



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Detailed Site Plan Arcland Self Storage

# DSP-21019

REQUEST	STAFF RECOMMENDATION
Construction of a 116,283-square-foot consolidated storage facility in two buildings.	APPROVAL with conditions

<b>Location:</b> On the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road).	
Gross Acreage:	4.56
Zone:	CGO/M-I-O
Zoning Ordinance	<input type="checkbox"/> Current <input checked="" type="checkbox"/> Prior
Dwelling Units:	N/A
Gross Floor Area:	116,283 sq. ft.
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	211SE07
<b>Applicant/Address:</b> Arcland Property Company 1054 31st Street, NW, Suite 340 Washington, DC 20007	
<b>Staff Reviewer:</b> Tierre Butler <b>Phone Number:</b> 301-780-2458 <b>Email:</b> Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	05/12/2022
Planning Board Action Limit:	05/12/2022
Staff Report Date:	04/26/2022
Date Accepted:	02/22/2022
Informational Mailing:	10/05/2021
Acceptance Mailing:	02/09/2022
Sign Posting Deadline:	04/12/2022

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/](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-21019  
Type 2 Tree Conservation Plan TCP2-007-2018-01  
Arcland Self Storage

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

**EVALUATION CRITERIA**

The property is within the Commercial, General and Office (CGO) Zone. This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1703(a) of the Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Preliminary Plan of Subdivision 4-21011;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

**FINDINGS**

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

1. **Request:** This detailed site plan (DSP) requests the development of a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.

**2. Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	CGO (prior C-S-C) /M-I-O	CGO (prior C-S-C) /M-I-O
Use(s)	Vacant	Consolidated Storage
Gross Acreage	4.56	4.56
Lots/Parcels	1	1
Square Footage/Gross Floor Area (GFA)	N/A	116,283 sq. ft.

**Parking and Loading**

<b>USE</b>	<b>NUMBER OF SPACES REQUIRED</b>	<b>NUMBER OF SPACES PROVIDED</b>
1 space per 50 units with direct access only within the building (900 units)	18	18
4 spaces per 1,000 sq. ft. of GFA of office space (1,000 sq. ft.)	4	4
2 per resident manager	2	2
<b>Total</b>	<b>24</b>	<b>24</b>
<b>LOADING</b>		
2 spaces up to 10,000 sq. ft. of GFA	2	2
1 space for each additional 40,000 sq. ft. of GFA	3	3
<b>Total</b>	<b>5</b>	<b>5</b>

3. **Location:** The subject site is located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road), in Planning Area 81A and Council District 9. The site is zoned Commercial, General and Office (CGO), previously the Commercial Shopping Center (C-S-C) Zone, is within the M-I-O Zone for height, noise, and safety, and is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.
4. **Surrounding Uses:** The subject property is adjacent to a proposed gas station and food and beverage store in the CGO Zone to the north, single-family detached homes in the Residential, Rural (RR) and CGO Zones to the east and south, respectively, and single-family detached homes in the RR and CGO zones to the west, across Dangerfield Road.
5. **Previous Approvals:** The subject property consists of 4.56 acres of existing Lot 34, which is recorded among the Prince George’s County Land Records in Plat Book VJ 178 page 55, entitled a resubdivision of part of Lot 4, Townsend Subdivision, dated February 19, 1997. The property is located on Tax Map 117 in Grids A-1 and B-1. The development has an approved Stormwater Management (SWM) Concept Plan, 16017-2021-00.

On November 4, 2021, Preliminary Plan of Subdivision (PPS) 4-21011 was approved by the Prince George’s County Planning Board (PGCPB Resolution No. 2021-136). The PPS approved two parcels for 118,548 square feet of commercial development. Proposed Parcel 1 will contain part of a previously approved gas station; this gas station was approved under Special Exception SE-4812 in August 2018, with minor site modifications approved under Revision of Site Plan ROSP-4812-01 in July 2020. The gas station site consists of Parcel 1, as well as abutting off-site Parcels A and B. Of the 4,715 square feet of gross floor area approved for the gas station, car wash, and food and beverage store, only 2,265 square feet are located on Parcel 1, and therefore, is subject to this PPS. This DSP proposes to develop 116,283 square feet of gross floor area on proposed Parcel 2. Final plats of subdivision will be required for Parcels 1 and 2 before permits may be issued and must be filed prior to end of the validity period of the PPS, which is December 2, 2023.

6. **Design Features:** The proposed two-building consolidated storage facility will be accessed from Dangerfield Road, in the northwest corner of the site via a 30-foot-wide access driveway. The main building, labeled as Building A, will be 113,283 square feet, rectangular, and three stories high with the short side facing Dangerfield Road. An additional 3,000-square-foot, one-story building, labeled as Building B, is located to the southeast of the main building. The site will provide a total of 24 parking spaces, with 7 spaces located outside the gate and fence, adjacent to the office in the northwest corner of Building A. The remaining 17 spaces will be located behind the entry gate, to the north and south of Building A. There are five 12-foot by 32-foot loading spaces located in the rear of the property. Two bike racks are located adjacent to the sidewalk connecting the building to the sidewalk within Dangerfield Road. A six-foot-high, vinyl-coated chain link fence will surround the development area. SWM micro-bioretention facilities will be located along the northern and southern edges of the development.

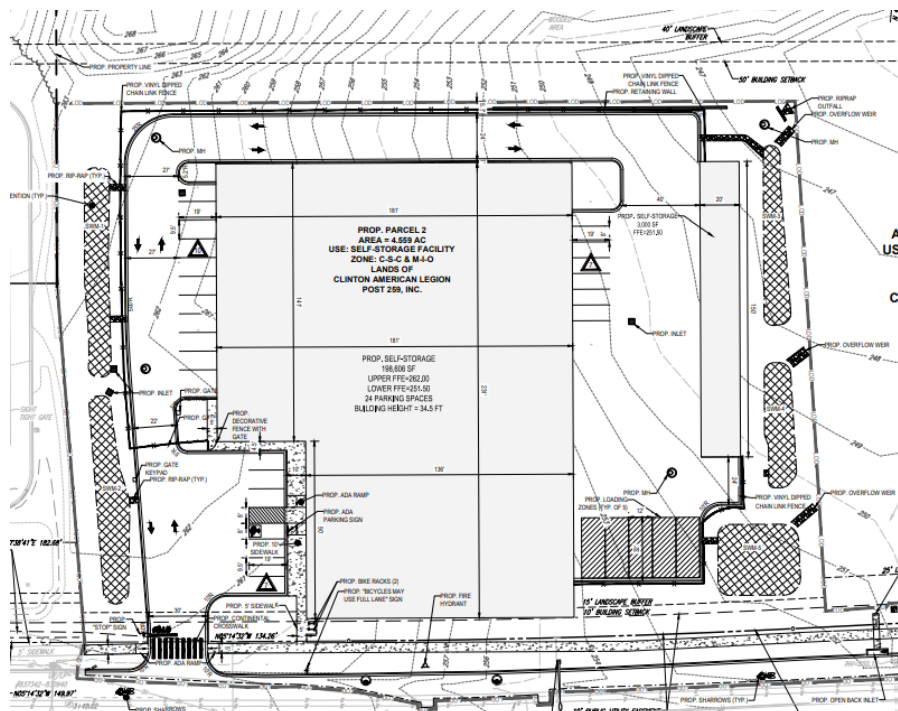
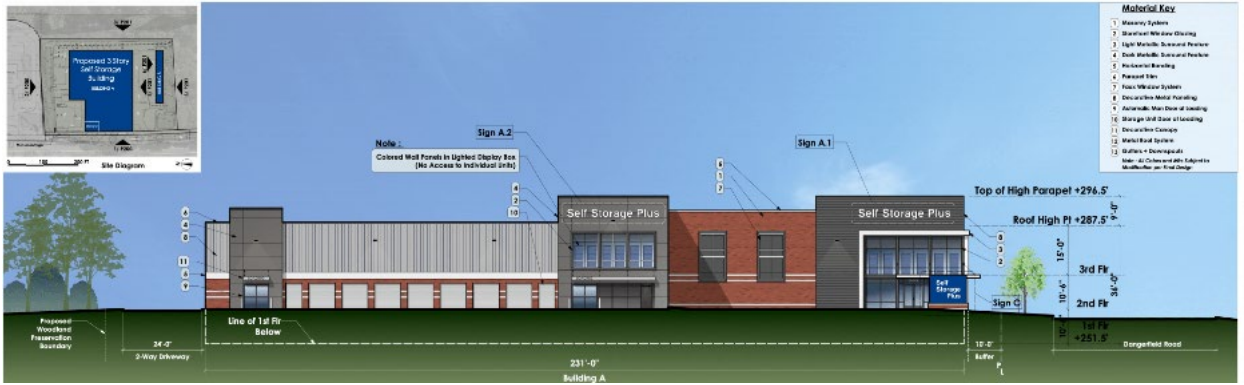
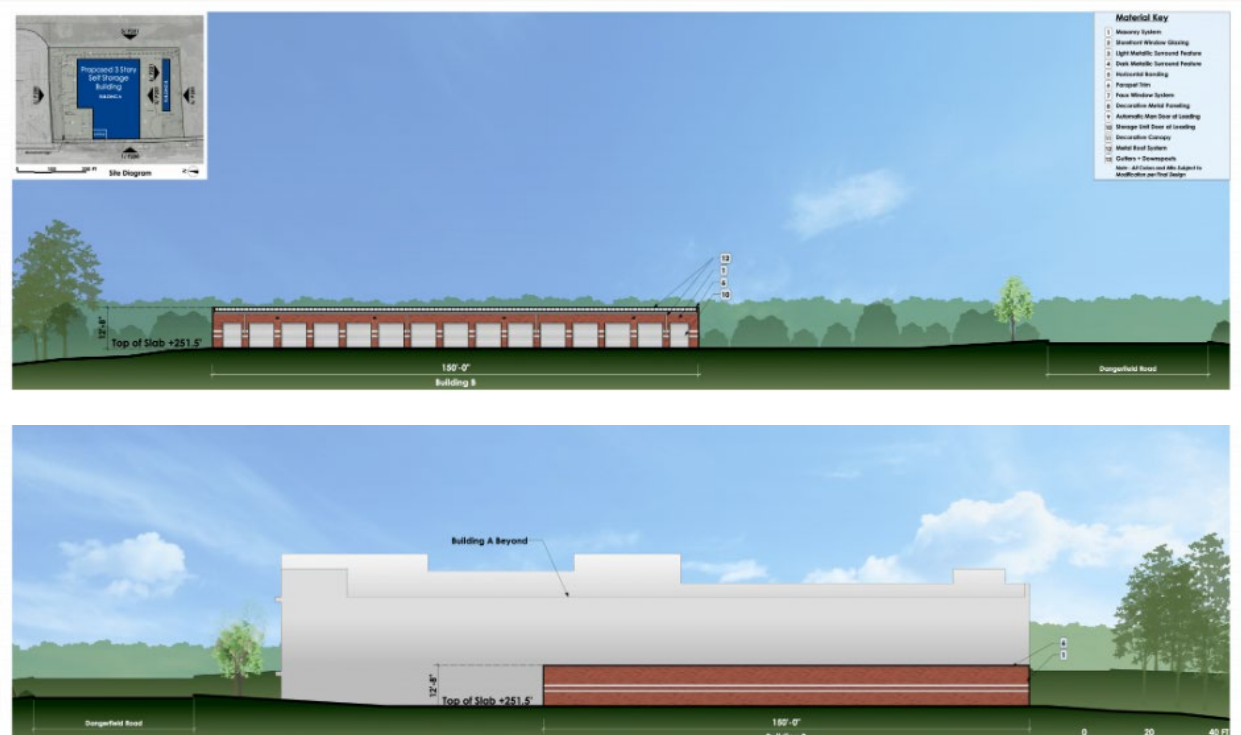


Figure 1: Site Plan

Building A is 34.5 feet tall and will be finished with a combination of metaling paneling, decorative concrete masonry units, and dark and light metallic features. The front elevation will face Dangerfield Road to the west and contain a white wall-mounted sign that reads “Self Storage Plus”. The side elevation that faces north will consist of the same materials, and two additional signs with the same language. The storefront windows will consist of glazing material with faux window systems. The architectural design will include decorative metal paneling, parapet trim, and decorative canopies on the eastern and southern elevations. Building B will be 3,000 square feet, approximately 13 feet tall, and will consist of similar building materials.





**Figure 2: Architectural Elevations**

**COMPLIANCE WITH EVALUATION CRITERIA**

**7. Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone of the prior Zoning Ordinance:

- a. The subject application is in conformance with the requirements of Section 27-461 of the prior Zoning Ordinance, as the proposed consolidated storage use is permitted in the C-S-C Zone, subject to Footnote 69, which reads as follows:

**Provided:**

- (A) the use is located on property within the Accident Potential Zone 1 or Accident Potential Zone 2 of the M-I-O (Military Installation Overlay) Zone; and

The subject property is located within Accident Potential Zone 2 (APZ 2) of the M-I-O Zone.

**(B) the use is subject to a Detailed Site Plan approval process in accordance with Part 3, Division 9 of this Subtitle.**

The subject application is submitted in accordance with this requirement.

- b. The DSP conforms with Sections 27-454 and 27-462 of the Zoning Ordinance, Regulations for the Commercial Zones.
  - c. **Military Installation Overlay Zone:** The project is also located within the M-I-O Zone for height, noise, and safety. The site is located in the Noise Intensity Zone 60-74db, APZ 2, and Height Clearance Zone (50:01) South End B, which restrict height to approximately 100 feet. The proposed building height is 34.5 feet and meets the height requirements. The project also falls in the Noise Intensity Zone, which has no restrictions on the proposed non-residential use. Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in APZ 2, which does not include the proposed consolidated storage use.
  - d. **Site design guidelines:** The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The parking and loading spaces are located and designed to provide safe vehicular and pedestrian circulation, and the lighting provides adequate illumination. The green area is well defined and appropriately scaled for the use, and the site and architecture are unified with harmonious use of materials and features.
- 8. Preliminary Plan of Subdivision 4-21011:** The Planning Board approved PPS 4-21011 on November 4, 2021, for two parcels for 118, 548 square feet of commercial development (PGCPB Resolution No. 2021-136), subject to nine conditions. The relevant conditions are discussed, as follows:

**2. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.**

This DSP does not propose any residential development on the subject property.

**3. Development of Parcel 1 shall be in conformance with Stormwater Management (SWM) Concept Plan 8745-2018-0 and any subsequent revisions, and development of Parcel 2 shall be in conformance with approved SWM Concept Plan 16017-2021-0 and any subsequent revisions.**

The applicant submitted an approved SWM Concept Plan, 16017-2021-00, with the subject DSP. The DSP shows the layout of the proposed storage building in conformance with the approved SWM Concept Plan.



4. **Prior to approval of a final plat, the final plat shall:**
  - a. **Include the 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.**

All required public utility easements along the public rights-of-way are shown on the DSP, in accordance with the approved PPS. Conformance to this condition will be reviewed again at the time of final plat.

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-2021). The following note shall be placed on the final plat of subdivision:**

**“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-01-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Conservation Policy.”**

The DSP is in general conformance with the approved Type 1 Tree Conservation Plan, TCP1-014-2021. This condition will be addressed at the time of final plat.

6. **Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

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

A Type 2 Tree Conservation Plan, TCP2-007-2018-01, has been submitted with this DSP and is recommended for approval herein.

7. **Total development within Parcel 2 of this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 12 AM peak-hour and 20 PM peak-hour vehicle trips. Total development within Parcel 1 of this PPS shall be limited to uses which generate no more than 28 AM peak-hour and 33 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new PPS.**

The DSP is subject to the approved trip cap for Parcel 2, which considers the development of 116,283 square feet of consolidated storage use. The subject DSP accurately reflects this square footage for a consolidated storage facility. Staff finds the proposal is consistent with the land use and development program approved in the PPS, and therefore, is within the conditioned peak-hour trip cap.

8. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall show the following additional improvements on the detailed site plan, prior to its acceptance:**

a. **A continental style crosswalk traversing the drive aisle at the entrance to the self-storage facility.**

The subject application accurately displays a continental-style crosswalk crossing the drive aisle at the entrance to the self-storage facility.

9. **2010 Prince George's County Landscape Manual:** This DSP application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. TCP2-007-2018-01 was submitted with the DSP application.

The site's gross tract and net tract area is 6.79 acres and contains 4.25 acres of woodlands. The Woodland Conservation Worksheet proposes the removal of 2.28 acres of the net tract area, for a woodland conservation requirement of 1.59 acres. The woodland conservation requirement was placed in a recorded woodland conservation easement (Liber 42437, folio 111-124) as part of the SE-4812 application, providing 1.97 acres of on-site woodland preservation.

The TCP2 plan shows the proposed development of a storage building, surface parking, access lane, stormwater structures, and woodland preservation.

11. **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 this requirement through woodland conservation and the provision of new plantings on the subject property.

12. **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. **Subdivision**—In a memorandum dated April 11, 2022 (Vatandoost to Butler), the Subdivision Section noted that the DSP labels must be revised relative to the proposed square footage of Building A, as conditioned herein. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.
  - b. **Transportation**—In a memorandum dated April 4, 2022 (Ryan to Butler), the Transportation Planning Section noted that the plan is acceptable and meets the finding required for a DSP, as described in the prior Zoning Ordinance.
  - c. **Environmental Planning**—In a memorandum dated April 6, 2022 (Schneider to Butler), the Environmental Planning Section reviewed conformance with the WCO, as discussed above, and noted that the site contains one specimen tree (Chestnut Oak) in fair condition, which is proposed to be retained within the on-site preservation area. Per SE-4812, variances to remove Specimen Trees 2 and 3 were approved.
  - d. **Historic**—In a memorandum dated March 4, 2022 (Smith to Butler), it was noted that the subject property does 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. A Phase I archeology survey is not recommended.
  - e. **Community Planning**—In a memorandum dated March 21, 2022 (Sams to Butler), it was noted that pursuant to Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.
  - f. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated March 15, 2022 (Madagu to Butler), WSSC provided standard comments on the subject DSP. WSSC’s comments will be addressed through their own separate permitting process.
  - g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 14, 2022 (Giles to Butler), DPIE provided standard comments that will be addressed at the time of permitting and noted that the DSP is consistent with the approved SWM concept plan.
  - h. **Maryland State Highway Administration (SHA)**—In an email dated March 30, 2022 (Woodroffe to Butler), it was noted that SHA had no comments on the subject application.
  - i. **Prince George’s County Health Department**—In a memorandum dated March 1, 2022 (Adebola to Butler), the Health Department provided standard comments regarding construction regulations, which have been noted on the DSP.
- 13.** 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.

14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

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

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2.

## **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-21019 and Type 2 Conservation Plan TCP2-007-2018-01, for Arcland Self Storage, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised as follows:
  - a. Revise the DSP to reflect the proposed building height consistently between the site plan and the architectural elevations.
  - b. Revise the labeling on the plan to correct the gross floor area of Building A.

# ARCLAND SELF STORAGE

Detailed Site Plan

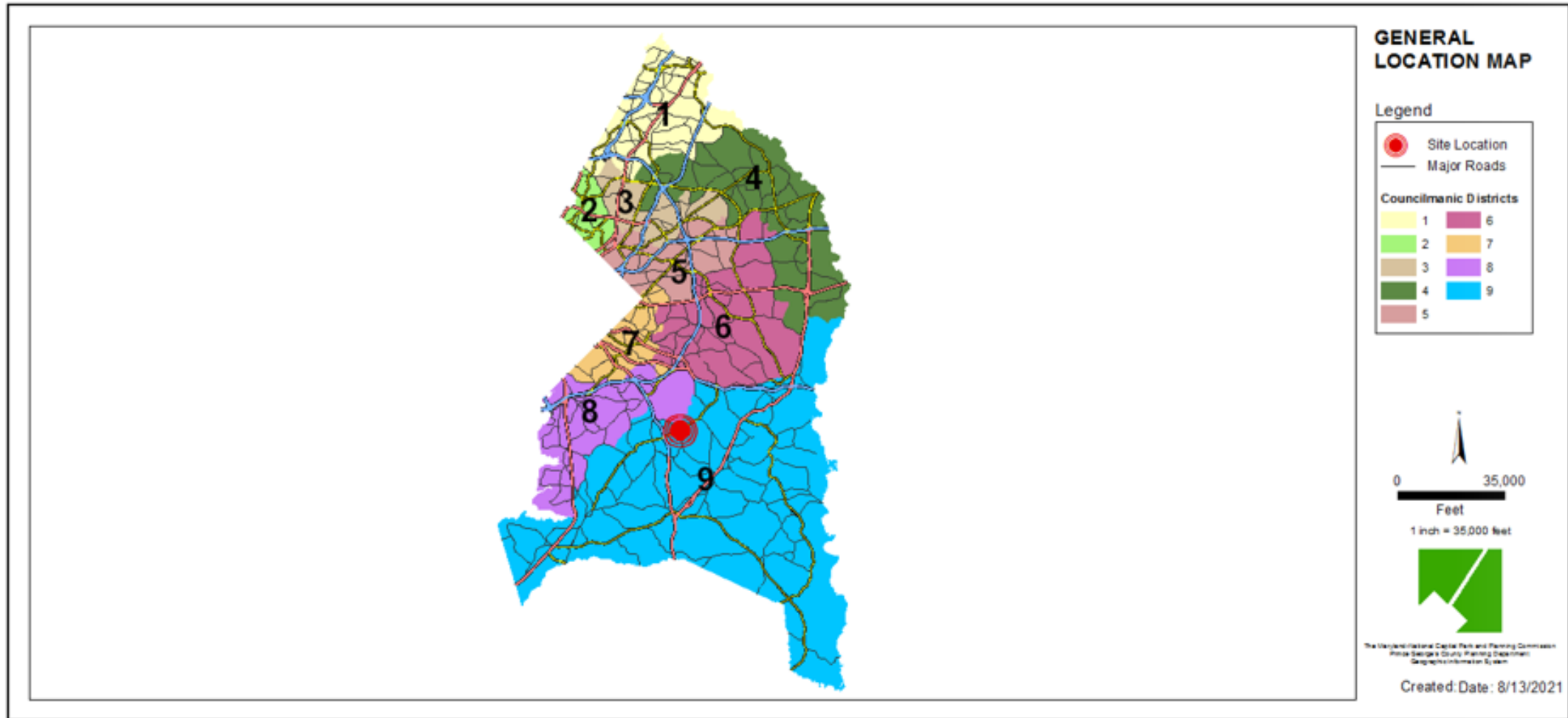
Staff Recommendation: APPROVAL with conditions



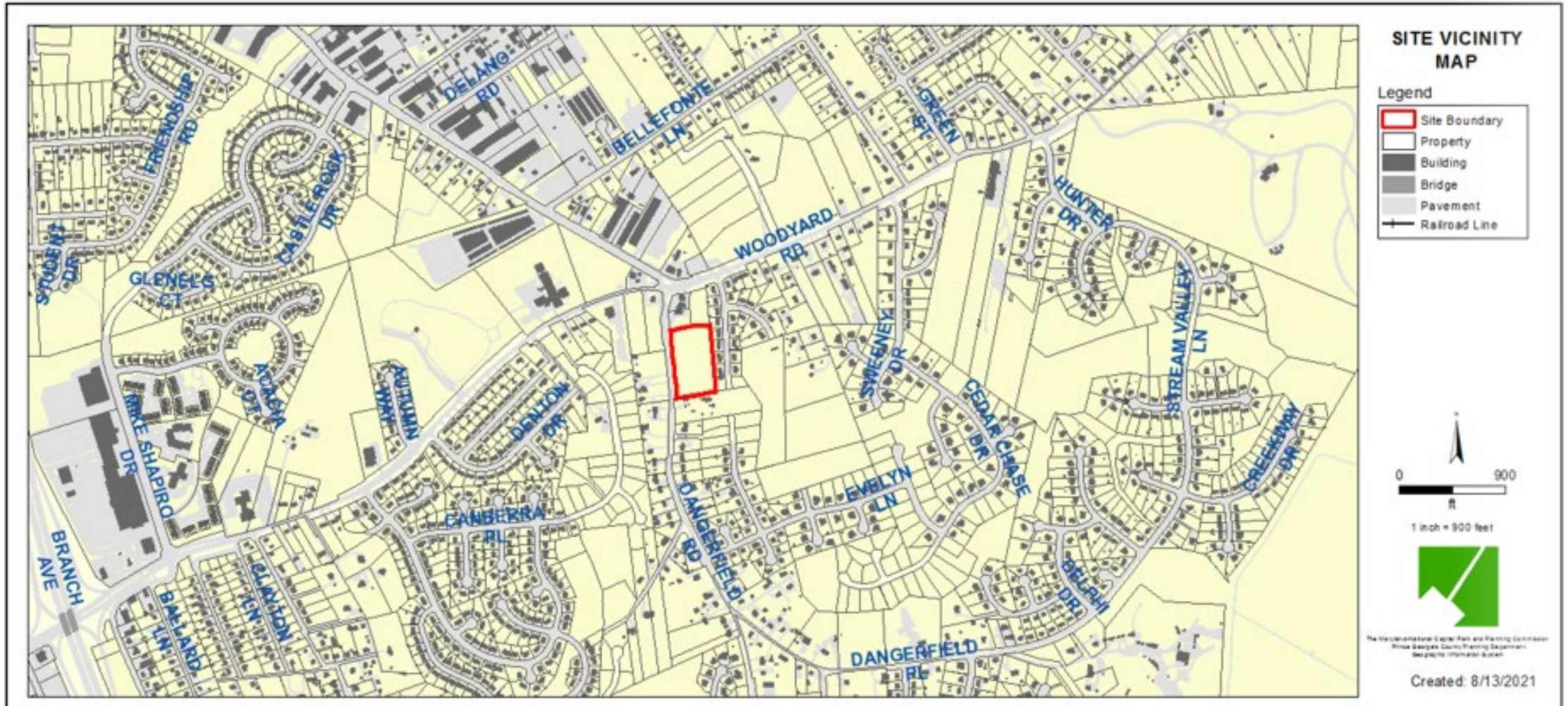
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

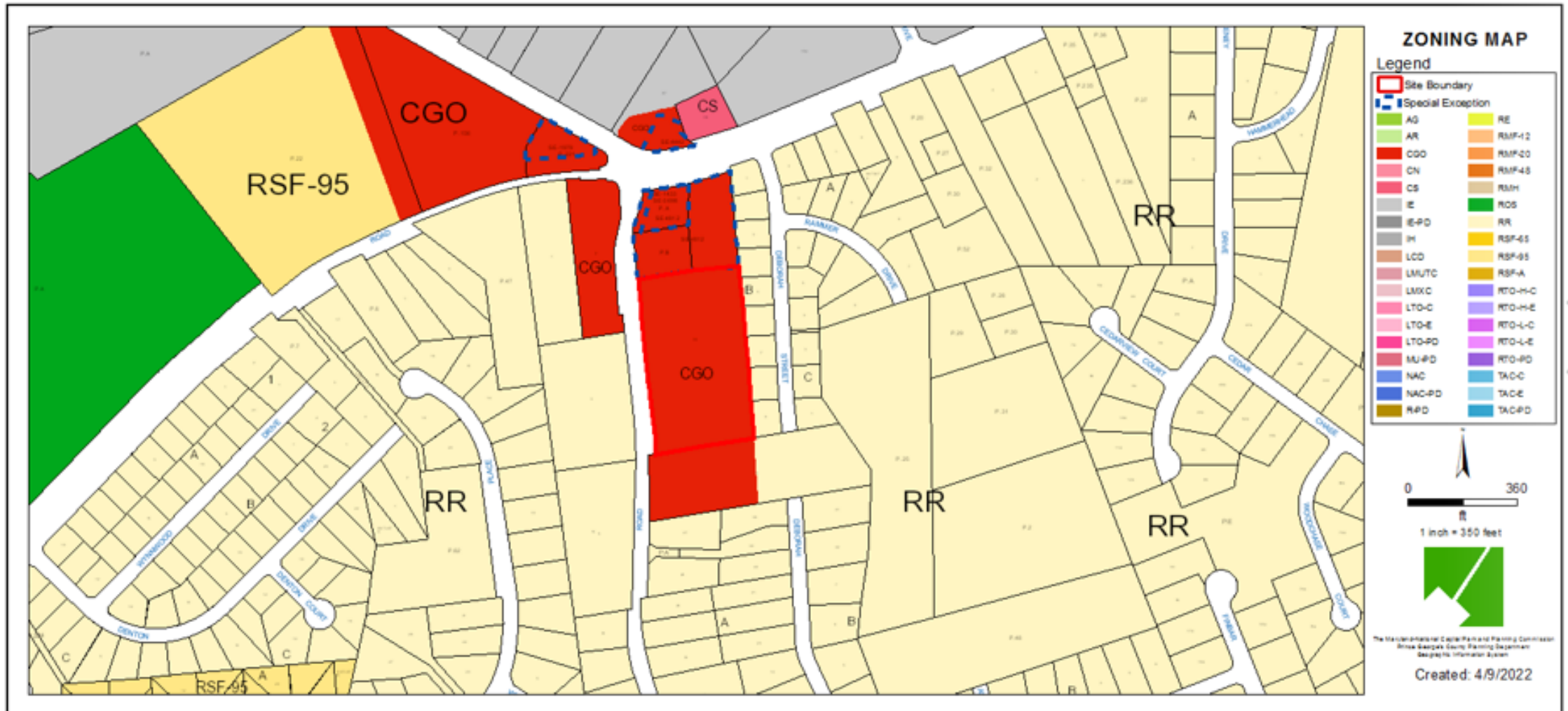


# SITE VICINITY MAP



# NEW ZONING MAP

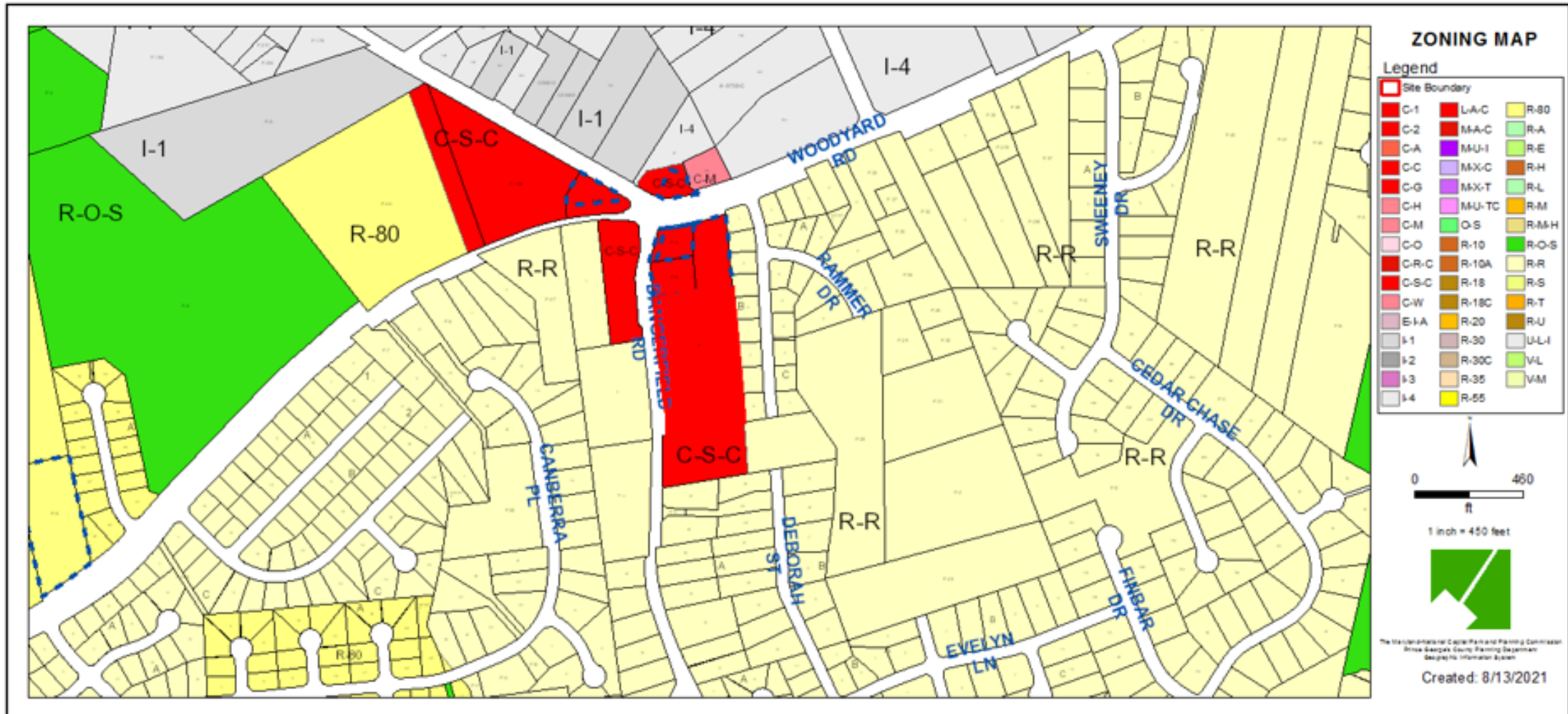
Current Property Zone: C-G-O



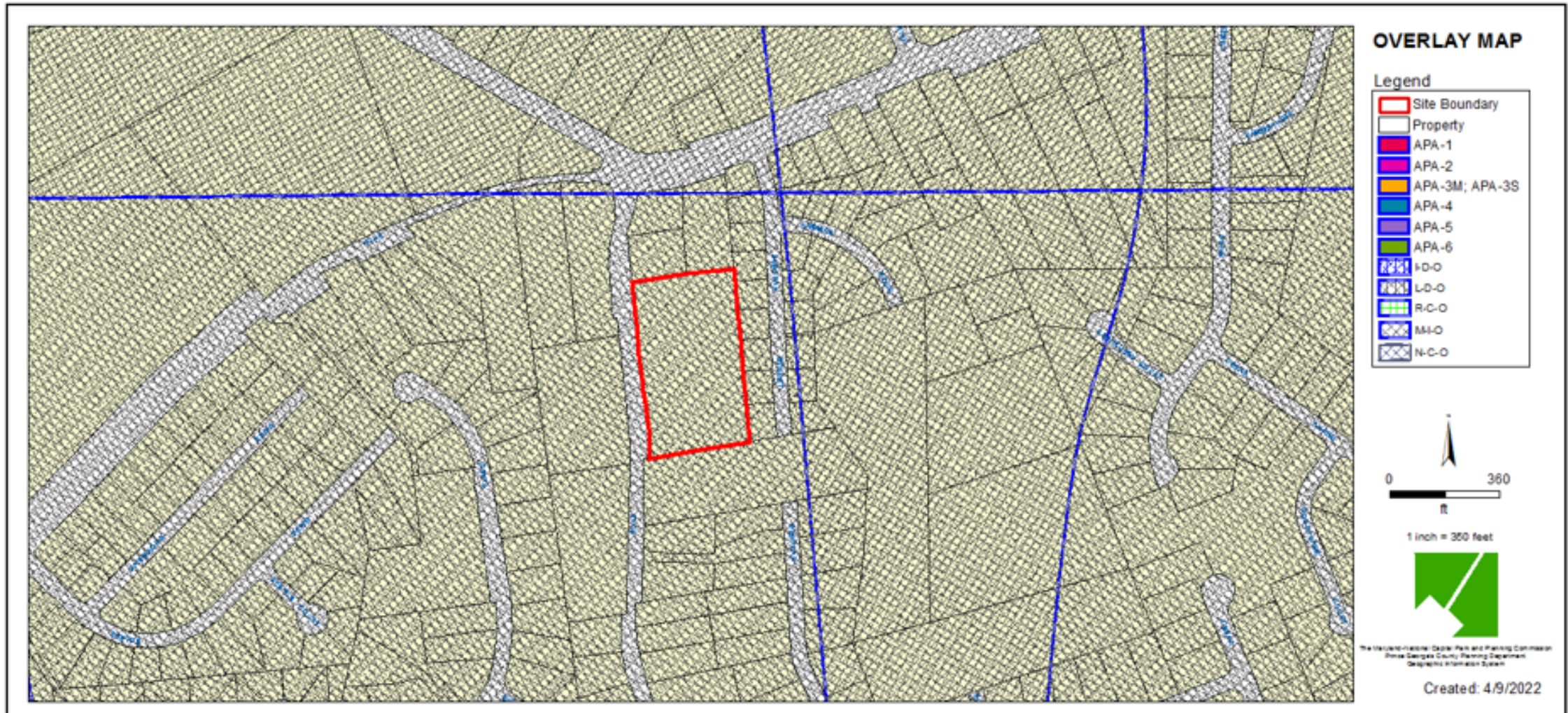


# PRIOR ZONING MAP

Prior Property Zone: C-S-C



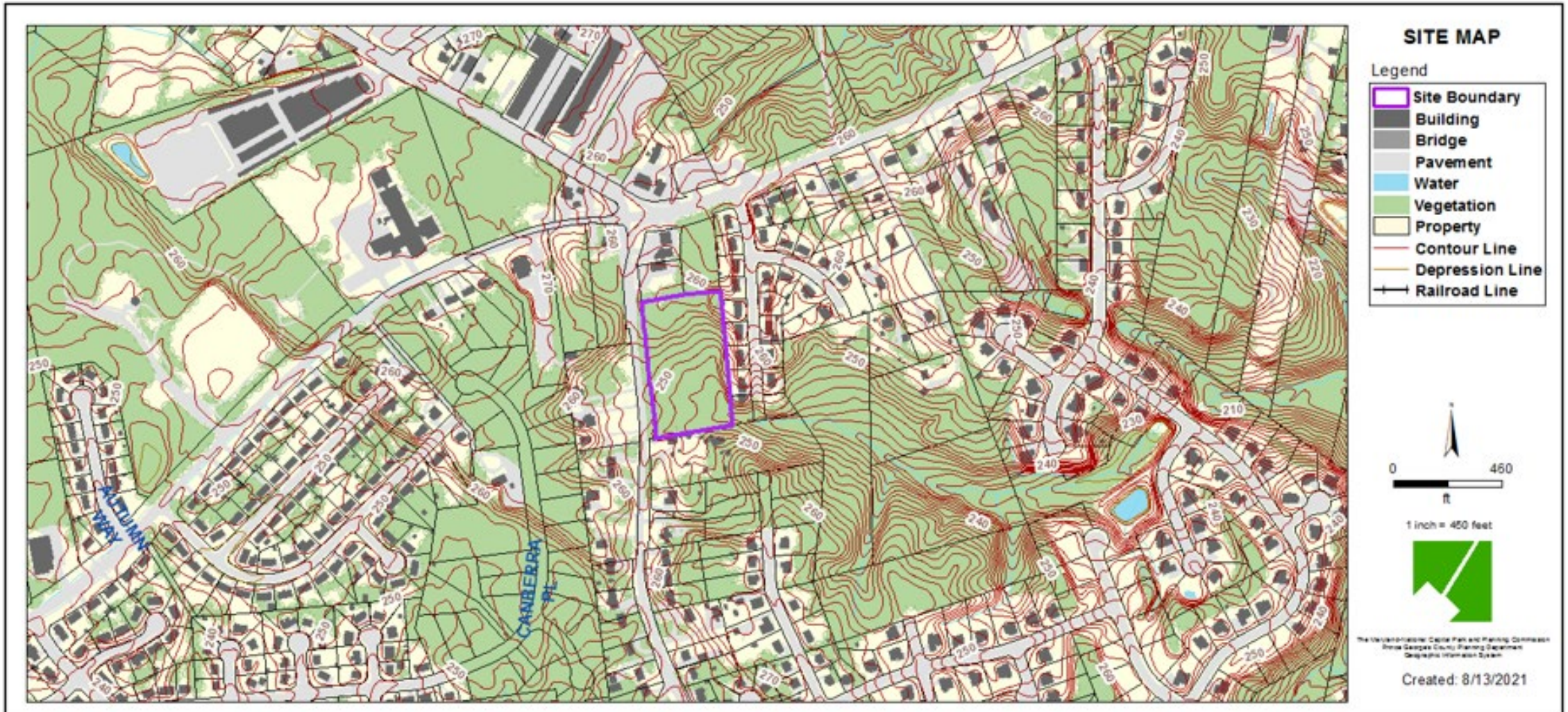
# OVERLAY MAP



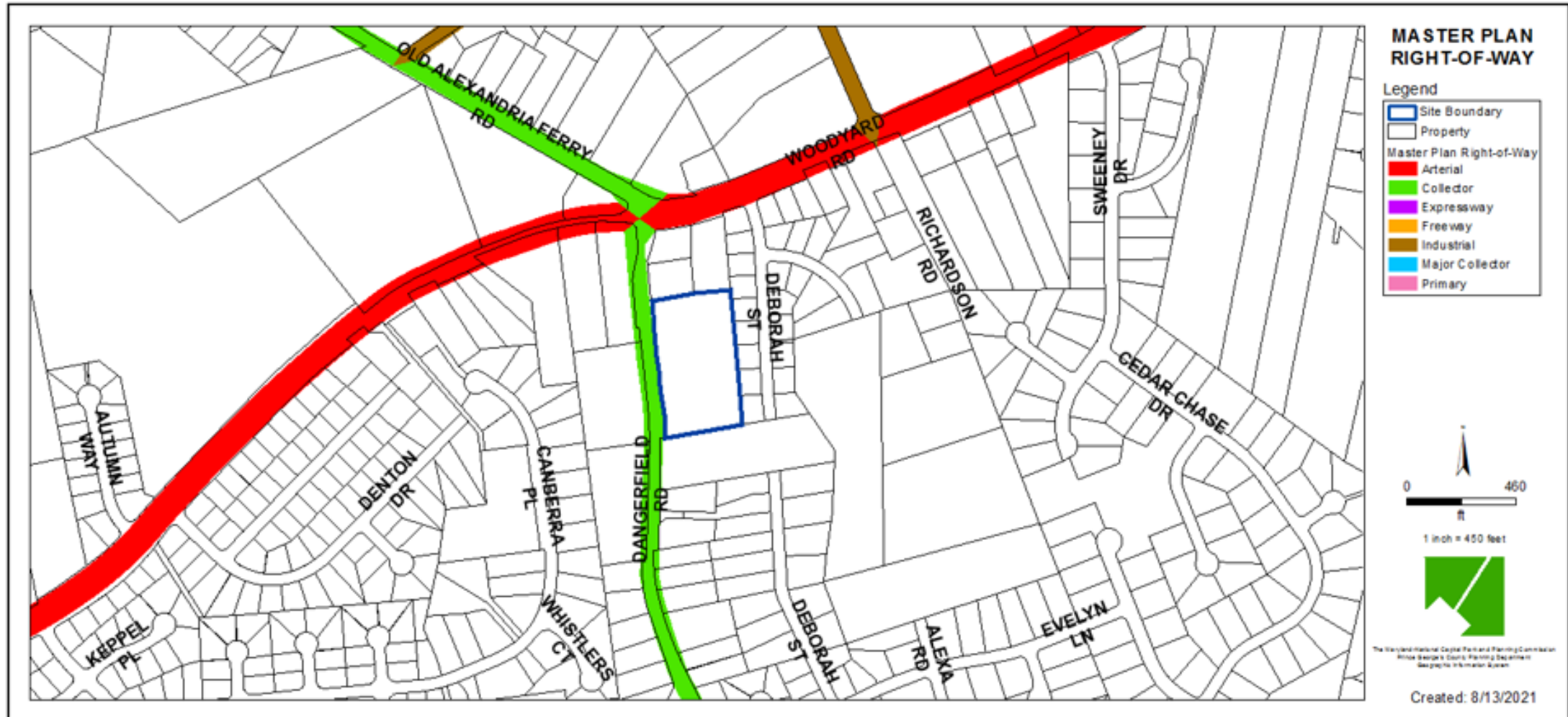
# AERIAL MAP



# SITE MAP



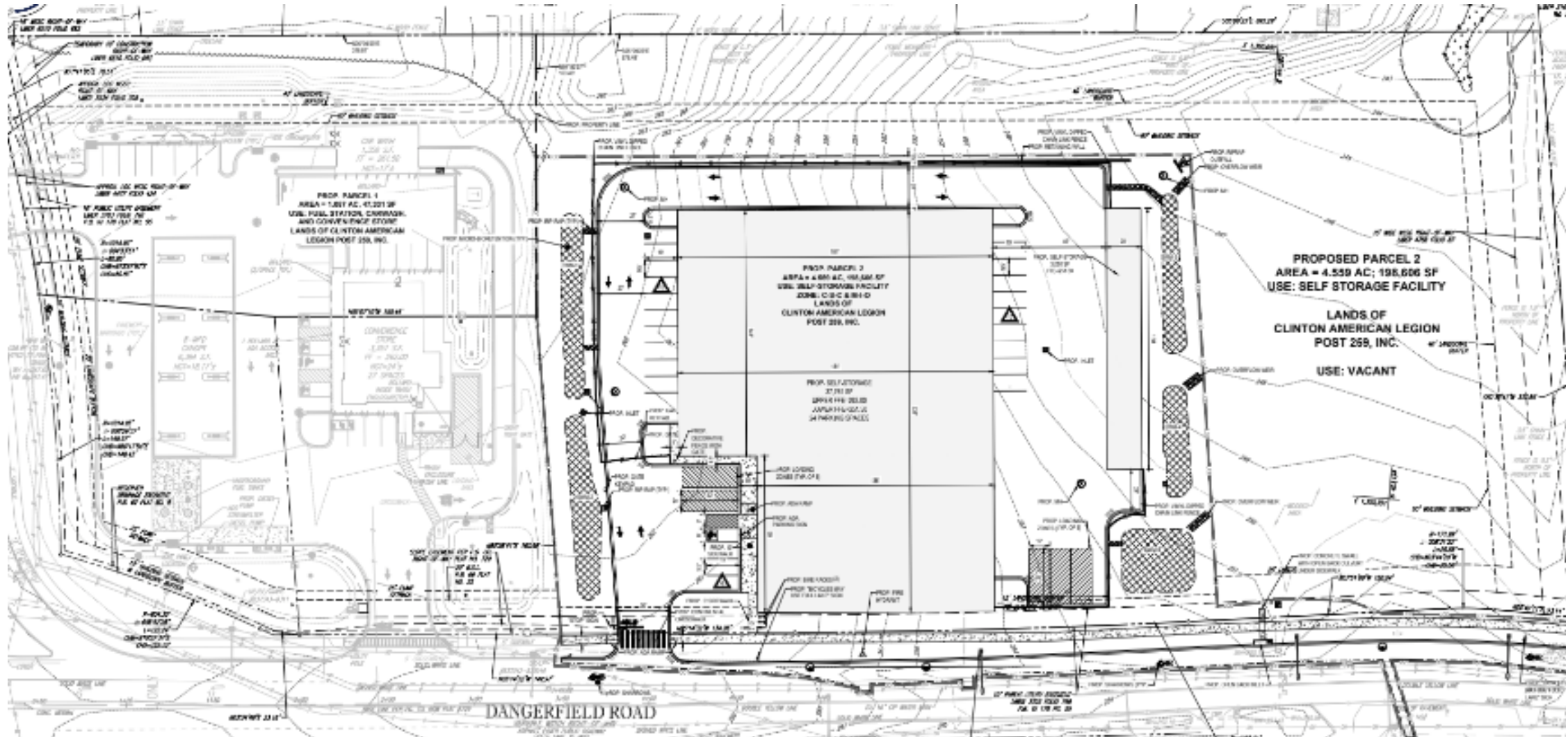
# MASTER PLAN RIGHT-OF-WAY MAP



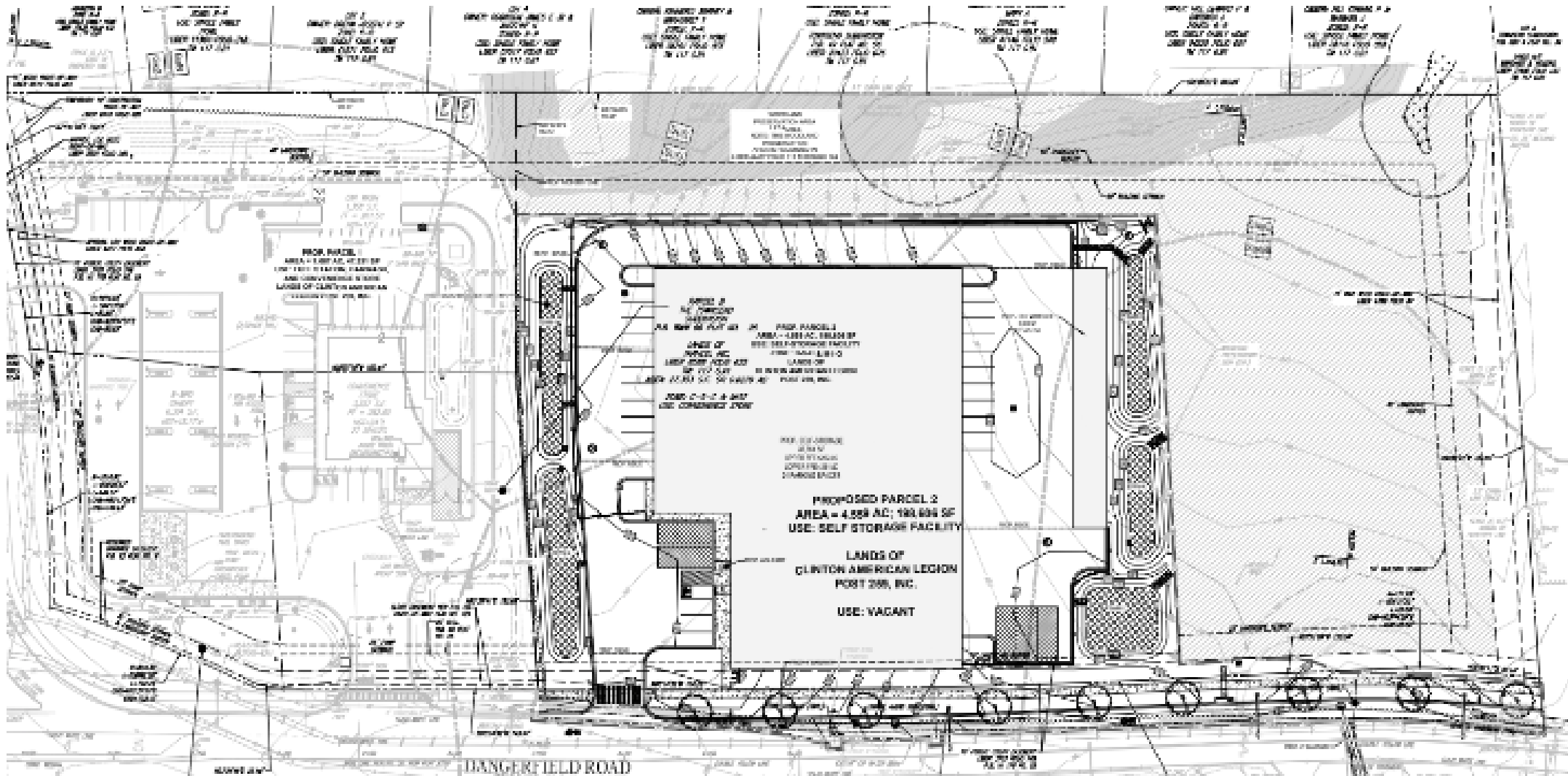
# BIRD'S-EYE VIEW



# DETAILED SITE PLAN



# TYPE II TREE CONSERVATION PLAN





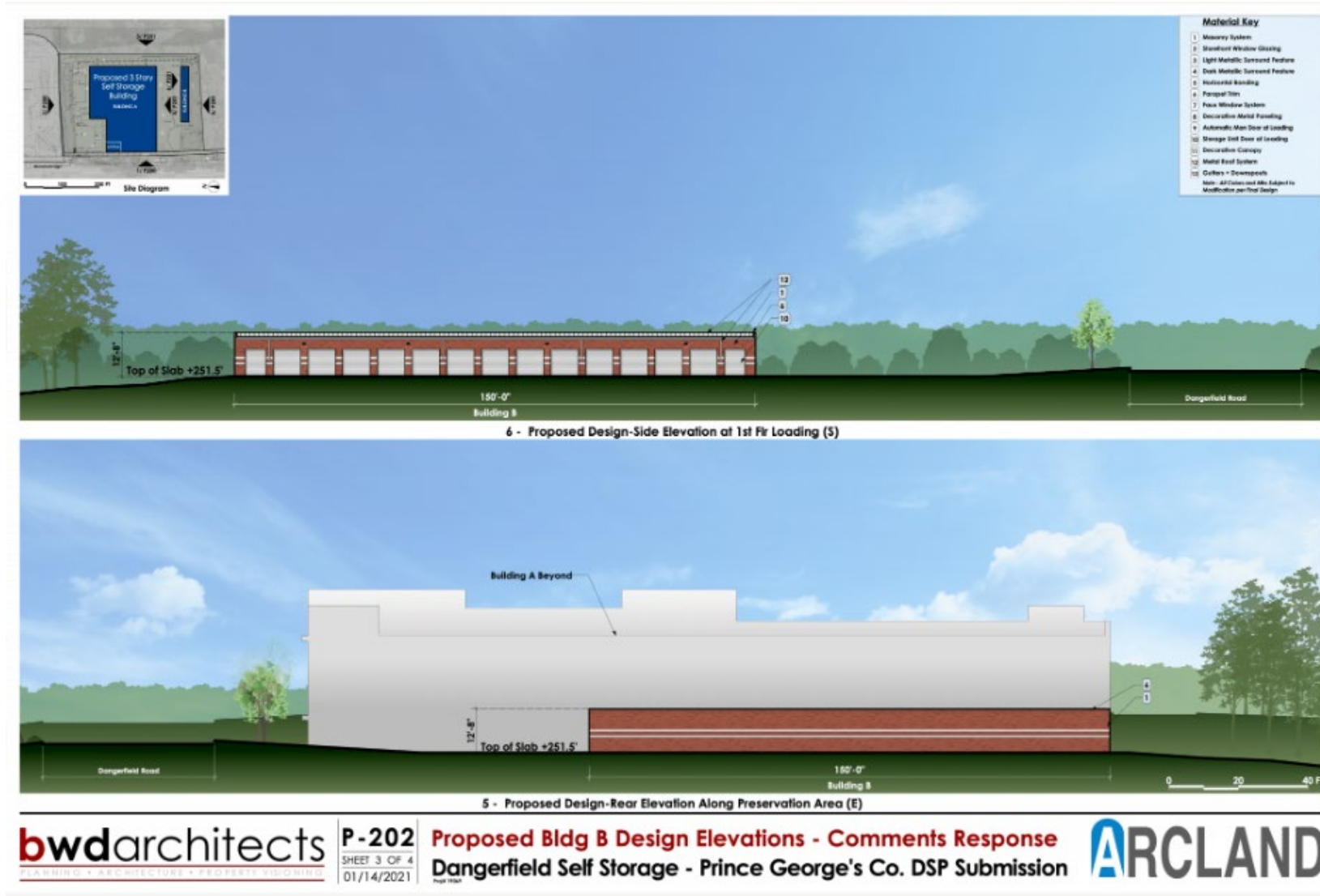
# PROPOSED BUILDING A- NORTH AND WEST ELEVATIONS



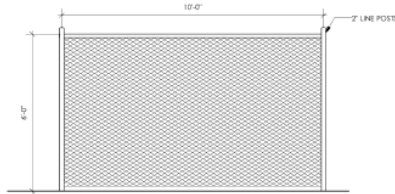
# PROPOSED BUILDING A – EAST AND SOUTH ELEVATIONS



# PROPOSED BUILDING B – NORTH AND SOUTH ELEVATIONS

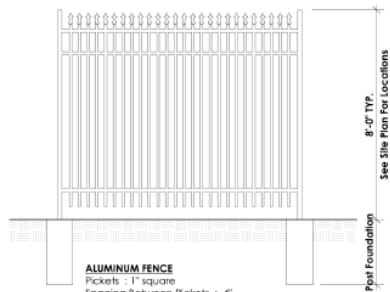


# PROPOSED SIGNAGE/DETAILS



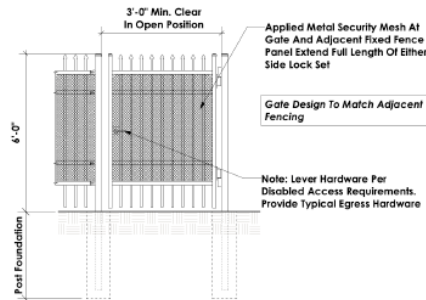
**VINYL DIPPED CHAIN LINK FENCE**  
 Line Posts: 2" vinyl coated structural pipe 2.2lbs. per foot, black, with cap  
 Terminal Posts: 2 1/2" vinyl coated structural pipe, 2.78 lbs. per foot  
 Basing: Terminal posts that be braced to the nearest line post with 1.5" O.D. vinyl coated structural pipe.  
 Tension Wire: RGA, Smooth wire vinyl coated tension wire attached to the bottom of the fence panel with RGA, aluminum hog ring spaced 18" on center.  
 Hinge: Vinyl coated in all areas.  
 Post Spacing: 10' on center  
 Height: 6'  
 Color: Black  
 Opacity: Min. 95% opacity required

**6 Site Chain Link Fencing Detail**  
 P500 Scale: 1/2" = 1'-0"

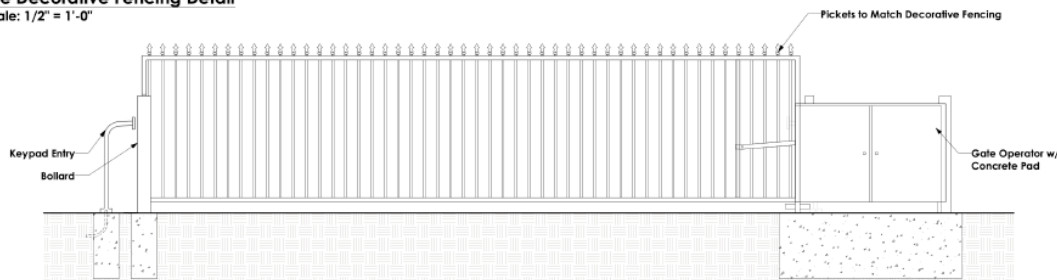


**ALUMINUM FENCE**  
 Pickets: 1" square  
 Spacing Between Pickets: 4"  
 Horizontal Rails: 1 5/8" square  
 Posts: 4" sq.  
 Post Spacing: 7 1/2' on center  
 Height: 9'-6"  
 Color: - Black, Mfr. prefinished.  
 Weight supported: 1,000+ lbs. per section

**5 Site Decorative Fencing Detail**  
 P500 Scale: 1/2" = 1'-0"



**4 Site Man Gate Detail**  
 P500 Scale: 1/2" = 1'-0"



**3 Site Vertical Pivot Gate Detail**  
 P500 Scale: 1/2" = 1'-0"



**2 Wall-Mounted Sign B - 136 SF**  
 P500 Scale: 1/4" = 1'-0"



**1 Wall-Mounted Signs A.1, A.2 - 92.16 SF Each**  
 P500 Scale: 1/4" = 1'-0"

PROPOSED WALL-MTD SIGNAGE ANALYSIS						
SIGN	QUANTITY	TYPE	WIDTH	HEIGHT	AREA	ILLUMINATION
A.1	1	Wall-Mounted	28' - 0"	3' - 3 1/2"	92.16 SF	Internally
A.2	1	Wall-Mounted	28' - 0"	3' - 3 1/2"	92.16 SF	Internally
B	1	Wall-Mounted	34' - 0"	4' - 0"	135.84 SF	Internally
TOTAL PROPOSED WALL-MOUNTED SIGN AREA:					320.16 SF	
Per 27-112(b)(3)(ii) TOTAL ALLOWED WALL-MOUNTED SIGN AREA (231 LF x 2 = 462, Max 400 SF):					400.0 SF	SIGNAGE COMPLIES
Per 27-581(a) 80% Area Reduction - TOTAL CALCULATED WALL-MOUNTED SIGN AREA (479.2/2 = 239.6):					160.09 SF	

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# STAFF RECOMMENDATION

**APPROVAL** with conditions

**Minor Issues:**

- Technical corrections

**Applicant Community Engagement:**

- N/A

**STATEMENT OF JUSTIFICATION**  
**DSP-21019**

APPLICANT: Arcland  
PO Box 25523  
Washington, DC 20027

CORRESPONDENT: Daniel F. Lynch, Esq.  
McNamee Hosea  
6411 Ivy lane, Suite 200  
Greenbelt, Maryland 20770  
301-441-2420 (P)  
301-982-9460 (F)  
[dlynch@mhlawyers.com](mailto:dlynch@mhlawyers.com)

REQUEST: Detailed Site Plan, Sections 27-285 and 27-475.04 of the  
Zoning Ordinance – Consolidated Storage Facility

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**I. DESCRIPTION OF PROPERTY**

1. Address – 8310 Dangerfield Road, Clinton, Maryland 20735
2. Location – Located on the west side of Dangerfield Road approximately 300 feet north of its intersection with Woodyard Road.
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 – 52/F1
9. Zoned – C-S-C and M-I-O Zones
10. Owner – Dash-In Food Stores, Inc.
11. Zoning Map – 206NE09

## **II. NATURE OF REQUEST**

The Applicant is requesting the approval of a Detailed Site Plan for the purpose of constructing a 198,606 square foot, 3-story consolidated storage facility with 7 associated parking spaces for property located in the C-S-C and MIO Zones. The property is currently undeveloped. The property is accessed from Dangerfield Road.

Access to the site will be via a 30 foot wide access driveway that will be secured by a gate. There will be an unsecure public parking area located outside the gate that will contain 7 parking spaces. The facility will be secured by a 6-foot fence located along north, south and east sides of the property.

The applicant is proposing to construct a 3-story, 45-foot high facility. The front of the building will face to the east and the exterior doors to units will be located on the north and south sides of the buildings and not visible from the street. The office will be located in the northeast corner of the building to allow visitors and customers access from both the secured and unsecured areas of the property. The applicant is not proposing a resident manager.

The applicant's proposed consolidated storage facility complies with the specific requirements for consolidated storage set forth in Section 27-475.04, the Tree Canopy Coverage Requirements, the parking and loading requirements as well as the other bulk regulations for development in the C-S-C Zone. .

## **III. SURROUNDING USES**

The subject property is located on the west side of Dangerfield Road. It is bounded to the north by a single-family home in the C-S-C Zone, to the east by single-family dwellings in the R-R Zone, to the west Dangerfield Road and across Dangerfield Road, single-family homes in the R-R and C-S-C Zones and to the south by a gas station in the C-S-C Zone. The neighborhood is predominately developed with a mix of service commercial, light industrial and residential uses.

The subject property is in an area covered by the approved *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* (the "Master Plan"). This application for development of a consolidated storage facility conforms to the recommendations of the Master Plan as the property was retained in the C-S-C Zone and the use is permitted in the C-S-C Zone.

The subject property is also located in the Military Installation Overlay (M-I-O) Zone, including Noise Intensity Zone 60-74db, Accident Potential Zone 1 and 2 and Height Clearance Zone (50:1) South End, B, which restricts height to approximately 100 feet.

## **IV. CRITERIA FOR APPROVAL**

The criteria for approval of a Detailed Site Plan are set forth in Sections 27-285(b), 27-274 & 27-475.04.

**Section 27-285. Planning Board Procedures.**

**(b) Required findings.**

(A) The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

**COMMENT:** The plan represents a reasonable alternative for satisfying the site design guidelines. The site design guidelines are found in Section 27-274 of the Zoning Ordinance.

**Section 27-274. Design Guidelines.**

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

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

**(2) Parking, loading, and circulation**

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

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

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

**COMMENT:** This Detailed Site Plan complies with the design guidelines provided in (2). The plan illustrates that all parking and loading areas are located and designed to provide safe and efficient vehicular and pedestrian circulation within the site. Specifically, the plan shows that the interior two-way travel lanes are at least 24 feet in width. The travel lanes are large enough to provide safe parking as well as through traffic that can travel in both directions. There will be 7 total parking spaces provided for the consolidated storage facility. As noted above, the parking spaces have been located at convenient location to allow customers access to the office and the storage units.

**(3) Lighting.**

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

**COMMENT:** This Detailed Site Plan complies with the design guidelines set forth in (3). Adequate lighting will be provided to illuminate entrances, parking, and loading areas throughout the site. There will be pole mounted lighting in the parking area directly in front of the manager's office and for the balance of the property, site lighting will be wall mounted units affixed to the sides of the new and existing buildings. The proposed

lighting will provide patrons with a bright, safe atmosphere while not causing a glare onto adjoining properties.

**(4) Views.**

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

**COMMENT:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (4). This plan is designed to preserve, create, or emphasized views from the public roads that surround the property. The property has frontage Dangerfield Road and the applicant is proposing to install a landscape strip along that frontage. In addition, the applicant has located all units with exterior doors on the west side of the building and not visible from Dangerfield Road.

**(5) Green Area.**

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

**COMMENT:** There is not minimum Green Area requirement for the C-S-C Zone.

**(6) Site and streetscape amenities.**

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

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

**(7) Grading.**

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

**COMMENT:** The Detailed Site Plan shows the proposed topography for the property. The applicant designed this facility so as to minimize grading on the site and preserve the natural contours as much as feasible.

**(8) Service Areas.**

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

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

**(9) Public Spaces.**

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

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

**(10) Architecture.**

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

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

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

**COMMENT:** The applicant is proposing to incorporate a number of building materials into the design of the building to help create visual interest. In addition, the applicant has created additional visual interest by varying the depth of the building, especially along the front elevation facing Dangerfield Road..

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 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.

As noted above, the subject property is located in the M-I-O Zone. Specially, the property is located Noise Intensity Zone 60-74db, Accident Potential Zone 1 and 2 and Height Clearance Zone (50:1) South End, B, which restricts height to approximately 100 feet. The use is permitted in M-I-O Zone and as shown on the elevations submitted as part of the DSP package, the building is approximately 46 feet in height which is below the 100 foot height limit set forth in Section 27-548.54.

Finally, a consolidated storage facility must comply with Section 27-475.04, which states:

**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 indicate 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. Although the west side of the building faces residential zoned property, the applicant has preserved a 235 foot wide stand of existing mature trees along this 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 northern property line which will screen the loading area from the C-S-C zoned property to the north and is providing a \_\_\_ to screen the loading area from the gas station located in the C-S-C Zone to the south.

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

**COMMENT:** This Detailed Site Plan complies with the requirements outlined in subpart (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 Detailed Site Plan complies with the requirements outlined in subpart (C). As shown on the elevations, the proposed building will be 46-feet in height.

**V. CONCLUSION**

The Applicant, Arcland is seeking a Detailed Site Plan to construct a 198,606 square foot consolidated storage facility. The Applicant believes that this request meets the requirements set forth in Sections 27-285, 27-274 and 27- 475.04 and would therefore respectfully request approval of this application.

Respectfully submitted,

**MCNAMEE HOSEA**

By:   
Daniel F. Lynch

R E S O L U T I O N

WHEREAS, Dash In Food Stores, Inc. is the owner of a 5.65-acre parcel of land known as Lot 34, said property being in the 9th Election District of Prince George's County, Maryland, and being zoned Commercial Shopping Center (C-S-C) Zone and Military Installation Overlay (M-I-O); and

WHEREAS, on August 19, 2021, Arcland filed an application for approval of a Preliminary Plan of Subdivision for 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-21011 for Arcland-Dangerfield Road was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on November 4, 2021, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on November 4, 2021, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-014-2021, and APPROVED Preliminary Plan of Subdivision 4-21011, including a Variation from Section 24-121(a)(3), for 2 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
  - a. Update General Note 18 to state that the property is in the Noise Intensity Zone, Accident Potential Zones 1 and 2, and Area B of the Military Installation Overlay Zone.
  - b. Update General Note 20 to specify that the existing gross floor area includes a 1,358-square-foot car wash and 907 square feet of convenience store. Specify that the proposed conditions include a 1,358-square-foot car wash, 907 square feet of convenience store, and 116,283 square feet of self-storage facility. The total area of the convenience store (3,357 square feet) may be included in a separate note which states that 2,450 square feet of the convenience store are located off-site.
  - c. Adjust the line weights of the lot lines shown on Sheets C-201 and C-301 so that Parcels 1 and 2 are fully outlined by the property boundary and the street frontage of Parcel A is not shown as part of the property boundary.

2. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.
3. Development of Parcel 1 shall be in conformance with Stormwater Management (SWM) Concept Plan 8745-2018-0 and any subsequent revisions, and development of Parcel 2 shall be in conformance with approved SWM Concept Plan 16017-2021-0 and any subsequent revisions.
4. Prior to approval of a final plat, the final plat shall:
  - a. Include the 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.
  - b. Note the Planning Board's approval of a variation to Section 24-121(a)(3) of the Prince George's County Subdivision Regulations, for one direct vehicular access driveway onto MD 223 from Parcel 1.
5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-2021). The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-01-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Conservation Policy.”
6. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”
7. Total development within Parcel 2 of this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 12 AM peak-hour and 20 PM peak-hour vehicle trips. Total development within Parcel 1 of this PPS shall be limited to uses which generate no more than 28 AM peak-hour and 33 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new PPS.

8. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall show the following additional improvements on the detailed site plan, prior to its acceptance:
  - a. A continental style crosswalk traversing the drive aisle at the entrance to the self-storage facility.
9. At the time of building permit, if a nonresidential use is required by Subtitle 4 (Building Code) of the Prince George's County Code, to provide noise-level reduction within the interior of a building, such noise reduction must be certified by an acoustical engineer or qualified professional of competent expertise.

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

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The site is located at the southeast quadrant of the intersection of Dangerfield Road and MD 223 (Woodyard Road). The site consists of one lot known as Lot 34 of the Townsend Subdivision, which was recorded in Plat Book VJ 178 page 55, in February 1997. The property has an address of 8310 Dangerfield Road. The 5.65-acre property is in the Commercial Shopping Center (C-S-C) Zone, and it is subject to the Military Installation Overlay (M-I-O) Zone for height, noise, and safety. It is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA). The northernmost 1.09 acres of the subject property are part of a previously approved gas station, convenience store, and car wash special exception site plan. The remaining 4.56 acres of the site are vacant and contain existing woodland.

This PPS is approved to subdivide the property into two parcels, Parcels 1 and 2, for 118,548 square feet of commercial development. Parcel 1 will contain part of the previously approved gas station; this gas station was approved under Special Exception application SE-4812 in August 2018, with minor site modifications approved under Revision of Site Plan ROSP-4812-01 in July 2020. The gas station site consists of Parcel 1, as well as abutting off-site Parcels A and B. Of the 4,715 square feet of gross floor area approved for the gas station, only 2,265 square feet are located on Parcel 1 and therefore subject to this preliminary plan of subdivision (PPS). Parcel 2 is to be developed with a 116,283 square-foot self-storage facility. A future detailed site plan (DSP) will be required for development on Parcel 2.

The property is the subject of one previously approved PPS, 4-93036 (PGCPB Resolution No. 93-305), approved in November 1993. The current PPS is required to further subdivide the property into two new parcels and to obtain additional capacity entitlement. The current PPS supersedes PPS 4-93036.



The applicant also requested a variation from Section 24-121(a)(3) of the Prince George’s County Subdivision Regulations, for the gas station’s entrance onto MD 223, an arterial roadway. Though this entrance was previously approved under SE-4812, it was not subject to this section of the Subdivision Regulations at that time since a PPS is not required to precede a special exception application. Section 24-121(a)(3) prohibits direct access from parcels to arterial roadways. The variation request is further discussed in the Transportation finding of this resolution.

3. **Setting**—The site is located on Tax Map 117 in Grids A-1 and B-1 and is within Planning Area 81A. North and northwest of the site across MD 223 are several commercial and industrial businesses in the Commercial Miscellaneous, Limited Intensity Industrial, and C-S-C Zones. To the east of the site is a neighborhood of single-family detached dwellings in the Rural Residential (R-R) Zone known as the Townsend Subdivision. South and west of the site are large lot single-family detached dwellings in the C-S-C and R-R Zones.

Between the subject property and the street corner of MD 223 and Dangerfield Road, there are two parcels known as Parcels A and B of Busada’s Addition to the Townsend Subdivision. These two parcels form the west half of the gas station site, with the east half of the gas station site being located on the subject property.

The site and its surroundings are within the M-I-O Zone. The boundary between Accident Potential Zone (APZ) 1 and APZ 2 passes through the subject property on Parcel 1. The boundary between the Noise Intensity Zone and the High Noise Intensity Zone is just east of the subject property within the Townsend Subdivision.

4. **Development Data Summary**—The following information relates to the subject PPS and the approved development.

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	C-S-C/M-I-O	C-S-C/M-I-O
Use(s)	Gas Station Car Wash Food or Beverage (convenience) Store	Gas Station Car Wash Food or Beverage (convenience) Store Self-Storage Facility
Acreage	5.65	5.65
Gross Floor Area	2,265	118,548
Dwelling Units	0	0
Parcels	0	2
Lots	1	0
Outlots	0	0
Variance	Yes Section 25-122(b)(1)(G)	Yes Section 25-122(b)(1)(G)
Variation	No	Yes Section 24-121(a)(3)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on September 3, 2021. The requested variation from Section 24-121(a)(3) was also heard on that date, as required by Section 24-113(b) of the Subdivision Regulations.

**5. Previous Approvals**—The site is subject to the following previous approvals:

**PPS 4-93036**

A previous PPS, 4-93036 (PGCPB Resolution No. 93-305), was approved by the Prince George's County Planning Board in November 1993. The PPS 4-93036 approved one lot, known as Lot 34, for development of a 30,000-square-foot fraternal lodge with a vestibule, a bar, a meeting/banquet room, and kitchen facilities, or other permitted uses generating no more than 0 AM and 8 PM trips. The current PPS 4-21011 supersedes PPS 4-93036.

PPS 4-93036 was approved subject to seven conditions, and the following conditions of approval are relevant to the review of the current PPS:

**1. Development of this subdivision shall be in accordance with the approved Conceptual Stormwater Management Plan, CSD No. 938011070.**

The site is currently subject to two Stormwater Management (SWM) Concept Plans, 7745-2018-0 for the gas station site and 16017-2021-0 for the self-storage site, which supersede the above-named plan. These two plans are discussed further in the Stormwater Management finding of this resolution.

**2. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCP1/21/93). The following note shall be placed on the Final Plat:**

**“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP1/21/93), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy and Subtitle 25.”**

With the subject PPS, the applicant submitted a new Type 1 tree conservation plan (TCP1) for approval, TCP1-014-2021. This TCP1 supersedes the above-named plan. The TCP1 submitted for approval is discussed further in the Environmental finding of this resolution.

**4. Total development of this site shall be limited to a 30,000 square foot fraternal lodge containing a vestibule, a bar, a meeting/banquet room, and kitchen facilities or permitted uses generating no more than the number of peak hour trips (8 PM peak**

**hour trips) generated by the above development. Any development other than that identified herein above which generates more than this identified number of trips shall require an additional Preliminary Plat of Subdivision with a new traffic analysis in order to determine the adequacy of transportation facilities.**

The development will generate trips exceeding the trip cap of the previous PPS; therefore, a new PPS is required. New trip caps are contained in the Transportation finding of this resolution.

- 6. At the time of approval for the Final Plat of Subdivision, the applicant, his heirs, successors, and/or assignees, shall dedicate right-of-way along MD 223 and Dangerfield Road as shown on the submitted Preliminary Plat.**

This right-of-way dedication was previously accomplished and is shown on the plat recorded in Plat Book VJ 178 page 55. No additional right-of-way dedication is required with the subject PPS.

#### **SE-4812**

The site is subject to SE-4812, which was approved by the Zoning Hearing Examiner in August 2018. The decision of the ZHE became final when no appeals were filed, and the District Council did not elect to review the application. SE-4812 was approved for development of a gas station with a 3,357 square-foot food or beverage (convenience) store and a 1,358 square foot car wash. The special exception was filed on an approximately 1.09-acre portion of Lot 34 as well as abutting off-site Parcels A and B. A Type 2 Tree Conservation Plan, TCP2-007-2018, was approved alongside SE-4812 with a variance from Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), in order to allow removal of two specimen trees on the east side of the gas station site.

At the time of the special exception application, Parcels A and B were found to be exempt from resubdivision in accordance with Section 24-111(c)(2) of the Subdivision Regulations, as the proposed development was less than 5,000 square feet. The portion of the development on Lot 34 was found to exceed the development entitlement of PPS 4-93036 and therefore, the subject PPS is required to address the necessary increase of capacity to allow a gas station with associated uses and the consolidated storage development. It is noted that a PPS is not required to precede a special exception application. The portion of the gas station on Parcel 1 is subject to the requirements of 4-21011, but the portions on Parcels A and B are not subject and the uses thereon will continue based on the current subdivision exemption.

SE-4812 was approved subject to seven conditions, and the following conditions of are relevant to the review of the current PPS:

- 1. Prior to certification of the Special Exception, the Special Exception Site Plan shall be revised, as follows:**

**a. Dimension of the sidewalks along Dangerfield Road and MD 223 (Woodyard Road), which shall be a minimum of five feet wide.**

The sidewalks required with the current PPS are consistent with those previously approved at the time of the special exception. The applicant submitted an exhibit showing the sidewalks, which will be provided, which are consistent with the prior approval and the current requirement. Five-foot-wide sidewalks will be provided both in front of the gas station site and in front of the self-storage site, along the public rights-of-way.

**h. Add a note specifying that the subject property is in a high-intensity noise area.**

This note shall be carried forward and be placed on the current PPS.

**6. Provide an approved Stormwater Concept Plan and letter prior to signature approval of the Special Exception, address any changes resulting from that review.**

The SWM concept plan for the gas station (7745-2018-0) was previously approved and re-submitted with the subject PPS.

**7. At the time of building permit, if a nonresidential use is required by Subtitle 4 (Building Code) of the Prince George's County Code to provide noise-level reduction within the interior of a building, such noise reduction must be certified by an acoustical engineer or qualified professional of competent expertise.**

This condition is a requirement of Section 27-548.55(c)(1)(A) of the Prince George's County Zoning Ordinance and shall be carried forward and applied to the nonresidential development Parcels 1 and 2, as both parcels are within the High-Intensity Noise Zone of the M-I-O Zone.

**ROSP-4812-01**

A revision to the special exception was approved by the Planning Director in July 2020 for the purpose of making minor revisions to the gas station's approved site layout. The minor revisions included widening the trash enclosure, widening drive aisles, adding a parallel parking space, reducing the total on-site parking to 27 spaces, and reducing the width of the sidewalk apron abutting the food and beverage store. ROSP-4812-01 was approved without conditions.

Permits for the gas station were approved in late 2020 through early 2021. The applicant stated at the Planning Board hearing on November 4, 2021 that construction of the gas station was complete, and the business was operational.

**6. Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the Subregion 5 Master Plan and SMA are evaluated, as follows:

### **Plan 2035**

This PPS is in the Established Communities area of Plan 2035. The vision for the Established Communities is that they are most appropriate for context-sensitive infill and low- to medium-density development (page 20).

### **Master Plan**

The master plan recommends Commercial future land use for the subject property. The SMA retained the subject property in the C-S-C Zone (Prince George's County Council Resolution CR-81-2013, July 24, 2013). Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this PPS conforms to the master plan.

### **Aviation/M-I-O Zone**

This PPS is located within the M-I-O Zone. Pursuant to Section 27-548.54(e)(2)(D), Requirements for Height, of the Zoning Ordinance, the development must conform to the height requirement corresponding to the 50:1 South End approach/departure height clearance. A small area of the subject property along MD 223 is within APZ 1, while most of the subject property is within APZ 2. Pursuant to Section 27-548.56(c) of the Zoning Ordinance, a lighting plan is required for development applications within the Safety Zones, which shall be provided at the time of DSP for the self-storage facility. The site is also within the 60 db to 74 db noise contour, and if noise-level reduction is required by Subtitle 4 of the Prince George's County Code for the non-residential uses, it shall be provided at the time of building permit and certified by an acoustical engineer or qualified professional of competent expertise in accordance with Section 27-548.55(c)(1)(a).

- 7. Stormwater Management**—The site has two associated SWM concept plans which have been approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE); one for the gas station and one for the self-storage facility. SWM Concept Plan 8745-2018-0 was approved in August 2018 for Parcel 1, and SWM Concept Plan 16017-2021-0 was approved in August 2021 for Parcel 2. Between the two plans, a total of eleven micro-bioretenion facilities are included, six on the gas station site and five on the self-storage site. No further action regarding SWM is required with this PPS.

In accordance with Section 24-130 of the Subdivision Regulations, development of the site shall conform with the approved SWM concept plans and any subsequent revisions to ensure no on-site or downstream flooding occurs.

- 8. Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the subject PPS is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.
- 9. Bicycle/Pedestrian**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, and Subtitle 24 of the Prince George's County Code to provide the appropriate bicycle and pedestrian transportation facilities.

### **Proposed Pedestrian and Bicycle Infrastructure**

The subject site is bound by MD 223 to the north and Dangerfield Road to the west. The applicant's submission includes sidewalks along the property's entire frontages of MD 223 and Dangerfield Road. Crosswalks were previously provided at both entrances to the gas station, on Parcel 1 and Parcel B. Shared-lane markings (sharrows) and a "bicycles may use full lane" signage assembly have been displayed along the frontage of Dangerfield Road. In addition, the applicant's submission includes bicycle parking at the self-storage building. All of these improvements are shown on an exhibit submitted by the applicant, incorporated by reference herein. It is noted that the exhibit is entitled "BPIS Exhibit," however, the depicted improvements are not provided, pursuant to BPIS requirements. The subject site is not within a 2002 General Plan Corridor or a 2035 General Plan Center and is therefore, not subject to Section 24-124.01 of the Subdivision Regulations and the "Transportation Review Guidelines, Part 2."

### **Review of Master Plan Compliance**

This PPS is subject to the MPOT and the master plan, which recommend the following facilities:

- Planned Side Path: MD 223 (Woodyard Road)
- Planned Shared Roadway: Dangerfield Road

As mentioned above, the applicant has included shared-lane markings and bicycle signage for a shared roadway as recommended along the site's frontage of Dangerfield Road.

Regarding the MD 223 sidepath, SE-4812 previously approved a five-foot-wide sidewalk along the frontage of MD 223 for both Parcel A and the part of Lot 34 where Parcel 1 is now located. Parcel A is not subject to the current PPS, and further improvements cannot be required for it at this time. Requiring a sidepath for Parcel 1 only would be inconsistent with the five-foot-wide sidewalk previously required for Parcel A. Therefore, for the subject PPS, a five-foot-wide sidewalk is required along the frontage of MD 223 for Parcel 1. This requirement will ensure the sidewalk width stays consistent along the gas station's entire MD 223 frontage.

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.**

The Transportation Systems Section of the master plan makes the following recommendations:

- **Encourage developers at employment destinations to provide new sidewalks, bicycle trails, lockers, bike friendly intersection improvements, and trail connections as part of their development proposals (page 121).**
- **Install bicycle signage and safety improvements along designated shared-use roadways when development occurs, or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage (page 121).**

The subject PPS does not feature any new road construction. Sidewalks have been included along the subject property’s frontage of Dangerfield Road and MD 223. The crosswalk the applicant is providing across the entrance to the self-storage facility shall be continental style for improved visibility.

Based on the findings presented above, adequate pedestrian and bicycle transportation facilities will exist to serve the subdivision, as required under Subtitle 24, and will conform to the MPOT and the master plan.

- 10. Transportation**—Transportation-related findings related to adequacy are made with this PPS, along with any determinations related to dedication, access, and general subdivision layout.

**Analysis of Traffic Impacts**

The table below summarizes trip generation in weekday peak hours used in reviewing traffic and developing a trip cap for Parcel 2 of this site:

<b>Weekday Trip Generation Summary: 4-21011: Arland - Dangerfield Road</b>								
<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>Weekday AM Peak Hour</b>			<b>Weekday PM Peak Hour</b>		
			<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Mini-Warehouse (ITE 151)	116,283	square feet	7	5	12	9	11	20
<b>Recommended Weekday Trip Cap</b>			<b>7</b>	<b>5</b>	<b>12</b>	<b>9</b>	<b>11</b>	<b>20</b>

The critical intersections include:

- MD 223 at Dangerfield Road/Old Alexandria Ferry Road (signalized)
- Dangerfield Road at Site Access (Site Access is stop-controlled) under build condition

The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

**Signalized intersections:** The critical lane volume method should be used to measure the Level-of-service (LOS). LOS D, with signalized intersections operating at a critical lane volume of 1,450 or better will be acceptable.

**Unsignalized intersections:** The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted, and the standards are explained below:

For two-way stop-controlled intersections a three-part process is employed:  
 (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed, (d) a critical lane volume no more than 1,150 will be acceptable.

For all-way stop-controlled intersections a two-part process is employed:  
 (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed, (c) a critical lane volume no more than 1,150 will be acceptable.

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM and PM)		Level of Service (LOS, AM, and PM)	
	MD 223 at Dangerfield Road/Old Alexandria Ferry Road (signalized)	646	1267	A

The critical intersections are not programmed for any lane configuration changes within the next six years in the current Maryland Department of Transportation “Consolidated Transportation Program” or Prince George's County “Capital Improvement Program.” Approved, but unbuilt developments have been identified within the study area, and background traffic has been developed. A 1.5 percent annual growth rate for a period of six years has been assumed.



<b>BACKGROUND TRAFFIC CONDITIONS</b>				
Intersection	Critical Lane Volume (AM and PM)		Level of Service (LOS, AM, and PM)	
	MD 223 at Dangerfield Road/Old Alexandria Ferry Road (signalized)	739	1388	A

The critical intersections identified above, when analyzed with total future traffic as developed using the “Transportation Review Guidelines, Part 1” (Guidelines) including the site trip generation as described above, operate as follows:

<b>TOTAL TRAFFIC CONDITIONS</b>				
Intersection	Critical Lane Volume (AM and PM)		Level of Service (LOS, AM, and PM)	
	MD 223 at Dangerfield Road/Old Alexandria Ferry Road (signalized)	741	1398	A
Dangerfield Road at Site Access (stop-controlled)	9.6*	10.2*	N/A	N/A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Based on the analysis results, all the signalized critical intersections will operate at LOS E or better during the peak hours. At the unsignalized intersections, the maximum movement delay will be less than 50.0 seconds, or the maximum critical lane volume computed as a part of the three-step analysis is within the standards of the Guidelines. A trip cap for Parcel 2 consistent with its assumed trip generation is required.

The site is adjacent to the MD 223 (an arterial) and Dangerfield Road (a collector) rights of way identified in the MPOT. Adequate right-of-way for each roadway has been previously dedicated, and no additional dedication is required from this plan. The access to Parcel 2 is from Dangerfield Road. The accesses to the gas station/food and beverage store/car wash area (Parcel 1) are from MD 223 and Dangerfield Road.

The site includes a portion of a gas station/food and beverage store/car wash approved as part of SE-4812. These uses were analyzed with SE-4812 and are expected to generate 28 AM peak-hour trips and 33 PM peak-hour trips. These trips form the required trip cap for Parcel 1.

**Variation**

The PPS includes a driveway directly from MD 223 for access to Parcel 1. A variation request for access from MD 223 has been supplied by the applicant and reviewed. Section 24-121(a)(3) requires that lots proposed on land adjacent to an existing or proposed planned roadway of

arterial or higher classification shall be designed to front on either an interior street or service roadway. There are four criteria that must be met for this variation to be approved (a fifth criterion does not apply). The applicant provided a statement of justification dated August 31, 2021, incorporated by reference herein, in support of the required criteria for approval of the variation. The criteria, with discussion, are noted below:

**(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

The development for Parcel 1 is for redevelopment of a former gas station site, for which access has existed from MD 223 since the late 1960s. The traffic generation from the proposed consolidated storage facility will not utilize this access and will be provided separate access from Dangerfield Road. The gas station site previously had two access driveways onto MD 223 from abutting Parcel A, and under the current design approved with SE-4812 those two access driveways will be removed in lieu of one access driveway from Parcel 1. The consolidation and relocation of the access driveways further from the intersection of MD 223 and Dangerfield Road will provide for improved safety of vehicles while not affecting utility of the site. MD 223 is under the authority of the Maryland State Highway Administration (SHA). Access permits will be required by SHA to ensure the safety of the citizens using the site access and MD 223.

**(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

Unlike other nearby commercial and industrial properties, the property is not large enough to provide an interior street or a service road, and the long, peculiar shape of the property, which has a short width and differs from the shape of surrounding properties, could not accommodate the proposed development and an interior street or a service road. Furthermore, MD 223 is an arterial facility with no plans for the construction of a service road. The subject site is located next to two small parcels redeveloped with part of the gas station (Parcels A and B), but those parcels, which are located at the intersection of Dangerfield and MD 223, are not included in this PPS. The off-site properties and Parcel 1 of this PPS are part of an overall site design approved under SE-4812. The access from MD 223 to the gas station site has existed since the late 1960s, and the existing two driveways will be changed to one with redevelopment of the site, thereby improving and reducing site access from MD 223. These conditions are unique to the subject site and not generally applicable to other properties.

**(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and**

A variation to the Subdivision Regulations is unique to and under the sole authority of the Planning Board. The applicant will further be required to obtain access permits from SHA and SHA will ensure conformance with other applicable access regulations.

Therefore, this variation does not constitute a violation of any other applicable law, ordinance, or regulation.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

The closure of this access would greatly impact the redevelopment of the gas station/ food and beverage store/car wash site which has relied upon direct access to MD 223 since the 1960s. The subject site is located next to two small parcels redeveloped with part of the gas station (Parcels A and B), but which are not included in this PPS, at the intersection of MD 223 and Dangerfield Road. The properties are configured such that subject site has a narrow frontage onto MD 223 which does not allow sufficient area for dedication of a public roadway through the site while supporting meaningful development of the site. Adding a public roadway at this location for access to the site would cause the same or greater vehicular impact given that the same vehicles using the gas station on Parcels A and B, in addition to those using Dangerfield Road, could utilize such a roadway at that location. The site has been designed to reduce the access driveways onto MD 223 and to locate the driveway further from the intersection of MD 223 and Dangerfield Road for strict use of the gas station only.

By virtue of positive findings for each of the criteria for variation approval, a variation is granted from Section 24-121(a)(3) for one vehicular access driveway onto MD 223.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required in accordance with Section 24-124 of the Subdivision Regulations.

11. **Schools**—Pursuant to Section 24-122.02 of the Subdivision Regulations, this PPS is exempt from review for impact on school facilities because the proposal consists of nonresidential development.
12. **Public Facilities**—In accordance with Section 24-122.01 of the Subdivision Regulations, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated September 1, 2021, (Perry to Diaz-Campbell) and incorporated herein by reference.
13. **Use Conversion**—As set forth in the PPS, the total development included in this PPS is 118,548 square feet of commercial development in the C-S-C Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS prior to approval of any building permits. If any residential development is proposed that proposal shall require approval of a new PPS prior to approval of any building permits.

- 14. Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

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

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The property abuts MD 223 to the north and Dangerfield Road to the west. Ten-foot-wide PUEs were provided along both these roads with the prior PPS. The PUEs are shown on the subject PPS and will be re-recorded with the subsequent final plat of subdivision.

- 15. Historic**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The majority of the property has been previously disturbed. The subject property does 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. A Phase I archeology survey is not required.
- 16. Environmental**—The subject PPS 4-21011 and TCP1-014-2021 were received on August 19, 2021. Verbal and written comments were provided in a SDRC meeting on September 3, 2021. Revised plans and information were received on September 23, 2021.

The following applications and associated plans were previously reviewed for the subject site applicable to this case:

Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
ROSP-SE-3698	N/A	Planning Board	Approved	10/19/1994	94-314
NRI-023-2018	N/A	Staff	Approved	3/09/2018	N/A
NRI-023-2018-01	N/A	Staff	Approved	8/22/2018	N/A
SE-4812	TCP2-007-2018	Zoning Hearing Examiner	Approved	1/16/2019	ZHE Decision
ROSP-4812-01	N/A	Planning Director	Approved	7/27/2020	N/A
4-21011	TCP1-014-2021	Planning Board	Approved	12/2/2021	2021-136

**Grandfathering**

The project is subject to the environmental regulations of Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because it is a new PPS.

### Site Description

The subject property is located at 8310 Dangerfield Road, at the southeast corner of its intersection with MD 223, in Clinton. MD 223 is identified as a historic road and classified as an arterial road. The approved Natural Resources Inventory, NRI-023-2018-01, does not identify any streams or floodplain on-site; however, wetlands and the associated buffer are identified in the southeast corner of the property. The soils found to occur on this site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, are Grosstown-Hoghole-Urban land complex (zero to five percent slopes), Beltsville-Urban land complexes, and Sassafras sandy loams. Marlboro clays or Christiana complexes are not identified on or in the vicinity of this property. This site has also been mapped by The Department of Natural Resources as a Tier II Catchment area; however, no streams or buffers are located on this property. The property is in the Piscataway Creek watershed of the Potomac River basin. This property is not within the Sensitive Species Project Review Area, according to PGAtlas.com.

### Master Plan Conformance

#### 2014 Plan Prince George's 2035 Approved General Plan

The site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. According to Plan 2035, it is also in the Established Communities of the General Plan Growth Policy Map and recommended for Residential Low use according to the General Plan Generalized Future Land Use Map.

#### Subregion 5 Master Plan, Section V: Environment

In the approved master plan, the section on Environment contains eight sections (A-H), each of which contain policies and strategies. The text in **bold** is the policy text from the master plan and the plain text provides comments on plan conformance.

##### A. Green Infrastructure

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network.**

The 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan) has identified the entire site within the Evaluation Area. Most of the property is wooded. The recent SE-4812 application area on-site has an approved TCP2 (TCP2-007-2018) and has been cleared and graded. According to the

approved NRI, a small wetland system and associated buffer is in the southeast corner of the site. This area is shown as woodland preservation with no impacts.

The WCO requires priority be placed on the preservation and planting of regulated environmental features, and it emphasizes the preservation of large contiguous woodland within the green infrastructure network. This project meets the entire woodland conservation requirement of 1.59 acres on-site with 1.97 acres of woodland preservation.

#### **B. Water Quality, Stormwater Management, and Groundwater**

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.**

The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues, in accordance with Subtitle 32 Water Quality Resources and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable. The development has two associated SWM concept plans, one for the gas station (8745-2018-0) and one for the self-storage facility (16017-2021-0). Between the two plans, a total of eleven micro-bioretenment facilities are included, six on the gas station site and five on the self-storage site.

#### **C. Watersheds**

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**
- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

This PPS is for the construction of a 118,548-square-foot commercial development within an existing partially wooded lot. The site is located within the Piscataway Creek watershed. A small wetland system and associated buffer are in the southeast corner of the site, which drains to the east off-site onto an adjacent wooded lot. The PPS meets the entire woodland conservation requirement of 1.59 acres on-site with 1.97 acres of woodland preservation. This preservation area includes the wetland system and associated wetland buffer and one specimen tree.

The subject property is located within Environmental Strategy Area 2, which was formerly the Developing Tier. All the proposed development is outside the environmentally sensitive areas. The applicant meets their woodland requirement on-site with preservation. The use of environmentally sensitive design is shown on the SWM concept plan.

**D. Chesapeake Bay Critical Area**

- **Enhance the County’s Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.**

The subject property is not located in the Chesapeake Bay Critical Area.

**E. Air Quality and Greenhouse Gas Emissions**

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote “climate-friendly” development patterns through planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and greenhouse gas emissions.**

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

**Conformance with the Countywide Green Infrastructure Plan**

According to the Green Infrastructure Plan, the site is in the Evaluation Area within the designated network of the plan. The conceptual design, as reflected on the PPS and the TCP1, is in keeping with the goals of the Green Infrastructure Plan and focuses development outside of the most sensitive areas of the site. A detailed evaluation of major Green Infrastructure Plan components has been provided in the Master Plan Conformance section of this finding, above.

**Environmental Review**

**Natural Resources Inventory/Existing Conditions**

NRI-023-2018-01, approved on August 22, 2018, was provided with this PPS. The NRI shows non-tidal wetlands and the associated buffer located in the southeast corner of the property. The TCP1 and PPS show all the required information correctly, in conformance with the NRI. No revisions are required for conformance to the NRI.

**Woodland Conservation**

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-014-2021 was submitted with the PPS.

The TCP1 submitted with this PPS covers a gross tract and net tract area of 6.79 acres because it includes abutting Parcels A and B in addition to the subject property. The site contains 4.25 acres of woodlands. The woodland conservation worksheet shows the clearing of 2.28 acres of the net tract area for a woodland conservation requirement of 1.59 acres.

This woodland conservation requirement was placed in a recorded woodland conservation easement (Liber 42437, Folio 111 through 124) as part of the special exception application, providing 1.97 acres of on-site woodland preservation.

Currently, the TCP1 shows infrastructure such as a proposed storage building, surface parking, access lane, stormwater structures, and woodland preservation.

**Specimen Trees**

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Technical Manual.”

The site contains one specimen tree (chestnut oak) in fair condition, which is to be retained within the on-site preservation area. At the time of the special exception application, a variance to remove specimen trees 2 and 3 was approved with the TCP2 and the trees have since been removed.

**SPECIMEN TREE SCHEDULE SUMMARY**

SPECIMEN TREE	COMMON NAME	Diameter (in inches)	CONDITION	DISPOSITION
1	Chestnut oak	35	Fair	To be saved
2	Black oak	36	Dead	Has been removed
3	Scarlet oak	31	Poor	Has been removed

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP1.

- 17. **Urban Design**—The proposed development of the 116,283-square-foot self-storage facility is subject to DSP approval. The gas station is already subject to an approved special exception.

**Conformance with the Requirements of the Prince George’s County Zoning Ordinance**

The PPS is approved to subdivide Lot 34 into two parcels and retains the gas station in



combination with a food and beverage store and carwash on Parcel 1. This use was previously approved under SE-4812. Parcel 2 is proposed for future construction of a 116,283-square-foot consolidated storage facility. This use is permitted on the property in accordance with Section 27-461(b) of the Zoning Ordinance, subject to Footnote 69, which requires specific criteria be met through the approval of a DSP. Conformance with these criteria and other regulations regarding the use included in the Zoning Ordinance will be reviewed with the future DSP application, including but not limited to the following:

- Section 27-454, C-S-C Zone
- Section 27-461, Uses (C-S-C Zone)
- Section 27-462, Regulations
- Part 10C, Military Installation Overlay Zone
- Part 11, Off-street Parking and Loading
- Part 12, Signs, respectively.

**Conformance with the 2010 Prince George’s County Landscape Manual**

The proposed development is subject to the 2010 *Prince George’s County Landscape Manual*. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements, apply to this site. Conformance with the landscaping requirements will be determined at the time of DSP review.

**Conformance with the Tree Canopy Coverage Ordinance**

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and requires a grading permit. Properties in the C-S-C Zone are required to provide a minimum of 10 percent of the gross tract area in tree canopy coverage. Compliance with this requirement will be evaluated at the time of DSP review.

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

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, November 4, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of December 2021.

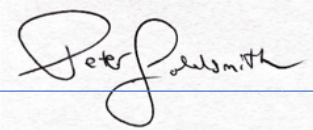
Elizabeth M. Hewlett  
Chairman



By Jessica Jones  
Planning Board Administrator

EMH:JJ:EDC:nz

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department  
Date: November 12, 2021

April 11, 2022

## MEMORANDUM

**TO:** Tierre Butler, Planner II, Urban Design Section  
**VIA:** Mridula Gupta, Planner III, Subdivision Section  
**FROM:** Mahsa Vatandoost, Planner II, Subdivision Section  
**SUBJECT:** DSP-21019; Arcland Self Storage

The property considered in this Detailed Site Plan (DSP-21019) is located on Tax Map 117 in Grids A-1 and B-1. The property consists of 4.56 acres of existing Lot 34 which is recorded among the Prince George's County Land Records in Plat Book VJ 178 at page 55 entitled "a resubdivision of part of Lot 4 Townsend Subdivision" dated February 19, 1997. The property is located within the Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) Zones for height, noise and safety. It is subject to *the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA).

The applicant has submitted this DSP-21019 for development of 116,283 square feet, three-story, consolidated storage building with 24 associated parking spaces. Staff notes that while the gross floor area (GFA) of the proposed building listed in General Note 6 on the cover sheet of the DSP sums up to 116,283 square feet, the site plan and landscape plan provide the GFA of the proposed building as 198,606 square feet. This discrepancy should be corrected prior to signature approval of the DSP.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-21011 which was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-136). PPS 4-21011 approved two parcels for 118,548 square feet of commercial development. Proposed Parcel 1 is currently improved with a 1,358-square-foot carwash and 907-square-foot convenience store (previously approved under Special Exception SE-4812). Per General Note 6 on the cover sheet of the DSP, proposed Parcel 2 is to be developed with a 116,283-square-foot self-storage facility. The total development on Parcels 1 and 2 will thus be 118,548 square feet of gross floor area and in conformance with the PPS. However, the DSP proposes 198,606 square feet of GFA, and the total development on Parcels 1 and 2 will be 200,871 square feet, which is more than the development approved with the PPS. Final plats of subdivision will be required for Parcels 1 and 2 before permits may be issued and must be filed prior to the validity period of the PPS which is December 2, 2023.

PPS 4-21011 was approved subject to nine conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the relevant conditions follows each one in plain text.

2. **Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.**

This DSP does not propose any residential development on the subject property.

3. **Development of Parcel 1 shall be in conformance with Stormwater Management (SWM) Concept Plan 8745-2018-0 and any subsequent revisions, and development of Parcel 2 shall be in conformance with approved SWM Concept Plan 16017-2021-0 and any subsequent revisions.**

The applicant submitted an approved Stormwater Management (SWM) Concept Plan 16017-2021-00 with the subject DSP. The DSP shows the layout of the proposed storage building in conformance with the approved SWM Concept Plan. The Environmental Planning Section should further review the SWM Concept Plan for conformance to this condition.

4. **Prior to approval of a final plat, the final plat shall:**

- a. **Include the 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.**

All required public utility easements along the public rights-of-way are shown on the DSP in accordance with the approved PPS. Conformance to this condition will be reviewed again at the time of final plat.

- b. **Note the Planning Board's approval of a variation to Section 24-121(a)(3) of the Prince George's County Subdivision Regulations, for one direct vehicular access driveway onto MD 223 from Parcel 1.**

Conformance to this condition will be reviewed further at the time of final plat for Parcel 1.

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-2021). The following note shall be placed on the final plat of subdivision:**

**"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-01-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Conservation Policy."**

The DSP is in general conformance with the approved TCP1-014-2021. Conformance with this condition should be further reviewed by the Environmental Planning Section.

6. **Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

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

A Type 2 Tree Conservation Plan (TCP2-2018-01) has been submitted with this DSP. The Environmental Planning Section should review the plan and determine whether it may be approved.

7. **Total development within Parcel 2 of this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 12 AM peak-hour and 20 PM peak-hour vehicle trips. Total development within Parcel 1 of this PPS shall be limited to uses which generate no more than 28 AM peak-hour and 33 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new PPS.**

Per this condition, the total development of proposed Parcel 2 shall be limited to uses which would generate no more than 12 AM, peak-hour, and 20 PM peak-hour vehicle trips. The site plan depicts the proposed GFA for the building on Parcel 2 to be 198,606 square feet. The total development on Parcels 1 and 2 therefore will be 200,871 square feet, which is more than the 118,548 square feet development approved with the PPS. The proposed development should be further reviewed by the Transportation Planning Section for conformance to this condition.

8. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan*, the applicant and the applicant’s heirs, successors, and/or assignees shall show the following additional improvements on the detailed site plan, prior to its acceptance:**

- a. **A continental style crosswalk traversing the drive aisle at the entrance to the self-storage facility.**

A continental style crosswalk at the entrance to the self-storage facility from the Dangerfield Road has been proposed in this DSP. Conformance with this condition should be further reviewed by the Transportation Planning Section.

**Additional Comments:**

None.

**Recommended Conditions:**

1. Prior to certification, the detailed site plan shall be revised as follows:
  - a. Revise the gross floor area (GFA) of the proposed building so that the total

development on Parcel 2 does not generate more than 12 AM peak-hour and 20 PM peak-hour vehicle trips.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. This DSP must be revised to be in substantial conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division  
Transportation Planning Section


301-952-3680

April 4, 2022

**MEMORANDUM**

TO: Tierre Butler, Urban Design Review Section, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division  


VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

**SUBJECT: DSP-21019: Arcland Self Storage**

**Proposal:**

The subject application proposes to construct a 116,283 square-foot consolidated storage facility. Access to the site is provided along the east side of Dangerfield Road.

**Prior Conditions of Approval:**

The site is subject to Preliminary Plan of Subdivision 4-21011. Condition 7 from 4-21011 discusses peak-hour vehicle trips and is copied below:

7. Total development within Parcel 2 of this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 12 AM peak-hour and 20 PM peak-hour vehicle trips. Total development within Parcel 1 of this PPS shall be limited to uses which generate no more than 28 AM peak-hour and 33 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new PPS.

**Comment:** The DSP is subject to the approved trip cap for Parcel 2 as provided in the approved PPS application, which considers the development of 116,283 Square-foot of consolidated storage use. The subject DSP accurately reflects this square-footage for a consolidated storage self-storage facility. Staff finds the proposal is consistent with the land use and development program approved in the PPS and therefore is within the peak-hour trip cap approved in PPS 4-21011.

Condition 8 from 4-21011 discusses crosswalks at the point of vehicle entry for the self-storage facility and is copied below:

8. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall show the following additional improvements on the detailed site plan, prior to its acceptance:

- a. A continental style crosswalk traversing the drive aisle at the entrance to the self-storage facility.

**Comment:** The subject application accurately displays a continental style crosswalk crossing the drive aisle at the entrance to the self-store facility.

### **Master Plan Compliance**

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

### **Master Plan Roads**

The subject property fronts Dangerfield Road (C-510) along its eastern border. The 2009 *Countywide Master Plan of Transportation* (MPOT) recommends this portion of Dangerfield Road as a 2-lane collector roadway (4 lanes only at approaches to the intersection with Woodyard Road) constructed within 80 feet of right-of-way. The subject property is located approximately 350 feet south of the intersection of Dangerfield Road and Woodyard Road and does display 4 lanes of traffic at this location. This portion of Dangerfield Road also falls within the bounds of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* which recommends 80-feet of minimum right-of-way. The applicant's submission accurately displays this portion of Dangerfield Road fronting the subject site within 80-feet of right-of-way. No additional dedication is required on the subject property's side of the road.

### **Master Plan Pedestrian and Bike Facilities**

The 2009 Approved Countywide Master Plan of Transportation (MPOT) recommends the following facilities:

Planned Shared Roadway: Dangerfield Road

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

**Comment:** The applicant's submission displays shared-lane markings (sharrows) and a "bicycles may use full lane" signage assembly along the frontage of Dangerfield Road, in accordance with MPOT planned shared roadway recommendations.

The subject property falls within the developing tier. The applicant's submission displays a 5-foot-wide sidewalk along the subject property's entire frontage of Dangerfield Road. An additional sidewalk facility originating along Dangerfield Road leading to the building entrance is also provided along with two bicycle racks. Staff finds the applicant's submission to be acceptable in evaluating bicycle and pedestrian access to the site.

### **Transportation Planning Review**

### **Zoning Ordinance Compliance**



Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

I 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:

- (ix) Pedestrian and vehicular routes should generally be separate 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
- (xi) Barrier-free pathways to accommodate the handicapped should be provided

(6) Site and streetscape amenities

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

- (i) The design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture should be coordinated in order to enhance the visual unity of site.

**Comment:** The site is served by a single by a directional drive aisle that is accessed from Dangerfield Road and provides vehicular circulation within the site. The drive aisle varies between 22 and 27 feet wide and provides access to the primary self-storage facility and to the smaller self-storage facility on the eastern edge of the subject property.

As discussed above, the development proposal proposes a new 5-foot-wide sidewalk along the property's frontage along Dangerfield Road as well as a sidewalk connection directly to the self-storage facility, which provides adequate pedestrian access and facilities to the site and within the development. Bicycle parking is also provided directly adjacent to the area where vehicles enter the site.

The proposed 116,283 Square-foot of consolidated storage use with less than 1,000 square-foot of office use results in a requirement of 24 onsite parking spaces and 5 loading spaces, both of which are accurately displayed on the applicant's submission. The site provides 7 parking spaces outside the entry gate, directly adjacent to Dangerfield Road, and an additional 17 spaces behind the entry gate. All loading spaces are provided in the rear of the property where there is sufficient space for larger vehicles to maneuver and access the loading area. Staff finds the parking, loading and circulation for the DSP acceptable and in conformance with the zoning ordinance.

**Conclusion**

Overall, from the standpoint of The Transportation Planning Section it is determined that this plan is acceptable.

April 6, 2022

**MEMORANDUM**

**TO:** Terre Butler, Planner II, Urban Design Section

**VIA:** Thomas Burke, Supervisor, Environmental Planning Section *TB*

**FROM:** Chuck Schneider, Planner III, Environmental Planning Section CS

**SUBJECT:** **ARCLAND – Dangerfield Road; DSP-21019 and TCP2-007-2018-01**

The Environmental Planning Section (EPS) has reviewed the above referenced detailed site plan (DSP-21019) and Type 2 Tree Conservation Plan (TCP2-007-2018-01), received on February 11, 2022. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on March 18, 2022.

The EPS recommend approval of DSP-21019 and TCP2-007-2018-01, subject to recommended conditions listed at the end of this memorandum.

**Background**

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
ROSP-SE-3698	N/A	Planning Board	Approved	10/19/1994	94-314
NRI-023-2018	N/A	Staff	Approved	3/09/2018	N/A
NRI-023-2018-01	N/A	Staff	Approved	8/22/2018	N/A
SE-4812	TCP2-007-2018	Zoning Hearing Examiner	Approved	1/16/2019	ZHE Decision
ROSP-4812-01	N/A	Planning Director	Approved	7/27/2020	N/A
4-21011	TCP1-014-2021	Planning Board	Approved	11/4/2021	2021-136
DSP-21019	TCP2-007-2018-01	Planning Board	Pending	Pending	Pending

**Proposed Activity**

This DSP proposes development on two parcels totaling 5.65 acres in the C-S-C Zone for 118,548 square-feet of commercial development.

### **Grandfathering**

The project is subject to the environmental regulations of Subtitle 24, 25, and 27 that came into effect on September 1, 2010, and February 1, 2012, because the application has a recently approved preliminary plan of subdivision (PPS).

### **Site Description**

The subject property is located at 8310 Dangerfield Road, at the southeast corner of its intersection with Woodyard Road, in Clinton. Woodyard Road is identified as a historic road and is classified as an arterial road. The approved natural resources inventory (NRI-023-2018-01) does not identify any streams or floodplain on-site; however, wetlands and the associated buffer are identified in the southeast corner of the property. This site has also been mapped by the Department of Natural Resources (DNR) as a Tier II catchment area; however, no streams or buffers are located on this property. The property is in the Piscataway Creek watershed of the Potomac River basin. This property is not within the Sensitive Species Project Review Area (SSPRA), according to PGAtlas.com.

### **Review of Previously Approved Conditions**

The following text addresses previously approved environmental conditions to be considered with this application.

Special exception plan (SE-4812) was approved for transmittal of the technical staff report to the Zoning Hearing Examiner by the Planning Board on June 21, 2018. On January 16, 2019, the decision by Zoning Hearing Examiner affirmed the recommended conditions proposed by the Planning Board. The approved conditions for SE-4812 are listed below in bold text.

- 2. Prior to certification of the Special Exception, the TCP2 shall be revised as follows:**
  - a. Add “TCP2-007-2018” to the worksheet.**
  - b. Remove the PMA line from the plan and the legend. According to the NRI, this site does not contain PMA.**
  - c. Provide a complete CRZ ring around specimen trees 2 and 3.**
  - d. Remove the specimen/historic tree credit from the worksheet. This credit only applies to existing, individual trees outside of a forested area, in an approved historic setting. Note that this will impact the “meeting the requirements” calculations, which then must be adjusted to match the “woodland conservation required”.**
  - e. Provide an Owners Awareness Certification on the plan.**
  - f. Have the revised plan signed and dated by the qualified professional preparing the plan.**

This condition was addressed at the time of the certification of TCP2-007-2018.

4. **Prior to the signature of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:**

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

This condition was addressed, and the woodland conservation easement (WCE) recorded at Liber 42437, Folio 111 through 124.

5. **Prior to the issuance of the first grading permit, copies of the recorded easement documents with the approved liber and folio shall be provided to the Environmental Planning Section. The liber and folio of the recorded woodland conservation easement shall be added to the TCP2.**

This condition will be addressed at the time of first permit.

**Preliminary Plan of Subdivision 4-21011, approved by the Planning Board on November 4, 2021: The environmental conditions of approval found in PGCPB No. 2021-136.**

5. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-2021). The following note shall be placed on the final plat of subdivision:**

**“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-01-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Conservation Policy.”**

6. **Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

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

These conditions will be met at the time of final plat.

## **Environmental Review**

### **Natural Resources Inventory/Existing Conditions**

A NRI plan (NRI-023-2018-01), approved on August 22, 2018, was provided with this application. The NRI shows non-tidal wetlands and the associated buffer, located in the southeast corner of the property. The TCP2 and DSP show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

### **Woodland Conservation**

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square-feet in size, and it contains more than 10,000 square-feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-007-2018-01) was submitted with the DSP application.

Based on the TCP2 submitted with this application, the site’s gross tract and net tract area is 6.79 acres, and contains 4.25 acres of woodlands. The Woodland Conservation Worksheet proposes the removal of 2.28 acres of the net tract area, for a woodland conservation requirement of 1.59 acres.

This woodland conservation requirement was placed in a recorded Woodland Conservation Easement (Liber 42437, Folio 111 through 124) as part of the SE application, providing 1.97 acres of on-site woodland preservation.

Currently, the TCP2 shows the proposed development of a storage building, surface parking, access lane, stormwater structures, and woodland preservation.

### **Specimen Trees**

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Technical Manual.”

The site contains one specimen tree (chestnut oak) in fair condition, which is proposed to be retained within the on-site preservation area. With the special exception (SE) application, variances to remove specimen trees 2 and 3 were approved.

### **SPECIMEN TREE SCHEDULE SUMMARY**

SPECIMEN TREE	COMMON NAME	Diameter (In inches)	CONDITION	DISPOSITION
1	Chestnut oak	35	Fair	To be saved
2	Black oak	36	Dead	Has been removed
3	Scarlet oak	31	Poor	Has been removed

### **Stormwater Management (SWM)**

The site has an approved SWM Concept Plan (#16017-2021-00) that was submitted with the subject application. The SWM design is required to be reviewed and approved by the Department of Permitting, Inspections, and Enforcement (DPIE) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code. This application proposes five micro-bioretenion facilities. A SWM fee-in-lieu of on-site attenuation/quality control measures is not required. No further action regarding SWM is required with this DSP review.

### **Soils**

The soils found to occur on this site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are Grosstown-Hoghole-Urban land complex (0 to 5 percent slopes), Beltsville-Urban land complexes, and Sassafras sandy loams. Marlboro clays or Christiana complexes are not identified on or in the vicinity of this property.

### **Summary of Recommended Findings and Conditions**

The EPS recommend approval of DSP-21019 and TCP2-007-2018-01, subject to the following findings:

#### **Recommended Findings:**

1. No specimen trees are proposed for removal with this application. As part of the SE-4812, a variance to remove two specimen trees was approved.
2. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the Type 2 Tree Conservation Plan.

If you have any questions concerning these comments, please contact me at 301-883-3240, or by e-mail at [Alwin.schneider@ppd.mncppc.org](mailto:Alwin.schneider@ppd.mncppc.org).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division  
Historic Preservation Section

301-952-3680

March 4, 2022

**MEMORANDUM**

**TO:** Tierre Butler, Urban Design Section, Development Review Division

**VIA:** Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

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

**SUBJECT: DSP-21019 Arcland Self Storage**

The subject property comprises 5.65-acres and is located in the southeast quadrant of the intersection of Dangerfield Road and Woodyard Road. The subject application proposes the construction of a three-story, 198,606 square-foot, consolidated storage facility. The subject property is Zoned C-S-C and M-I-O.

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 majority of the property has already been disturbed. The subject property does 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. A Phase I archeology survey is not recommended. Historic Preservation Section staff recommend approval of DSP-21019 Arcland Self Storage without conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Community Planning Division

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March 21, 2022

**MEMORANDUM**

**TO:** Andrew Bishop, Planner II, Urban Design Review Section Development Review Division

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

**FROM:** Daniel Sams, Planner III, Neighborhood Revitalization Section Community Planning Division

**SUBJECT:** **DSP-21019 Arcland Self Storage**

**FINDINGS**

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

**BACKGROUND**

**Application Type:** Detailed Site Plan

**Location:** 8310 Dangerfield Road, Clinton, MD 20735

**Size:** 5.65 acres

**Existing Uses:** vacant

**Proposal:** Construct consolidated storage facility

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** The subject property is in the Established Communities. 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 (p. 20).

**Master Plan:** The 2013 *Approved Subregion 5 Master Plan* recommends Commercial land uses on the subject property (p. 32).

**Planning Area:** 81A

**Community:** Clinton & Vicinity

**Aviation/MIOZ:** This application is located in the Military Installation Overlay (M-I-O) Zone, including Noise Intensity Zone 60-74db, Accident Potential Zone 1 and 2 and Height Clearance Zone (50:1) South End, B, which restricts height to approximately 100 feet.

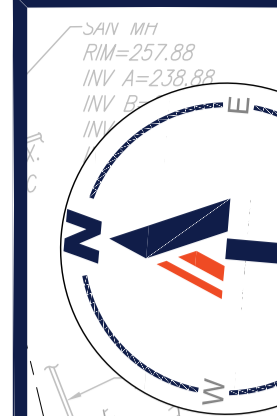
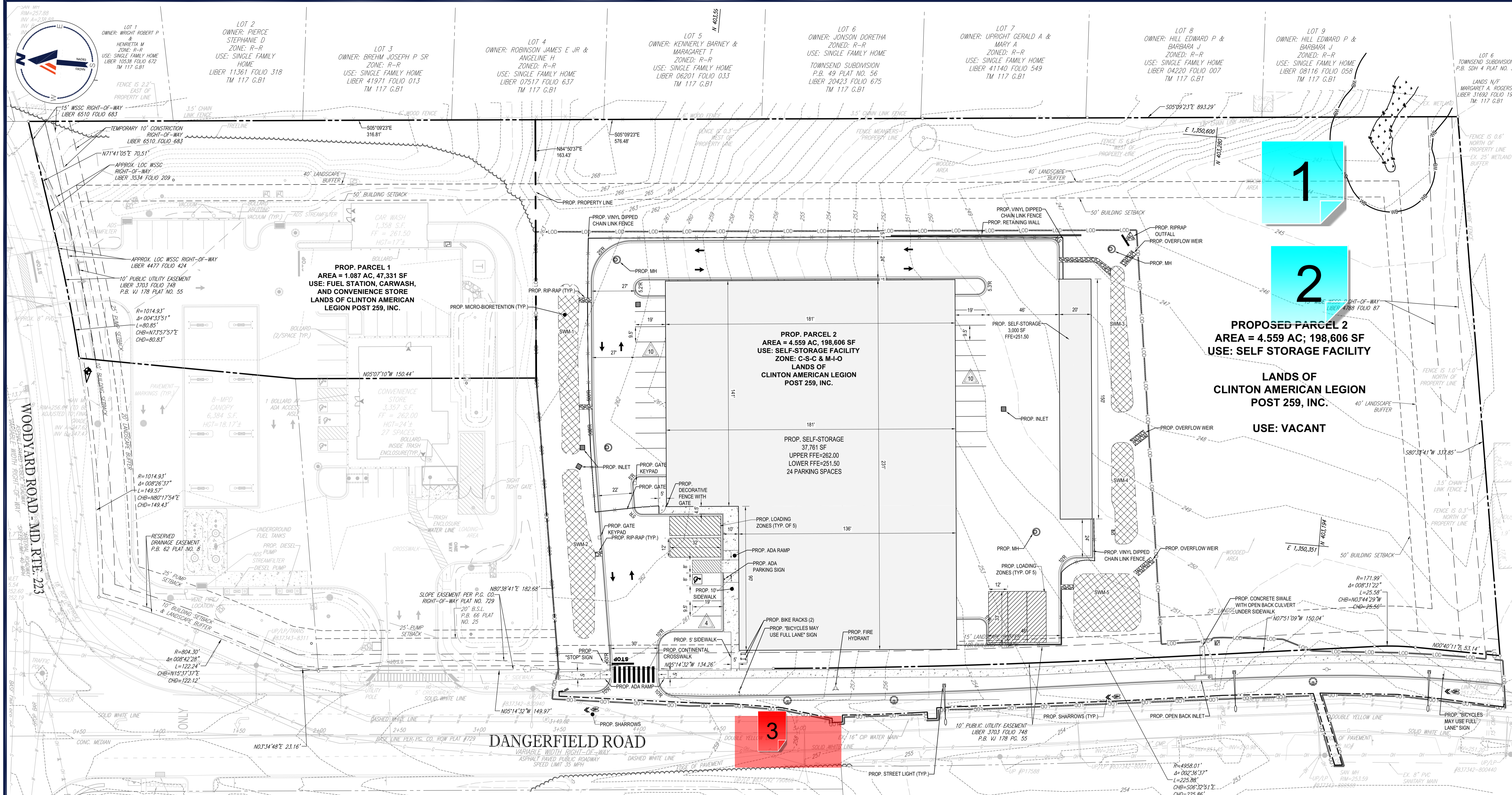
**SMA/Zoning:** The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the C-S-C (Commercial Shopping Center) Zone.

## **MASTER PLAN CONFORMANCE ISSUES**

None.

cc: Long-range Agenda Notebook

Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division



WOODYARD ROAD - MD. RTE. 223

DANGERFIELD ROAD

1

2

3

**PROP. PARCEL 1**  
 AREA = 1.087 AC, 47,331 SF  
 USE: FUEL STATION, CARWASH,  
 AND CONVENIENCE STORE  
 LANDS OF CLINTON AMERICAN  
 LEGION POST 259, INC.

**PROP. PARCEL 2**  
 AREA = 4.559 AC, 198,606 SF  
 USE: SELF-STORAGE FACILITY  
 ZONE: C-S-C & M-I-O  
 LANDS OF  
 CLINTON AMERICAN LEGION  
 POST 259, INC.

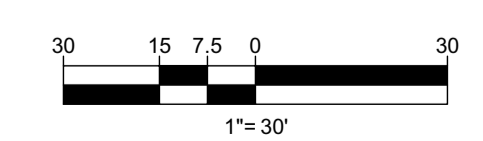
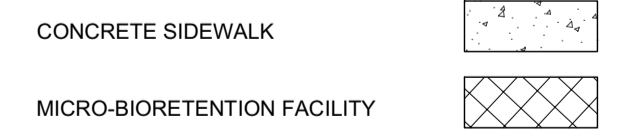
**PROPOSED PARCEL 2**  
 AREA = 4.559 AC, 198,606 SF  
 USE: SELF STORAGE FACILITY

LANDS OF  
 CLINTON AMERICAN LEGION  
 POST 259, INC.  
 USE: VACANT

**STANDARD NOTES:**

	ALLOWED/REQUIRED	PROVIDED		ALLOWED/REQUIRED	PROVIDED									
<b>1. BULK REQUIREMENTS:</b>														
A. MIN. LOT AREA	N/A	2.60 AC	G. MAX. BUILDING HEIGHT	SELF STORAGE	N/A									
<b>B. MIN. BUILDING SETBACK</b>														
SELF STORAGE			H. GREEN AREA CALCULATIONS	GREEN AREA = 3.90 AC (85.5%)										
FRONT SETBACK (DANGERFIELD)	10'	10.1'	I. NEAREST INTERSECTING STREET: DANGERFIELD ROAD AND WOODYARD ROAD.											
REAR SETBACK	50'	100.8'	J. PAVEMENT STRIPING TO BE 4" WHITE MSHA STANDARD.											
SIDE SETBACK (NORTH)	0'	75.0'	K. PUBLIC WATER AND SEWER, STORMDRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.											
SIDE SETBACK (SOUTH)	50'	236.4'	L. COMPANION APPLICATIONS: -NRI EQUIVALENCY -SDCP -PRELIMINARY PLAN	APPROVAL DATE: 08/22/2018 APPROVAL NO.: SDCP-16017-2021-0	APPROVAL NO.: NRI-023-2018 APPROVAL NO.: PPS 4-21011									
<b>C. MIN. PARKING SETBACK</b>														
FRONT SETBACK	NONE	10.7'	M. THERE IS NO MANDATORY PARK DEDICATION REQUIRED FOR THIS SITE.											
REAR SETBACK	NONE	75.2'	<b>8. SIGN REQUIREMENTS</b>											
SIDE SETBACK (NORTH)	NONE	32.4'	<b>A. BUILDING SIGN AREAS</b>											
SIDE SETBACK (SOUTH)	NONE	248.4'	<table border="1"> <thead> <tr> <th></th> <th>ALLOWED/REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>1. SELF STORAGE</td> <td>NORTH = 115.6 SF EAST = 160.6 SF (TOTAL MAXIMUM AREA OF CONVENIENCE STORE AND CANOPY SIGNAGE 400 SF)</td> <td>SEE SHEET P-500</td> </tr> <tr> <td>2. FREESTANDING SIGN</td> <td>SELF STORAGE SIGNS SHALL ONLY BE LOCATED ON PROPERTY WHERE THE MAIN BUILDING ASSOCIATED WITH THE SIGN IS LOCATED AT LEAST FORTY (40) FEET BEHIND THE FRONT STREET LINE</td> <td>NONE</td> </tr> </tbody> </table>				ALLOWED/REQUIRED	PROVIDED	1. SELF STORAGE	NORTH = 115.6 SF EAST = 160.6 SF (TOTAL MAXIMUM AREA OF CONVENIENCE STORE AND CANOPY SIGNAGE 400 SF)	SEE SHEET P-500	2. FREESTANDING SIGN	SELF STORAGE SIGNS SHALL ONLY BE LOCATED ON PROPERTY WHERE THE MAIN BUILDING ASSOCIATED WITH THE SIGN IS LOCATED AT LEAST FORTY (40) FEET BEHIND THE FRONT STREET LINE	NONE
	ALLOWED/REQUIRED	PROVIDED												
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2. FREESTANDING SIGN	SELF STORAGE SIGNS SHALL ONLY BE LOCATED ON PROPERTY WHERE THE MAIN BUILDING ASSOCIATED WITH THE SIGN IS LOCATED AT LEAST FORTY (40) FEET BEHIND THE FRONT STREET LINE	NONE												
<b>D. PARKING REQUIREMENTS</b>														
CONSOLIDATED STORAGE														
1 SPACE PER 50 UNITS HAVING DIRECT ACCESS ONLY FROM WITHIN A BUILDING = (900 UNITS / 50 UNITS) * 1 SPACE = 18														
+4 SPACES PER 1,000 SQ. FT. OF GFA OF OFFICE SPACE = (1,000 SF / 1,000 SF) * 4 SPACES = 4														
+2.0 PER RESIDENT MANAGER = 2														
<b>E. LOADING SPACE REQUIREMENTS:</b>														
CONSOLIDATED STORAGE, PER BUILDING														
2 SPACES UP TO 10,000 SQ. FT. OF GFA = 2														
+1 SPACE FOR EACH ADDITIONAL 40,000 SF OF GFA = 3														
<b>F. MIN. PARKING SPACE DIMENSIONS</b>														

**LEGEND**



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

**REVISIONS**

REV	DATE	COMMENT	LMT	DRWN BY
1	1/11/22	PER MNCPPC COMMENTS	LMT	MGNS

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MB202090  
 DRAWN BY: LMT  
 CHECKED BY: NBS  
 DATE: 07/15/2021  
 CAD ID.: SITE

**DETAILED SITE PLAN**  
 FOR  
**ARCLAND SELF STORAGE**  
 PROPOSED DEVELOPMENT  
 8310 DANGERFIELD RD.  
 PRINCE GEORGE'S COUNTY  
 CLINTON, MD 20735  
 TM: 117 GRID: B1 LOT: 34

**BOHLER**  
 16701 MELFORD BLVD., SUITE 310  
 BOWIE, MARYLAND 20715  
 Phone: (301) 809-4500  
 Fax: (301) 809-4501  
 MD@BohlerEng.com

**N. B. SPEACH**  
 PROFESSIONAL ENGINEER  
 MARYLAND LICENSE NO. 11712022  
 PROFESSIONAL CERTIFICATION  
 I, N. B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 00033 EXPIRATION DATE: 6/14/2023

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**DSP-4**  
 REVISION 1 - 02/09/2021

**1 - 1 - WSSC Plan Review Comments**

Created by: Mary Mapes  
On: 03/15/2022 04:21 PM

WSSC Plan Review Comments  
DSP-21019 - ArcLand Self Storage

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

**2 - 2 - WSSC Standard Comments for All Plans**

Created by: Mary Mapes  
On: 03/15/2022 04:25 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
  - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
  - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
  - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
  - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
  - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
  - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
  - g. Upon completion of the site construction, utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSC's system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

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

**3 - General comments**

Created by: Jonathan Madagu  
On: 03/17/2022 04:06 PM

1. Existing water and sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.
2. Show and label easement limits on plan for all existing and proposed water mains.
3. A proposed site development project was previously submitted to WSSC DA7222Z21 and is a conceptually project. Contact Jonathan Madagu at (301) 206-8642 or [Jonathan.Madagu@wsscwater.com](mailto:Jonathan.Madagu@wsscwater.com) for information.

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

COMMISSIONERS  
Howard A. Denis, Chair  
Keith E. Bell, Vice Chair  
Fausto R. Bayonet  
T. Eloise Foster  
Chris Lawson  
Sandra L. Thompson

GENERAL MANAGER  
Carla A. Reid



7/27/2021

ARLAND  
C/o Anthony Piscitelli  
P.O. Box 25523  
Washington D.C. 20027

Re: Letter of Findings WSSC Project No. DA7222Z21, Arcland Self-Storage

Dear Mr. Piscitelli:

A hydraulic planning analysis has been completed on the Arcland Self Storage project. The project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

<b>HYDRAULIC SUMMARY TABLE</b>	
Proposed Development: 116,283 Square foot Self- Storage	
200-ft Sheet: 211 SE 07	
<b>SEWER</b>	<b>WATER</b>
WWTP Service Area: Piscataway	Hydraulic Zone Group: Prince George's High
Mini-Basin Number: 04-033	Pressure Zone: 385B
	High Grade: 390 feet
	Low Grade: 350 feet

The following is a list of conditions that apply to this project and must be met before a Service Connection Permit will be issued under the Applicant Built process

**PROPERTY WILL BE ASSESSED**

If a connection to an existing WSSC-built main line extension is made, a front-foot-benefit assessment and any deferred connection costs will be levied against the property served. A yearly charge will appear on your County property tax bill for a set period of time -- currently 23 years. For details contact the Property Assessment Unit on 301-206-8032.

**MANDATORY REFERRAL PROCESS**

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

**REQUIRED SANITARY SEWER MAIN SIZES**

All sewer shall be 8-inch diameter gravity sewer.

**LARGE DIAMETER WATER MAINS IN THE VICINITY**

There is a 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Cast Iron (CI)

Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. **The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.** Results of the test pit findings must be accurately depicted on ALL Phase 2 plan submittals and support documents.

Please refer to the latest WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

**WATER AVAILABLE**

An existing water main is available to provide service to this project. Water service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "**PROPERTY WILL BE ASSESSED**" above).

**INSUFFICIENT WATER PRESSURE**

Booster pumps may be required. Water main pressures fluctuate. The pressure may be lower than 40 psi at elevations greater than 258 feet.

### OUTSIDE METERS

For commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length, WSSC would prefer an outside meter in a vault, however an indoor meter may be allowed under certain conditions.

### USE OF MASTER METERS FOR RESIDENTIAL UNITS IN PRINCE GEORGE’S COUNTY

Pursuant to HB218, which was enacted June 1, 2018, condominium or cooperative ownership property projects located in Prince George’s County may not be served by a master meter for billing purposes. Each unit shall be provided with a separate billing meter. Any SU, MSU, SEP or Plumbing Plan that has not been submitted prior to this date is required to follow the new law, unless it is associated with a grandfathered HPA or SEP project. See the 2019 WSSC PLUMBING & FUEL GAS CODE for more information.

### ***EASEMENT CONDITIONS***

#### GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

#### COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest WSSC Pipeline Design Manual Pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC’s pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate “Utility Plan” to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC’s easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant’s expense.

### IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

### PROVIDE FREE EASEMENT TO WSSC

Easements across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property easements prior to plan approval in accordance with the Development Services Code, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC.

### ***CONNECTION AND SITE UTILITY CONDITIONS***

#### SITE UTILITY PROCESS REQUIRED

The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at [www.wsscwater.com](http://www.wsscwater.com) for more information on electronic submittal of Site Utility plans

#### SHARED SERVICE CONNECTIONS SERVING MULTIPLE PROPERTY OWNERS.

A shared service connection may be allowed when multiple properties or buildings are under separate ownership but located on a common tract of land. The arrangement must be recorded in a Shared Site Utility System Agreement and approved by a WSSC Code Official. The following conditions are required for approval by WSSC:

- Recordation of the necessary covenants and easements for maintenance of the shared site utility system.
- An accessible outside water meter for each water service connection. All WSSC water meters serving the shared site utility system shall be billed to a single account.
- Design to facilitate the sharing of water service connection(s) **and** sewer service connection(s); where only the minimum number of services needed shall be allowed.
- Further division of water and sewer billing obligations shall be a private matter between the property owners, lessees, and tenants and may be accomplished through "private" metering.

#### COVENANT REQUIRED

In general, where multiple properties or buildings under single ownership are served by water and sewer services connections as allowed or required, a covenant shall be submitted for the Commission's approval. The covenant shall require the property owner to notify the Commission prior to any



subdivision or sale of any or all of the properties covered by the covenant. Such action may require the property owner to obtain separate water and sewer connections or a Shared Site Utility System Agreement.

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at [www.wsscwater.com](http://www.wsscwater.com) for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Jonathan Madagu at (301) 206-8642 or [Jonathan.madagu@wsscwater.com](mailto:Jonathan.madagu@wsscwater.com).

This Letter of Findings will expire if no “actions” are taken by the applicant over the 3-year period following the date of this letter. For definition of “actions”, see the latest Development Services Code, Section 405.1.1.

If you have any questions or concerns, please feel free to contact me at 301-206-8642 or [Jonathan.Madagu@wsscwater.com](mailto:Jonathan.Madagu@wsscwater.com).

Sincerely,



Jonathan Madagu

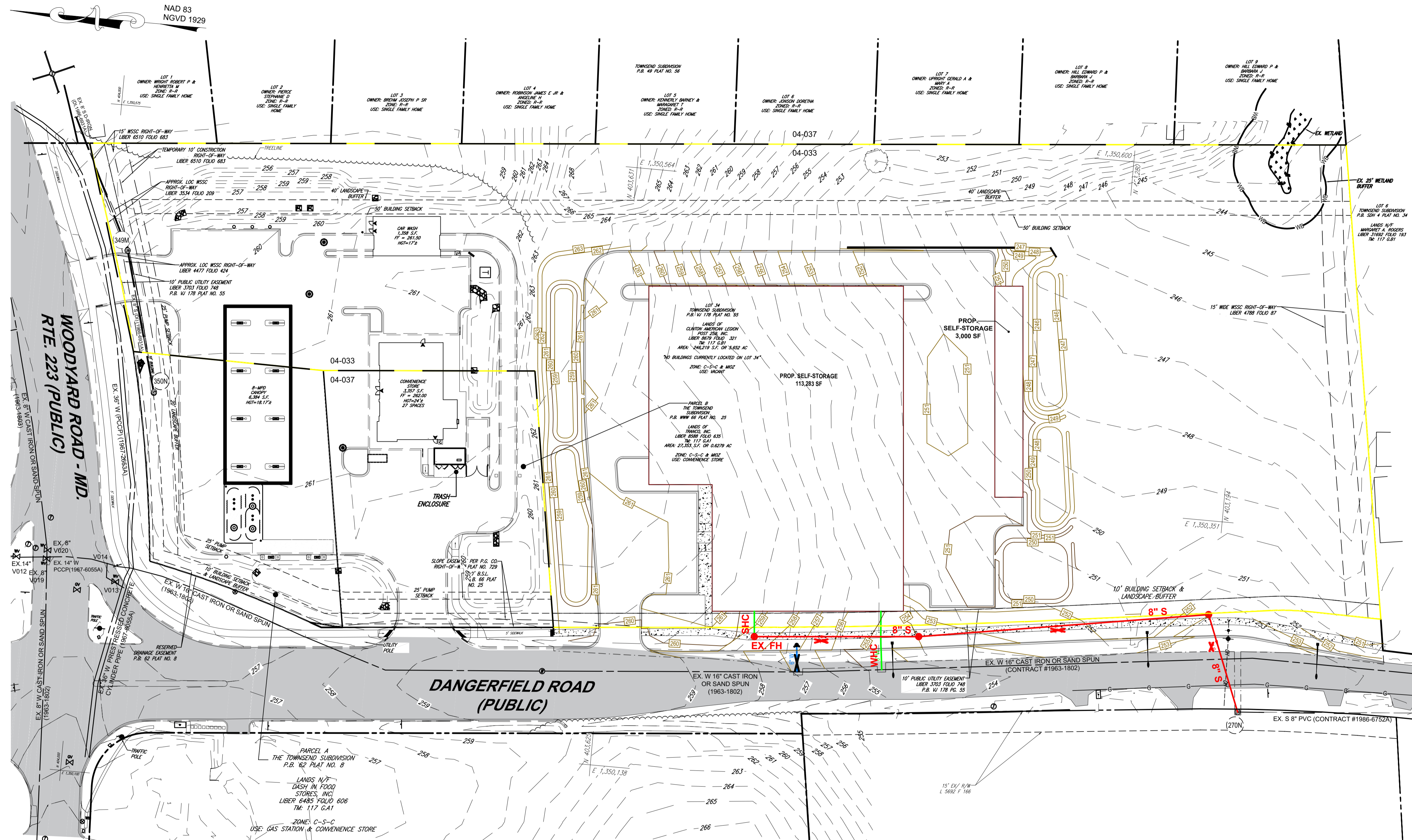
Project Manager

Development Services Division

Enclosure: 200'-scale sketch

cc: Nicholas Speach- BOHLER Engineering  
Mr. Fred Mejias ([Fred.Mejias@wsscwater.com](mailto:Fred.Mejias@wsscwater.com)) - Development Section Manager  
Ms. Shirley Branch ([sabbranch@co.pg.md.us](mailto:sabbranch@co.pg.md.us)) - Department of Permitting, Inspections & Enforcement (DPIE)

bcc: #DSGIntake  
Accounting Division  
Planning Division  
DSD GIS Technician  
Development Service



VICINITY MAP  
 SCALE 1"=200'  
 PRINCE GEORGE'S Co. PAGE 5767 GRID B7

- LEGEND**
- APPLICANT'S PROPERTY
  - MNCPPC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY
  - ADJACENT PROPERTIES
  - EXISTING WATER MAINS (CONTRACT # & SIZE)
  - EXISTING SEWER MAINS (CONTRACT # & SIZE)
  - PROPOSED WATER MAINS
  - PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
  - PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
  - PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
  - EXISTING BUILDINGS
  - PROPOSED BUILDINGS
  - STREET NAME ROAD NAMES
  - EXISTING PAVING
  - ESMT EXISTING / PROPOSED EASEMENTS
  - PROPOSED 10' CONTOURS
  - PROPOSED 2' CONTOURS
  - EXISTING 10' CONTOURS
  - EXISTING 2' CONTOURS
  - HP / LP XXXX.XX PROPOSED HIGH/LOW POINT ELEVATIONS

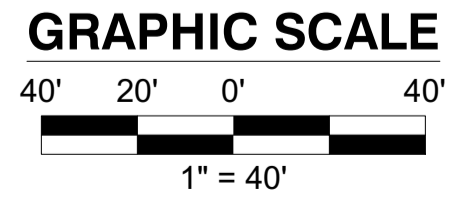
APPROVED

J. Madaya

7/27/2021

DEVELOPMENT BY PARTS	
PART	Self-storage Building GSF
1	116,283
<b>TOTAL =</b>	<b>116,283</b>

SERVICE CATEGORIES	
W - 3	S - 3
HYDRAULIC GRADES	
HHG	390
LHG	350
PRESSURE ZONE	385B



WASHINGTON SUBURBAN SANITARY COMMISSION



**ENGINEER:**  
 NAME: BOHLER ENGINEERING  
 REGISTRATION #: 40263  
 CONTACT: NICHOLAS SPEACH, P.E.  
 ADDRESS: 16701 MELFORD BLVD, BOWIE, MD  
 PHONE: 301-809-4500  
 EMAIL: NSPEACH@BOHLERENG.COM

**APPLICANT:**  
 NAME: ARLAND  
 CONTACT: ANTHONY PISCITELLI  
 ADDRESS: P.O. BOX 2523 WASHINGTON D.C. 20027  
 PHONE: 202-243-1753  
 EMAIL: ANTHONY@ARCLAND

PISCATAWAY CREEK 04-033  
 HYDRAULIC PLANNING ANALYSIS  
 ARCLAND SELF-STORAGE

CONTRACT DA7222Z21  
 200'S 211SE07 04/30/2021



Angela D. Alsobrooks  
County Executive

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



**MEMORANDUM**

March 14, 2022

**TO:** Andrew Bishop, 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:** Arcland Self Storage  
Detailed Site Plan, DSP-21019

**CR:** Woodyard Road (Maryland Route 223)  
**CR:** Dangerfield Road

This is in response to the Detailed Site Plan, DSP-21019, referral for the development of self-storage facility and associated infrastructure, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Clinton, MD, located on the southeast quadrant of the Woodyard Road (Maryland Route 223) and Dangerfield Road intersection.
- **Woodyard Road**, also known as Maryland Route 223 (MD-223), is an existing State-maintained roadway to the north of the subject property with variable right-of-way width, requiring a right-of-width of 120-ft as per its Master Plan Road Classification A-53. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Maryland State Highway Administration (MSHA) as determined necessary.
- **Dangerfield Road** is an existing County-maintained roadway to the west of the subject property with variable right-of-way width, requiring a right-of-width of 80-ft as per its Master Plan Road Classification C-510. 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 4-Lane Collector Road standard (Std. 100.03). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- The applicant will be subject to frontage improvements along Dangerfield Road as designated in the master plan and outlined in DPW&T Standard No. 100.03.

- Sheet DSP-4 in Detailed Site Plan set shows the driveway entrance with a 10' radius. County standard for a commercial driveway entrance is a minimum radius of 12' per DPW&T Specifications and Standards. The applicant will provide driveway entrance that meets County standards.
- In grading permit stage applicant will provide detectable warning surface on pedestrian ramps on the driveway.
- In grading permit stage applicant will provide dimension confirming a minimum spacing of 4' between stop bar and crosswalk
- Per MDOT SHA Bicycle Policy & Design Guidelines and Prince George's County Bicycle Signing and Marking Guidelines, sharrows may be used where the rightmost motor vehicle lane width is between 13 and 15 feet wide. The applicant will ensure rightmost lane meets this requirement.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is 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.
- Maintenance of private streets is not the responsibility of Prince George's County.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside 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).
- The Site Plan filed under M-NCPPC Case No. DSP-21019 is consistent with the Site Development Concept Plan filed under Case No. 16017-2021-00 approved by DPIE on August 16, 2021.
- 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 are 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.
- The proposed development will require a site development permit approved by DPIE.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro clay 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 shown on plans.
  - b) Exact acreage of impervious areas has not been provided.
  - c) Proposed grading is shown on plans.
  - d) Stormwater volume computations have not been provided.
  - e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
  - f) 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.

Andrew Bishop  
March 14, 2022  
Page 4

- g) A narrative in accordance with the code has not been provided.
- h) 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: 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  
Ted Jeong, P.E., Engineer, S/RPRD, DPIE  
Arcland Property Company, 1054 31<sup>st</sup> Street NW, Suite 340, Washington DC 20007  
McNamee Hosea, c/o Daniel Lynch, 6411 Ivy Lane, Suite 200, Greenbelt, MD 20770

RE: DSP-21019 - Arcland Self Storage - SDRC Submission; SHA; KW

Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>

Wed 3/30/2022 7:43 AM

To: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>

Cc: PPD-PGCR referrals <PGCR referrals@ppd.mncppc.org>

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Tierre,

I have no comments on the subject case.

Thanks, Kwesi

**Kwesi Woodroffe**  
**Regional Engineer**  
**District 3 Access Management**  
**MDOT State Highway Administration**  
[KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov)

301-513-7347 (Direct)

1-888-228-5003 – toll free

**Office Hours**

**M-Thurs.: 6:30a-3:30p**

**Fr: 6:30a-10:30a**

**9300 Kenilworth Avenue,**

**Greenbelt, MD 20770**

<http://www.roads.maryland.gov>



**STATE HIGHWAY  
ADMINISTRATION**

---

**From:** Townsend, Donald <Donald.Townsend@ppd.mncppc.org>

**Sent:** Monday, March 28, 2022 7:10 AM

**To:** Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Capers, William <William.Capers@ppd.mncppc.org>; Burton, Glen <Glen.Burton@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; PPD-EnvDRD referrals <ppd-envdrdreferrals@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Nichols, Page <Page.Nichols@ppd.mncppc.org>; Rotondo, Chris <Chris.Rotondo@ppd.mncppc.org>; 'Reilly, James V' <JVReilly@co.pg.md.us>; 'SLToth@co.pg.md.us' <sltoth@co.pg.md.us>; 'AMGullickson@co.pg.md.us'



*Division of Environmental Health/Disease Control*

Date: March 1, 2022

To: Andrew Bishop, Urban Design, M-NCPPC

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

Re: DSP-21019, ARCLAND SELF STORAGE (PB)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the comprehensive design plan submission for the Arcland Self Storage facility 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 [aoadepaju@co.pg.md.us](mailto:aoadepaju@co.pg.md.us).



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