



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

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan Bellefonte

DSP-04054-07

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of November 9 2023 to November 30, 2023.</p> <p>An amendment to Detailed Site Plan DSP-04054, to add 19,440 square feet of additional consolidated storage units to Lot 159.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"> • Approval of Detailed Site Plan DSP-04054-07 • Approval of Type II Tree Conservation Plan TCPII-114-04-05 • Approval of a Variance to Section 27-472(d)(1)

<p>Location: On the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive.</p>	
Gross Acreage:	7.64
Zone:	IE/MIO
Prior Zone:	I-4/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	110,528 sq. ft.
Planning Area:	81A
Council District:	09
Municipality:	N/A
<p>Applicant/Address: Clinton Self Storage, LLC 330 E. Crown Point Road Winter Garden, FL 34787</p>	
<p>Staff Reviewer: Hyojung Garland Phone Number: 301-952-4151 Email: Hyojung.Garland@ppd.mncppc.org</p>	



Planning Board Date:	11/30/2023
Planning Board Action Limit:	12/24/2023
Staff Report Date:	11/02/2023
Date Accepted:	08/22/2023
Informational Mailing:	02/24/2023
Acceptance Mailing:	08/18/2023
Sign Posting Deadline:	10/10/2023

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-04054-07
Type II Tree Conservation Plan TCPII-114-04-05
Bellefonte

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 subject property is within the Industrial Employment (IE) and Military Installation Overlay (MIO) Zones. The site was previously within the Limited Intensity Industrial (I-4) and Military Installation Overlay (M-I-O) Zone. Pursuant to Section 27-1704 of the Prince George's County Zoning Ordinance, development approvals of any type approved under the Zoning Ordinance or Subdivision Regulations prior to April 1, 2022, remain valid for the period of time specified in the Zoning Ordinance or Subdivision Regulations under which the project was approved. Until and unless the period of time under which the development approval remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed, decided, and amended under the Zoning Ordinance and Subdivision Regulations under which it was approved until the project is constructed. In 2004, the Prince George's County Planning Board approved Conceptual Site Plan CSP-04001 and Detailed Site Plan DSP-04054 for warehouse, consolidated storage, and office uses on the subject property. DSP-04054, and six subsequent amendments, approved 325,338 square feet of industrial uses within the development cap of 500,000 square feet. Pursuant to Section 27-1704(e) of the Zoning Ordinance, this application seeks to amend DSP-04054, to allow for an additional 19,440 square feet of industrial uses. Therefore, this application is being reviewed under the requirements of the prior Zoning Ordinance. Staff has considered the following in reviewing this detailed site plan:

- a. The prior Prince George's County Zoning Ordinance for the Limited Intensity Industrial (I-4) and Military Installation Overlay (M-I-O) Zones and for a variance to Section 27-472(d)(1);
- b. Zoning Map Amendment A-9758-C;
- c. Conceptual Site Plan CSP-04001;
- d. Preliminary Plan of Subdivision 4-03118;
- e. Detailed Site Plan DSP-04054, as amended;

- f. The 2010 *Prince George’s County Landscape Manual*;
- g. The Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The Prince George’s County Tree Canopy Coverage Ordinance;
- i. Referral comments; and
- j. Community Feedback.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests the addition of 19,440 square feet of additional consolidated storage via two buildings on Lot 159, and a variance to Section 27-472(d)(1) of the prior Prince George’s County Zoning Ordinance, regarding the maximum floor area ratio (FAR) permitted.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE/MIO (Prior: I-4 /M-I-O)	IE/MIO (Prior: I-4 /M-I-O)
Use(s)	Consolidated Storage	Consolidated Storage
Gross Acreage	7.64 (Lot 159) 29.31 (Entire Site)	7.64 (Lot 159) 29.31 (Entire Site)
Square Footage/Gross Floor Area (GFA)	91,088 sq. ft. (Lot 159)	110,528 sq. ft. (19,440 sq. ft. addition proposed on Lot 159; 344,778 sq. ft. proposed for the entire “Bellefonte” site)
Floor Area Ratio (FAR)*	0.30	0.36
Total Parking Spaces Provided	15	16
Total Loading Spaces Provided	4	5
Total Bicycle Spaces Provided**	0	0

Notes: *Per Section 27-472(d)(1), the maximum FAR in the Limited Intensity Industrial (I-4) Zone shall not exceed 0.30. The applicant has requested a variance of 0.06 from the maximum FAR and an analysis is provided within Finding 7.

**A condition has been provided herein that the applicant provide at least two bicycle parking spaces via a bicycle rack(s). An analysis of this condition is provided within Finding 7.

3. **Location:** The subject site is located on the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive, in Planning Area 81A and Council District 9. The site is located within the Industrial, Employment (IE) and Military Installation Overlay (MIO) Zones. However, the application is being reviewed under the I-4 and Military Installation Overlay (M-I-O) Zones within the prior Zoning Ordinance. The project is within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (sector plan), which recommends future industrial land use on the property.
4. **Surrounding Uses:** The Bellefonte site is bounded to the north by single-family detached homes in the Residential, Rural (RR) and MIO Zones (prior R-R and M-I-O); to the south by MD 223; to the east by surrounding IE and MIO (prior I-4 and M-I-O) zoned properties and single-family detached homes in the RR and MIO (prior R-R and M-I-O) Zones beyond; and to the west by primarily IE and MIO zoned properties, with some commercial properties within the Commercial, Service (CS) Zone (prior Miscellaneous Commercial (C-M)) and Commercial, General, and Office (CGO) Zone (prior Commercial Shopping Center (C-S-C)).
5. **Previous Approvals:** The subject property consists of Lot 154, recorded in Plat Book REF 211 Plat No. 74; Lot 159, recorded in Plat Book REF 211 Plat No. 76; Lot 161, recorded in Plat Book ME 263 Plat No. 68; and Parcel D, recorded in Plat Book ME 263 Plat No. 67. All lots within the subject property are within the overall development titled "Bellefonte."

In 1991, the property was rezoned from the R-R to the I-4 Zone by Zoning Map Amendment A-9758-C (Zoning Ordinance No. 5-1991), subject to seven conditions, which are analyzed within Finding 8 of this technical staff report.

On April 29, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03118, and on July 18, 2019, the Planning Board approved a reconsideration (PGCPB Resolution No. 04-63(A)). This PPS approved two open space parcels and seven lots for the development of 500,000 square feet of industrial uses. Final plats were recorded showing six buildable lots and two parcels (Lots 154-159, Parcel B, and Parcel C). PPS 4-03118 was approved subject to 21 conditions, which are analyzed within Finding 10 of this technical staff report.

On December 2, 2004, the Planning Board approved Conceptual Site Plan CSP-04001 (PGCPB Resolution No. 04-265) and DSP-04054 (PGCPB Resolution No. 04-262), for warehouse, consolidated storage, and office uses on the subject property, subject to two conditions each. The Prince George's County District Council then approved CSP-04001 and DSP-04054, as required by A-9758-C, subject to two additional conditions of approval, on March 28, 2005. An analysis of the relevant conditions of approval is found within Findings 9 and 11 of this technical staff report.

The DSP has since been amended six times. The first two DSP amendments (-01 and -02) were approved by the Planning Director, for changes to the consolidated storage facility on Lot 159.

On October 7, 2021, the Planning Board approved DSP-04054-03 (PGCPB Resolution No. 2021-117). This DSP approved the consolidation of Lots 155–158, Parcel B, part of Parcel C, and part of the previously dedicated right-of-way for Louie Pepper Drive into a new lot (Lot 160), to construct two warehouse buildings. The warehouse buildings totaled 198,000 square feet with associated parking facilities, to replace 111,375 square feet of warehouses previously approved for Lots 155–158. The District Council then approved DSP-04054-03 on January 24, 2022, as required by A-9758-C, subject to conditions. After approval of the DSP-04054-03 amendment, Lots 155–158, Parcel B, and Parcel C were subsequently resubdivided into Lot 161 and Parcel D.

The fourth DSP amendment, DSP-04054-04, was withdrawn by the applicant on June 6, 2022.

The last two DSP amendments (-05 and -06) were approved by the Planning Director, for revisions to the parking, open space, and amenities within Lot 154, and the approval of driveway circulation on Lot 159. The total development approved previously under DSP-04054 through the -06 amendments is 325,338 square feet of industrial uses, which is within the development cap of 500,000 square feet. The subject property was rezoned IE through the approved Countywide Sectional Map Amendment via Prince George’s County Council Resolution CR-136-2021, effective April 1, 2022.

A Stormwater Management (SWM) Concept Plan (38288-2004-01) and approval letter were submitted with the subject application. However, the subject approval expired on March 22, 2023. Therefore, a condition has been included herein, requiring the applicant to provide a valid SWM concept plan prior to the certification of the DSP.

6. **Design Features:** This DSP amendment proposes the expansion of 19,440 square feet of consolidated storage on Lot 159, through the construction of two new buildings, Building F and Building G. The buildings are proposed within a vacant portion of the site, between Buildings E and H, on asphalt. Each building will be 10 feet high and have a gross floor area of 9,720 square feet. Each building will consist of 51 external storage units and 32 internal storage units. The applicant has provided additional parking in conformance with the prior Zoning Ordinance, including one additional standard vehicle space and one additional loading space, in the eastern portion of the subject property adjacent to Building H. The total parking provided will now be 16 standard spaces (including one Americans with Disabilities Act space) and 5 loading spaces. A condition has been provided herein requiring the applicant to revise the DSP by removing sheets that have been approved previously and are not being modified with this amendment prior to certification of the DSP. In addition, the applicant shall revise the building coverage percentage for Lot 159, to include the two new buildings.

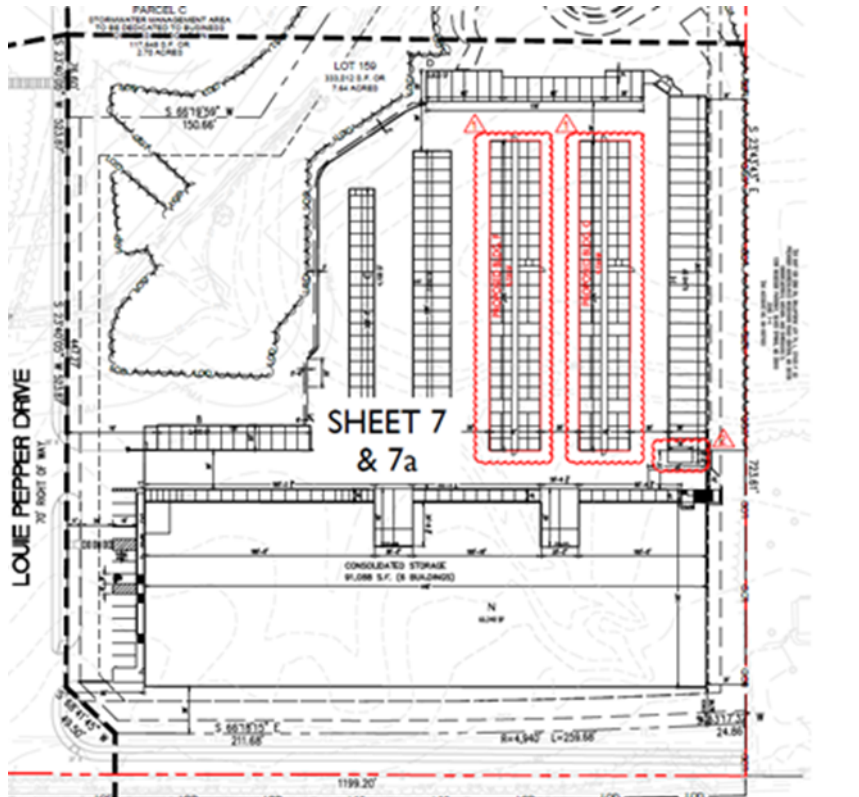


Figure 1: Lot 159 Site Plan

Architecture

Buildings F and G will be centrally located within the existing consolidated storage subject property. The applicant proposes two rectangular 10 feet high buildings that are architecturally consistent with those previously approved and constructed. The buildings will be constructed of gray metal siding, with red metal doors to access the exterior storage units. Most exterior doors will be 8 feet wide by 8 feet tall, but smaller units will have doors that are 6 feet wide by 8 feet tall. Interior storage units will be accessed by labeled doors on the exterior of the buildings. Staff find the proposed architecture to be consistent with the existing facility and acceptable.

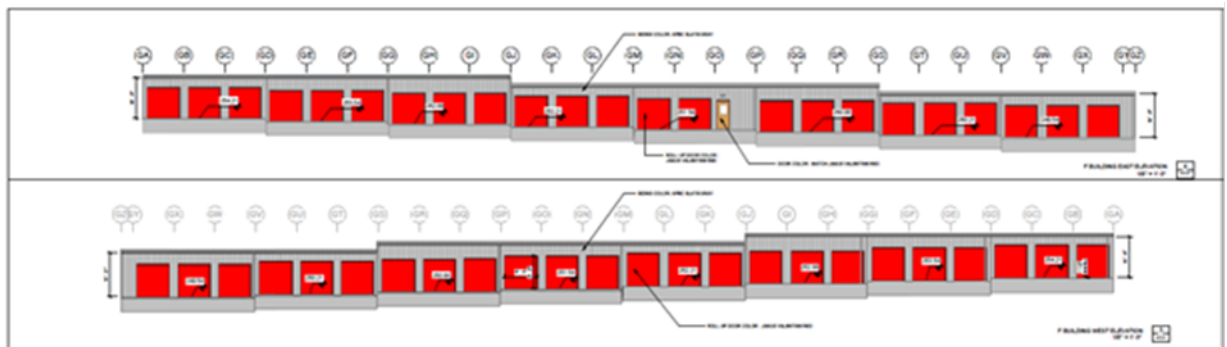


Figure 2: Buildings F & G - Architectural Elevations

Lighting

This DSP proposes 24 building-mounted lights with 12 on each proposed building. These light-emitting diode (LED) fixtures will be mounted nine feet above the ground and be consistent with those previously installed on the property with prior DSP amendments. Staff find these fixtures acceptable, as they are consistent with what has been previously provided and are within the center of the site, which limits light pollution from the surrounding properties.

Signage

This DSP does not propose or approve any on-site signage, in accordance with Part 12 of the prior Zoning Ordinance. The signage shown on the DSP was approved via DSP-04054-01.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the I-4 Zone of the prior Zoning Ordinance:
- a. The subject application is in general conformance with the requirements of Section 27-473 of the prior Zoning Ordinance, which governs development in the industrial zones. Consolidated storage is a permitted use in the I-4 Zone, if the requirements of Section 27-475.04 of the prior Zoning Ordinance are met, which are demonstrated below.

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.**

(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).**

All entrances to exterior individual consolidated storage units are screened from Louie Pepper Drive and MD 223. While Lot 159 borders a residential use in the adjacent IE (prior I-4) Zone to the east of the property, the site will be

screened via an incompatible use landscape buffer. In addition, all entrances to exterior individual consolidated storage units within the subject property's perimeter buildings are oriented towards the interior of the development. Proposed Buildings F and G will be located in the center of the development, with exterior units available on both sides of the building. All exterior units will be screened by the existing constructed buildings.

- (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.**

Entrances to all exterior individual consolidated units for proposed Buildings F and G will be oriented towards the interior of the development, or completely screened by the existing constructed buildings. Adequate landscape buffering has been provided on the perimeter of the site, as shown on the landscape plan.

- (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.**

Proposed Buildings F and G will be 10 feet tall, and therefore, will not exceed the height requirement of 36 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 requirement is not applicable as the subject property is not located within the prior Light Industrial (I-1) Zone.

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

proposed use, and the warehouse must comply with paragraph 1 of Subsection (a). In addition, a proposed consolidated storage use within a business park development project with existing and proposed uses, within a detailed site plan application, filed and accepted by the Planning Board, and which is actively pending, pursuant to an approved preliminary plan of subdivision in a valid status as of November 30, 2016 shall be exempt from the prescriptions of Subsection (a) of this Section.

This requirement is not applicable as the applicant has filed a DSP in conformance with Section 27-475.04.

(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.**

These requirements are not applicable as the subject property is not located within the prior I-1 Zone.

- b. The DSP demonstrates general conformance with Sections 27-472 and 27-474, Regulations for the I-4 Zone, of the prior Zoning Ordinance, with the exception of Section 27-472(d)(1), from which a variance is requested to allow for a FAR above 0.30.
- c. **Variance:** A variance was requested for additional density above the 0.30 FAR permitted, per Section 27-472(d)(1). The project proposes an addition of 19,440 square feet of consolidated storage to the existing site within two new proposed buildings (Buildings F and G). With this additional consolidated storage square footage, the proposed FAR for the 7.64-acre Lot 159 is 0.36, which is 0.06 higher than the permitted FAR.

The proposed FAR equals 0.36 (110,528 square feet of consolidated storage / 307,846 square feet of net area of Lot 159).

Per Section 27-230(a) of the prior Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);**

The applicant argues that the subject property is physically unique and unusual because there is a stream valley running east-west through the property with an associated 100-year floodplain, and a master-planned right-of-way runs north-south, bisecting the property and reducing the lot area available for a development with reasonable FAR. Staff agree with the applicant's argument because the subject property is substantially different in comparison to the surrounding I-4 zoned land and find the environmental features significantly reduce the available buildable area, and therefore, constitute the need for a variance to permit a higher FAR.

- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;**

The applicant has stated that the I-4 Zone's 0.30 FAR limit will result in peculiar and unusual practical difficulties. Staff agree and find the environmental features, particularly the 0.59 acre of 100-year floodplain and the stream valley, reduce the development potential of the subject property and increase the FAR. As a result, the gross tract area of 7.64 acres is reduced to a net tract area of 7.07 acres, which corresponds to an increase in the FAR. The variance to the FAR allows the applicant to construct two additional 10-foot-high buildings on previously graded impervious land. The buildings will be located within the existing consolidated storage site and will not extend the limits of disturbance for the subject property, allowing for infill development of the site.

- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions;**

This variance will allow the construction of two 10-foot-high consolidated storage buildings internal to the site, within a previously graded area. The construction of these buildings within the previously graded area will allow the applicant to avoid the removal of additional environmental features while reducing the necessary grading for construction. The buildings have also been designed to be of similar size to those that already exist on-site. Staff find that allowing the applicant to expand the current use through the

previously graded portion of the site, which requires a variance to increase the FAR by 0.06, is the minimum reasonably necessary to overcome the exceptional physical conditions resulting from the 100-year floodplain and stream valley within the subject property.

- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property; and**

The applicant notes that the variance request will implement the vision and recommendations of the sector plan for the property and the overall Branch Avenue Corridor planning area. The sector plan envisions the development of large industrial buildings in the area which have either been constructed (the consolidated storage facility) or will be constructed in the future (referencing the two industrial warehouses proposed on Lot 161). The project will facilitate job creation, promote new economic investment, and finalize the development of an existing consolidated storage facility. Staff find that the requested variance would not impair the integrity of the general plan or sector plan. Rather, granting the variance would allow for the expansion of an existing consolidated storage use within the interior of the site. This expansion would enhance the consolidated storage facility and lead to economic opportunities for consumers and employees.

- (5) Such variance will not substantially impair the use and enjoyment of adjacent properties.**

Staff agree with the applicant and find that granting the variance would not substantially impair the use and enjoyment of the adjacent properties. The proposed two, one-story, 10-foot-tall buildings will be located in the interior of the property and will be screened from the adjacent properties to the east. Screening will be provided through sufficient landscape buffers and existing building facades, particularly Building H. Screening will ensure that the neighboring properties to the east, which currently consist of single-family detached residential homes in the prior I-4 Zone, are not substantially impaired by the variance to increase the FAR by 0.06. This addition will be accommodated through the existing road network and support the purposes of the prior I-4 Zone. The expanded site will accommodate the additional consolidated use with sufficient parking and loading spaces. In addition, the applicant has exceeded the 25 percent green area requirements by 19 percent.

- (6) Notwithstanding any other provision of this Section, a variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.**

Staff find that the request for a variance is not self-inflicted, as the limitation of the developable area of the subject property is caused by the 100-year floodplain and stream valley, reducing the net tract area of the site.

Based on the above discussion, staff recommend approval of a variance to Section 27-472(d)(1), for an increase of 0.06 FAR, above the 0.30 FAR maximum, in the I-4 Zone. However, conditions have been included herein requiring the applicant to make technical corrections to the plan listing the variance request. The total FAR should be listed as 0.36 and not 0.32. In addition, the applicant shall correct the net lot area within the "Lot 159 Building Summary Chart" for the subject property from 344,778 square feet to 307,846 square feet.

- d. **Military Installation Overlay Zone:** The project is also located within the Height, Noise, and Accident Potential Zone (APZ) 1 under the M-I-O Zone. Under this zoning, the applicant must meet the requirements for height and noise. The site is required to meet a clearance of 50:01. The proposed building height is 10 feet and meets the height requirements. The project also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in the APZ 1, which does not include the consolidated storage use.
- e. The criteria for approval of a DSP are set forth in Section 27-285(b), and the site design guidelines in Section 27-283 of the prior Zoning Ordinance. An analysis regarding Section 27-285(b) is provided in Findings 17-20 of this technical staff report, while an analysis regarding Section 27-283 is provided below.

Section 27-283. - Site design guidelines.

- (a) **The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (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 27-286.**

The proposed development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance, and as cross-referenced in Section 27-283. The proposed development promotes the intended purposes of a DSP.

Section 27-274. - Design Guidelines

(1) General.

- (A) **The Plan should promote the purposes of the Conceptual Site Plan.**

CSP-04001 was approved for the development of a business park including warehouse and consolidated storage facilities. As this DSP proposes the infill expansion of the existing consolidated storage facility, the development promotes the purposes of the applicable CSP. Section 27-281 of the prior Zoning Ordinance describes the

purposes of DSPs, and conformance with this requirement is evaluated below.

Section 27-281. - Purpose of Detailed Site Plans.

(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 plan;

The DSP has been designed in accordance with the principles of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the sector plan. Plan 2035 designates the property within the Established Communities area, which envisions context-sensitive infill development for the site. The sector plan recommends industrial land uses on the subject property. The DSP requests approval of the expansion to an existing industrial consolidated storage use with 19,440 square feet of additional space within two new buildings.

(B) To help fulfill the purposes of the zone in which the land is located;

The DSP fulfills the purposes of the prior I-4 Zone, which are specified in Section 27-472. The subject DSP requests the expansion of an existing consolidate storage use, which is a permitted use in the I-4 Zone, subject to the requirements within Section 27-475.04. In addition, the applicant has requested a 0.06 variance to the maximum FAR of 0.30 and provides development standards that are consistent with the regulations for all industrial zones. These regulations for all industrial zones are provided in Section 27-474.

- (C) To provide for development in accordance with the site design guidelines established in this Division; and**

The proposed DSP has been designed in accordance with the site design guidelines, which are analyzed further below.

- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

The applicant notes that the approval procedures for all DSPs are clearly defined in the prior Zoning Ordinance.

(c) Specific purposes.

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

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

Vehicle and pedestrian access are provided to the site from two existing driveways from Louie Pepper Drive. The majority of the standard parking facilities are provided to the side of the property facing Louie Pepper Drive, with convenient access to the primary existing consolidated storage building. Loading spaces are located internal to the site and adequately screened. The site currently contains six consolidated storage buildings. The proposed DSP requests the addition of two new buildings internal to the site within an area that was previously graded. These buildings will be architecturally similar to those already existing. The buildings will contain a mixture of internal and external consolidated storage units that expand the existing use.

(B) To show specific grading, planting, sediment control, tree preservation, and stormwater management features proposed for the site;

The applicant has provided a grading plan, landscape plan, SWM Concept Plan (38288-2004-01), and a Type II Tree Conservation Plan (TCPPII-114-04-05).

(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

Architectural elevations for both proposed Buildings “F” and “G” have been provided and reviewed. These buildings will be rectangular shaped and located internal to the site. They will each be 10 feet high and have a gross floor area of 9,720 square feet. Each building will consist of 51 external storage units and 32 internal storage units for a total of 166 additional storage units. The buildings will be constructed of gray metal siding, with red metal doors to access the exterior storage units. Most exterior doors will be 8 feet wide by 8 feet tall, but smaller units will have doors that are 6 feet wide by 8 feet tall. Interior storage units will be accessed by labeled doors on the exterior of the buildings.

(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.

The applicant will be required to conform with any maintenance agreements, covenants, or construction contract documents necessary to assure that the DSP is implemented. These may also be represented in prior conditions of approval.

(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...**

The subject property will provide a total of 16 standard parking spaces, which meets the minimum parking requirement of 15 spaces and the minimum dimensional requirements. The applicant also provides one Americans with Disabilities Act space as part of these 16 standard spaces. The provided parking spaces are conveniently located next to the primary entrance of the main existing consolidated storage building, with adequate sidewalks that can be utilized to navigate the site.

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

The subject property will provide a total of five loading spaces, which exceed the minimum dimensional requirements and are adequately screened by the existing on-site buildings and surrounding landscaping. The provided loading spaces will not be visible from public streets and will be clearly separated from the standard parking areas.

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

Vehicular circulation will be provided through the internal roads in Lot 159, with access from Louie Pepper Drive via two constructed access points. Internal site circulation will be adequate considering the access points will allow for better access to the parking lot and will facilitate vehicular movement on-site.

Staff and the applicant disagree on the need to provide sufficient bicycle parking for the subject site. With the revised plan set, the applicant indicated that bicycle parking racks should not be required for three reasons. These reasons were the lack of a bicycle lane along MD 223, a consolidated storage use not having a high demand for bicycle use, and staff not requesting bicycle racks with prior DSP approvals. Staff do not agree with these reasons and recommend that parking is provided to accommodate at least two bicycles. Staff find that while not currently constructed, a bicycle lane could be built along MD 223 in the future. In addition, the applicant has not provided supporting information stating that employees will not utilize bicycles to commute to work, or that customers would not operate a bicycle to pick up or drop off storage items. Lastly, staff note that previous requests for prior approvals do not inhibit staff from recommending bicycle parking facilities with this DSP. Therefore, staff disagree with the applicant and recommend a condition requiring a bicycle rack or lockers be provided to accommodate the parking of at least two bicycles. The applicant shall also provide site details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.

(3) Lighting.

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

The proposed development will provide adequate lighting. This DSP proposes 24 building-mounted lights with 12 on each proposed building. These LED fixtures will be mounted nine feet above the ground and be consistent with those previously installed on the property with prior DSP amendments. Staff find these fixtures acceptable, as they are consistent with

what has been previously provided and are within the center of the site, which limits light pollution from the surrounding properties.

(4) Views.

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

The site design techniques include architecture that is consistent with the existing consolidated storage architecture and preserves scenic views through the provision of adequate landscape buffering, in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

(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...

A tree canopy coverage (TCC) schedule has been provided which demonstrates conformance with this requirement, subject to technical corrections within Finding 14 of this technical staff report. An adequate variety of landscaping has been provided within the site, in compliance with the Landscape Manual, subject to technical corrections. Landscape buffering is provided along the perimeter of Lot 159, to separate the consolidated storage use from the adjacent MD 223 roadway to the south, and the residential property to the east.

(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...

There will be site and streetscape amenities, such as those adjacent to the proposed buildings and parking areas, with a variety of landscaped material that will contribute to an attractive development. The applicant proposes durable high-quality fixtures, promoting an attractive design for the overall development. Lighting fixtures will be provided on all proposed buildings and are already mounted on the existing buildings. These fixtures will provide sufficient lighting that enhances the visual unity of the site.

(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. To the extent practicable, grading should minimize environmental impacts...**

This DSP application proposes grading that minimizes environmental impacts and disruption to existing topography. Buildings F and G will be constructed in the center portion of the site, which has already been graded.

(8) Service Areas.

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

This DSP application adequately screens the five loading spaces from public view from the adjacent properties via adequate landscape buffering. In addition, four of the five spaces are located internal to the subject site, sufficiently screened from all roadways and adjacent properties.

(9) Public Spaces.

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

This DSP application does not propose any public spaces for the consolidated storage 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 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.**

Architectural elevations were included with this application for the construction of two new consolidated storage buildings (Buildings F and G). Buildings F and G will be centrally located within the existing consolidated storage subject property. The applicant proposes two rectangular buildings that are architecturally consistent with those previously approved and constructed. The buildings will be constructed of gray metal siding, with red metal doors to access the exterior storage units. Staff find the proposed architecture to be consistent with the existing facility and acceptable.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions**

warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

- (B) **Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) **Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) **To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) **To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

This DSP application does not propose a residential single-family attached (townhouse) or three-story dwelling use.

8. Zoning Ordinance No. 5-1991 (A-9758-C): Zoning Ordinance No. 5-1991 was adopted by the District Council on February 25, 1991, to approve Zoning Map Amendment (ZMA) A-9758-C. The ZMA rezoned approximately 29.32 acres of land located on MD 223. The property was approximately 500 feet east of the intersection of Old Alexandria Ferry Road and Dangerfield Road and was rezoned from the Rural Residential (R-R) Zone to the I-4 Zone, with seven conditions. The subject site is a portion of the rezoned property. The following conditions are applicable to this DSP review:

- 1. Any use or development of the property shall require Conceptual and Detailed Site Plan approval by the District Council. Particular attention should be given to the buffering and screening of adjacent residential areas, noise impacts and building acoustics.**

This DSP amendment will require District Council approval per this condition. The site is adjacent to single-family residential dwellings along a portion of the northern property line with provided screening, in accordance with the Landscape Manual. This amendment to add more consolidated storage units is not adversely affected by the noise generated by Joint Base Andrews.

- 2. The uses and intensity of development shall limit employee density to no more than 16 employees per acre.**

The maximum employee density per acre has been noted on the overall DSP, in accordance with this condition. The consolidated storage use is in conformance with the land use recommendations of the sector plan and the prior Zoning Ordinance.

- 3. No building or structure shall be more than two stories in height, and these structures may only cover up to 35 percent of the total land area.**

The two proposed consolidated storage buildings are 10 feet in height and one story, in accordance with this condition. The total structures do not exceed more than 35 percent of the total land area, which has been noted on the overall DSP.

- 4. Bellefonte Lane shall not be used for access to the property.**

The site is not accessed from Bellefonte Lane. The site will be accessed from a private drive off of Louie Pepper Drive, as noted on the overall DSP, in accordance with this condition.

- 5. No use shall release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft (e.g., steam, dust, or smoke).**

6. **No use shall produce light emissions, either direct or indirect (reflective), which would interfere with pilot vision.**
7. **No use shall produce emissions that would interfere with aircraft communication or navigational equipment.**

The previously approved DSP was referred to Joint Base Andrews for review and comment. This DSP amendment contemplates the same uses that were already determined by Joint Base Andrews as having no significant impact on their operations. However, these restrictions have been noted on the overall site plan, in accordance with this condition.

9. **Conceptual Site Plan CSP-04001:** CSP-04001 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions, which are applicable as follows:

2. **Prior to issuance of any permits, the right-of-way dedication along Woodyard Road (MD 223) shall be recorded among the Land Records of Prince George's County.**

The required right-of-way dedication along MD 223 was previously dedicated, as required.

3. **No more than one year after the date of approval of this Order, the applicant, his successor or assignees ("applicant"), shall submit to the Department of Environmental Resources (DER) photographs (and other evidence if appropriate) to demonstrate that all conditions above have been fulfilled and that all structures and landscaping are being maintain in presentable condition and good working order. Every two years after that on the anniversary of the approval, the applicant shall submit current photographs and evidence to DER to demonstrate full compliance again in the same way.**
4. **Failure to submit the required evidence in a timely way shall be grounds for revocation of the Use and Occupancy permit by DER. Failure to demonstrate by means of photographs and evidence submitted full compliance with the intent of these conditions shall be grounds for revocation of the Use and Occupancy permit by DER.**

The applicant is required to comply with this condition in the future, after construction and issuance of a use and occupancy permit on the site.

10. **Preliminary Plan of Subdivision 4-03118:** The Planning Board approved PPS 4-03118 (PGCPB Resolution No. 04-63(A)) on March 25, 2004, for seven lots and two parcels, for the development of 500,000 square feet of industrial uses. A reconsideration of PPS 4-03118 was approved by the Planning Board on July 18, 2019. Final plats were recorded in compliance with the PPS and DSP, showing six lots and two parcels. After approval of DSP-04054-03 amendment, Lots 155–158, Parcel B, and Parcel C were subsequently resubdivided into Lot 161 and Parcel D. The total development approved previously under DSP-04054 through the -06 amendments is 325,338 square feet of industrial uses. With the additional development proposed with this -07 amendment on Lot 159, the total

development will be 344,778 square feet of industrial and commercial uses. Therefore, a new PPS is not required at this time. However, an analysis of the relevant 21 prior conditions of approval is discussed below, as follows:

2. At the time of Detailed Site Plan, a Type II Tree Conservation Plan shall be approved.

The applicant submitted TCPII-114-04-05 with this application. The Environmental Planning Section has reviewed the TCPII and DSP for conformance and recommends approval with conditions.

4. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The applicant has indicated that an automatic fire suppression system will be provided in all buildings, unless otherwise determined by the Prince George's County Fire/EMS Department, as noted on the plans in General Note 17, on the overall DSP.

7. Development shall be in accordance with the approved Stormwater Management Concept Plan 7542-2003-00.

A SWM Concept Plan (38288-2004-01) and approval letter were submitted with the subject application. The concept approval expired March 22, 2023, and a condition has been included herein requiring the applicant to provide a valid SWM concept plan prior to certification of the DSP. The concept letter states that the proposal will tie into the existing storm drain system and pond on-site. No further action regarding SWM is required with this DSP review.

12. Each building permit shall include a 75 dBA (Ldn) noise contour. Structures for industrial and commercial uses shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less, unless the structure or portions thereof are designed only for storage purposes. If residential or residential type uses are proposed, the structures shall be designed to reduce interior noise levels to 45 dBA (Ldn) or less. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.

13. Prior to the issuance of building permits for structures on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells within the 70 and 75 dBA (Ldn) noise corridors for Andrews Air Force Base have been designed to attenuate noise levels to 55 dBA (Ldn) or less for industrial or commercial structures unless the structure or portions thereof are designed only for storage purposes, and 45 dBA (Ldn) or less for residential structures or structures that contain residential type uses. In the event any structure or portion thereof originally designed for storage use only

is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.

The applicant proposes the expansion of an existing consolidated storage use. There are no residential type uses being proposed as part of this project. At the time of building permits, an acoustical analysis must be provided for the two structures, in accordance with these conditions.

- 14. A conceptual and detailed site plan shall be approved prior to grading or building permit for any use or development of the property.**

CSP-04001 and DSP-04054 were both approved by the District Council on March 28, 2005. This amendment of DSP-04054 shall be approved before any additional grading or building permits may be approved for the development of Lot 159.

- 17. The applicant shall provide for any necessary turn lanes and frontage improvements as required by SHA. These may include turn lanes for deceleration and acceleration of vehicles at the site as well as left turn lanes and/or bypass lanes on MD 223. Additional right-of-way dedication to SHA may be required for these improvements.**

The proposed storage units do not front any public roadways. The proposed storage units will be accessed through the driveways approved in DSP-04054-06. The subject DSP does not include proposed new roadways nor entrances to the subject property along MD 223.

- 20. Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The total development proposed under DSP-04054 through the -06 amendments is 325,338 square feet. With the additional development proposed with this -07 amendment on Lot 159, the total development will be 344,778 square feet of industrial and commercial uses. The Transportation Planning Section has indicated that the proposed amendment is within the trip cap limit.

- 11. Detailed Site Plan DSP-04054, as amended:** DSP-04054 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions. Those four conditions were either required prior to certification of the DSP, at the time of permitting, or the same as CSP-04001 Conditions 3 and 4, as discussed above.

DSP-04054-01 was approved on April 2, 2020, at Planning Director level, for modification to the consolidated storage facility.

DSP-04054-02 was approved on May 7, 2021, at Planning Director level, for minor adjustments to parking, sidewalk, fences, retaining walls, and planting to match final construction of the consolidated storage facility.

DSP-04054-03 was approved by the District Council on January 24, 2022, for the development of two warehouse buildings with associated parking and infrastructure, subject to four conditions. These conditions were either required prior to certification of the DSP, at the time of final plat, or at the time of permitting.

DSP-04054-04 was withdrawn by the applicant on June 6, 2022.

DSP-04054-05 was approved on July 26, 2023, at Planning Director level, for modification to the parking lot, green space, and amenities on Lot 154.

DSP-04054-06 was approved on April 27, 2023, at Planning Director level, for modification to the driveway entrance and landscaping on Louie Pepper Drive and Lot 159.

12. **2010 Prince George's County Landscape Manual:** This application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements, apart from Section 4.9. Therefore, a condition has been provided herein requiring the applicant to conform with Section 4.9. In addition, the provided landscape plans contain sheets that have been previously approved with prior amendments and shall be removed from the plan set prior to the certification of the DSP.
13. **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 because the property is greater than 40,000 square feet in size, contains more than 10,000 square feet of existing woodland, and has a previously approved TCPII. The portion of the site specific to DSP-04054-07 is developed with paving, six self-storage buildings, a SWM pond, and woodlands.

A 2003 forest stand delineation plan was used for the early CSP, PPS, and DSP approvals. No natural resources inventory plan was reviewed with the original approvals. This plan was produced by Patton, Harris, Rust & Associates by Scott Wolford, L.A. This plan showed a stream, wetlands, and associated buffers within the property boundary. There were seven woodland stands, and the total woodland area was noted at 24.30 acres. A list of trees that were 24 inches or greater included 7 trees, with 2 being 24 inches, and 5 being over 30 inches. This forest stand delineation plan was used by staff to identify that these were the on-site conditions.

The TCPII and DSP correctly show all the required information that is in conformance with the forest stand delineation.

TCPII-114-04-05 was submitted with this DSP. Based on the submitted TCPII, the site's gross tract area is 29.31 acres, with 1.95 acres of floodplain for a net tract area of 27.36 acres. There is 1.13 acres of wooded floodplain with 23.17 acres of wooded net tract

area. The woodland conservation threshold for the site, based on a 15 percent conservation requirement, is 4.10 acres. The TCPII proposes the removal of 21.14 acres of woodland in the net tract area and 0.31-acre of woodland within the floodplain, for a woodland conservation requirement of 13.33 acres. The TCPII worksheet proposes to preserve 2.02 acres, reforest 0.73 acre, and to purchase 10.22 acres of off-site woodland conservation credits. This application does not propose additional clearing from what was approved with DSP-04054-03, nor the removal of any specimen trees. Minor revisions are required to the TCPII, as outlined in the recommended condition.

14. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of TCC on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule which demonstrates conformance to these requirements through existing trees and the provision of new plantings on the subject property. A condition has been included herein that the applicant sign and date the TCC schedule on Sheet 4 of the landscape plans.
15. **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. **Community Planning**—In a memorandum dated October 5, 2023 (Nair to Shelly), the Community Planning Section noted that, pursuant to Section 27-230(a) of the prior Zoning Ordinance, this development proposal conforms to Plan 2035 and the sector plan. The existing industrial land use is consistent with the recommended land use within the sector plan.
 - b. **Transportation Planning**—In a memorandum dated October 20, 2023 (Yang to Shelly), the Transportation Planning Section noted that the plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance, subject to a condition that the applicant provide bicycle racks or lockers to accommodate the parking of at least two bicycles. The applicant shall also provide site details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.
 - c. **Environmental Planning**—In a memorandum dated October 9, 2023 (Schneider to Shelly), the Environmental Planning Section noted that the proposed TCPII is acceptable, with technical corrections, as listed in the Recommendation section of this technical staff report.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, are the Beltsville silt loam, Beltsville-Urban land complex, Croom-Marr complex, Grosstown-Hoghole-Urban land complex, Hoghole-Grosstown complex, Matapeake silt loam, Sassafras sandy loam, and Woodstown sandy loam complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

- d. **Subdivision**—In a memorandum dated October 9, 2023 (Vatandoost to Shelly), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. Conditions relating to lot configuration and labeling parcels have been included herein.
- e. **Historic Preservation**—In a memorandum dated August 31, 2023 (Stabler, Smith, and Chisholm to Shelly), it was 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. A Phase I archeology survey was completed on the subject property in 1979, which identified no archeological sites, and no further investigation is recommended.

The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. Historic Preservation staff recommend approval of the subject application, with no conditions.

- f. **Permit Review**—In a memorandum dated September 30, 2023 (Bartlett to Shelly), technical corrections were noted, and the revised plans addressed these comments. Therefore, the Permit Review Section offers no conditions of approval for this subject application.
- g. **Prince George’s County Department of Parks and Recreation (DPR)**—As of the writing of this technical staff report, DPR did not offer any comments on this subject application.
- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 12, 2023 (Giles to Shelly), DPIE offered numerous comments that were provided to the applicant, which will be addressed in their separate permitting process. However, it should be noted that comments concerning Louie Pepper Drive have been addressed with prior DSP amendments, specifically DSP-04054-06.
- i. **Prince George’s County Health Department**—In a memorandum dated August 22, 2023 (Adepoju to Shelly), the Health Department noted that a desktop health review of the DSP submission had been completed. Technical comments were provided and a condition has been included herein requiring the applicant to add a general note on the DSP coversheet regarding particulate, pollution, and noise levels.
- j. **Prince George’s County Fire/EMS Department**—As of the writing of this technical staff report, the Prince George’s County Fire/EMS Department did not offer any comments on this subject application.
- k. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.
- l. **Prince George’s County Department of Public Works and Transportation (DPW&T)**—As of the writing of this technical staff report, DPW&T did not offer any comments on this subject application.

- m. **Maryland State Highway Administration (SHA)**—As of the writing of this technical staff report, SHA did not offer any comments on this subject application.
- 16. **Community Feedback**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department did not receive any written correspondence from the community for this subject application.
- 17. As required by Section 27-285(b) of the prior Zoning Ordinance, the DSP, as described above, and if approved with the proposed conditions below, will represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 18. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, the DSP, as described above, and if approved with the proposed conditions below, is in general conformance with the approved CSP-04001.
- 19. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
- 20. Per Section 27-285(b)(4) of the prior 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 site contains regulated environmental features (REF). The DSP application does not propose any additional primary management area impacts to those previously approved with PPS 4-03118. The previously approved impacts (one road crossing, four SWM outfalls associated impacts, in-stream check dams, and sanitary sewer connections) are unchanged. The applicant has been notified in previous approvals that no permit is to be issued without the Maryland Department of the Environment, or the United States Army Corps of Engineers approval. Therefore, the REFs on the subject property have been preserved and/or restored to the fullest extent possible, based on consistency with the limits of disturbance shown on previous approvals.

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-04054-07, including a variance to Section 27-472(d)(1), and Type II Conservation Plan TCP11-114-04-05, for Bellefonte, subject to the following conditions:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:

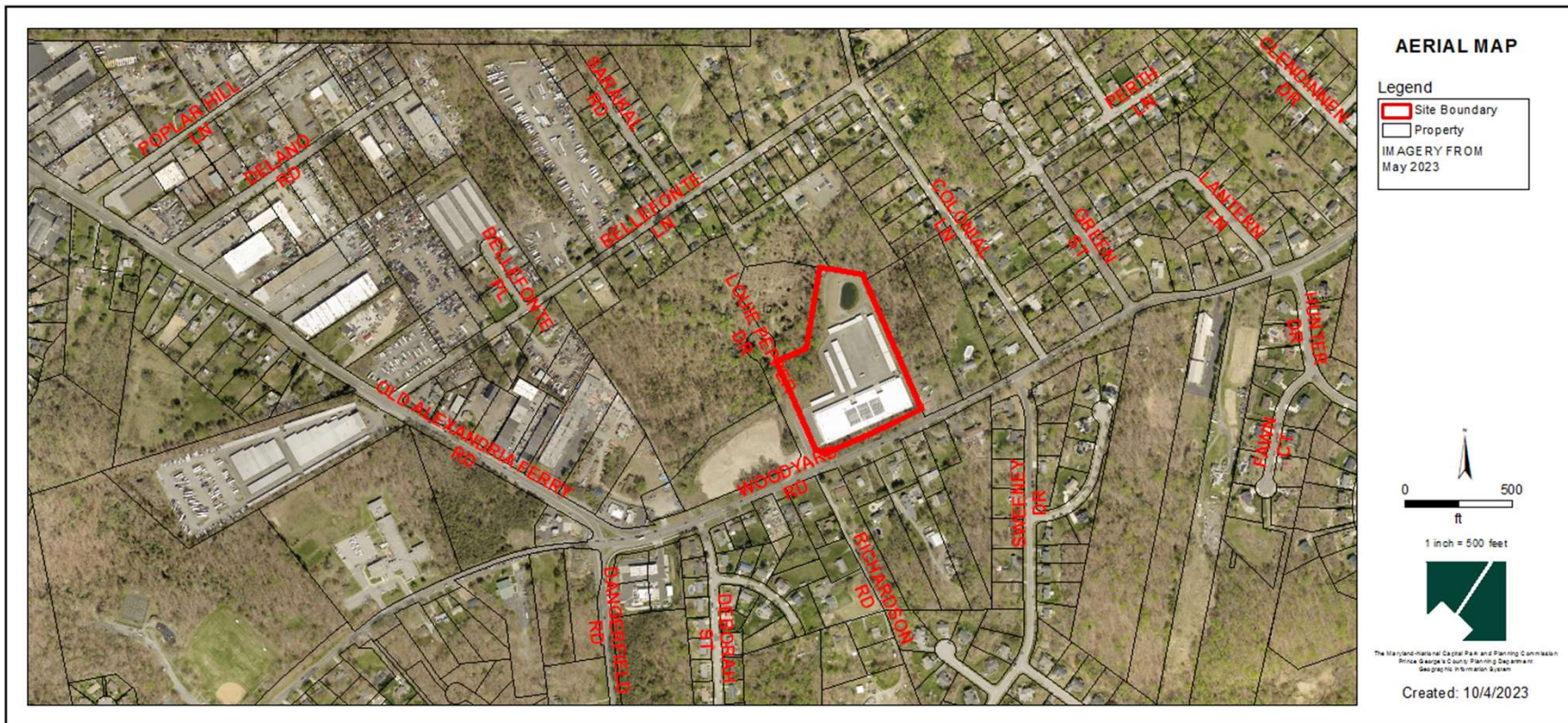
- a. Revise the coversheet of the DSP to reflect the current lot configuration for the overall Bellefonte development, in accordance with the current final plats.
- b. Revise the "Total Building Area" and "I-4 Zoning Requirements" tables on the overall DSP to list Lot 161 instead of Lot 160.
- c. Correct General Notes 4, 14, 19, and 25 on the overall DSP, to reflect the current lot and parcel configuration for Bellefonte Subdivision.
- d. Revise the label for Parcel C to Parcel D on all applicable plans.
- e. Add the following general note to the DSP coversheet:
 - (1) "During the construction phases of this project, the applicant shall adhere to all applicable Prince George's County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise."
- f. Revise the DSP to remove all plans that are not associated with the -07 amendment.
- g. Remove the DSP-04054-06 approval from the prior approvals sheet.
- h. Provide bicycle racks or lockers to accommodate the parking of at least two bicycles. Provide details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.
- i. Revise the DSP to note the total floor area ratio for Lot 159 is 0.36.
- j. Revise the DSP to note the updated building coverage percentage for Lot 159.
- k. Revise the net lot area within the "Lot 159 Building Summary Chart" for the subject property from 344,778 square feet to 307,846 square feet.
- l. Provide a valid approved stormwater management concept plan.
- m. Revise the landscape plans as follows:
 - (1) Remove all landscape plans that are not associated with the -07 amendment.
 - (2) Remove the "Lot 159 Building Summary Chart" from Sheets 4 and 4a.
 - (3) Sign and date the tree canopy coverage schedule on Sheet 4.
 - (4) Demonstrate conformance to Section 4.9 of the 2010 *Prince George's County Landscape Manual* on Sheet 5.
 - (5) Add a column in the plant list on Sheet 5 to demonstrate if a planting is native or non-native.

2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised as follows:
 - a. Revise the approval block on Sheet 4 by adding the text “Planning Director” in the -04 “Approved by” block, without a date.

BELLEFONTE (CLINTON SELF STORAGE)

Detailed Site Plan

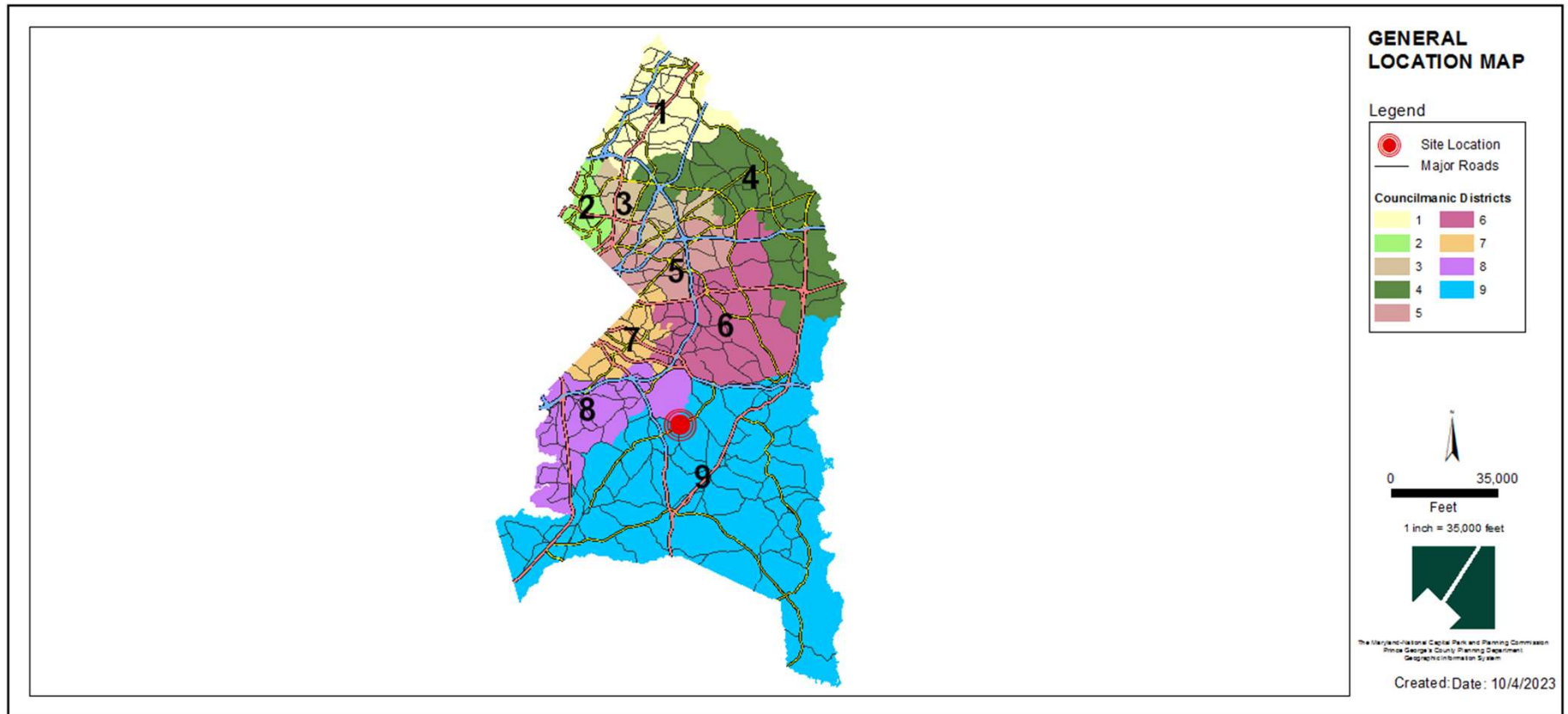
Staff Recommendation: APPROVAL with conditions



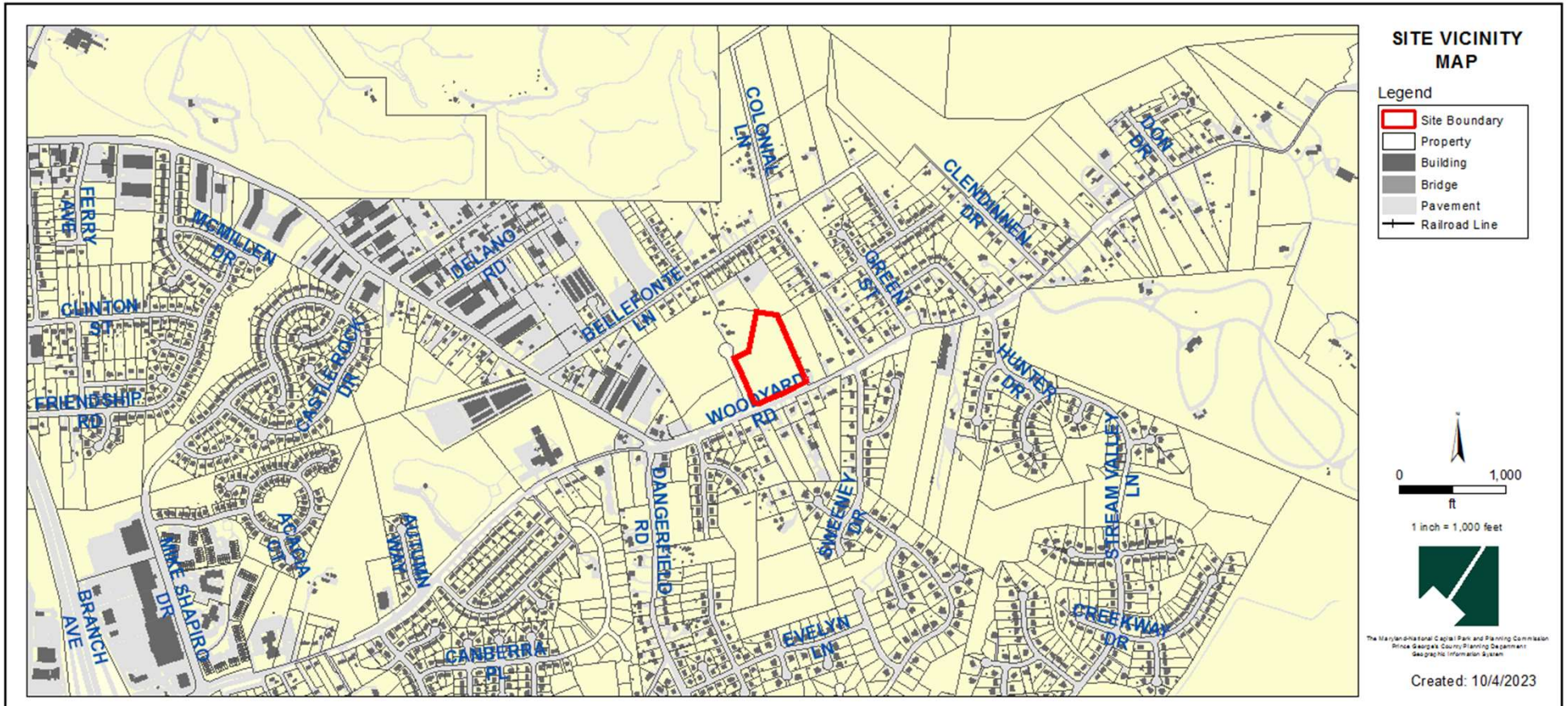
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A



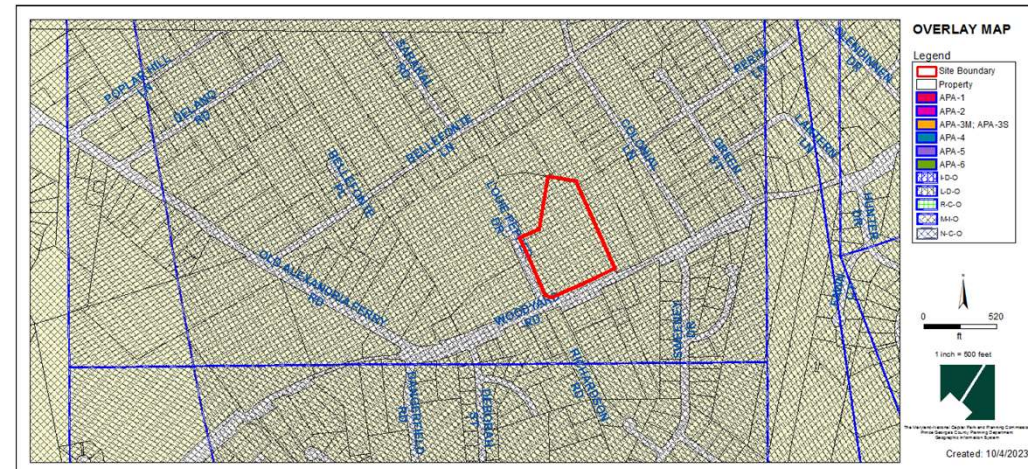
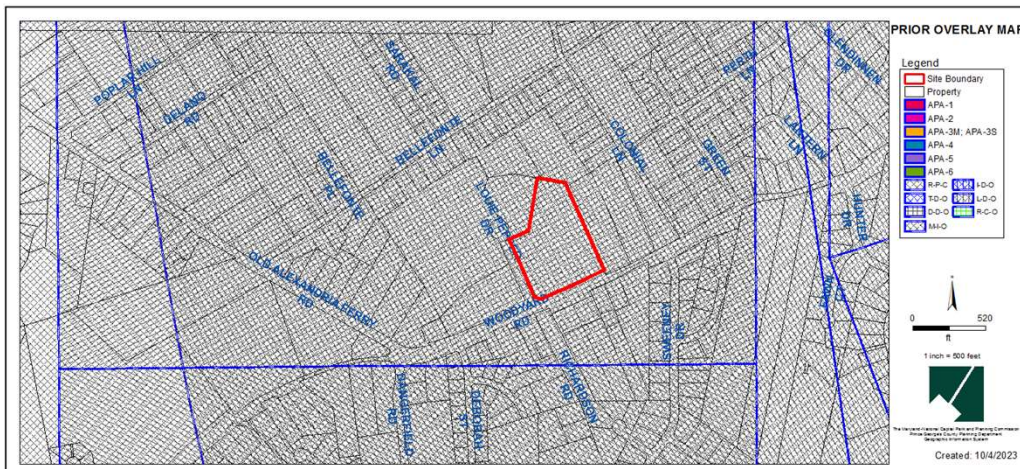
SITE VICINITY MAP



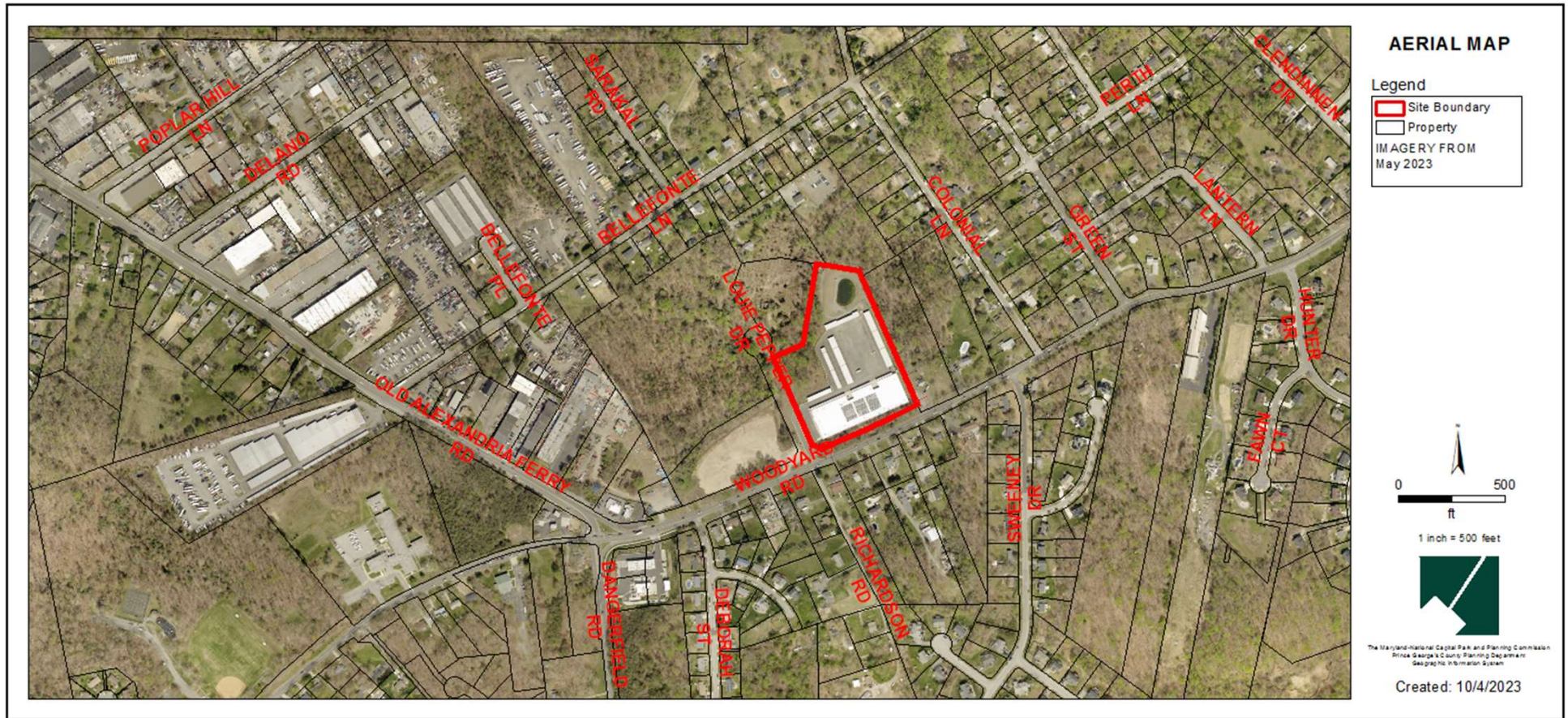
OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

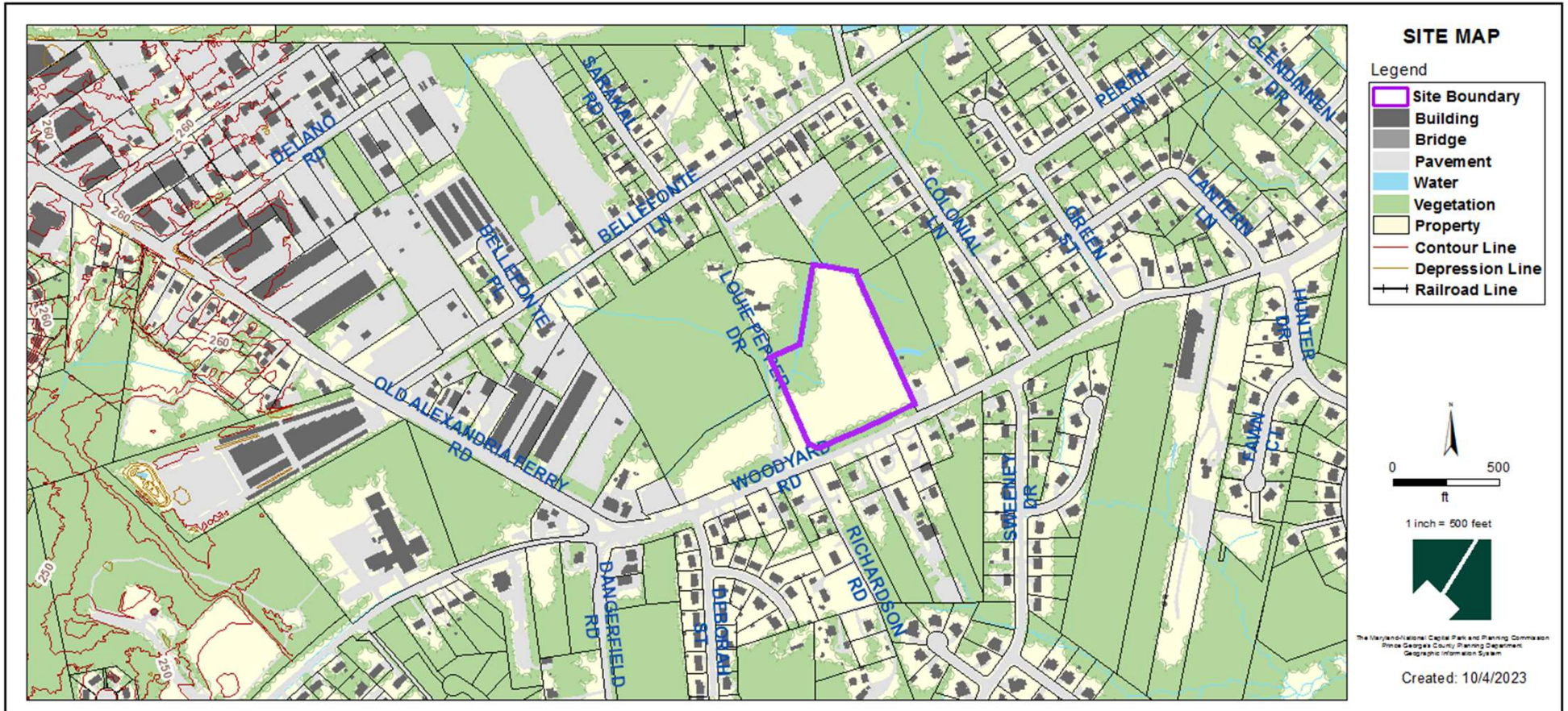
PRIOR OVERLAY MAP



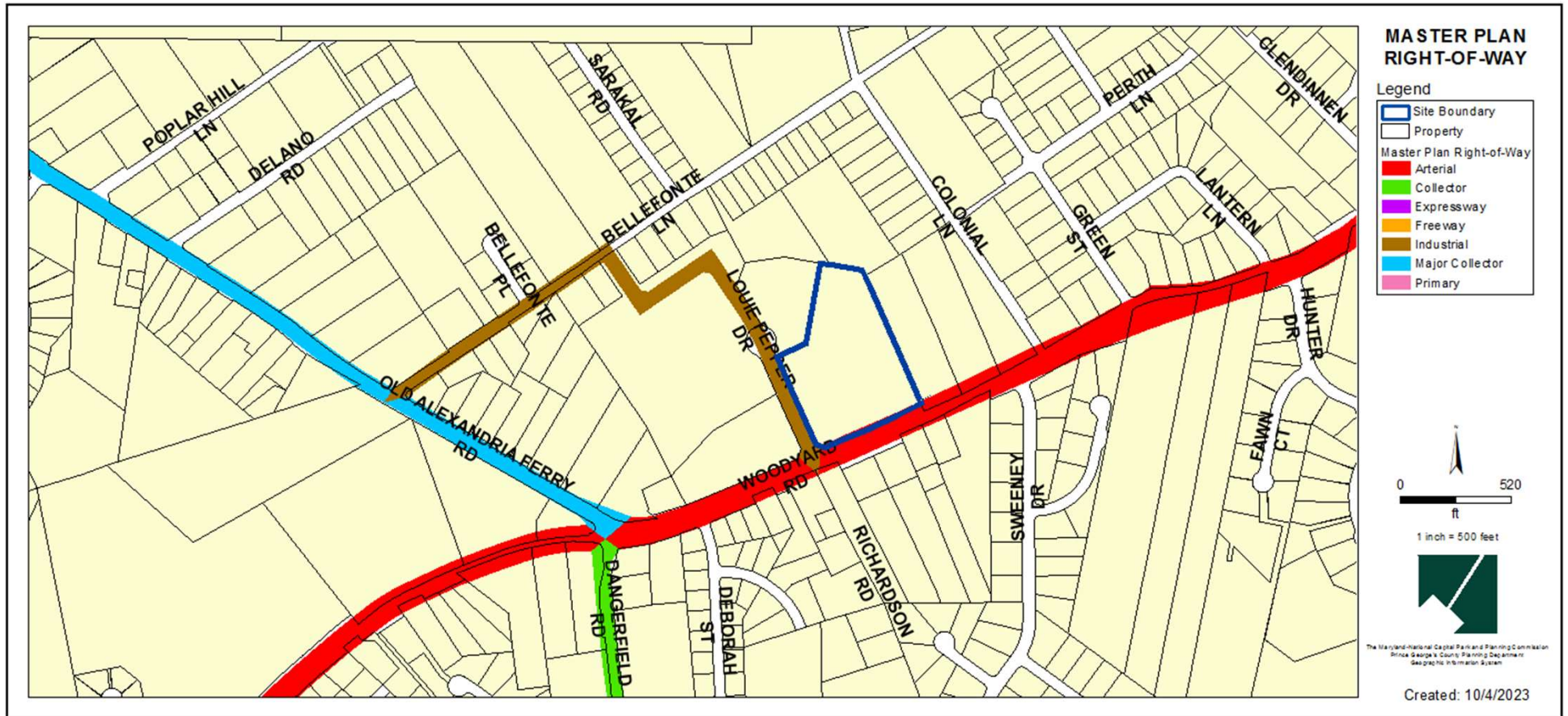
AERIAL MAP



SITE MAP



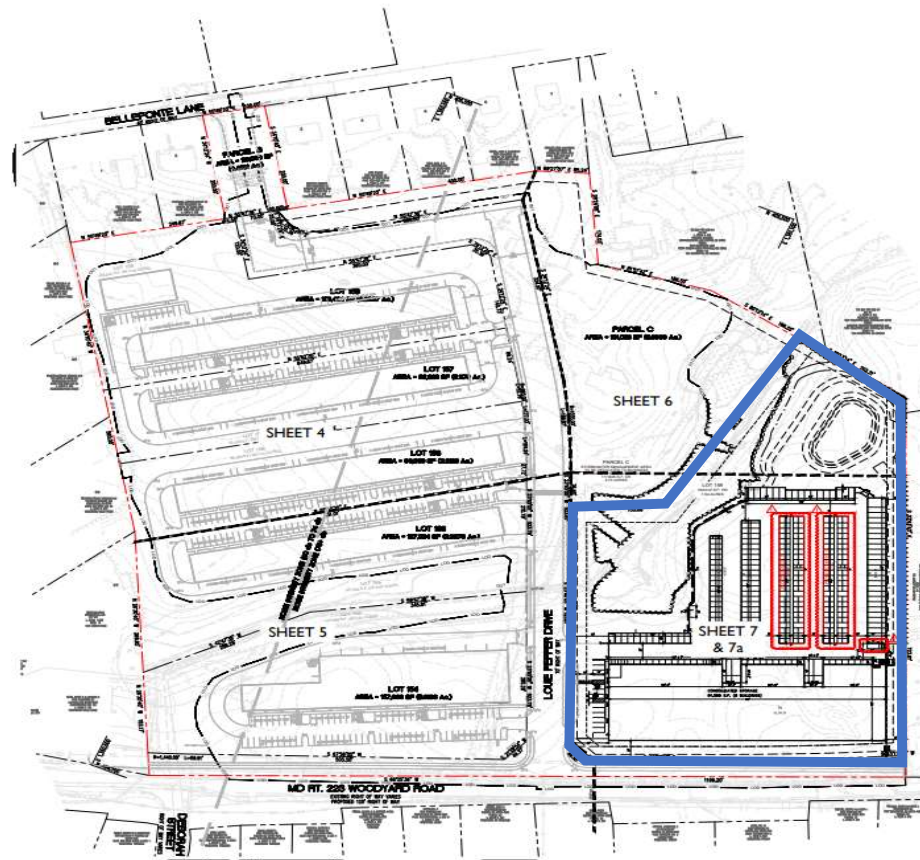
MASTER PLAN RIGHT-OF-WAY MAP



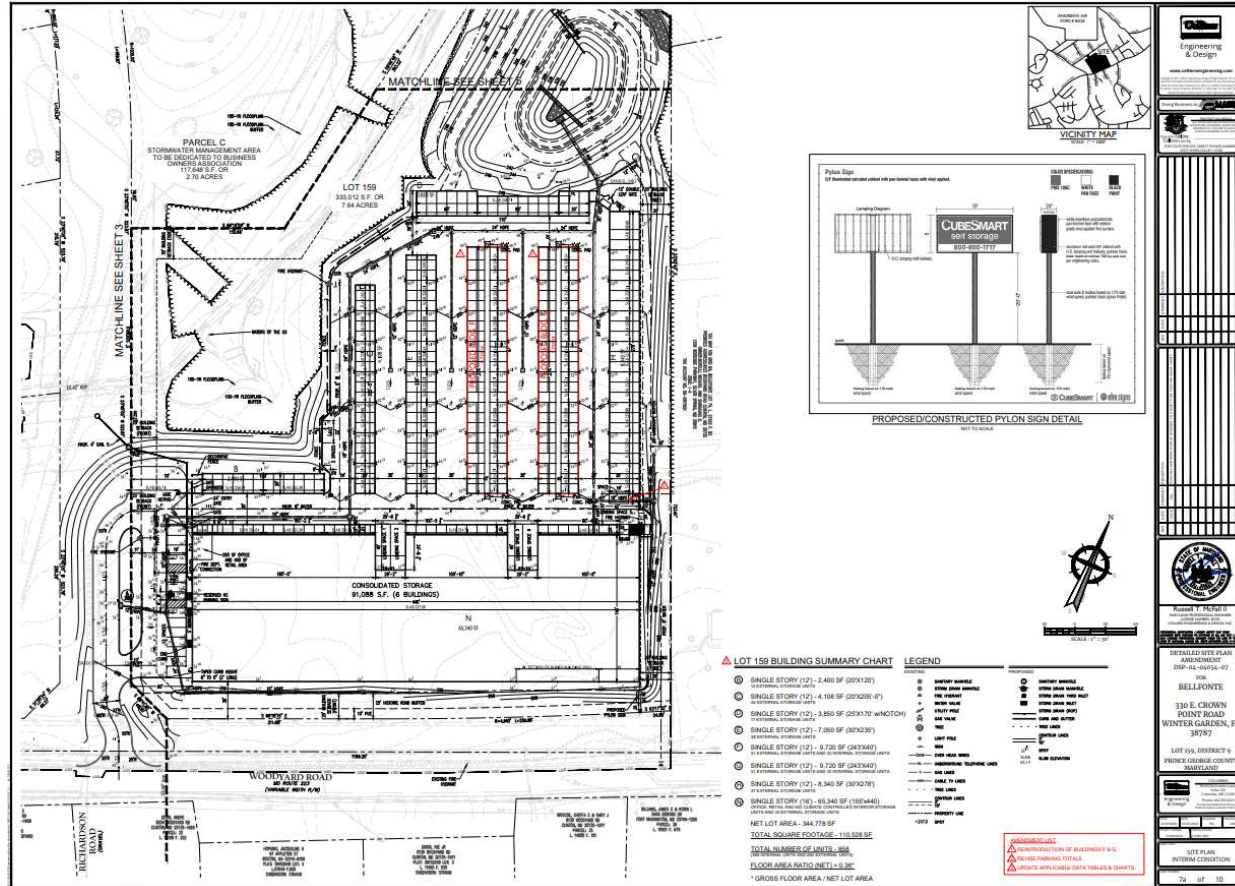
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



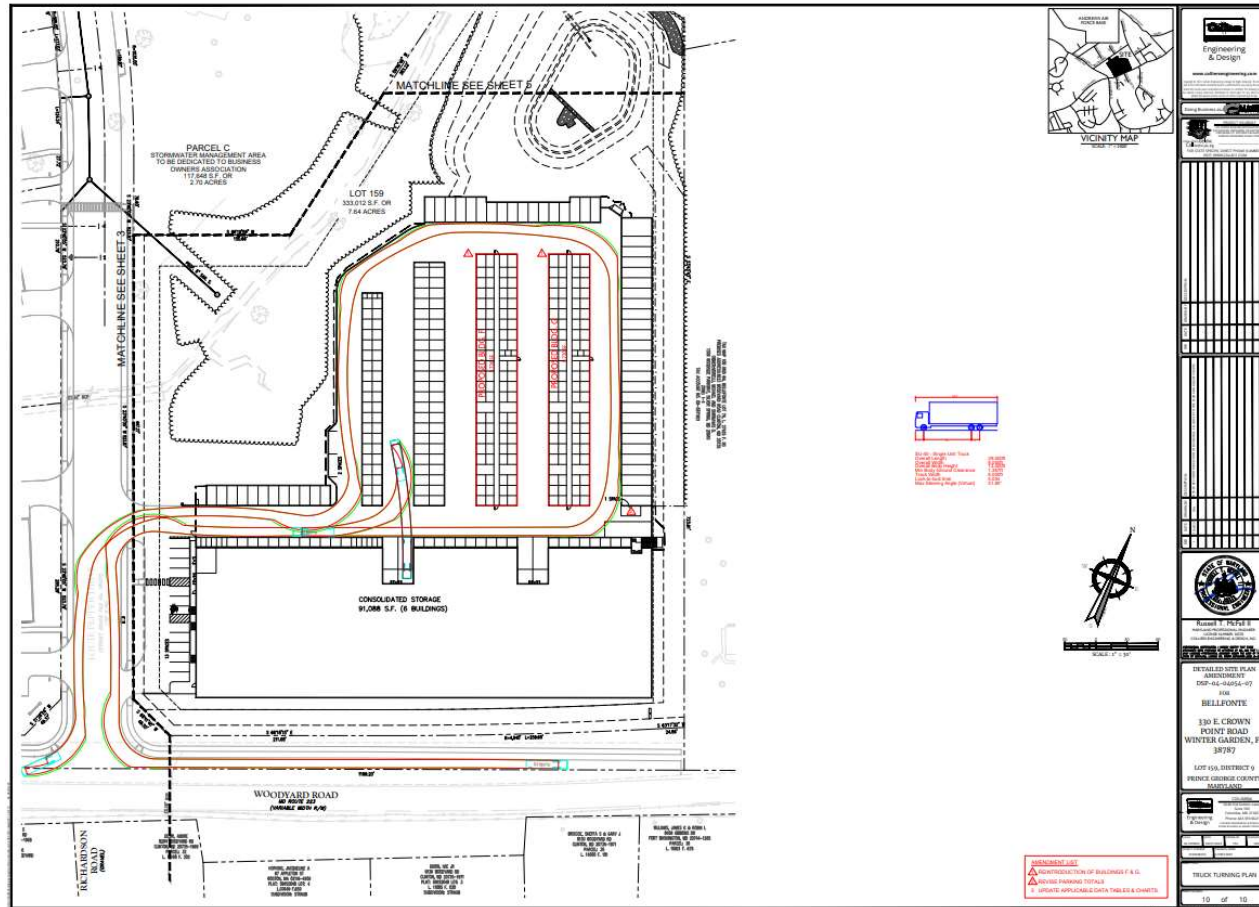
OVRALL SITE PLAN



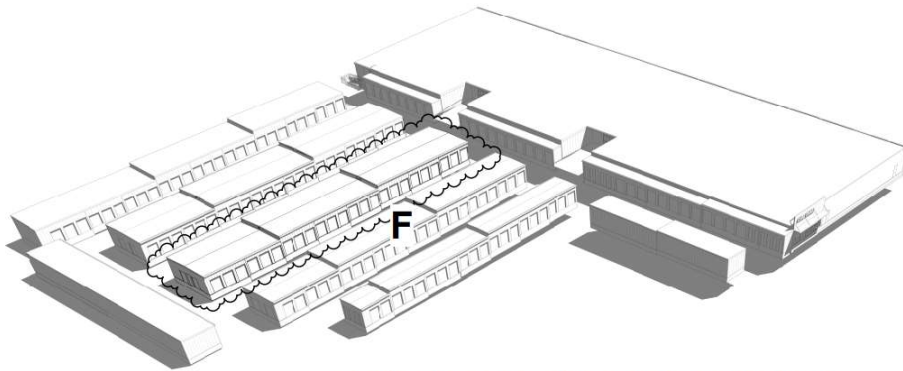
DETAILED SITE PLAN



TRUCK TURNING PLAN



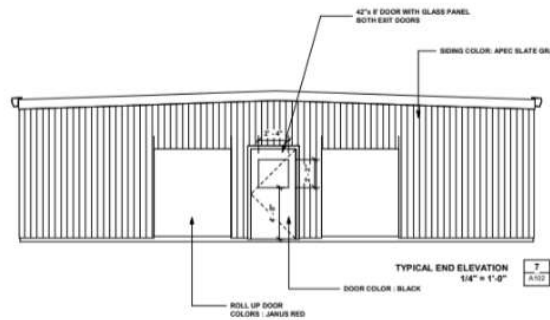
BUILDINGS "F" AND "G" ELEVATIONS



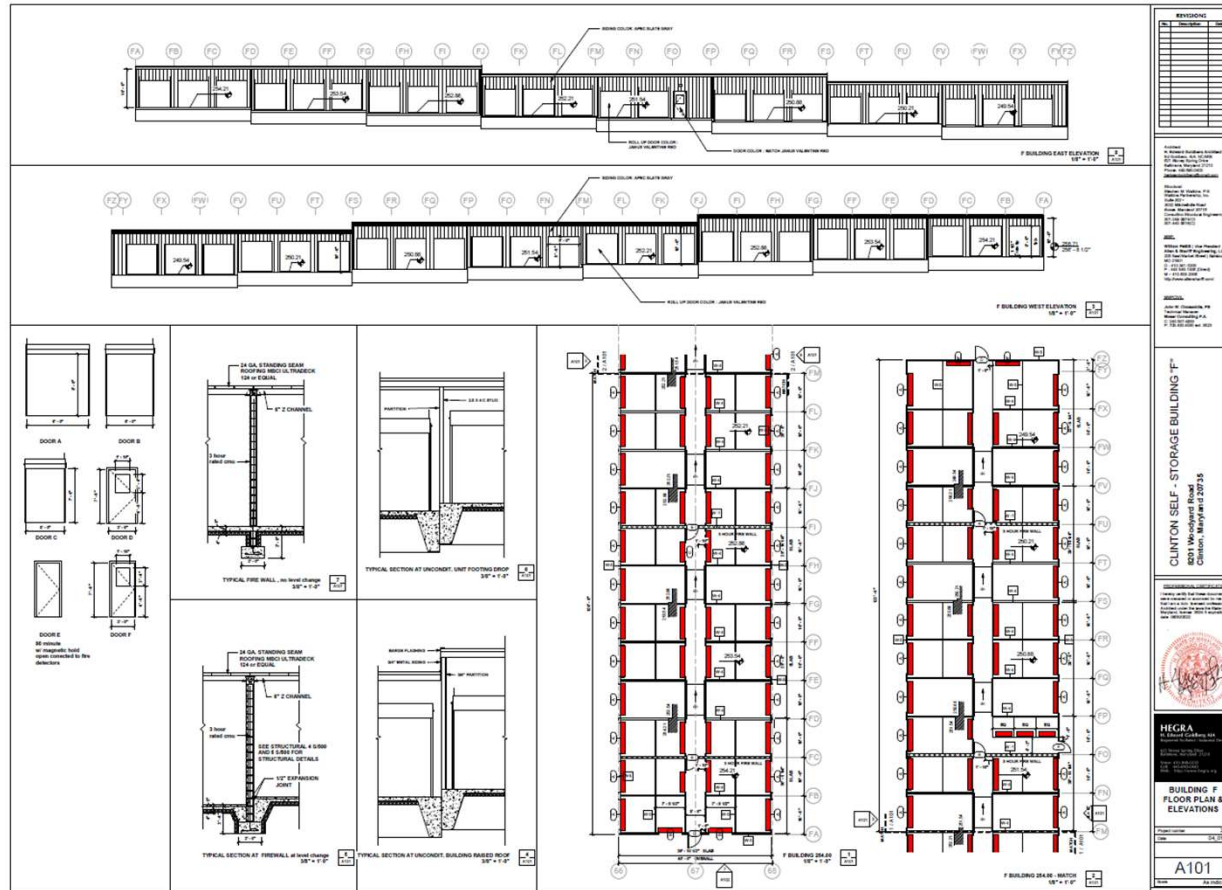
**CLINTON SELF STORAGE COMPLEX
BUILDING "F"**



**CLINTON SELF STORAGE COMPLEX
BUILDING "G"**



BUILDING "F" FLOOR PLAN AND ELEVATIONS



BUILDING "G" FLOOR PLAN AND ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-04054-07

[Major/Minor] Issues:

- Variance for additional 0.06 FAR due to site constraint

Applicant Required Mailings:

- Information Mailing: 2/24/2023
- Acceptance Mailing: 8/18/2023

PGCPB No. 04-262

File No. DSP-04054

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 November 4, 2004 regarding Detailed Site Plan DSP-04054 for Bellefonte, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) application is for approval of a business park including warehouse, consolidate storage facility, and office in the I-4 Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-4	I-4
Use(s)	Residential	Warehouse, Consolidated Storage Facility, and Office
Acreage	29.31	29.31
Parcels	2	2
Lots	7	6
Building square footage/GFA	4,164	240,875
Of which Flex Warehouse		36,250
Consolidated Storage		85,750
Warehouse		111,375
Office		7,500

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	152	197
Of which standard parking spaces	N/A	190
Handicapped spaces	6	9 (van accessible)
Loading spaces	53	53

3. **Location:** The subject property is located on the north side of Woodyard Road, approximately 500 feet east of its intersection with Old Alexandria Ferry Road, in Planning Area 81A and Council District 9.
4. **Surroundings and Use:** The site is bounded to the southeast by the right-of-way of Woodyard Road (MD 223). To the southwest of the site are properties zoned R-R, I-1 and C-M. To the northwest of the site are single-family detached residences in the R-R Zone, and to the northeast of

the site are properties in the I-4 Zone. A rectangular tail of the subject property wedged into the R-R-zoned single-family lots located northwest of the subject site fronts on Bellefonte Lane.

5. **Previous Approvals:** The subject site was originally improved as several single-family detached residences. In 1991, the property was rezoned from the R-R to the I-4 Zone by Zoning Map Amendment Application No. A-9758-C (Zoning Ordinance No.5-1991). On April 29, 2004, the Planning Board approved (by Resolution PGCPB No. 04-63) Preliminary Plan of Subdivision 4-03118. The site has a conceptual site plan which will be heard by the Planning Board on the same date with the subject detailed site plan. The site also has a Stormwater Management Concept Approval, #7542-2003-00.
6. **Design Features:** A stream and its associated wetlands running from west to north bisects the 29.31-acre site. A 70-foot-wide internal right-of-way running from southeast to northwest from Woodyard Road (MD 223) into the site further divides the site into four major sections consisting of six lots and two parcels. The site has only one access from Woodyard Road through Road A. The applicant proposes consolidated storage use on Lot 6, which is composed of a two-story office building of 900 square feet, and 10 one-story storage buildings of 84,860 square feet. Further north across the stream from Lot 6 is Parcel A, which will be dedicated to Bellefonte Business Owners Association. Two stormwater management ponds have been proposed on Parcel A.

A flex warehouse of 36,250 square feet on Lot 1 along Woodyard Road (MD 223) is shown as one linear building footprint with parking at the front and loading at the rear. Further north across the stream from Lot 1 are four warehouse buildings of 111,375 square feet and one office building of 7,500 square feet. Two of the warehouse buildings share a parking lot between them.

The elevation along Woodyard Road (MD 223) features repetitive use of a vertically presented pavilion element, which is designed with a distinguished dark color base and an upper section with EIFS-cornice flat roof that creates a harmonious building style. At the center of the pavilion element is an arched section with a storefront opening at the lower part and EIFS finish wall at the upper part. The entire elevation along Woodyard Road (MD 223) maintains the same height as the storefront opening and generates a strong horizontal element on the elevation. The vertical pavilion element adds visual interest to the elevation. At the height of the arched crown of the central section, there are building-mounted lighting fixtures and awnings. Future building-mounted signs have been shown either right above the awning or on the upper EIFS wall part of the central section of different elevations.

An entrance gateway sign has been proposed to be located along Woodyard Road at its intersection with Road A. The design of the gateway sign uses the similar vocabulary featuring an arch-crowned EIFS central section flanked by two brick columns with the cap that is the same formation as the cornice of the buildings in the business park. The text "Bellefonte Business Park" is on the central section. The gateway sign is harmonious with the elevation along Woodyard Road.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 5-1991 (A-9758-C):** Zoning Ordinance No.5-1991 was adopted by the District Council on February 25, 1991, to approve Application No. A-9758-C to rezone approximately 29.316 acres of land located on Woodyard Road, approximately 500 feet east of the intersection of Old Alexandria Ferry Road and Dangerfield Road with 100 feet of frontage on Bellefonte Lane, from the R-R Zone to the I-4 Zone with seven conditions. The subject site is a portion of the rezoned property. The following conditions are applicable to this detailed site plan review:

1. **Any use or development of the property shall require Conceptual and Detailed Site Plan approval by the District Council. Particular attention should be given to the buffering and screening of adjacent residential areas, noise impacts and building acoustics.**

Comment: The subject detailed site plan along with a conceptual site plan has been filed to fulfill this requirement. The plan shows tree conservation areas along the site boundary lines that are adjacent to the existing residential areas in the north and east. Additional landscaping has been proposed to fill the gaps of the existing wooded areas. The proposed uses as indicated in the memorandum from the Community Planning Division (Rovelstad to Zhang, October 4, 2004) are appropriate for this location. Except for one office building and residence for an on-site manager, which requires the interior noise to be reduced to 45 dBA (Ldn) or less, all other uses are not adversely affected by noise generated by Andrews AFB.

A condition of approval has been proposed in the Recommendation section of this report to require the architectural plans of office and the on-site residence for the facility manager be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce the interior noise level to less than 45 dBA (Ldn).

2. **The uses and intensity of development shall limit employee density to no more than 16 employees per acre.**

Comment: According to the community planner (Rovelstad to Zhang, October 4, 2004), the uses proposed in this DSP are low-density uses that are in conformance with the land use recommendations in the 1993 Subregion V Master Plan. This condition will be carried forward as a site plan note to be added to the plans prior to certificate approval of this DSP.

3. **No building or structure shall be more than two stories in height, and these structures may only cover up to 35% of the total land area.**

Comment: Most of the buildings are one story in height. No building or structure is more than two stories in height. The maximum building coverage for Lot 3 is 30 percent. Building coverage

for all other lots is less than 30 percent.

4. Bellefonte Lane shall not be used for access to the property.

Comment: Bellefonte Lane is not used for access to the property. The subject property has direct access from Woodyard Road (MD 223).

5. No use shall release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft (e.g., steam, dust or smoke).

6. No use shall produce light emissions, either direct or indirect (reflectives) which would interfere with pilot vision.

7. No use shall produce emissions that would interfere with aircraft communication or navigational equipment.

Comment: This DSP has been referred to Andrews Air Force Base (AFB) for review and comment. In a memorandum (Summer to Zhang, September 4, 2004) the community planner of AFB indicates that the proposed uses have no significant impact on AFB.

8. Zoning Ordinance: The subject application has been reviewed for compliance with the requirements of the I-4 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in the industrial zones. The proposed warehouse, consolidated storage facility, and office uses are permitted in the I-4 Zone.
- b. The subject application complies with Section 27-474 Regulations regarding setbacks, building coverage and green area. The proposed maximum building coverage is 30 percent (35 percent allowed) and minimum green area coverage is 34 percent (25 percent required).
- c. Section 27-472. The I-4 Zone (Limited Intensity Industrial) has the following additional requirements:
 - (b) Landscaping, screening, and buffering of development in the I-4 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**
 - (1) At least twenty-five percent (25%) of the net lot area shall be maintained as green area.**

- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

Comment: The site plan shows green area coverage for each lot ranging from the lowest 34.1 percent, Lot 4, to the highest 54.1 percent, Lot 2, with the rest of the lots falling in between. The site plan is in general conformance with the above requirements. Refer to Finding 11 below for a detailed discussion on compliance with the provisions of the *Landscape Manual*.

- (c) **Outdoor storage.**

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

Comment: No outdoor storage of any kind has been proposed in this application.

- (d) **Floor area ratio**

- (1) **The combined floor area ratio of all buildings on a lot shall not exceed 0.3.**

Comment: The applicant has calculated floor area ratio on each lot and shown that only Lots 3 and 4 have a floor area ratio of 0.3 and all other lots have a floor area ratio ranging from 0.22 to 0.25.

- d. The subject application is also in accordance with the requirements of Section 27-475.04, which sets additional requirements for consolidated storage use in the industrial zones. The two specific requirements that are applicable in this case are:

- (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).

- (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: The consolidated storage proposed on the site is located on Lot 6. Except for three storage buildings that have the individual consolidated storage units parallel with the Woodyard Road frontage, all the entrances to other individual consolidated storage

units are either blocked by the buildings or oriented toward the interior of the development. Substantial screening efforts have been made by the applicant in the site design in order to be in full compliance with the above-noted requirements. A ten-foot-wide landscape strip has been proposed in between the subject property and the ten-foot-wide public utility easement along the frontage of Woodyard Road with the required plant units pursuant to the requirements of Section 4.2 of the *Landscape Manual*. In addition to the Section 4.2 landscaped strip, a six-foot-high wrought iron fence with brick piers has been proposed along the entire frontage of Lot 6 behind the landscape strip. At the Planning Board hearing on November 4, 2004, the Planning Board imposed a condition of approval to require the applicant to paint the entrances to individual storage units in the same color scheme as the proposed building.

The proposed consolidated storage site is also lower in elevation than Woodyard Road. The grading plan shows a difference of approximately 3.5 feet starting from the main entrance to the subject site and approximately 7 feet at the western end of the boundary line. Given the proposed landscaping and the required screening measures along with the elevation difference between the consolidated storage site and Woodyard Road, the Urban Design Section believes that most of the entrances to individual consolidated storage units should not be visible from Woodyard Road or from adjoining land in any residential zones.

9. **Conceptual Site Plan CSP-04001:** Conceptual Site Plan CSP-04001 has been submitted concurrently with this DSP. The Planning Board has to approve CSP-04001 before the approval of this DSP per the Order of Approvals in Section 27-270. This subject DSP is subject to any applicable conditions attached to the approval of CSP-04001
10. **Preliminary Plan of Subdivision 4-03118:** Preliminary Plan of Subdivision 4-03118 was approved by the Planning Board on April 29, 2004, subject to 21 conditions. The following conditions are applicable to the review of this detailed site plan:

2. **At the time of Detailed Site Plan, a Type II Tree Conservation Plan shall be approved.**

Comment: A Type II Tree Conservation Plan, TCPII/114/04, has been submitted with this DSP and will be approved by the Planning Board at the time the DSP is approved. A review by the Environmental Planning Section indicated that TCPII/114/04 is in general compliance with the Woodland Conservation Ordinance.

7. **Development shall be in accordance with the approved Stormwater Management Concept Plan #7542-2003-00.**

Comment: A review by Department of Environmental Resources (DER), Prince George's County, indicates that the subject DSP is not consistent with the approved Stormwater Management Concept Plan, #7542-2003-00. DER recommends that the concept plan needs to be

revised to reflect the changes made to the deletion of infiltration facilities. A condition has been proposed in the Recommendation section to require a reapproval of the concept plan by DER prior to certificate approval of this DSP or to revise the DSP to be consistent with the approved Stormwater Management Concept Plan.

14. A conceptual and detailed site plan shall be approved prior to grading or building permit for nay use or development of the property.

Comment: A conceptual site plan has been filed concurrently with this detailed site plan to fulfill this condition. The conceptual site plan and the subject detailed site plan will be heard by the Planning Board on the same day.

20. Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The subject DSP proposes warehouse, consolidated storage facility, and office buildings with a total gross floor area of 240,875 square feet, which is within the 500,000-square-foot limit. Per review of the Transportation Planning Section (Jenkins to Zhang, August 30, 2004), the proposed development is within the above trip limit.

11. ***Landscape Manual:*** The proposed development is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements; Section 4.3 Parking Lot Requirements; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.

- a. Section 4.2 Commercial and Industrial Landscaped Strip Requirements, requires that in I-4 Zones a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The applicant chose Option 1 to provide a minimum 10-foot-wide landscaped strip to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. Five Section 4.2 landscape strips have been identified on the landscape plan along the frontage of Road A. Another three Section 4.2 landscape strips along Woodyard Road should be added on the landscape plan. The applicant has treated the entire Woodyard Road frontage as Section 4.3(a), which is not correct. Only the portions of the frontage where the parking lot is located should be considered as Section 4.3(a) landscape strips. A condition of approval has been proposed in the Recommendation section of this report to require the applicant to correct this technical error prior to certification.
- b. Section 4.3(a), Landscape Strip Requirements, requires a 10-foot-wide landscaped strip between the parking lot and public right-of-way to be planted with one shade tree and 10 shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among

other landscape strip treatments. The landscape plan has identified three such landscape strips, of which two are along the frontage of Woodyard Road (Strips A and C) and one along Road A (Strip B).

Strips A and C should be further broken down to exclude the portion that should be treated as Section 4.2 landscape strips as discussed above. Strip B should be considered as a Section 4.2 landscape strip because there is no parking lot directly adjacent to the portion of Road A. A condition of approval has been proposed in the Recommendation section of this report to require the applicant to correct this technical error prior to certification.

- c. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be placed between two adjacent incompatible land uses in all conventional zones. In this case, the landscape plan has identified five Section 4.7 bufferyards because the proposed use is not compatible to the adjacent existing uses. The site plan is in general compliance with Section 4.7. But additional Section 4.7 schedules should be added to the landscape plan for the north and east boundary areas where the existing single-family detached houses are located adjacent to the subject site. It seems that the existing woodland is sufficient to fulfill the buffering requirements. A condition of approval has been proposed in the Recommendation section of this report.

12. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there is an approved Type I Tree Conservation Plan, TCPI/35/03, for this site.

- a. A forest stand delineation (FSD) has been submitted for this proposal and was generally found to address the requirements of a simplified forest stand delineation and to be in compliance with the Prince George's Woodland Conservation and Tree Preservation Ordinance.
- b. The Type II Tree Conservation Plan, TCPII/114/04, submitted with this application has been reviewed and was found to require significant revisions. A review by the Environmental Planning Section of the revised plans indicates that the TCPII is in general conformance with the requirements of the Woodland Conservation Ordinance.

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

- a. In a memorandum dated October 4, 2004, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and is in conformance with the land use recommendation of the 1993 Subregion V Master Plan.

The community planner also discussed the noise issue related to Andrews Air Force Base and called for acoustical construction techniques for reduction of the interior noise level.

- b. In a memorandum dated October 4, 2004, the Subdivision Section staff noted that the number of lots shown on both the conceptual site plan and the detailed site plan is not consistent with the approved Preliminary Plan of Subdivision, 4-03118. The Subdivision Section staff has also identified the applicable conditions attached to the approval of 4-03118.

Comment: A condition of approval has been proposed to require the applicant to revise the subject DSP to be consistent with the approved CSP since most issues identified by the Subdivision staff have been addressed at the time of CSP review. The subject DSP's compliance with conditions attached to 4-03118 has been discussed in detail in Finding 10 above.

- c. The Transportation Planning Section in a memorandum dated August 30, 2004, indicated that a trip cap condition has been imposed on this site. The staff also talked about dedication of Woodyard Road and Parcel B.

Comment: The trip cap condition is Condition 20 of 4-03118. Finding 10 has a detailed discussion of the issue.

The dedication of Woodyard Road that is 60 feet from the existing centerline has been correctly shown on the DSP. But the plans do not graphically show the distance. A condition of approval has been proposed to show the right-of-way graphically.

Dedication of Parcel B is required by approved Preliminary Plan of Subdivision 4-03118. Per 4-03118, a note has to be put on the site plan as follows:

“Parcel B is to be conveyed to DPW&T upon demand for the construction of I-502, a dedicated public right-of-way, and private access to Bellefonte Lane is not permitted pursuant to Condition 4 of Zoning Ordinance No. 5-1991, File A-9758-C.”

This note has been proposed to be added on the site plan by a condition of approval as written in the Recommendation section of this report.

In a separate memorandum from the Transportation Planning Section dated September 29, 2004, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trail issues identified in the Adopted and Approved Subregion V Master Plan that impact the subject site. The trails planner has suggested some additional connections to the proposed sidewalk on both sides of the internal streets as shown on the marked-up plan.

Comment: The applicant has revised the plan and added the sidewalk connections that have been recommended by the trails planner.

- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated September 13, 2004, the staff noted that the site plan is not consistent with approved stormwater management concept plan # 7542-2003.

Comment: A condition of approval has been proposed in the Recommendation section to require the applicant to revise the DSP prior to certificate approval in order to be consistent with the approved stormwater management concept plan, or vice versa.

- e. The Environmental Planning Section, in a memorandum dated October 12, 2004, indicated that the plans as submitted have been found to address the environmental constraints for the site and the requirements of the Prince George's County Woodland Conservation Ordinance, except for minor technical errors. The staff recommends approval of this application subject to several conditions that have been addressed in the revised plans.
 - f. The Permit Section, in a memorandum dated September 13, 2004, provided 17 comments and questions. Most of the questions and concerns raised by the permit staff have been addressed in the review process and the unresolved issues will be addressed by the conditions of approval in the Recommendation section of this report.
 - g. The State Highway Administration (SHA), in a memorandum dated September 17, 2004, stated that SHA has no objection to Detailed Site Plan DSP-04045 approval.
 - h. The subject application was also referred to the Planning Office at Andrews Air Force Base for information and review. In a memorandum dated September 4, 2004, the community planner indicated that the subject application has no significant impact on Andrews Air Force Base.
 - i. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
14. As required by Section 27-285(b), 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. The detailed site plan is also in general conformance with the approved conceptual site plan.

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 II Tree Conservation Plan (TCPII/114/04) and further APPROVED Detailed Site Plan DSP-04054 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Revise the subject DSP to be consistent with the approved Conceptual Site Plan, CSP-04001
 - b. Add the following notes on the Detailed Site Plan:

“Parcel B is to be conveyed to DPW&T upon demand for the construction of I-502, a dedicated public right-of-way, and private access to Bellefonte Lane is not permitted pursuant to Condition 4 of Zoning Ordinance No. 5-1991, File A-9758-C.”

“The uses and intensity of the development shall limit employee density to no more than 16 employees per acre.”
 - c. Revise the landscape plan to differentiate the Section 4.2 landscape strip from the Section 4.3(a) landscape strip by providing separate landscape schedules for the site’s frontage along Woodyard Road.
 - d. Add a Section 4.7-landscape schedule for the northern boundary bufferyard.
 - e. Revise the Strip B schedule along Road A for the consolidated storage site to the Section 4.2 schedule.
 - f. Either revise the DSP to be consistent with the approved stormwater management plan or revise the stormwater management concept plan to be consistent with the layout of the DSP.
 - g. Provide the color details for entrances to individual storage units which shall be the same scheme as the proposed building for review and approval by the Urban Design Section as the designee of the Planning Board.
 - h. Label the location and the gross floor area of the dwelling unit for the resident manager on the site plan.
2. Prior to the issuance of the building permit for the office building and the on-site residence for the facility manager, the architectural plans of the above buildings shall be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce interior noise level to less than 45 dBA (Ldn).

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 Harley, seconded by Commissioner Vaughns, with Commissioners Harley, Vaughns, Eley, Squire and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, November 4, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of December 2004.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:HZ:rmk

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 September 30, 2021, regarding Detailed Site Plan DSP-04054-03 for Bellefonte, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) requests the development of two warehouse buildings with associated parking and infrastructure within the Military Installation Overlay (M-I-O) Zone.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	I-4 /M-I-O	I-4 /M-I-O
Use(s)	Vacant	Industrial
Gross Acreage	29.31	29.31
Lots/Parcels	8	8
Square Footage/Gross Floor Area (GFA)	127,338 sq. ft.	325,338 sq. ft. (198,000 proposed)

Parking and Loading

USE	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
3 spaces for first 1,500 sq. ft. of GFA	3	
1 space for additional 1,500 sq. ft. of GFA up to 100,00 sq. ft.	66	
0.2 spaces for additional 1,000 sq. ft. above the first 100,000 sq. ft. of GFA	20	
Total	89	210 (203 Standard, 7 Handicapped Accessible)
LOADING		
1 space for 1,500-10,000 sq. ft. of GFA	1	
1 space for each additional 40,000 sq. ft. of GFA	5	
Total	6	85 (10 Trailer)

3. **Location:** The subject site is located on the west side of Louie Pepper Drive, approximately 200 feet north of MD 223 (Woodyard Road), in Planning Area 81A and Council District 9. The site is zoned Limited Intensity Industrial (I-4) and is within the M-I-O Zone and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (sector plan).
4. **Surrounding Uses:** The subject property is zoned I-4. The abutting property located to the northeast is zoned Rural Residential (R-R) and the property abutting the southwest corner is zoned Commercial Miscellaneous. The remaining surrounding properties are zoned I-4 or Light Industrial.
5. **Previous Approvals:** The subject property consists of Lots 154 through 159, Parcel B, Parcel C, and part of previously dedicated right-of-way for Louie Pepper Drive, shown on Tax Map 108 in Grids A-4 and B-4 and Tax Map 117 in Grids A-1 and B-1. The development has an approved Stormwater Management (SWM) Concept Plan (38302-2004).

In 1991, the property was rezoned from the R-R to the I-4 Zone by Zoning Map Amendment Application A-9758-C (Zoning Ordinance No. 5-1991). On April 29, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03118 and on July 18, 2019, the Planning Board approved a reconsideration (PGCPB Resolution No. 04-63(A)). On December 2, 2004, the Planning Board approved Conceptual Site Plan CSP-04001 (PGCPB Resolution No. 04-265) and DSP-04054 (PGCPB Resolution No. 04-262) for warehouse, consolidated storage, and office uses on the subject property. Both the CSP and DSP were subsequently approved by the Prince George's County District Council on March 28, 2005, as required by A-9758-C. The DSP has been amended twice at the Planning Director level for changes to the consolidated storage facility, which is currently under construction on Parcel 159.

6. **Design Features:** A stream and its associated wetlands running from west to north bisects the 29.31-acre site. A 70-foot-wide internal public right-of-way, Louie Pepper Drive, running from southeast to northwest from Woodyard Road into the site further divides the site into four major sections consisting of six lots and two parcels. Previous DSP approvals included a 91,088-square-foot consolidated storage facility in multiple buildings on Lot 159, which is under construction, and 36,250 square feet of flex/office space in one building on Lot 154, which has not been constructed, both along the property's Woodyard Road frontage. Existing Parcel C, in the northeast corner of the property, is to be developed with a SWM pond.

This DSP amendment proposes to construct two warehouse buildings totaling 198,000 square feet with associated parking facilities to replace 111,375 square feet of warehouses previously approved for Lots 155 through 158. Vacation of a part of Louie Pepper Drive (master plan road I-502) public right-of-way is proposed, with the road truncated in a cul-de-sac in the middle of the property. Existing Parcel B was created for conveyance to the Prince George's County Department of Public Works and Transportation (DPW&T) upon demand for the construction of master plan road I-502, which ties into Louie Pepper Drive. DPW&T has indicated that they have no intent to acquire Parcel B to complete the I-502 connection. Therefore, this DSP proposes

incorporation of Parcel B with Lots 155–158 into the new lot (Lot 160), which will have to be the subject of a future plat of consolidation, and vacation of part of Louie Pepper Drive, leaving the right-of-way with appropriate terminus so that sufficient access can be provided to the industrial development.

The DSP shows that the first, northernmost, 35-foot-high one-story building is proposing a total of 108,000 square feet to include an 18,000-square-foot mezzanine area. The second 35-foot-high one-story building is proposing a total of 90,000 square feet to include a 15,000-square-foot mezzanine level. The site will have access from proposed Louie Pepper Drive. The site will contain a total of 210 parking spaces, which are located to the north and south of the buildings, and 85 truck spaces located mainly between the buildings in a large truck court, with 10 trailer spaces in the northeast corner of the site. Louie Pepper Drive will have five-foot-wide sidewalks on each side of the road that connect into the site and the buildings, with bike racks provided by both buildings. The SWM area is located along the eastern side of the site, on Parcel C. Each building contains painted light and dark grey tiltwall panels and aluminum framed entry doors, in multiple locations, and multiple loading dock doors on the sides that face each other. Each elevation includes quality building materials that the Planning Board considers acceptable. The applicant is proposing an approximately eight-foot-high, metal and concrete monument sign with no building-mounted signage shown.

During the Planning Board hearing, it was noted that there was an inconsistency between the proposed 35 feet height on the Detailed Site Plan and the height reflected on the Architecture Plans. The Applicant provided exhibits to explain the inconsistency and requested that the proposed height of both buildings be increased to a height of 41 feet. The new proposed height is in conformance with the requirements of the Limited Intensity Industrial Zone (I-4) and the height requirements of the Military Installation Overlay Zone (M-I-O). The Planning Board voted in favor of increasing the height to 41 feet and added a condition that the 41 feet building height is consistently reflected on both the Detailed Site Plan and Architecture elevations prior to certification.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 5-1991 (A-9758-C):** Zoning Ordinance No. 5-1991 was adopted by the District Council on February 25, 1991, to approve Zoning Map Amendment Application A-9758-C. It rezoned approximately 29.316 acres of land located on Woodyard Road, approximately 500 feet east of the intersection of Old Alexandria Ferry Road and Dangerfield Road with 100 feet of frontage on Bellefonte Lane, from the R-R Zone to the I-4 Zone, with seven conditions. The subject site is a portion of the rezoned property. The following conditions are applicable to this DSP review:
 1. **Any use or development of the property shall require Conceptual and Detailed Site Plan approval by the District Council. Particular attention should be given to the buffering and screening of adjacent residential areas, noise impacts and building acoustics.**

This DSP amendment will require District Council approval per this condition. The site is adjacent to single-family residential dwellings along a portion of the northern property line. The applicant has provided a 2010 *Prince George's County Landscape Manual* (Landscape Manual) Type 'C' bufferyard, consisting of a total of 142 planting units. The building is setback a minimum of 40 feet, as required, with parking spaces located around the perimeter of the building.

2. The uses and intensity of development shall limit employee density to no more than 16 employees per acre.

The maximum employee density per acre has been noted on the DSP, in accordance with this condition.

3. No building or structure shall be more than two stories in height, and these structures may only cover up to 35 percent of the total land area.

The two proposed buildings are 41 feet in height and one story, in accordance with this condition. The structures do not exceed more than 35 percent of the total land area.

4. Bellefonte Lane shall not be used for access to the property.

The site is not accessed from Bellefonte Lane. The site will be accessed from a private drive off of Louie Pepper Drive.

5. No use shall release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft (e.g., steam, dust or smoke).

6. No use shall produce light emissions, either direct or indirect (reflective), which would interfere with pilot vision.

7. No use shall produce emissions that would interfere with aircraft communication or navigational equipment.

The proposed warehouse use will not impair visibility or interfere with the operation of aircrafts, pilot vision, or navigational equipment. These restrictions have been noted on the DSP.

8. Prince George's County Zoning Ordinance: The DSP application has been reviewed for compliance with the requirements of the I-4 Zone of the Zoning Ordinance:

- a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in the industrial zones. The proposed warehouse use is permitted in the I-4 Zone.

- b. The DSP generally conforms with Sections 27-472 and 27-474 of the Zoning Ordinance, Regulations for the I-4 Zone, with the exception of Section 27-472(d)(1), from which a variance is requested to allow for a floor area ratio (FAR) above 0.3.
- c. **Variance:** A variance was requested for additional density above the 0.30 FAR permitted per Section 27-472(d)(1). The project proposes a combined total of 198,000 square feet of gross floor area for Buildings 1 and 2, which is a 0.34 FAR for the 13.20-acre proposed Lot 160. This results in an increase in density of 0.04 FAR, or approximately 25,502 additional square feet of gross floor area.

Per Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

1. **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

There are numerous circumstances that constitute extraordinary situations or conditions. The property is situated outside the nearest sector plan focus area, the Clinton Commercial Core at Branch Avenue and Woodyard Road, but is zoned I-4 and surrounded by numerous industrially-zoned properties consistent with the sector plan recommendations, and is in close proximity to Joint Base Andrews. However, the I-4 zoned properties abutting the property to the north contain non-conforming single-family structures currently used for residential purposes. In addition, there is a stream valley running east-west through the property and a master-planned right-of-way running north-south, bisecting and reducing the lot area leading to a higher FAR.

2. **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The application of the I-4 Zone's 0.30 FAR limit will result in peculiar and unusual practical difficulties. As a result of the abutting nonconforming residential dwellings in the I-4 Zone, the rear building setback is increased to 75 feet, limiting the buildable portion of the lot by pushing the proposed buildings south. The environmental features and 20-foot sewer easement further push the building envelope north and west. Due to the limit of the building envelope, the applicant proposes a mezzanine level in both buildings, which puts the DSP over the FAR limit. The size of the mezzanine is set by the overall building dimensions and standard warehouse space dimensions expected by the future tenants.

3. The variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.

The variance request will implement the vision and recommendations of the sector plan for the property and the overall Branch Avenue Corridor planning area. The sector plan envisions the development of large industrial buildings in the planning area, such as proposed. The project will facilitate job creation, promote new economic investment, and harness the potential of an underutilized site with desirable warehouse space with interior mezzanine.

Based on the above discussion, the Planning Board approves a variance to Section 27-472(d)(1) for an increase of 0.04 FAR, above the 0.30 FAR maximum in the I-4 Zone.

- d. **Military Installation Overlay Zone:** The project is also located within the Height, Noise, and Accident Potential Zone (APZ) 1 under the M-I-O Zone. Under this zoning, the applicant must meet the requirement for height and noise. The site is required to meet a clearance of 50:01. The proposed building height is 41 feet and meets the height requirements. The project also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Section 27-548.56 of the Zoning Ordinance addresses prohibited and limited uses in the APZ1, which does not include the proposed warehouse use.
- e. **Site design guidelines:** The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is separated and convenient; the service/truck area is accessible to both buildings but unobtrusive; and the lighting is used to illuminate important on-site elements while minimizing spillover onto adjacent properties.
- 9. Conceptual Site Plan CSP-04001:** CSP-04001 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions, which are applicable as follows:

2. Prior to issuance of any permits, the right-of-way dedication along Woodyard Road (MD 223) shall be recorded among the Land Records of Prince George's County.

The required right-of-way dedication along Woodyard Road was previously dedicated, as required.

3. No more than one year after the date of approval of this Order, the applicant, his successor or assignees ("applicant"), shall submit to the Department of Environmental Resources (DER) photographs (and other evidence if appropriate) to demonstrate that all conditions above have been fulfilled and that all structures and landscaping are being maintain in presentable condition and good working order. Every two years after that on the anniversary of the approval, the applicant

shall submit current photographs and evidence to DER to demonstrate full compliance again in the same way.

4. **Failure to submit the required evidence in a timely way shall be grounds for revocation of the Use and Occupancy permit by DER. Failure to demonstrate by means of photographs and evidence submitted full compliance with the intent of these conditions shall be grounds for revocation of the Use and Occupancy permit by DER.**

No development has occurred on the property until approximately the last year. The applicant is required to comply with this condition in the future, after construction and issuance of a use and occupancy permit on the site.

10. **Preliminary Plan of Subdivision 4-03118:** The Planning Board approved PPS 4-03118 on March 25, 2004, for seven lots and two parcels for the development of 500,000 square feet of industrial uses (PGCPB Resolution No. 04-63(A)). A reconsideration of PPS 4-03118 was approved by the Planning Board on July 18, 2019. Final plats were recorded in compliance with the PPS and DSP, showing six lots and two parcels. The PPS was approved, subject to 21 conditions. The relevant conditions are discussed, as follows:

2. **At the time of Detailed Site Plan, a Type II Tree Conservation Plan shall be approved.**

The applicant submitted a Type II Tree Conservation Plan, TCPII-114-04-03, with this application. The Planning Board has reviewed the TCPII and DSP for conformance and approves with conditions.

4. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

The applicant has indicated that an automatic fire suppression system will be provided in all buildings, unless otherwise determined by the Prince George's County Fire/EMS Department, as noted on the plans.

7. **Development shall be in accordance with the approved Stormwater Management Concept Plan 7542-2003-00.**

The applicant submitted an approved SWM Concept Plan (38288-2004-00) for the Phase 1/ Pond 2. The proposed features include one bio-retention facility. The previous SWM concept plan (7542-2003-00) was for the entire project and contained two bio-retention facilities, including the Phase 2 pond. The Planning Board finds that there is no further action regarding SWM required with the DSP review.

12. **Each building permit shall include a 75 dBA (Ldn) noise contour. Structures for industrial and commercial uses shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less, unless the structure or portions thereof are designed only for storage purposes. If residential or residential type uses are proposed, the structures shall be designed to reduce interior noise levels to 45 dBA (Ldn) or less. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.**

13. **Prior to the issuance of building permits for structures on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells within the 70 and 75 dBA (Ldn) noise corridors for Andrews Air Force Base have been designed to attenuate noise levels to 55 dBA (Ldn) or less for industrial or commercial structures unless the structure or portions thereof are designed only for storage purposes, and 45 dBA (Ldn) or less for residential structures or structures that contain residential type uses. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.**

The applicant is proposing a warehouse use. There are no residential type uses being proposed as part of this project. At the time of building permits, an acoustical analysis must be provided for the structures, in accordance with these conditions.

14. **A conceptual and detailed site plan shall be approved prior to grading or building permit for any use or development of the property.**

Both CSP-04001 and DSP-04054 were approved in December 2004. This amendment of DSP-04054 will be approved before any grading or building permits are approved.

16. **At the time of final plat approval, the applicant shall dedicate right-of-way of 70 feet and construct Bellefonte Road Extended within the property as delineated on the proposed preliminary plan of subdivision.**

The final plat of subdivision, recorded in Plat REF 211-75, dedicated the 70-foot right-of-way to construct Louie Pepper Drive. Correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has been provided by the applicant in the DSP package, which indicates DPIE's agreement to the partial vacation of the right-of-way. The vacation petition application, once submitted, will be reviewed for conformance with the Prince George's County Subdivision Regulations. A cul-de-sac is shown at the terminus of Louie Pepper Drive, to provide an adequate truncation to the public street within the property.

20. **Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet**

as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

The total development proposed under DSP-04054, -01, -02, and -03 amendments is 325,338 square feet, and within the 500,000 total square feet of industrial development entitled in the approved PPS. The Planning Board finds that the proposed amendment is within the trip cap limit.

11. **Detailed Site Plan DSP-04054, as amended:** DSP-04054 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions. Those four conditions were either required prior to certification of the DSP, at time of permitting, or the same as CSP-04001 conditions 3 and 4, as discussed above. DSP-04054-01 was approved on April 2, 2020, at Planning Director level, for modification to the consolidated storage facility. DSP-04054 -02 was approved on May 7, 2021, at Planning Director level, for minor adjustments to parking, sidewalk, fences, retaining walls, and planting to match final construction of the consolidated storage facility.
12. **2010 Prince George's County Landscape Manual:** The 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 Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements.
13. **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 because the property is greater than 40,000 square feet in size, contains more than 10,000 square feet of existing woodland, and has a previously approved TCPII.

TCPII-114-04-03 was submitted with this DSP. Based on the submitted TCPII, the site's gross tract area is 29.31 acres with 1.95 acres of floodplain for a net tract area of 27.36 acres. There is 1.13 acres of wooded floodplain with 23.17 acres of wooded net tract area. The woodland conservation threshold for the site, based on a 15 percent conservation requirement, is 4.10 acres. The TCPII proposes the removal of 21.48 acres of woodland in the net tract area and 0.31 acre of woodland within the floodplain, for a woodland conservation requirement of 11.59 acres. The TCPII worksheet proposes to preserve 1.69 acres, reforest 1.01 acres, and to purchase 8.53 acres of off-site woodland conservation credits. The reforestation table on Sheet 1 identifies 10 planting areas (Area 1 through to Area 10) with several planting areas (Area 2, 3, and 4) no longer present; however, the planting schedule identifies eight separate planting areas (Area 1 through to Area 8). Other technical revisions are required and conditioned herein.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Section 25-128

of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property.

- 15. Further Planning Board Findings and Comments from Other Entities:** 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. **Subdivision**—The Planning Board adopts, herein by reference, a memorandum dated August 31, 2021 (Vatandoost to Butler), which noted the DSP is in substantial conformance with the approved PPS. Conditions relating to labeling parcels and public utility easements have been included herein.
 - b. **Transportation**—The Planning Board adopts, herein by reference, a memorandum dated September 1, 2021 (Saunders Hancock to Butler), which noted the plan was acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.
 - c. **Pedestrian and Bicycle Facilities**—The Planning Board adopts, herein by reference, a memorandum dated September 1, 2021 (Jackson to Butler), which noted the plan was deemed acceptable from the standpoint of bicycle and pedestrian transportation. Conditions regarding the bike rack are outlined below.
 - d. **Environmental Planning**—The Planning Board adopts, herein by reference, a memorandum dated August 30, 2021 (Schneider to Butler), which noted comments of TCPII-114-04-03, as outlined in the conditions.
 - e. **Historic**—The Planning Board adopts, herein by reference, a memorandum dated July 1, 2021 (Berger to Butler), which noted that the subject property did not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.
 - f. **Permits**—The Planning Board adopts, herein by reference, a memorandum dated August 30, 2021 (Jacob to Butler), which noted that the plan was acceptable with the condition outlined below.
 - g. **Fire Department**—The Planning Board adopts, herein by reference, an email dated July 8, 2021 (Reilly to Butler), which noted that the plan was acceptable, as revised, to show hammerhead turnarounds for the dead-end parking lots.
 - h. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board adopts, herein by reference, a memorandum dated July 9, 2021 (MacLaren to Butler), that provided standard comments on the subject DSP. WSSC's comments will be addressed through their own separate permitting process.

- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board adopts, herein by reference, a memorandum dated September 10, 2021 (Giles to Butler), which noted standard comments that will be addressed at the time of permitting.
 - j. **Community Planning**—The Planning Board adopts, herein by reference, a memorandum dated September 10, 2021 (Tariq to Butler), which noted that the plan conforms to the 2014 *Plan Prince George’s 2035 Approved General Plan* and the sector plan.
16. 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 Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
17. Per Section 27-285(b)(4), 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 site contains regulated environmental features. The DSP application does not propose any additional primary management area impacts to those previously approved with PPS 4-03118. The previously approved impacts (one road crossing, four SWM outfalls associated impacts, in-stream check dams, and sanitary sewer connections) are unchanged. The applicant has been notified in previous approvals that no permit is to be issued without the Maryland Department of the Environment, or the United States Army Corps of Engineers approval. Therefore, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on consistency with the limits of disturbance shown on previous approvals.

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 Type II Tree Conservation Plan TCPII-114-04-03, and further APPROVED Detailed Site Plan DSP-04054-03 for the above described land, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Clearly label the 10-foot-wide public utility easements along Louie Pepper Drive.
 - b. Label remainder of Parcel C as a new parcel D.

- c. Provide a detail indicating the type of bicycle rack as an inverted U-style rack, or a similar style that provides two points of contact to support and secure a parked bicycle.
 - d. Identify specific locations of signage and provide the setback distance from the street.
 - e. Revise the retail sign dimensions and notes so that they are clearer to read.
 - f. Revise the detailed site plan and architectural drawings to identify a building height of up to 41 feet.
2. Prior to signature approval of the detailed site plan, the Type II Tree Conservation Plan (TCP II) shall be revised as follows:
- a. Revise the TCP approval block and remove the “2” from TCP2 and change to TCP II.
 - b. Revise the TCP approval block to revise the “01” line to change the “03” to “01”.
 - c. Revise the TCP approval block to revise the “02” line to add “C. Schneider” “5/6/2021” “DSP-04054-02”.
 - d. Revise the TCP approval block to revise the “03” line to add in the DRD column “DSP-04054-03”.
 - e. Revise the Planting Schedule Table to label the correct planting areas and show the required amount of planting.
 - f. Add the following note to the plan under the specimen tree table: “NOTE: This plan and specimen trees are grandfathered from requirements of Subtitle 25.”
 - g. Revise the woodland conservation worksheet line 6 to show “TCP II” instead of TCP2 and add in the 03 revision.
 - h. Have the revised plan signed and dated by the qualified professional who prepared it.
3. Prior to approval of a final plat, which is required to complete the vacation process, the applicant and the applicant’s heirs, successors, and/or assignees shall:
- a. Grant 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved detailed site plan.
 - b. Dedicate additional right-of-way at the end of Louie Pepper Drive, in conformance with the approved detailed site plan.

4. Prior to approval of any permits, the applicant shall submit and obtain approval of a vacation petition application to vacate part of Louie Pepper Drive public right-of-way, as delineated on the approved detailed site 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, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, September 30, 2021, in Upper Marlboro, Maryland.


Adopted by the Prince George's County Planning Board this 7th day of October 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:TB:nz

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department
Date: October 5, 2021

STATEMENT OF JUSTIFICATION
DSP-04054/07
(Amended)

APPLICANT: Clinton Self-Storage, LLC
33 E Crown Point Road
Winter Garden, FL 34787

CORRESPONDENT: Daniel F. Lynch, Esq.
Matthew C. Tedesco, Esq.
McNamee Hosea, P.A.
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Greenbelt, Maryland 20770
301-441-2420 (P)
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dlynch@mhlawyers.com
mtedesco@mhlawyers.com

REQUEST: As provided for in Section 27-1704 of the Zoning Ordinance, a Detailed Site Plan Amendment, pursuant to Sections 27-285 and 27-475.04 of the prior Zoning Ordinance – Consolidated Storage Facility and a variance from Section 27-472(d)(1) is requested.

I. DESCRIPTION OF PROPERTY

1. Address –8201 Woodyard Road, Clinton, Maryland 20735
2. Location – Located on the north side of Woodyard Road at its intersection with Louis Pepper Drive.
3. Proposed Use – Consolidated Storage Facility
4. Election District – 9
5. Councilmanic District - 9
6. Parcel –Lot 34, Townsend Subdivision
7. Total Area – 5.65
8. Tax Map – 108 and 117, Grid B4
9. Zoned – I-4 and M-I-O Zones

10. Zoning Map – 211SE07

II. NATURE OF REQUEST

The overall site consists of a gross tract area of approximately 29.31 acres and is more particularly known as Lots 154-159, Parcel B, and Parcel C, Bellefonte Subdivision and are the subject of this detailed site plan amendment (collectively, the “Subject Property”). The Subject Property has been improved/developed in accordance with DSP-04054/02. The Subject Property is located in the prior I-4 (Limited Intensity Industrial) Zone and Military Installation Overlay (M-I-O) Zone (currently in the IE and MIOZ Zones). As described herein, however, this application is being filed pursuant to, and will be reviewed against, the prior Zoning Ordinance. Specifically, this amendment to the previously approved detailed site plan proposes to add approximately 19,440 square feet of additional consolidated storage space/units to Lot 159. As part of this request, the applicant is also requesting a variance from Section 27-472(d)(1) to allow development to occur at an FAR of 0.36 (110,528 sq. ft. of consolidated storage / 307,846 sq. ft. of net lot area of Lot 159 = 0.36 FAR).

III. SURROUNDING USES

The subject property is currently in the IE Zone, however, is development pursuant to the prior I-4 Zone. All property that is contiguous to Subject Property was also formerly in the I-4 Zone (now the IE Zone). Beyond the contiguous lots, the property located to the northeast is zoned Residential Rural (RR) (formerly the R-R Zone) and the property beyond to the southwest (i.e., corner property) is zoned CGO and CS (formerly C-S-C and C-M). The remaining surrounding properties are zoned in the IE Zone (formerly I-4 or Light Industrial). All properties, including the subject property are also in the MIO Zone, as described below.

The subject property is in an area covered by the approved *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan* (the “Master Plan”). This application for development of a consolidated storage facility is not inconsistent with the recommendations of the Master Plan as the property was retained in the I-4 Zone and the use is permitted in the I-4 Zone.

The subject property is also located in the Military Installation Overlay (M-I-O) Zone, including Noise Intensity Zone 75+ db, Accident Potential Zone 1 and Height Clearance Zone (50:1) South End, B, which restricts height to approximately 100 feet.

The subject property is within the Established Communities Growth Policy area designated in *Plan 2035*. The vision for the Established Communities area is most appropriate for context sensitive infill and low- to medium-density development (page 20).

IV. PRIOR APPROVALS

The overall property is made up of Lots 154 through 159, Parcel B, Parcel C, and part of previously dedicated right-of-way for Louie Pepper Drive, shown on Tax Map 108 in Grids A-4 and B-4 and Tax Map 117 in Grids A-1 and B-1. The development has an approved Stormwater Management (SWM) Concept Plan (38302-2004). In 1991, the property was rezoned from the R-R to the I-4 Zone by Zoning Map Amendment Application A-9758-C (Zoning Ordinance No. 5-1991). On April 29, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03118 and on July 18, 2019, the Planning Board approved a reconsideration (PGCPB Resolution No. 04-63(A)). On December 2, 2004, the Planning Board approved Conceptual Site Plan CSP-04001 (PGCPB Resolution No. 04-265) and DSP-04054 (PGCPB Resolution No. 04-262) for warehouse, consolidated storage, and office uses on the subject property. Both the CSP and DSP were subsequently approved by the Prince George's County District Council on March 28, 2005, as required by A-9758-C. The DSP has been amended twice at the Planning Director level for changes to the consolidated storage facility, which is currently under construction on Parcel 159.

On October 30, 2021, the Planning Board approved an amendment to the DSP to consolidate Lots 155–158, Parcel B, part of Parcel C, and part of previously dedicated right-of-way for Louie Pepper Drive into a new lot, Lot 160, to construct two warehouse buildings totaling 198,000 square feet with associated parking facilities to replace 111,375 square feet of warehouses previously approved for Lots 155.

Utilization of the Prior Zoning Ordinance

Section 27-1704(a) of the Zoning Ordinance provides, “development approvals or permits of any type approved under . . . Subtitle [27] or Subtitle 24 of this Code prior to April 1, 2022 remain valid for the period of time specified in the Zoning Ordinance or Subdivision Regulations . . . [and] [i]f the approval is for a CSP . . . , it shall remain valid for twenty years from April 1, 2022.” Furthermore, Section 27-1704(b) provides, “[u]ntil and unless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.” Consequently, CSP-04001, PPS 4-03118, and DSP-04054, all having been approved prior to April 1, 2022, are “grandfathered.”

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” Therefore, and as mentioned previously, the applicant seeks to amend DSP-04054 pursuant to the prior Zoning Ordinance.

IV. CRITERIA FOR APPROVAL

The Planning Board is required to make the following findings during its review of a Detailed Site Plan:

Sec. 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. If it cannot make these findings, the Planning Board may disapprove the Plan.**

COMMENT: As will be demonstrated below and on the Detailed Site Plan, the applicant's proposed amendment to the approved Detailed Site Plan represents a reasonable alternative to satisfying the site design guideline without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. The proposed amendment is not inconsistent with prior approvals granted for similar development and is generally in conformance with prior applicable conditions of approval.

- (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: As demonstrated herein, this application is in conformance with CSP-04001 that was approved for the subject property.

- (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: The applicant is not proposing 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: The applicant is not proposing any additional impacts to regulated environmental features with this Detailed Site Plan.

In addition, Section 27-289(b) of the prior Zoning Ordinance provides that all requirements for the filing and review of an original detailed site plan shall apply to an amendment, with the Planning Board following the same procedures and making the same findings. Sections 27-285(b)(1) through (4) of the prior Zoning Ordinance, in turn, provide the findings the Planning Board must make before approving a detailed site plan. The following is an analysis of how this application to amend the previously approved detailed site plan satisfies these findings: (1) The Planning Board may approve a Detailed Site Plan if it finds 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.

Section 27-274. Design Guidelines.

Generally, Section 27-274 provides design guidelines regarding parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. It is worth noting that every sub-part of Section 27-274(a) uses the word “should” when describing each of the guidelines. Thus, none of the design guidelines are mandatory; instead, they are as they appear, guidelines used to promote the purposes of the zone. Consequently, the Planning Board is authorized to approve a site plan so long as the plan promotes the development in accordance with the principles for the orderly, planned, efficient, and economic development contained in the Sector Plan; and explains the relationship among proposed and existing uses, illustrates approximate locations where buildings and other proposed improvements may be placed, and generally describes recreational facilities, building architecture, and street furniture to be used on the final plan. Ultimately, this detailed site plan is being filed that provides the required details, and the Planning Board is authorized to approve said detailed site plan so long as the plan represents a *reasonable alternative to satisfying the guidelines* – without requiring unreasonable costs or detracting substantially from the utility of the proposed development for its intended (and *permitted*) use.

The Project represents a reasonable alternative for satisfying the site design guidelines of Section 27-274 of the prior Zoning Ordinance. Specifically, the Project adheres to the site design guidelines as follows:

(1) General.

(A) The Plan should promote the purposes of the [Detailed] Site Plan.

COMMENT: The purposes of the Detailed Site Plan are found in Section 27-281(b) &

(c).

Section 27-281. Purpose of Detailed Site Plans.

(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 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 is easy to understand and consistent for all types of Detailed Site Plans.**

(c) Specific purposes.

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

- (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (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**
- (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: This amended Detailed Site Plan promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the prior I-4 Zone in which the subject land was located. A consolidated storage facility is a permitted use in the prior I-4 Zone and pursuant to Section 27-1704 of the Zoning Ordinance, the prior approvals are “grandfathered;” thus, facilitating the continued utilization of the prior Zoning Ordinance. Consequently, there is no debate that the proposed uses are permitted as a matter of right. In this regard, the Supreme Court of Maryland has stated:

Generally, when a use district is established, the zoning regulations prescribe that certain uses are permitted as of right (permitted use), while other uses are permitted only under certain conditions (conditional or special exception use). In determining which uses should be designated as permitted or conditional in a given use district, a legislative body considers the variety of possible uses available, examines the impact of the uses upon the various purposes of the zoning ordinance, **determines which uses are compatible with each other and can share reciprocal benefits, and decides which uses will provide for coordinated, adjusted, and harmonious development of the district.**

Schultz v. Pritts, 291 Md. 1, 20–21 (1981) (emphasis added). Given that the application includes a permitted use, it has already been legislatively determined that this use in this zone is consistent with the purposes of the Zoning Ordinance and prior I-4 Zone. In addition, the Appellate Court of Maryland has held that a “permitted use in a given zone is permitted as of right within the zone, **without regard to any potential or actual adverse effect that the use will have on neighboring properties.**” *People’s Couns. for Baltimore Cty. v. Loyola College*, 406 Md. 54, 71 (2008).

Again, the prior I-4 Zone permits the proposed use by right, which amounts to the legal conclusion that the proposed use has been determined to be consistent with the purposes of the Zoning Ordinance and the former underlying zone (as previously determined by prior approvals for the same use).

Further, 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 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: The Project's surface parking lots are located and designed to provide safe and efficient vehicular and pedestrian circulation within the site while minimizing the visual impact of cars. Specifically, the interior landscaping and street buffer landscaping will visually screen the parking lots. The proposed buildings will also screen the views of the loading areas and vehicles approaching the Subject Property from Louie Pepper Drive and Woodyard Road. Green spaces are provided in islands approximately every ten (10) parking spaces per the Landscape Manual. Most the project's parking spaces are located in long and narrow aisles along the front of each storage unit to minimize the number of parking lanes crossed by pedestrians. Loading areas are also visually unobtrusive and located between each storage unit building, oriented away from major streets and public view, and therefore visually unobtrusive.

(3) Lighting.

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

COMMENT: The proposed Project's lighting plan provides sufficient lighting for safety while ensuring compatibility with surrounding development and not negatively impacting any residential development in the area.

(4) Views.

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

COMMENT: The development complies with the Landscape Manual and specifically with Section 4.6 buffering requirements that provide a landscape screen along the property's Woodyard Road frontage.

(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.

COMMENT: The Project's on-site green areas have been designed to complement other site activity areas. These green spaces are located along pedestrian walkways around the proposed buildings and are adjacent to parking spaces, thereby linking major destinations.

(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 Project's site and streetscape amenities also contribute to an attractive, coordinated development and enhance the use and enjoyment of the site.

(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 existing grading maintains the natural drainage divides present on-site. The proposed addition will not significantly alter the existing grades.

(8) Service Areas.

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

COMMENT: Loading areas are also visually unobtrusive and located between each storage unit building, oriented away from major streets and public view, and therefore visually unobtrusive.

(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 any public space with this proposed addition.

(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: The applicant is proposing the storage facilities to be compatible with those previously approved so as to provide a cohesive development.

In addition to the requirements outlined in Section 27-274, Section 27-285 further requires that the Applicant demonstrate the following:

- (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: No amendment to the previously approved conceptual site plan is 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.**

COMMENT: Not applicable.

V. ZONING ORDINANCE COMPLIANCE

A consolidated storage facility is a permitted use in the MIO Zone and the prior I-4 Zone. In the I-4 Zone, the use is permitted in accordance with Section 27-475.04 and as provided herein, the DSP complies with the same.

Specifically, the amendment to the Detailed Site Plan complies with Section 27-474 of the prior Zoning Ordinance regarding setbacks, but slightly exceeds the thirty percent (30%) building coverage in that 0.36 FAR is being proposed and an application for variance has been filed in conjunction with this application to amend the previously approved Detailed Site Plan.

The I-4 Zone has the following additional requirements set forth in Section 27-472:

- (b) **Landscaping, screening, and buffering of development in the I-4 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**
 - (1) **At least twenty-five percent (25%) of the net lot area shall be maintained as green area.**
 - (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

COMMENT: The applicant is proposing 44.1% green area, which exceeds the 25%

required for the I-4 Zone and the landscape strip was not factored into the green area calculation.

The site is also located in the M-I-O Zone and within the Height, Noise, and Accident Potential Zone (APZ) 1 under the M-I-O Zone. Under this zoning, the proposed development must meet the requirement for height and noise. The site is required to meet a clearance of 50:01. The proposed building height is 41 feet and meets the height requirements. The project also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Section 27-548.56 of the Zoning Ordinance addresses prohibited and limited uses in the APZ1, which do not include the proposed consolidated storage use. Consequently, this amended detailed site plan is not inconsistent with the zoning of the property or any use limitations required thereby.

In addition, since the use is a consolidated storage facility, the applicant must demonstrate conformance to the specific requirements set for in Section 27-475.04 of the Prior Zoning Ordinance, which provide:

Section 27-475.04. Consolidated Storage.

(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 depict that no entrances to individual units are visible from any street or from adjoining land in any residential or commercial zone. The exterior entrances to the units are located on the west side of the building. It is important to note that the west side of the building faces property in the IE Zone (formerly I-4 Zone); moreover, the applicant has preserved a 235-foot-wide stand of existing mature trees along the property line as part of its approved Tree Conservation Plan. The applicant has also preserved a 100-foot-wide stand of exiting trees along its property line, which will screen the loading area from the formerly C-S-C zoned property, and is provided to screen the loading area from the gas station located in the C-S-C Zone to the south. Simply, substantial screening efforts have been made by the applicant in the site design in order to be in full compliance with the above-noted requirements.

- (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 amendment to Detailed Site Plan complies with the requirements outlined in sub-part (B). The buildings will have entrances to the individual storage units oriented toward the interior of the property.

- (C) **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: This amendment to Detailed Site Plan complies with the requirements outlined in sub-part (C). As shown on the elevations submitted herewith, the proposed building will be 10-feet in height.

VI. ZONING ORDINANCE NO. 5-1991 (A-9758-C)

Zoning Ordinance No.5-1991 was adopted by the District Council on February 25, 1991, to approve Application No. A-9758-C to rezone approximately 29.316 acres of land located on Woodyard Road, approximately 500 feet east of the intersection of Old Alexandria Ferry Road and Dangerfield Road with 100 feet of frontage on Bellefonte Lane, from the R-R Zone to the I-4 Zone with seven conditions. The subject site is a portion of the rezoned property. The following conditions are applicable to this detailed site plan review:

- 1. Any use or development of the property shall require Conceptual and Detailed Site Plan approval by the District Council. Particular attention should be given to the buffering and screening of adjacent residential areas, noise impacts and building acoustics.**

COMMENT: The previously approved detailed site plan along with the previously approved conceptual site plan have fulfill this requirement. The previously approved detailed site plan(s), which this amendment does not impact, shows tree conservation areas along the site boundary lines that are adjacent to the existing residential areas in the north and east. Additional landscaping has previously been proposed to fill the gaps of the existing wooded areas. The proposed uses, as previously indicated in the memorandum from the Community Planning Division (Rovelstad to Zhang, October 4, 2004) are appropriate for this location. This amendment to add more storage units are not adversely affected by noise generated by Andrews AFB.

- 2. The uses and intensity of development shall limit employee density to no more than 16 employees per acre.**

COMMENT: The use proposed in this DSP amendment is a low-density use that is in conformance with the land use recommendations in the 1993 *Subregion V Master Plan*. Additional discussion regarding the use and its conformance with the list of permitted uses in the prior 1-4 Zone is provided *supra*.

- 3. No building or structure shall be more than two stories in height, and these structures may only cover up to 35% of the total land area.**

COMMENT: The buildings proposed in this amended detailed site plan are one story in height. No building or structure is more than two stories in height. The maximum building coverage for this amended details site plan does not exceed 35%.

- 4. Bellefonte Lane shall not be used for access to the property.**

COMMENT: Bellefonte Lane is not used for access to the property. The subject property has direct access from Woodyard Road (MD 223).

- 5. No use shall release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft (e.g., steam, dust or smoke).**
- 6. No use shall produce light emissions, either direct or indirect (reflectives) which would interfere with pilot vision.**
- 7. No use shall produce emissions that would interfere with aircraft communication or navigational equipment.**

COMMENT: The previously approved detailed site plan was referred to Andrews Air Force Base (AFB) for review and comment. In a memorandum (Summer to Zhang, September 4, 2004) the community planner for AFB indicated that the proposed uses have no significant impact on AFB. This detailed site plan amended contemplates the same uses already determined by AFB to have no significant impact on base operations.

VII. CONCEPTUAL SITE PLAN CSP-04001

CSP-04001 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions, which are applicable as follows:

- 2. Prior to issuance of any permits, the right-of-way dedication along Woodyard Road (MD 223) shall be recorded among the Land Records of Prince George's County.**
- 3. No more than one year after the date of approval of this Order, the applicant, his successor or assignees("applicant"), shall submit to the Department of Environmental Resources (DER) photographs (and other evidence if appropriate) to demonstrate that all conditions above have been fulfilled and that all structures and landscaping are being maintain in**

presentable condition and good working order. Every two years after that on the anniversary of the approval, the applicant shall submit current photographs and evidence to DER to demonstrate full compliance again in the same way.

- 4. Failure to submit the required evidence in a timely way shall be grounds for revocation of the Use and Occupancy permit by DER. Failure to demonstrate by means of photographs and evidence submitted full compliance with the intent of these conditions shall be grounds for revocation of the Use and Occupancy permit by DER.**

COMMENT: The right of way for Woodyard Road was previously dedicated. The applicant acknowledges conditions 3 and 4.

VIII. PRELIMINARY PLAN OF SUBDIVISION 4-03118

The Planning Board approved PPS 4-03118 on March 25, 2004, for seven lots and two parcels for the development of 500,000 square feet of industrial uses (PGCPB Resolution No. 04-63(A)). A reconsideration of PPS 4-03118 was approved by the Planning Board on July 18, 2019. Final plats were recorded in compliance with the PPS and DSP, showing six lots and two parcels. The PPS was approved, subject to 21 conditions. The following conditions of approval are relevant to this application.

- 2. At the time of Detailed Site Plan, a Type II Tree Conservation Plan shall be approved. The applicant submitted a Type II Tree Conservation Plan, TCP11-114-04-03, with this application.**

COMMENT: The Type II Tree Conservation Plan was previously approved and the applicant's proposal will not impact that approved plan.

- 4. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

COMMENT: An automatic fire suppression system will be provided in all buildings, unless otherwise determined by the Prince George's County Fire/EMS Department, as noted on the plans.

- 7. Development shall be in accordance with the approved Stormwater Management Concept Plan 7542-2003-00.**

COMMENT: An approved SWM Concept Plan (38288-2004-00) was submitted with the DSP package.

- 12. Each building permit shall include a 75 dBA (Ldn) noise contour. Structures for industrial and commercial uses shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less, unless the structure or portions thereof are designed only for storage purposes. If residential or residential type uses are proposed, the structures shall be designed to reduce interior noise levels to 45 dBA (Ldn) or less. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.**

COMMENT: Acknowledged.

- 13. Prior to the issuance of building permits for structures on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells within the 70 and 75 dBA (Ldn) noise corridors for Andrews Air Force Base have been designed to attenuate noise levels to 55 dBA (Ldn) or less for industrial or commercial structures unless the structure or portions thereof are designed only for storage purposes, and 45 dBA (Ldn) or less for residential structures or structures that contain residential type uses. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less. The applicant is proposing a warehouse use. There are no residential type uses being proposed as part of this project. At the time of building permits, an acoustical analysis must be provided for the structures, in accordance with these conditions. 12 DSP-04054-03**

COMMENT: Acknowledged.

- 14. A conceptual and detailed site plan shall be approved prior to grading or building permit for any use or development of the property.**

COMMENT: Both CSP-04001 and DSP-04054 were approved in December 2004. This amendment to DSP-04054 will be approved before any grading or building permits are approved for additional building on Lot 159.

- 16. At the time of final plat approval, the applicant shall dedicate right-of-way of 70 feet and construct Bellefonte Road Extended within the property as delineated on the proposed preliminary plan of subdivision.**

COMMENT: The final plat of subdivision, recorded in Plat REF 211-75, dedicated the 70-foot right-of-way to construct Louie Pepper Drive.

- 20. Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

COMMENT: The total development proposed under DSP-04054, -01, -02, -03 and -04 amendments is 344,778 square feet, and within the 500,000 total square feet of industrial development entitled in the approved PPS.

IX. DETAILED SITE PLAN DSP-04054,

DSP-04054 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions. Those four conditions were either required prior to certification of the DSP, at time of permitting, or the same as CSP-04001 conditions 3 and 4, as discussed above. DSP-04054-01 was approved on April 2, 2020, at Planning Director level, for modification to the consolidated storage facility. DSP-04054 -02 was approved on May 7, 2021, at Planning Director level, for minor adjustments to parking, sidewalk, fences, retaining wall. DSP-04054-03 was approved to the consolidate Lots 155–158, Parcel B, part of Parcel C, and part of previously dedicated right-of-way for Louie Pepper Drive into a new lot, Lot 160, to construct two warehouse buildings totaling 198,000 square feet with associated parking facilities to replace 111,375 square feet of warehouses previously approved for Lots 155.

X. VARIANCE

A variance is requested for additional density above the 0.30 FAR allowed pursuant to Section 27-472(d)(1) of the prior Zoning Ordinance. The project proposes to add 19,440 square feet to the 91,088 square feet currently constructed on Lot 159. The total square footage proposed is 110,528 which is a 0.36 FAR for the 7.64 acre (110,528 sq. ft. of consolidated storage / 307,846 sq. ft. of net lot area of Lot 159 = 0.36 FAR).

Pursuant to Section 27-230(a) of the prior Zoning Ordinance, a variance may be granted when the Planning Board finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic**

conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);

COMMENT: The property is situated outside the nearest sector plan focus area, the Clinton Commercial Core at Branch Avenue and Woodyard Road, and was retained in the prior I-4 Zone – surrounded by numerous industrially zoned properties consistent with the Sector Plan recommendations, and is in close proximity to Joint Base Andrews. There is a stream valley running east-west through the property and associated 100-year floodplain. As will be noted below, this stream valley significantly impacts the development potential of the subject property and created other extraordinary conditions peculiar to the parcel, which is partially development. Due to this extraordinary condition, and the fact the property is developed on all four sides, there is no ability to add land. Consequently, this criterion is met.

(2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;

COMMENT: The 0.30 FAR limit will result in peculiar and unusual practical difficulties. There is 0.59 acres of 100-year floodplain on the subject property associated with the stream valley referenced above. As a result, the gross tract area of 7.64 acres is reduced to a net tract area of 7.26 acres and a corresponding reduction to the FAR. As a result of this unique circumstance, the zoning provision disproportionately impacts the property. Notwithstanding, the development exceeds the Section 27-472(b) standards for green area. In addition, the applicant has no ability to utilize other adjacent commercial zoned property for this use due to the County Council's recent policy change and associated amendments to the Zoning Ordinance relative to consolidated storage, in that the District Council has restricted the ability for these uses to co-locate in commercial zoned areas.

(3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.

COMMENT: The applicant is requesting a variance of 0.06 of the FAR for the property in order to development the property at an FAR of 0.36. Thus, the variance requested is the minimum necessary while also ensuring other provisions of the prior Zoning Ordinance are met.

(4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property; and

COMMENT: The applicant mentioned that the variance request will implement the vision and recommendations of the sector plan for the property and the overall Branch Avenue Corridor planning area. The sector plan envisions industrial development in the

area such as that proposed herein, which is consistent with the Planning Board's prior approvals for the ultimate development of the subject property. The project will facilitate job creation, promote new economic investment, and harness the full potential of a property currently developed with a consolidated storage facility. In addition, the addition proposed herein is consistent with the County Council's recent policy change and associated amendments to the Zoning Ordinance relative to consolidated storage in that the applicant is proposing to expand an existing consolidated storage use on property located in an Industrial Zone as opposed to a Commercial Zone.

(5) Such variance will not substantially impair the use and enjoyment of adjacent properties.

COMMENT: As shown on the site plan, the buildings proposed under DSP-04054 have been constructed and the applicant is now proposing additional one-story buildings that will be located in an interior area of the site and will therefore no visually impact the adjoining properties. In addition, facilities such as that proposed herein, historically have not placed any significant burden on public facilities or services. Finally, this addition to the existing facility will be accommodated through the existing road network and will not require any additional access driveway onto Louis Pepper Drive or Woodyard Road. Finally, the granting of this variance will be consistent with the purposes of the I-4 Zone as set forth in Section 27-472(a) and are as follows:

(1) The purposes of the I-4 Zone are:

- (A) To provide for limited industrial and commercial development;**
- (B) To provide for uses limiting employee and patron occupancy levels and floor area ratios; and**
- (C) To provide development standards which assure limited intensity industrial development and the compatibility of proposed land uses with surrounding existing and proposed land uses (those proposed in the Master Plan) and zoning.**

Although the applicant is requesting an increase in the floor area ratio, the overall development of the subject property will exceed the Green Area Requirements by 19.1% and will be below the building coverage restrictions by 5%. In addition, the proposed expansion to the existing consolidated storage facility will be located interior to the site on an area that was previously cleared and graded. Finally, this use historically does not generate a lot of customer traffic and therefore there are a limited number of customers on site at any given time. In light of this, the proposed expansion is constant with the purposes of the I-4 Zone.

(6) Notwithstanding any other provision of this Section, a variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

COMMENT: The practical difficulties are not self-inflicted as the FAR on the property is significantly reduced because of the 100-year floodplain that exists on the property. As indicated, the gross tract area of the property is 29.31 acres while the net tract area is 27.36 acres. The net tract area is used to determine the FAR and thus the applicant's FAR is reduced significantly based upon the 100-year floodplain.

XI. CONCLUSION

The Applicant, Clinton Self-Storage, LLC is seeking an amendment to and approved Detailed Site Plan to construct 19,440 square foot addition to an existing consolidated storage facility. The Applicant believes that this request meets the requirements set forth in Sections 27-285, 27-274 and 27-475.04 of the prior Zoning Ordinance. In addition, the applicant is requesting the approval of a very small variance to the FAR restriction contained in Section 27-472(d)(1) of the prior Zoning Ordinance. The applicant contends that this request complies with the criteria set forth in Section 27-230(a) of the prior Zoning Ordinance. For these reasons, the applicant requests approval of these applications.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: _____



Daniel F. Lynch
Matthew C. Tedesco

Date: October 27, 2023



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Matthew C. Tedesco, Esquire
Admitted in Maryland

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October 26, 2023

Via Electronic Mail

Hon. Peter A. Shapiro, Chairman
Prince George's County Planning Board of the
Maryland-National Capital Park and Planning Commission
County Administration Building
14741 Gov. Oden Bowie Drive, Fourth Floor
Upper Marlboro, MD 20772

**Re: Clinton Self Storage (Bellefonte)
DSP-04054-07**

Request for a Continuance & Extension of 70-Day Action Period

Dear Chairman Shapiro:

On behalf of the applicant, Clinton Self-Storage, LLC and my partner, Daniel F. Lynch, please accept this letter as a formal request to continue the Planning Board hearing for the above-referenced matter from November 9, 2023 to November 30, 2023. In order to accommodate the same, the applicant, pursuant to Section 27-285(c)(2) of the prior Zoning Ordinance, hereby consents to extending the seventy (70) day action period for forty-five (45) days beyond the current action period.

The basis for the waiver of the action period and the requested continuance of the Planning Board hearing is due to the fact that undesignated counsel will be taking over this matter for Mr. Lynch, and the additional time will not only ensure that undersigned counsel is reasonably au fait with the specific matter, but also ensures that there is reasonable time to coordinate with Technical Staff on any items that they may need to finalize their Technical Staff Report.

As always, thank you in advance for the Planning Board's understanding and consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M Tedesco', is written over a light blue rectangular background.


Matthew C. Tedesco


cc: James Hunt, MPA, Planning Division Chief
Andrea Dorlester, Supervisor, Urban Design Section
Andrew Shelly, Planner
Clinton Self-Storage, LLC

October 05, 2023

MEMORANDUM

TO: Andrew Shelly, Planner II, Urban Design Section, Development review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, 
Community Planning Division

FROM: Anusree Nair, Planner II, Neighborhood Revitalization Section, 
Community Planning Division

SUBJECT: **DSP-04054-07 Bellefonte (Clinton Self-Storage)**

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-230(a) of the prior Zoning Ordinance, Planning Board procedures, this application conforms to *Plan Prince George's 2035 Approved General Plan* and to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*.

BACKGROUND

Application Type: Detailed Site Plan

Location: 8201 Woodyard Road, Clinton, Maryland 20735

Size: 29.31 AC (Lots 154-159, Parcels B and C)

Existing Uses: Consolidated storage

Proposal: Amendment to DSP-04054-07 to develop approximately 19,440 square feet of additional consolidated storage. FAR of 0.32 will require a variance from 27-472(d)(1) of 0.02.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established 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).

Sector Plan: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* recommends Industrial land uses on the subject property (Map 43, page 112). The proposed use is consistent with the recommended land use.

The property is located in the Branch Avenue Corridor Industrial / Flex Space Submarket (page 27), and the Piscataway Creek Watershed (Map 6, page 32). It is not located in a sector plan focus area (page 44); however, it is located in a Priority Funding Area (Map 49, page 143).

Planning Area: 81A

Community: Clinton and Vicinity

Aviation/MIOZ: This application (Tax Account 3744950, 008250 Louie Pepper Drive) is located within the M-I-O (Military Installation Overlay) Zone Safety-Accident Potential Zone 1; the High Noise Intensity Zone (75+ db); and the Height Approach/Departure Clearance (50:1) Surface B, South End Zone. (2016 *Approved Military Installation Overlay Zoning Map Amendment*, page A1-6.)

SMA/Zoning: The 2016 *Approved Military Installation Overlay Zoning Map Amendment* retained the subject property (Tax Account 3744950, 008250 Louie Pepper Drive) in the I-4 (Limited Intensity Industrial) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from I-4 (Limited Intensity Industrial) to IE (Industrial, Employment), effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES:

None

c: Long-range Agenda Notebook
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section

Countywide Planning Division
Transportation Planning Section

301-952-3680

October 20, 2023

MEMORANDUM

TO: Andrew Shelly, Urban Design Review Section, Development Review Division

FROM: ✓✓ Jun (Jim) Yang, Transportation Planning Section, Countywide Planning Division

VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-04054-07 Clinton Self Storage

Proposal

The subject Detailed Site Plan (DSP) application proposes to add 19,440 square feet of additional mini warehouse units to Lot 159 located in the northeast quadrant of MD 223 (Woodyard Road) and Louie Pepper Drive intersection in Clinton. The Transportation Planning Section's review of the DSP was evaluated under Section 27 of the prior zoning ordinance.

Prior Conditions of Approval

The site is subject to the approved Conceptual Site Plan (CSP) application, CSP-04001, Preliminary Plan of Subdivision (PPS) application, PPS 4-03118, and Detailed Site Plans (DSP), DSP-04054, and pending DSP-04054-06. The following transportation related conditions of the prior applications are listed below:

CSP-04001:

No transportation related DSP conditions.

PPS 4-03118:

17. The applicant shall provide for any necessary turn lanes and frontage improvements as required by SHA. These may include turn lanes for deceleration and acceleration of vehicles at the site as well as left turn lanes and/or bypass lanes on MD 223. Additional right-of-way dedication to SHA may be required for these improvements.

Comment: At the time of preparing this referral, no deceleration/acceleration lanes or other improvements have been implemented on MD 223 at Louie Pepper Drive. However, the proposed storage units do not front any public roadways. The proposed storage units will be accessed through the driveways proposed in DSP-04054-06. The subject DSP does not include proposed new roadways. SHA has not required new lane configurations for this DSP.

20. Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: This DSP will add 19,440 square feet of additional mini warehouse units to Lot 159, which will make the entire property have 38,938 square feet of mini warehouse. Therefore, the proposed development will still be within the trip caps.

DSP-04054:

No transportation conditions related to this DSP.

DSP-04054-06:

No transportation conditions related to this DSP.

Master Plan Compliance

Master Plan Right of Way

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The subject site is within Lot 159, which has frontage along Woodyard Road (A-53) a master planned arterial roadway and Louie Pepper Drive (I-502) a master planned industrial roadway.

Comment: The required right of way dedication has occurred with prior approvals and staff has no additional master plan recommendations for this application.

Master Plan Pedestrian and Bike Facilities

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

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

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Section 27-274(a)(2) includes the following provisions:

(C) Vehicular and Pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: The subject site is within Lot 159 and the site itself does not frontage any public roadway.

Staff recommended bicycle parking racks to be provided. The applicant refused to provide them citing that there are no marked bike lanes along Woodyard Road, people are not using bicycles to pick up or drop off storage items, and there were no bicycle racks requested with previous approvals. Staff does not agree with the reasoning because there may be a bicycle lane along Woodyard Road in the future, people could use bicycles to get to work or pick up / drop off storage items. Previous requests do not restrict to request bicycle parking facilities in the DSP.

Transportation Planning Review:

The purpose of this application is to add additional mini warehouse units to Lot 159.

Vehicular circulation will be provided through the internal roads in Lot 159 with access from Louie Pepper Drive via two constructed access points. Internal site circulation will be adequate considering the access points will allow for better access to the parking lot and will facilitate vehicular movement onsite. A total of 16 parking spaces are required and 16 parking spaces are provided in Lot 159 which is acceptable by staff. The surface parking lot will also include five loading spaces for Lot 159 which matches the required number of loading spaces. In summary, staff finds it conforms to Section 27-582.

Conclusion

Overall, from the standpoint of the Transportation Planning Section it is determined that this plan is acceptable if the following condition is met:

1. Provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles. Provide details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that provides two points of contact to support and secure a parked bicycle.



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

Countywide Planning Division
Environmental Planning Section

301-952-3650

October 9, 2023

MEMORANDUM

TO: Andrew Shelly, Planner II, Urban Design Section, DRD

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

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD

SUBJECT: **Clinton Self Storage; DSP-04054-07 and TCP2-114-04-05**

The Environmental Planning Section (EPS) has reviewed the above-referenced Detailed Site Plan (DSP-04054-07) and a Type 2 Tree Conservation Plan (TCP2-114-04-05), received by the EPS on August 22, 2023. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on September 1, 2023. Revised information was submitted on October 5, 2023. The EPS recommends approval of DSP-04054-07 and TCP2-114-04-05, subject to the findings and conditions listed at the end of this memorandum.

BACKGROUND

The EPS previously reviewed the following applications and associated plans for the subject site:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
CSP-04001	TCPI-035-03-01	District Council	Approved	3/28/2005	04-265
4-03118	TCPI-021-2020	District Council	Approved	7/25/2019	04-63
DSP-04054	TCP2-114-04	Planning Board	Approved	3/28/2005	04-262
DSP-04054-01	TCP2-114-04-01	Planning Director	Approved	4/2/2020	N/A
DSP-04054-02	TCP2-114-04-02	Planning Director	Approved	5/7/2021	N/A
DSP-04054-03	TCP2-114-04-03	Planning Board	Approved	7/18/2022	2021-117
DSP-04054-04	N/A	N/A	Rescinded	N/A	N/A
DSP-04054-05	N/A	Planning Director	Approved	7/26/2023	N/A
DSP-04054-06	N/A	Planning Director	Approved	4/27/2023	N/A
DSP-04054-07	TCP2-114-04-05	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The applicant is proposing to amend DSP-04054 to add 19,440 square feet of additional consolidated storage units on Lot 159. 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 Limited Intensity Industrial (I-4) Zone.

GRANDFATHERING

This project is grandfathered from the requirements of Subtitle 25, Division 2 of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) and prior Subtitle 27 Zoning, as this DSP application had prior approvals and previously approved TCP2s, to which no new woodland or regulated environmental feature (REF) impacts are proposed.

SITE DESCRIPTION

The property subject to DSP-04054-07 is 5.65 acres and is located in the northwest quadrant of the intersection of Woodyard Road and Louie Pepper Drive. The overall 29.31-acre site is in the prior I-4 Zone and located north of Woodyard Road at its intersection with Louie Pepper Drive. The overall property is a partially wooded parcel bisected by a stream with an existing building located on the eastern side fronting Woodyard Road. A stream and associated wetlands are located in the central portion of the property in a west to east direction. The on-site stream flows towards Piscataway Creek in the Potomac River watershed. There is 1.95 acres of 100-year floodplain on the overall property, for a net tract area of 27.36 acres. The site contains 23.17 acres of woodland and 1.13 acres of wooded floodplain. The portion of the site specific to DSP-04054-07 is developed with paving, six self-storage buildings, a stormwater management pond, and woodlands. According to the Sensitive Species Project Review Area (SSPRA) layer prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. Aircraft associated with Andrews Air Force Base creates significant noise levels. The proposed addition to the storage unit use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent to or within the site area. According to the *Approved Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (May 2017), the site contains Regulated and Evaluation Areas within the designated network of the plan.

PREVIOUSLY APPROVED CONDITIONS

The following text addresses previously approved applicable environmental conditions that need to be considered with this application:

Conceptual Site Plan CSP-04001

The CSP-04001 was approved by the Planning Board on October 8, 2015. The conditions of approval can be found in PGCPB No. 04-265. No environmental conditions were subject to this approval.

Preliminary Plan of Subdivision (PPS), 4-03118

The PPS-4-03118 was approved by the Planning Board on July 25, 2019. The conditions of approval can be found in PGCPB No. 04-63(A). Environmental conditions were addressed with the final plan and the TCP2 at time of the DSP approval.

Detailed Site Plan DSP-04054

The DSP-04054 was approved by the District Council on March 28, 2005. The conditions of approval can be found in PGCPB No. 04-262. No environmental conditions were subject to this approval.

Detailed Site Plan DSP-04054-01 and DSP-04054-02

These DSP cases were approved by the Planning Director with no environmental conditions.

Detailed Site Plan DSP-04054-03

The DSP-04054-03 was approved with technical corrections to the TCP2, as shown in the staff report.

Detailed Site Plan DSP-04054-05 and DSP-04054-06

These DSP cases were approved by the Planning Director with no environmental conditions.

ENVIRONMENTAL REVIEW

Natural Resource Inventory Plan/Existing Features

A 2003 Forest Stand Delineation (FSD) Plan was used for the early conceptual site plan (CSP), preliminary plan of subdivision (PPS), and DSP approvals. No natural resource inventory (NRI) plan was reviewed with the original approvals. This plan was produced by Patton, Harris, Rust & Associates by Scott Wolford L.A. This plan showed a stream, wetlands, and associated buffers within the property boundary. There were seven woodland stands, and the total woodland area was noted at 24.30 acres. A list of trees that were 24 inches or greater included seven trees with two being 24 inches, and 05 being over 30 inches. This FSD plan was used by staff to identify that these were the on-site conditions.

The TCP2 and the DSP shows all the required information correctly that is in conformance with the FSD.

Woodland Conservation

This property is grandfathered to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved TCPs. A TCP2-114-04-05 was submitted with the DSP application.

Based on the TCP2 submitted with this application, the site's gross tract area is 29.31 acres with 1.95 acres of floodplain, for a net tract area of 27.36 acres. There is 1.13 acres of wooded floodplain with 23.17 acres of wooded net tract area. The woodland conservation threshold for the site, based on a 15 percent conservation requirement, is 4.10 acres. The TCP2 proposes the removal of 21.14 acres of woodland in the net tract area and 0.31-acre of woodland within the floodplain, for a woodland conservation requirement of 13.33 acres. The TCP2 worksheet proposes to preserve 2.02 acres, reforest 0.73-acre, and to purchase 10.22 acres of off-site woodland conservation credits. This application does not propose additional clearing from what was approved with DSP-04054-03. Minor revisions are required to the TCP2, as outlined in the recommended condition.

Specimen Trees

There are no changes with this application regarding the status of the specimen trees. No specimen trees are proposed for removal with this DSP. No further information is required for specimen tree removal.

Preservation of Regulated Environmental Features/Primary Management Area

The DSP application does not propose any additional primary management area (PMA) impacts to the those previously approved with the PPS (4-03118). The previously approved impacts (one road crossing, four stormwater outfalls associated impacts, in-stream check dams, and sanitary sewer connections) are unchanged. Approvals from the Maryland Department of the Environment (MDE) or the the U.S. Army Corps of Engineers (COE), will be required prior to the issuance of permits.

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 silt loam, Beltsville-Urban land complex, Croom-Marr complex, Grosstown-Hoghole-Urban land complex, Hoghole-Grosstown complex, Matapeake silt loam, Sassafras sandy loam, and Woodstown sandy loam complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

Stormwater Management

A stormwater management concept plan and approval letter was submitted with the subject application (Concept approval #38288-2004-01). The concept approval expired March 22, 2023. The concept letter states that the proposal will tie into the existing storm drain system and the pond on-site. No further action regarding SWM is required with this DSP review.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS recommends approval of DSP-04054-07 and TCP2-114-04-05, subject to the following findings and conditions:

Recommended Findings:

1. No specimen trees are proposed for removal in association with this detailed site plan.
2. This application does not propose any impacts to regulated environmental features.

Recommended Conditions:

1. Prior to signature approval of the DSP, the TCP2 shall be revised as follows:
 - a. Revise Sheet 4 approval block to add in the 04 approval line "Planning Director" in the approved by block with no date.

October 9, 2023

MEMORANDUM

TO: Andrew Shelly, Planner II, Urban Design Section
VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*
FROM: Mahsa Vatandoost, Planner II, Subdivision Section *MV*
SUBJECT: DSP-04054-07, Bellefonte

The subject property considered in this amendment to a detailed site plan (DSP-04054) is located on Tax Map 108 in Grid B-4 and Tax Map 117 in Grid B-1, and is approximately 29.31 acres in area. The property consists of Lot 154 recorded in Plat Book REF 211 plat no. 74, Lot 159 recorded in Plat Book REF 211 plat no. 76, Lot 161 recorded in Plat Book ME 263 plat no. 68, and Parcel D recorded in Plat Book ME 263 plat no. 67; all part of overall development titled "Bellefonte". The property is located within the Industrial, Employment (IE) and Military Installation Overlay (MIO) zones. However, this DSP amendment has been filed pursuant to the prior Zoning Ordinance and the property's prior Limited Intensity Industrial (I-4) and the Military Installation Overlay (M-I-O) zones. This application was accepted for review on August 22, 2023, and comments were provided at the SDRC meeting on September 1, 2023. This referral is based on revised plans received on October 5, 2023.

DSP-04054 was approved by the Planning Board in November 2004 (PGCPB Resolution No. 04-262) for warehousing, consolidated storage, and office uses totaling 240,875 square feet. On April 2, 2020, the Planning Director approved an amendment, DSP-04054-01 for modification to the consolidated storage building arrangement on Lot 159. The -02 amendment was approved on May 7, 2021 for minor adjustments to parking, sidewalk, fence, retaining walls, and landscaping on Lot 159. DSP-04054-03 was approved by the Planning Board on September 30, 2021 to construct two warehouse buildings totaling 198,000 square feet with associated parking facilities. DSP-05 and -06 approved for limited minor amendment to the parking, open space and amenities, and addition of a driveway entrance. The subject DSP covers the entire Bellefonte subdivision, but all the proposed changes of the current amendment are located on Lot 159. This DSP amendment proposes development of 19,440 square feet of additional consolidated storage on Lot 159.

This application is subject to a Preliminary Plan of Subdivision (PPS) 4-03118, which was approved by the Planning Board on March 25, 2004 and reconsidered on July 18, 2019 (PGCPB Resolution No. 04-63(A)). This PPS approved two open space parcels and seven lots for the development of 500,000 square feet of industrial uses. Final plats were recorded in compliance with the PPS and DSP, showing six buildable lots and two parcels (Lots 154-159, Parcel B, and Parcel C). After approval of DSP-04054-03 amendment, Lots 155-158, Parcel B, and Parcel C were subsequently resubdivided into Lot 161 and Parcel D. The total development approved previously under DSP-04054 through -06 amendments is 325,338 square feet of industrial uses. With the additional development proposed with this -07 amendment on Lot 159, the total development will be 344,778 square feet of industrial and commercial uses. A new PPS is therefore not required at this time.

PPS 4-03118 was approved subject to 21 conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

2. At the time of Detailed Site Plan, a Type II Tree Conservation Plan shall be approved.

The applicant submitted a copy of TCP2-114-04-04 with this application. The Environmental Planning Section should review the TCP2 and DSP for conformance to this condition.

4. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

General Note 17 on the Sheet 1 of the DSP shows that an automatic fire suppression system will be provided in all buildings, unless otherwise determined by the Fire/EMS Department.

7. Development shall be in accordance with the approved Stormwater Management Concept Plan #7542-2003-00.

The applicant submitted an approved Stormwater Management (SWM) concept plan and associated approval letter (38288-2004-01) with the application. The approval is dated March 23, 2020 and expired on March 23, 2023. Conformance to this condition should be evaluated and confirmed by the Environmental Planning Section.

11. The following note shall be placed on the Final Plat:

"This site is subjected to noise levels between 70 and 75 dBA (Ldn) from aircraft landing and taking off from Andrews Air Force Base. These noise levels are the maximum allowed for industrial land uses. Interior work spaces are required to be designed to reduce noise levels from exterior sources."

12. Each building permit shall include a 75 dBA (Ldn) noise contour. Structures for industrial and commercial uses shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less, unless the structure or portions thereof are designed only for storage purposes. If residential or residential type uses are proposed, the structures shall be designed to reduce interior noise levels to 45 dBA (Ldn) or less. In the event any structure or portion thereof originally designed for storage use only is modified

to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.

- 13. Prior to the issuance of building permits for structures on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells within the 70 and 75 dBA (Ldn) noise corridors for Andrews Air Force Base have been designed to attenuate noise levels to 55 dBA (Ldn) or less for industrial or commercial structures unless the structure or portions thereof are designed only for storage purposes, and 45 dBA (Ldn) or less for residential structures or structures that contain residential type uses. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.**

Conformance with Conditions 11, 12, and 13 will be evaluated at the time of permitting. However, because this DSP will serve as the permit plan for the development, the Urban Design Section should review this DSP for conformance with the above conditions.

- 14. A conceptual and detailed site plan shall be approved prior to grading or building permit for any use or development of the property.**

Conceptual Site Plan CSP-04001 and Detailed Site Plan DSP-04054 were both approved in November 2004. This amendment of DSP-04054 shall be approved before any grading or building permits may be approved for development of Lot 159.

- 20. Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The total development approved previously under DSP-04054 through -06 amendments is 325,338 square feet. With the additional development proposed with this -07 amendment on Lot 159, the total development will be 344,778 square feet of industrial and commercial uses. However, the Transportation Planning Section should confirm that the trip cap will not be exceeded by the proposed development.

Additional Comments:

1. The property has an automatic certificate of adequacy (ADQ) pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date subject to the expiration provisions of Section 24-4503(c).
2. The cover sheet of the DSP reflected the old lot configuration which has been revised per the previous amendments to DSP-04054. The cover sheet should reflect the current lot configuration for the overall Bellefonte development in accordance with the current record

plats. Also, General Notes 4, 14, 19, and 25 reflect the old lots and parcels. These notes should be updated to reflect the current lot configuration.

3. The "Total Building Area" table on Sheet 3 of the DSP lists Lot 160 with 198,000 gross square feet area. This table should be corrected to list Lot 161 since Lot 160 is not a part of this subdivision.
4. Sheets 7 and 7a of DSP list Parcel C as the open space parcel located to the north of Lot 159. Parcel C was subsequently resubdivided as Parcel D, and should therefore be reflected as such on the plans.

Recommended Conditions:

1. Prior to signature approval of the detailed site plan (DSP), the DSP shall be modified as follows:
 - a. Revise the cover sheet of the DSP to reflect the current lot configuration for the overall Bellefonte development in accordance with the current final plats.
 - b. Revise the "Total Building Area" table on Sheet 3 to list Lot 161 instead of Lot 160.
 - c. Correct General Notes 4, 14, 19, and 25 to reflect the current lot and parcel configuration for Bellefonte Subdivision.
 - d. Revise the label for Parcel C to Parcel D.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found 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 plats or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

August 31, 2023

MEMORANDUM

TO: Andrew Shelly, Urban Design Section, Development Review Division

VIA: Thomas Gross, 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 **AGO**

SUBJECT: DSP-04054-07 Clinton Self Storage

The subject property comprises 29.31 acres and is located on the north side of Woodyard Road at its intersection with Louis Pepper Drive. The subject application proposes to redevelop the site for warehouse use with associated parking and infrastructure. The applicant requests a limited minor amendment to DSP-04054 to develop an additional 19,440 square feet of consolidated storage units on the Lot 159 section of the subject property. The subject property is zoned I-4.

The subject property is within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* area. The plan includes goals, policies, and recommendations related to historic preservation (pages 10-20, 132-134). However, these are not specific to the subject site or applicable to the proposed development.

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. A Phase I archeology survey was completed on the subject property in 1979, no archeological sites were identified, and no further investigation is recommended.

The subject property does not contain, and is not adjacent to, any Prince George's County Historic Sites or resources. The Historic Preservation Section staff recommends approval of DSP-04054-07, Clinton Self Storage, with no conditions.

September 30, 2023

MEMORANDUM

TO: Andrew Shelly, Urban Design Section

FROM: Jason Bartlett, Permit Review Section, Development Review Division *JTB*

SUBJECT: Referral Comments for DSP-04054-07, Clinton Self Storage (PB)

1. Due to the number of sheets comprising this plan, a Cover Sheet is warranted.
2. On sheet 1 (the site plan) buildings F & G should be clouded as the 19,440 sf being added with this revision and a delta provided to correspond to the same delta in the revision block. The revision block is not filled out.
3. Lot 159 and 160 exceed the maximum FAR but only Lot 160 contains the asterisk referencing the note of a variance being concurrently pursued. Add an asterisk to Lot 159's FAR as well.

FLOOR AREA RATIO -	0.30 MAXIMUM	LOT 154 = 0.25 LOT 159 = 0.32 LOT 160 = 0.34*
GREEN AREA (% OF "LOT") -	25% MINIMUM OF NET LOT AREA	LOT 154 = 48.5% LOT 159 = 44.1% LOT 160 = 32%
* A VARIANCE WILL BE PURSUED CONCURRENTLY FOR FAR ABOVE MINIMUM.		

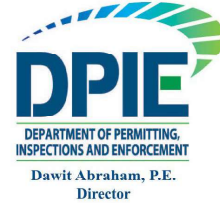
4. The sheet key referencing the sheets that are being revised with this revision is not accurate. Place an asterisk by all sheets included in this revision.
5. The change in the parking schedule as a result of this revision should be clouded in red and a numbered delta provided. Please go through the plan and find all instances of changes with this revision and make sure they are clouded and given a numbered delta. The previous revisions should also be included in the revision block.

No further comments.



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

October 12, 2023

TO: Andrew Shelly, Urban Design Section
Development Review Division, M-NCPPC

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

Re: Clinton Self Storage
DSP-04054-07

CR: Woodyard Road
CR: Louie Pepper Drive

This memorandum is in response to an amendment to DSP-04054 to add 19,440 square feet of additional consolidated strong units to lot 159. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Clinton, Maryland, located on the north side of Woodyard Road at its intersection with Louis Pepper Drive.
- **Woodyard Road (MD-223)** is a State-maintained roadway to the south of the subject development with variable right-of-way width and Master Plan Road Classification (MC-632). The Applicant shall coordinate right-of-way dedications and roadway/frontage improvements with the Maryland State Highway Administration (MSHA) as determined necessary. This work shall be permitted prior to or concurrent with the issuance of a fine grading permit.
- **Louie Pepper Drive** is to the west of the subject development is currently unimproved and is expected to have a 70-ft right-of-way width per Master Plan Road Classification I-502. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Commercial and Industrial Road Standard (Std. 100.05). This work shall be permitted prior to or concurrent with the issuance of a fine grading permit.

- In the permitting stage, the applicant shall provide frontage improvements along Louie Pepper Drive including but not limited to 5' sidewalks, street trees, and LED street lighting.
- In the permitting stage, the applicant shall provide ADA ramps with detectable warning surfaces and continental crosswalks for the access points.
- The 2018 Water and Sewer Plan designates lot 159 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, to be developed on the public sewer system. Lot 159 is undeveloped in the aerial views.
- Water and sewer lines in Woodyard Road abut and water and sewer lines traverse Lot 159.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards is required. To accommodate the proposed plan improvements, adjustments to street lighting are required per Section 23-140 of the Prince George's Road Ordinance.
- Trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act (ADA).
- A site development fine grading permit approved by DPIE is required for any proposed development with a proposed land disturbance of more than 5,000 square feet.
- 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.

- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- A soil investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro Clay is required.
- FPS 200480 governs. Floodplain easement recordation is required.
- 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 has not been provided.
 - c) Proposed grading is not 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 narrative in accordance with the code has not been provided.
 - g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

cc: Rey de Guzman, P.E., Chief Engineer, S/RPRD, DPIE
 Rene' Lord-Attivor, Chief Traffic Engineering, S/RPRD, DPIE
 Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
 Salman Babar, CFM, Engineer, S/RPRD, DPIE
 MJ Labban, Engineer, S/RPRD, DPIE
 Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
 Aschalew Haile, Engineer III, S/RPRD, DPIE
 Clinton Self Storage, 330 E. Crown Point Road Winter Garden, FL 34787
 McNamee Hosea, P.A, 6411 Ivy Lane, Suite 200, Greenbelt MD 20770



Division of Environmental Health/Disease Control

Date: August 22, 2023

To: Andrew Shelly, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-04054-07 (Clinton Self Storage)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Clinton Self Storage facility located at 8201 Woodyard Road in Clinton and has the following comments / recommendations:

1. During the construction phases of this project, noise should not 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.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Environmental Engineering/Policy Program
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