SE 6 (PG:76A-01/8) on the plan.**
- b. **The wetland and wetland buffer symbols shall be shown on the TCP plan as shown in the legend.**
- c. **Add the existing treeline to the TCP plan.**
- d. **Show the required vicinity map on the TCP plan.**
- e. **Revise the LOD to exclude the area of “Woodland Preserved-Not Credited” located on the eastern property line, or show as cleared. Revise the worksheet as necessary.**
- f. **Revise the PMA acreage for consistency with the acreage shown on the revised NRI, 46,939 square feet**

Condition 4, 4a through 4f were addressed with the signature approval of TCP1-007-2015.

5. **Prior to signature approval of the PPS, the NRI shall be revised as necessary to show the correct acreage of on-site PMA.**

Condition 5 was addressed prior to signature approval of the PPS.

6. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-007-2015). The following note shall be placed on the Final Plat of Subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-007-2015 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

8. **The following note shall be placed on the Final Plat of Subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and Folio reflected on the Type 2 Tree Conservation Plan.”

9. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:**

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

Conditions 6, 8, and 9 are all relevant to the final plat.

Detailed Site Plan DSP-13008-01

Detailed Site Plan DSP-13008 was approved by the Planning Board on April 5, 2016 subject to three conditions of which two are environmental in nature. The conditions of approval can be found in **BOLD** below with responses in plaintext.

2. **Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:**
- a. **The TCP2 shall be revised to reflect the correct PMA acreage consistent with the approved NRI and TCP1.**
 - b. **The wetland and wetland buffer symbols shall be shown on the TCP2 plan as shown in the legend.**
 - c. **Add the existing treeline to the TCP2 plan.**
 - d. **Show the required vicinity map on the TCP2 plan.**
 - e. **Revise the limits of disturbance to exclude the areas of “Woodland Preserved-Not Credited” or show the area of “Woodland Preserved-Not Credited” within the limits of disturbance as cleared. Revise the worksheet as necessary.**

Condition 2 was addressed with the signature approval of TCP2-018-13-01.

3. **The following note shall be placed on the Final Plat of Subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan.”

Condition 3 is relevant to the final plat.

ENVIRONMENTAL REVIEW

Natural Resource Inventory/ Environmental Features

The application has an approved Natural Resource Inventory (NRI-029-13-01). The TCP2 and the DSP show all the required information correctly in conformance with the NRI. Two specimen trees are located on-site. PMA is located on site to the south, with 100-year floodplain noted along the southern edge of the property line. The TCP2 does not provide the same specimen tree information as the NRI or the specimen tree variance. The TCP2 shall be revised to be in conformance with the NRI.

Woodland Conservation

This site is subject to the grandfathering provisions of the 2024 Woodland Conservation Ordinance (WCO) because the property had a TCP that was accepted for review on or before June 30, 2024, and shall conform to the environmental regulations of the 2010 Prince George's County Woodland and WCO.

The overall site contains a total of 7.71 acres of woodland in the net tract and 0.50 acre of woodland in the floodplain. The site has a woodland conservation threshold of 15 percent or 2.09 acres. The project proposes to clear 2.12 acres of woodland in the net tract which generates a requirement of 2.62 acres of woodland conservation. This is proposed to be met by 2.86 acres of on-site woodland conservation. The woodland conservation worksheet on the TCP2 utilizes the worksheet for projects which are subject to the 2024 Woodland Conservation Ordinance under CB-20-2024. As this project is grandfathered to the 2010 Woodland Conservation Ordinance, the worksheet should be revised to the 1990-2010 version for correct representation. A perpetual easement is recorded in the land records in Liber 3752 folio 748, which is identified as "woodland retained not - credited", runs the extent of the property. A woodland and wildlife habitat conservation easement (Liber 36197 folio 466) was recorded with TCP2-018-03, was amended with prior development applications, and will need to be vacated and restated prior to the certification of this DSP.

Specimen, Champion, or Historic Trees

Tree Conservation Plans are required to meet all the requirements of Subtitle 25, Division 2 which includes the preservation of specimen trees, Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a letter of justification stating the reasons for the request and how the request meets each of the required findings.

The site contains five specimen trees on-site with two located towards the road frontage that are requested for removal with this application. The current design proposes to remove Specimen Trees ST-58 and ST-59. These trees are rated from poor to fair.

Review of Subtitle 25 Variance Request

A Subtitle 25 Variance Application and a statement of justification supporting the variance was received on October 31, 2024.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The statement of justification submitted seeks to address the required findings for the variance. Details specific to individual trees have also been provided in the following chart.

SPECIMEN TREE SCHEDULE SUMMARY FOR 29 TREES PROPOSED FOR REMOVAL ON TCP1-014-2024

ST #	COMMON NAME	DBH (in inches)	CONDITION	APPLICANTS PROPOSED DISPOSITION	LOCATION	REASON FOR REMOVAL
58	Slippery elm	32	Poor	Remove	Western	Grading for Building
59	Sugar maple	32	Poor	Remove	Western	Grading for Circulation

Statement of Justification Request:

A variance from Section 25-122(b)(1)(G) is requested for the clearing of the two specimen trees on-site. The current proposal for this property is to develop the site with a self-storage facility. This variance is requested to the Woodland and Wildlife Conservation Habitat Ordinance (WCO) which requires, under Section 25-122 of the Prince George’s County Zoning Ordinance, that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle Variance Application form requires a statement of justification of how the findings are being met.

The text below in **BOLD**, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plaintext provides responses to the criteria:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

The property features areas of steep slopes with PMA primarily located on the southern edge of the site. Extensive grading and large retaining walls are required in order to develop this site. The two specimen trees proposed for removal are located towards the road frontage of Southern Avenue and are proposed for removal for site circulation and building construction. Both trees are in poor condition, with poor to medium-construction tolerances. The location of the building near the road frontage reduces the impacts to the PMA and the recorded woodland conservation areas. Locating the development along the road frontage is the most appropriate area for development to conserve regulated environmental features. The regular shape of the property and the desire for limited impacts to the PMA area along the southern edge of the site push development towards the road frontage. Impacts to the specimen trees could potentially be reduced if the applicant proposed a building expansion instead of a separate standalone building.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Approval of a variance for removal of the specimen trees is necessary to ensure that the applicant is afforded the same considerations provided to owners of other properties that encounter similar conditions and in similar locations on a site. Due to the nature of the existing topography, and the necessity to construct large retaining walls, the applicant is required to conduct significant grading to establish the new building and for this development proposal. This could potentially be partially avoided by proposing an expansion to the existing building as opposed to a separate building. The trees that are proposed for removal are located within the western portions of the site towards the road frontage. The remaining specimen trees on-site are not proposed to be impacted and the remaining specimen trees will be retained in woodland preservation. Any application which proposed development on this site would be subject to the same review.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the proposed project from grading and developing. As the SOJ is written, this is a special privilege that would be denied to other applicants. The justifications given in the SOJ cite the soils and floodplain, which are not located in the vicinity of ST-58 and ST-59. Additionally, the justification that the area of the new development was always to be developed is not consistent with development approved with DSP-13008-01 and associated TCP2-018-13-02. However, analyzing the location of the two trees at the frontage of Southern Avenue significantly away from the REF, along with their poor condition and ranging from a medium to poor construction tolerance, the removal of the two trees can be supported. If other properties encounter trees in similar locations on a site, the same considerations would be provided during the review of the required variance application. The proposed self-storage use allowable in the prior I-1 zone.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The request for removal of the two trees as a result of their location on the property, condition rating, and construction tolerance, are not the result of actions by the applicant. Slope grading and other requirements are established by the County. Any development on this site would be subject to meeting the current requirements of the County. The removal of the two specimen trees is requested to achieve the application's requested optimal development for the industrial use with associated infrastructure.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

Granting the variance for the removal of two specimen trees will not adversely affect water quality because the applicant is required to meet current stormwater management requirements on-site.

Stormwater requirements will be evaluated by the Department of Permitting, Inspections and Enforcement (DPIE) and additional information regarding the proposed stormwater facilities can be located in the stormwater section of this memorandum. Sediment and erosion control measures for this site will be subject to the requirements of the Prince George's County Soil Conservation District (PGSCD). The removal of the two specimen trees will not result in a marked degradation of water quality.

Summary

The applicant proposes to remove Specimen Trees ST-58 and ST-59 for grading and development of the self-storage building. The specimen tree variance is insufficient and does not provide reasonable justification for the removal of trees ST-58 and ST-59. The applicant cites reasons such as the required site grading and the condition of the individual trees, but also relies on that this site is "planned for the proposed use", and that the development proposal is the "minimum layout requirements". In staffs review the trees are in poor condition with limited construction tolerances. These trees are located towards the road frontage in the most suitable area for development; however, Staff cannot support the reasoning provided in the variance as the site is regular in shape, and the PMA does not limit the development. At this time staff has not been presented with any alternative development layouts. In staffs review the development could be proposed as a building addition instead of a separate building with additional parking and circulation requirements. This could reduce impacts to specimen trees, reduce PMA impacts, and result in a reduction of clearing. Staff could not find support for the removal of specimen trees ST-58 and ST-59 based on the justification provided by the applicant; however, based on staff's own analysis of the individual trees given their location, condition, and construction tolerance, recommends the Planning Board approve the request.

Regulated Environmental Features:

The site contains regulated environmental features (REF) including streams, stream buffers, and steep slopes which comprise the PMA.

Section 24-130(b)(5) of the Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property; or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF.

Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code. Impacts to regulated environmental features must first be avoided and then minimized.

The approved stormwater concept letter shows that two stormwater outfalls are proposed which are located outside of the PMA. Subsequent to the SDRC meeting, further review by other agencies such as DPIE or the Prince George's County Soil Conservation District (SCD) resulted in the consolidation of the outfalls from two outfalls to one which has been extended further into the PMA. A PMA SOJ dated October 31, 2024 was submitted which requests the one PMA impact for a stormwater outfall.

Impact 1 – Stormwater Outfall

With DSP-13008-02 the applicant is proposing one PMA impact totaling 1,245 square feet (0.03 acre) for a stormwater outfall to PMA consisting of steep slopes. This impact is shown on the TCP2 and is reflected on the revised approved stormwater concept plan. The impact for a stormwater outfall is considered a necessary impact, and this impact is reflective of the approved stormwater concept plan. The PMA impact for a stormwater outfall is supported as proposed.

PMA Impact Summary

The applicant is proposing one PMA impact for a stormwater outfall totaling 1,245 square feet (0.03 acre). This impact is reflective of the revised approved stormwater management concept plan and is supported as proposed.

Stormwater Management

The applicant proposes four micro-bioretenment to treat stormwater for the entire project. The site has an approved Stormwater Concept Plan (38138-2024-SDC-R01). The TCP2 is in conformance with the revised approved stormwater concept plan. No additional information related to stormwater is required at this time.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. This information is provided for the applicant's benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

Christiana clay (Fat Clay, CH) is present according to the geotechnical report prepared by Hillis-Carnes Engineering Associates, Inc. and last updated December 16, 2024. Several retaining walls have been proposed throughout the site. The retaining walls shall be designed based on the geotechnical analysis and recommendations provided in the report. The site grading shall be 5H:1V or flatter unless slope stability analysis is performed and proves the stability of steeper slopes. The

revised plans submitted December 16, 2024 reflect the grading recommendations of the geotechnical report. The retaining wall design package including plans, drawings, calculations, geotechnical analyses, etc. shall be reviewed and approved by Prince George's County Department of Permitting, Inspections and Enforcements at the time of grading and building permit process.

Summary of Recommended Conditions

The Environmental Planning Section recommends denial of detailed site plan DSP-13008-02 and Type 2 Tree Conservation Plan TCP2-018-13-02 subject to the following findings and conditions:

Recommended Findings:

1. The Regulated Environmental Features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the tree conservation plan submitted for review. The applicant is proposing one PMA impact totaling 1,245 square feet (0.03 acre) for a stormwater outfall to steep slope PMA., which is shown on the approved stormwater concept plan.
2. The findings of Section 25-122(b)(1)(G) have been met for the removal of two specimen trees, identified on the plan as ST-58 and ST-59.

Recommended Conditions:

The Environmental Planning Section recommends approval of Detailed Site Plan DSP-13008-02 and TCP2-018-13-02, subject to the following conditions:

1. Prior to certification of the detailed site plan, the Type 2 tree conservation plan shall be revised as follows, in accordance with the Environmental Technical Manual:
 - a. Within the Environmental Planning Section approval block, provide the DRD case number DSP-19017 along the -00 line and DSP-19017-01 along the -01-revision line on each sheet. Indicate the reason for revision as "Modifications to PMA Impacts" on each sheet.
 - b. Provide the Forest Conservation Act reporting table and colored feature capture plan.
 - c. The Woodland and Wildlife Habitat Conservation Easement (WCE) recorded on-site shall be amended and restated, and recorded in Land Records prior to certification of the TCP2, with the recording Liber and folio added to the TCP2.
 - d. Revise the specimen tree table to be in conformance with the approved NRI plan.
 - e. Reduce the shading for the steep slopes so the adjacent labels are legible.
 - f. Correct the woodland conservation worksheet to utilize the 1990-2010 version as this application is grandfathered to the 2010 Woodland Conservation Ordinance.

- g. Correct Note 9 of the Type 2 Tree Conservation Plan Notes to reflect that the plan is grandfathered under CB-77-2024, Section 25-119(g), and is subject to the 2010 Woodland Conservation Ordinance.
- h. Revise the TCP2 general notes to be in conformance with the standard notes as provided with the *Environmental Technical Manual* (2018).



December 5, 2024

MEMORANDUM

TO: Dexter Cofield, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *NS* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division
CHS Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-13008-02: Gilpin Property Phase III

Proposal

The Detailed Site Plan (DSP) application proposes to construct an additional 115,364 square feet of consolidated storage use in one building. The site is located at the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive within the Industrial, Employment (IE) zoning district under the current zoning ordinance and Light Industrial (I-1) zoning district under the prior zoning ordinance. The Transportation Planning Section's (TPS) review of the referenced DSP application was evaluated using standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval

The site is subject to a prior approved Preliminary Plan of Subdivision (PPS), 4-15017 which includes the following conditions applicable to the application:

4-15017

10. Total development shall be limited to uses that would generate no more than 48 AM and 51 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The site is currently improved with 157,261 square feet of consolidated storage use. The current proposal is to construct an additional 115,364 square feet for a total of 272,625 square feet of consolidated storage use. The trips associated with the existing and proposed use are 25 AM and 42 PM peak hour trips or an increase in 10 AM peak hour trips and 17 PM peak hour trips. The proposed development is within the trip cap established under 4-15017.

Master Plan Compliance
Master Plan Right of Way

The application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity*. The

subject site has frontage on Southern Avenue as a master planned roadway in the MPOT. The entire right-of-way for Southern Avenue is under the jurisdiction of the District of Columbia and is beyond the scope of this application.

Master Plan Pedestrian and Bike Facilities

There are no master plan pedestrian and bicycle recommendations for the subject site. There is an existing sidewalk along the property frontage of Southern Avenue to accommodate pedestrians. An internal sidewalk linking the public sidewalk along Southern Avenue with the building entrance and parking lot north of the subject site also exists. These facilities adequately accommodate pedestrian movement to and from the site. As previously mentioned, the entire right-of-way for Southern Avenue, including the sidewalk along the frontage of the subject site, is under the jurisdiction of the District of Columbia and is beyond the scope of this application.

The planned Barnaby Run Trail aligns to the south of the subject site. Consistent with previous findings for the subject site, this stream valley trail is more suitable in the residential communities to the south and east of the subject site where parkland has been acquired, not within the industrially zoned consolidated storage property. There are no additional master plan trail or sidewalk recommendations.

Transportation Planning Review **Zoning Ordinance Compliance**

Section 27-274 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(2):

Parking, loading, and circulation.

- A. Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- B. Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- C. Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

Comment: There are two access driveways along Southern Avenue and access to the proposed building will be provided via internal drive aisles. Drive aisles on the subject site are 22 feet in width and surface parking is provided on all sides of the proposed building.

The building has been designed around the steep topography of the site which slopes downward from north to south. Entry to the building is available from all sides that will be primarily accessible by vehicle. Each of the proposed parking areas allows customers to park and enter on a different floor of the proposed building.

A truck turning exhibit was submitted and demonstrates that larger vehicles will be able to maneuver through the site. Trucks will enter from the proposed driveway and can complete the required turning movements in the larger parking/loading area located in the southeastern portion of the site. The truck turning plan demonstrates a continuous route for vehicles without conflicts. The turning movements provided show that a truck would cross the proposed loading spaces to complete a continuous route to exit the site. While this could present a conflict when the loading

spaces are occupied, staff find that there is sufficient room in this area to complete alternative turning movements if necessary. Staff find the vehicular circulation to be acceptable.

Sidewalks are proposed adjacent to the building at all entrances. Given the topography of the site, sidewalks are not continuous, however, parking is conveniently located near all entrances where customers can access the building. Given the unique characteristics of the site, it would not be possible to provide a continuous pedestrian route along the proposed building. Staff find the pedestrian circulation to be acceptable.

Bicycle parking spaces are not proposed for the consolidated storage building. The internal drive aisles will allow for bicycle circulation; however, given the significant changes in topography the proposed site would not be desirable for bicyclists. The primary activity on site will be by customers who will gain access to storage units located at the building entrances on each floor of the building. Given the proposed use, site topography and that access to the site will be primarily accessible by vehicle, staff are not recommending bicycle parking.

The applicant proposes 66 parking spaces and 5 loading spaces, as listed in the parking schedule, which meets the required parking to accommodate the proposed uses. Staff support the location of the loading space for the reasons described above regarding access and the ability for vehicles to complete all necessary turning movements on site.

Conclusion

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27 and meets the findings for pedestrian and bicycle transportation purposes.



October 14, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section ARJ

SUBJECT: DSP-13008-02 – Gilpin Property Phase III

1. This application is submitted under the prior Zoning Ordinance under the Light Industrial (I-1) Zone; however, the signage calculations show the zone as IE and reference current Zoning Ordinance regulations.
2. The landscape plan references the IE Zone. The tree canopy coverage chart contains no zone information.
3. The Permit Review Section offers no comments at this time on this development application to address minor elements to the site.

MEMORANDUM

September 25, 2024

TO: Dexter Cofield, Urban Design Review Section
Development Review Division, M-NCPPC

FROM: Rey Deguzman, P.E., Acting Associate Director
Site/Road Plan Review Division, DPIE

Re: Gilpin Property Phase III
DSP-13008-02

CR: Southern Avenue

This memorandum is in response to the Detailed Site Plan referral, for a second amendment to a Detailed Site Plan (DSP-13008) for the development of an approximately 115,364 square foot consolidated storage facility pursuant to the I-1 Zone of the prior Zoning Ordinance. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject property is 10.105 acres of land with property address 899 Southern Avenue, Oxtown Hill, Maryland 20745, generally located in the southern-east quadrant of the intersection of Southern Avenue and Wheeler Road, and approximately 720 feet north of Southview Drive.

Background Information:

- **Southern Avenue** is an existing non-county-maintained roadway to the northwest of the subject development.

Traffic Comments:

- The entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of the District of Columbia. As such, we defer all other comments on this roadway to the District of Columbia.
- The roadway studied as part of this detailed site plan is under the jurisdiction of the District of Columbia. As such, we defer all comments to the District of Columbia.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work including buildings, is required.

Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates platted Lot 4 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier1 under the Sustainable Growth Act – approved for sewer service. The lot is developed with what appears to be a commercial sized structure in the aerial view.

- Water and sewer lines in Southern Avenue about the developed lot. Records indicate the property is served via the public water and sewer systems.
- DPIE determines the validity of category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of July 31, 2024. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.

Floodplain:

- A floodplain study and approval are required for this property.

Storm Drain and Stormwater Management:

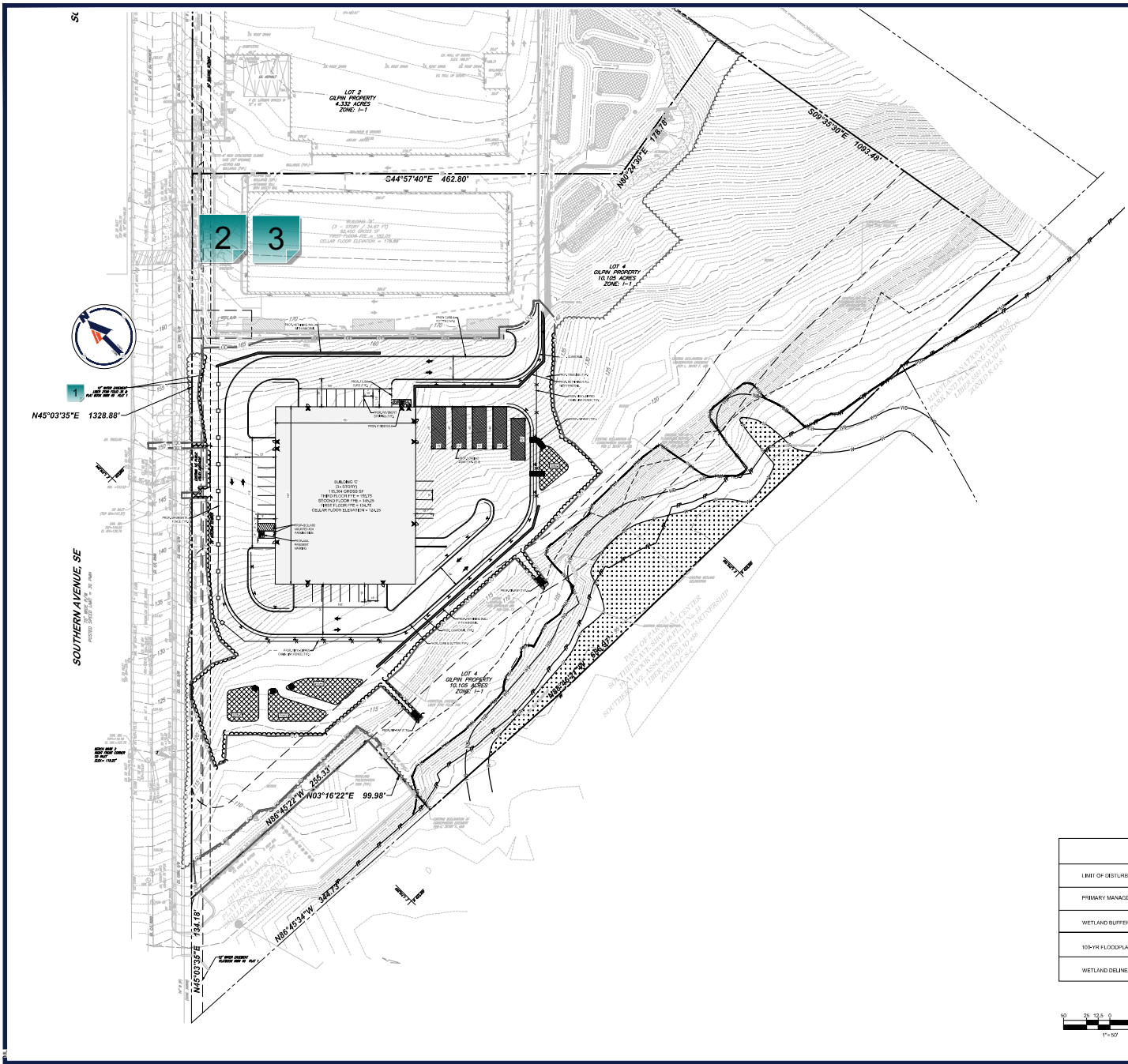
- DSP-13008-02 is in conformance with the approved Site Development Concept Plan 38138-2024-SDC which will expire on August 2, 2027. All conditions noted on the Site Development Concept Approval letter will need to be addressed at the time of permitting.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities is required prior to permit issuance.
- DPIE has no objection to the proposed DSP-13008-02.
- 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 not shown on plans.
 - b) The exact acreage of impervious areas to be provided with DSP for Technical review.
 - c) Proposed grading to be shown on plans.
 - d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
 - e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.
 - f) A detailed SDFG report will be required for technical review.

g) Applicant shall provide items (a-f) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

RD: SK/NF:AG

cc: Mariwan B. Abdullah, P.E Acting Chief Engineer, S/RPRD, DPIE
Rene Lord-Attivor, Chief, Traffic Engineering, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Silver Branch, LLC, 1055 Thomas Jefferson Street., NW, Suite 250, Washington,
District of Columbia 20007
Bohler Engineering VA, LLC, 16701 Melford Blvd, Suite 310, Bowie, MD 20715



SOUTHERN AVENUE SE
 PROJECT SHEET 13 OF 14

SC

4

5

LEGEND	
LIMIT OF DISTURBANCE	—●—●—●—●—●—●—
PRIMARY MANAGEMENT AREA (PMA)	—■—■—■—■—■—■—
WETLAND BUFFER	—○—○—○—○—○—○—
100-YR FLOODPLAIN	—□—□—□—□—□—□—
WETLAND DELINEATION	—○—○—○—○—○—○—



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

811
 Know what's below.
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD023001600
 DRAWN BY: S.S.L.
 CHECKED BY: N.B.S.
 DATE: 02/19/2024
 CAD ID: 130118054001

PROJECT: **DETAILED SITE PLAN**
 FOR

GILPIN PROPERTY
 899 SOUTHERN AVENUE
 PRINCE GEORGES'S COUNTY
 OXON HILL, MD 20745
 TM: 87, GRID: B3, LOT: 4

BOHLER
 16701 MELFORD BLVD., SUITE 310
 BOWIE, MARYLAND 20715
 Phone: (301) 958-4000
 Fax: (301) 958-4001
 MD@BohlerEng.com

NICHOLAS B. SPEACH
 143324
 PROFESSIONAL ENGINEER
 LICENSE NO. 143324
 I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I AM NOT PROVIDING ENGINEERING SERVICES IN ANY OTHER STATE OR COUNTRY.

SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **DSP-4**
 ORG. DATE: 02/19/2024

1 - #01 - Water Main Size

Status as of 10/11/2024 09:22 AM

Type: Department Review

State: DSD - Project Manager

Page: 1

Created by: Jon-Edward Thorsell

On: 10/11/2024 09:22 AM

Type: Department Review

State: DSD - Project Manager

FYI, this is a 10" water main and not a 12" water main based on the as-builts for contract # 1961-0943Y

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

2 - #02 - Hydraulic Comments

Status as of 10/11/2024 09:25 AM

Type: Department Review

State: DSD - Project Manager

Page: 1

Created by: Jon-Edward Thorsell

On: 10/11/2024 09:25 AM

Type: Department Review

State: DSD - Project Manager

Water:

- A 10-inch water main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

Sewer:

- Inter-jurisdictional coordination and agreement with DC Water for future service will be required.
- Per contract number 160S1695, an existing DC sewer main is within Southern Ave and it currently has a 4" SHC built from the existing onsite building
- WSSC cannot provide sewer service to this building along Southern Ave based on existing conditions

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

3 - #03 - General Comments

Status as of 10/11/2024 09:39 AM

Type: Department Review

State: DSD - Project Manager

Page: 1

Created by: Jon-Edward Thorsell

On: 10/11/2024 09:39 AM

Type: Department Review

State: DSD - Project Manager

Water:

- Existing and/or proposed water mains and service connections are not shown on the plan.

Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.

- This site is currently being served by existing and active water connections.
- The site has an existing water house connection built to the property line. Contact the WSSC Permit Services Unit at (301) 206-4003 for information or visit our website.
- WSSC Design requires On-Site service pipe(s) to maintain a minimum 20-foot clearance from possible contaminated areas such as: streams, seepage pits, drain fields, septic tank/systems and other sources. When on-site pipes need to cross these areas, the water and/or sewer pipelines must be placed in a sleeve extending at least 20 feet beyond the limits of contamination in each direction. See WSSC Design Manual C-24.1
- Align water and/or service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC Design Manual C-3.1
- Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.
- Show easement limits on plan for all existing and proposed water mains.
- Design the plan to realign any water pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC Design Manual C-3.1
- There is a 10- inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Cast Iron (CI). Prior to submittal of Phase 2 System Integrity review, it is the applicants responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.
- Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.
- The 2021 WSSC Plumbing & Fuel Gas Code has been adopted and is effective July 1, 2015. The minimum water service connection for Group R-3 occupancies (Single Family Dwellings and Townhouses) should be 1.5 inches, unless there is an exception under Section 111.1.1.1 of the Code

Sewer:

- Existing and/or proposed sewer mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
- This site is currently being served by an existing and active sewer connection with DC Water
- Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

On-Site:

- Proposed water systems (greater than 3-inch diameter) with a developed length of more than 80 feet will require an outside meter setting in a vault. Show and label vault and required WSSC right-of-way.
- 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.

Rights-of-way:

- WSSC 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.
- The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

Environmental:

- Proposed pipeline needs to be designed to avoid or minimize environmental concerns such as: tree save areas, forested areas, rural/rustic roads, blasting areas, utilities, water quality, champion trees, historic or burial properties, landfills or other soil contaminated areas. See WSSC Design Manual C-8.1, C-19.1 and 23.1

General:

- Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.
- Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

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

4 - WSSC Plan Review Comments

Status as of 10/02/2024 12:07 PM
Type: Prescreen Review
State: Intake

Page: 1
Created by: Irene Andreadis
On: 10/02/2024 12:07 PM
Type: Prescreen Review
State: Intake

DSP-13008-02
Gilpin Property

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

5 - WSSC Standard Comments For All Plans

Status as of 10/02/2024 12:07 PM
Type: Prescreen Review
State: Intake

Page: 1
Created by: Irene Andreadis
On: 10/02/2024 12:07 PM
Type: Prescreen Review
State: Intake

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 WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

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



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal

September 30, 2024

Dexter E. Cofield, Planner II
Urban Design Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Dear Mr. Cofield,

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for DSP-13008-02 Gilpin Property, Phase III. We have the following comments:

- 1) Please provide the location of any proposed FDC. A fire hydrant must be provided within 200' of any proposed FDC. This distance must be measured as hose is laid by the fire department; along drive aisles, around corners and other obstacles, and in accordance with County Subtitle 4-167.
- 2) The provided Autoturn exhibit appears to show the sample fire truck traversing over the proposed curbs. Please adjust the proposed curbs or provide additional information showing that the fire truck will be able to negotiate the proposed drive aisles.

Sincerely,

A handwritten signature in black ink, appearing to read "JMR", written over a horizontal line.

James V. Reilly
Project Coordinator III

Additional Back-up

For

**DSP-13008-02
Gilpin Property
(Phase III)**

Gilpin Property, Phase III

DSP-13008-02

The Applicant's requested revisions to recommended findings and conditions, and request for any other associated findings to be modified accordingly, are as follows:

* * * * *

EVALUATION CRITERIA

The property is within the Industrial Employment (IE) Zone, formerly the Light Industrial (I-1) Zone. This application, however, is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 27-~~1903(b)~~ 1704(b) of the Zoning Ordinance. [In accordance with this provision, projects which received development approvals under the prior Zoning Ordinance or prior Prince George's County Subdivision Regulations may have subsequent applications reviewed under the prior Zoning Ordinance. The subject property received prior development approvals for a Preliminary Plan of Subdivision 4-15017. Accordingly, this ~~which allows a~~ detailed site plan application ~~to be~~ is being reviewed under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:](#)

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision **4-15017**;
- c. The requirements of Detailed Site Plan **DSP-13008**;
- d. The requirements of Detailed Site Plan **DSP-13008-01**;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests to develop a ~~three~~ four-story, 115,364-square-foot consolidated storage facility with ~~1,077~~ 1,103 units as Phase III of an existing facility.

2. **Development Data Summary:**

	Existing	Evaluated
Zone	I-1	I-1
Use(s)	Consolidated storage facility	Consolidated storage facility
Acreage	14.44*	14.44*
Gross Floor Area (sq. ft.)	157,570**	115,364(total 272,934)
Lots	2*	2*
Number of Storage Units	1,463	1,077 <u>1,103</u> (total 2,540 <u>66</u>)

* * * * *

Parking Spaces ***

Consolidated Storage Facility-115,364 sq. ft.**	Required	Provided
1,077 <u>1,103</u> units @ 1 per 50 units with interior access	223 <u>234</u>	234 <u>234</u>
Total Parking Spaces	243 <u>254</u> *	254 <u>254</u> *
Standard spaces (9.5 feet x 19 feet)		243 <u>234</u>
Handicap van-accessible		1

Notes: * Of which at least one shall be handicap-accessible, in accordance with Section 27 566(b) of the prior Zoning Ordinance. A Handicap-accessible spaces ~~are~~ is included in the total number of required and provided parking spaces.

**The proposed building does not contain any office space, as it is an extension of the existing facility, which has office space on Lot 3, and does not include a resident manager.

*** Section 27-568(a) provides that 1.0 parking spaces per 50 units having direct access only from within a building are required. No requirement is provided for units accessible from the exterior of the building. Per Section 27-571, for uses not specifically listed, the requirement of the most nearly similar use shall be applied.

Accordingly, the same consolidate storage parking ratio is utilized for both interior and exterior accessed consolidated storage units. A condition is included herein requiring the parking schedule to be corrected.

* * * * *

- 6. **Design Features:** The site contains two existing consolidated storage buildings with a total of 157,262~~570~~ square feet and 1,463 storage units. This DSP amendment proposes a third consolidated storage building consisting of ~~three~~ four stories, ~~1,077~~ 1,103 units, and 115,364 square feet to the south of the existing building. The site already has two vehicular access points from Southern Avenue, with access gates and fencing surrounding the site. This DSP includes ~~254~~ parking spaces, which surround the proposed building, one of which is handicap-van accessible. On the eastern side are five 15-foot by 45-foot loading spaces.

* * * * *

Architecture

The applicant is proposing a modern architecture style for the building. With the subject of this project being the third storage building on this property, the building will have similar materials and a similar color scheme with the existing buildings. The building materials will consist of a combination of masonry and decorative metal siding. The building will include decorative canopies, colored wall panels, automatic sliding doors, and storage rollup doors in loading areas. The building will be ~~three~~ four stories and ~~31.5~~ 24.6 feet tall as measured from the street grade at a point at the middle of the front of the building.

* * * * *

Signage

This DSP amendment proposes one new building-mounted sign. The sign will be located on the side elevation facing Southern Ave and will be 78.75 square feet. The sign will include the logo with the words “Self Storage Plus” in white ~~on a blue background.~~

* * * * *

COMPLIANCE WITH EVALUATION CRITERIA

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

* * * * *

- d. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the prior Zoning Ordinance. Specific requirements of Section 27-475.04(a) are as follows:

* * * * *

(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).**

No entrances to individual consolidated storage units are visible from the surrounding streets or adjoining properties.

- (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.**

All entrances to individual consolidated storage units are internal to the proposed building. The improved landscape and existing vegetation located in the perimeter of the subject site further enhance screening of the subject development from the surrounding streets or adjoining properties.

- (C) The maximum height shall be thirty-six (36) feet.**

The subject DSP complies with this requirement because the height of the proposed building is ~~31.5 feet~~ 24.6 feet tall as measured from the street grade at a point at the middle of the front of the building.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

This DSP does not expand existing consolidated storage use within a building. This DSP proposes a new building. This requirement is not applicable to the subject DSP.

* * * * *

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13008-02 and Type 2 Conservation Plan TCP2-018-13-02, for Gilpin Property, Phase III, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows:

* * * * *

- b. Revise the total acreage to include Lots 3 and 4 and subsequent data, including existing and proposed gross floor area, ~~and~~ the number of the lots, and the existing, proposed and total number of storage units.

* * * * *

- d. Provide current zoning ~~information as is~~ is IE (Industrial, Employment).

* * * * *

- j. Revise the parking schedule on sheet DSP-1 to correct the total number of required and provided parking spaces.

* * * * *

KEY:

Underline indicates language added to findings/conditions.

~~Strikethrough~~ indicates language deleted from findings/conditions.

Asterisks *** indicate intervening existing findings/conditions that remain unchanged.