



The Maryland-National Capital Park and Planning Commission



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

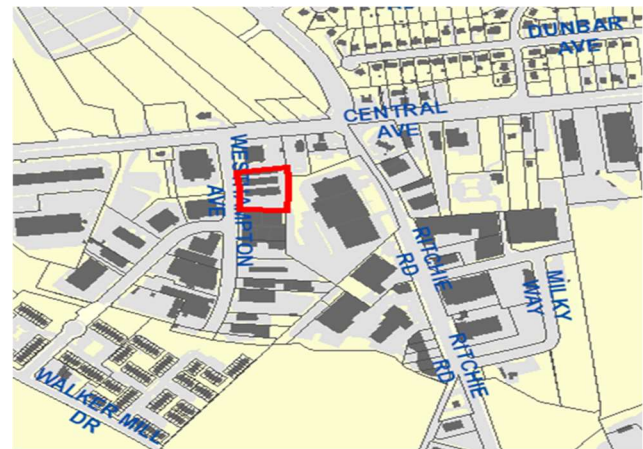
Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>

Detailed Site Plan Central Industrial Park

DSP-23020

REQUEST	STAFF RECOMMENDATION
A change to the list of permitted uses for the subject property within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones, to allow a contractor's office and site improvements to parking and pedestrian circulation.	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DSP-23020

Location: On the east side of Westhampton Avenue, approximately 200 feet south of its intersection with MD 214 (Central Avenue).	
Gross Acreage:	1.63
Zone:	LTO-E/MIO
Prior Zone:	I-1/D-D-O/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1903(b)
Dwelling Units:	N/A
Gross Floor Area:	6,600 sq. ft.
Planning Area:	75A
Council District:	06
Municipality:	N/A
Applicant/Address: American Resource Management Group Limited Partnership 5550 Tuxedo Road Hyattsville, MD 20781	
Staff Reviewer: Dexter E. Cofield Phone Number: 301-952-4325 Email: Dexter.Cofield@ppd.mnccppc.org	



Planning Board Date:	02/27/2025
Planning Board Action Limit:	03/05/2025
Staff Report Date:	02/12/2025
Date Accepted:	12/10/2024
Informational Mailing:	06/10/2024
Acceptance Mailing:	12/05/2024
Sign Posting Deadline:	01/28/2025

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.mnccppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA	3
FINDINGS	4
1. Request	4
2. Development Data Summary	5
3. Location	6
4. Surrounding Uses	6
5. Previous Approvals.....	6
6. Design Features	7
COMPLIANCE WITH EVALUATION CRITERIA	8
7. 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone.....	8
8. Prince George’s County Zoning Ordinance.....	8
9. Preliminary Plan of Subdivision	12
10. Certificate of Adequacy ADQ-2023-079:.....	12
11. 2010 Prince George’s County Landscape Manual	13
12. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	13
13. Prince George’s County Tree Canopy Coverage Ordinance.....	13
14. Referral Comments	13
15. Community Feedback:	15
RECOMMENDATION	15

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23020
Central Industrial Park

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is located within the Local Transit-Oriented-Edge (LTO-E) Zone. It was previously located within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones. The entire property is also subject to the Military Installation Overlay (MIO) Zone, for height, formerly labelled as the M-I-O Zone. This application is being reviewed and evaluated in accordance with the provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1900 *et. seq.* of the current Zoning Ordinance, an applicant may elect to apply for a detailed site plan pursuant to the requirements of the prior Zoning Ordinance, for development of the property, in accordance with the former I-1, D-D-O, and M-I-O zoning. The applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance. Therefore, staff considered the following in reviewing this detailed site plan application:

- a. The prior Prince George's County Zoning Ordinance for the Light Industrial (I-1), Development District Overlay (D-D-O), and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Preliminary Plan of Subdivision 4-23046 and Certificate of Adequacy ADQ-2023-079;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. Community feedback.

FINDINGS

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

1. **Request:** This application proposes a change to the list of permitted uses for the subject property, within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones, to allow the following uses:
 - a. Contractor's office (general) as a permanent use, including the business of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:
 - (1) With storage of materials or equipment:
 - (aa) Indoors
 - (bb) Outdoors
 - (2) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site
 - (3) Including the retail sale of parts and supplies as an accessory use
 - b. Contractor's plant or storage yard:
 - (1) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight
 - (2) All others
 - c. Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard
 - d. Storage building accessory to:
 - (1) A permitted use
 - e. Storage yard, except as otherwise specified

This request also includes proposed site improvements to the parking and pedestrian circulation. Pursuant to Section 27-548.26(b) of the prior Prince George's County Zoning Ordinance, a request to change the underlying list of allowed uses requires the submission and approval of a conceptual site plan (CSP), or detailed site plan (DSP).

2. Development Data Summary:

	EXISTING	EVALUATED
Zone (s)	LTO-E/MIO (prior I-1/DDO/MIO)	I-1/D-D-O/M-I-O
Use(s)	Vacant	Proposed contractor's office and storage for materials/equipment
Gross tract acreage	1.63	1.63
Parcel(s)	1 (Parcel 15)	1 (Parcel 1)
Total Gross floor area (sq. ft.)	6,600	6,600
One-story brick building	5,831 sq. ft.	5,831 sq. ft.
One-story block shed building	329.49 sq. ft.	329.49 sq. ft.
One-story metal-sided building	439.51 sq. ft.	439.51 sq. ft.

Development Standards (I-1/D-D-O/M-I-O):

	REQUIRED	EVALUATED
All Yards	-	-
Side Yard	30 ft.	Greater than 30 ft.
Rear Yard	None	None
Green Area*	0 square feet per PGCPB 10-73*	0 square feet

Notes: *The D-D-O Zone standards contained in the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan) supersede the I-1 Zone standards where a conflict exists. The I-1 Zone requires 10 percent green area. There is no conflicting requirement in the D-D-O Zone standards. Accordingly, the I-1 Zone green area requirement applies. However, per Prince George's County Planning Board Resolution PGCPB 10-73, the subject property was granted a variance to the green area requirements of the I-1 Zone, to allow for no green area on the subject property.

Parking Requirements per the master plan (pages 554–555)

Required		Provided
Warehouse unit: 3 spaces for first 1,500 sq. ft. of GFA + 1 additional space per 1,500 sq. ft. of GFA, up to 10,000 sq. ft.	3 spaces + (5,100 sq. ft./1,500 sq. ft.) = 7 parking spaces	
Minimum Parking Required*	0.8 x 7 = 6	
90-degree standard nonparallel (9.5 feet x 19 feet)		4
90-degree compact nonparallel** (8 feet x 16.5 feet)		2
Handicap van-accessible	1	1
Total	7	7

Note: *The master plan and the applicable D-D-O Zone require that the minimum required parking spaces shall be 80 percent of the minimum required by Section 27-568(a) of Part 11, of the prior Zoning Ordinance.

**Per Section 27-558(a) of the prior Zoning Ordinance, the minimum size of a compact car parking space is 8.0 feet by 16.5 feet. This DSP proposes compact parking spaces with a size of 8.0 feet by 19 feet.

Loading Spaces (Per Section 27-582(a) of the prior Zoning Ordinance)

	Required	Provided
Loading spaces (12 feet x 45 feet)	1	1

3. **Location:** The subject site is in Planning Area 75A and Council District 6. Geographically, it is located on the east side of Westhampton Avenue, approximately 200 feet south of its intersection with MD 214 (Central Avenue).
4. **Surrounding Uses:** The subject site is located on Tax Map 67 in Grid B4, and Westhampton Avenue abuts it to the west. The site is surrounded by properties in the Local Transit-Oriented-Edge Zone (previously in the Light Industrial and D-D-O Zones), which are developed with existing commercial and industrial uses. Like the subject property, the surrounding properties are also located in the Military Installation Overlay Zone, for height.
5. **Previous Approvals:** A Preliminary Plan of Subdivision (PPS), 4-09031, was approved by the Prince George's County Planning Board on June 24, 2010 (PGCPB Resolution No. 10-73), subdividing the previously designated Parcel 3, measuring 16,914 square feet, into two separate parcels: Parcel 14 and Parcel 15.

On June 20, 2024, PPS 4-23046, along with Certificate of Adequacy ADQ-2023-079, were approved by the Planning Board (PGCPB Resolution No. 2024-042). This PPS and ADQ were necessary to support the development expansion on Parcel 15, which will be redesignated as Parcel 1, and to establish its independent trip capacity, separate from the shared capacity with the adjacent Parcel 14, as originally defined by PPS 4-09031.

6. **Design Features:** This application is for the purpose of modifying the list of allowed uses for the subject property within the D-D-O Zone, to allow for the property to be utilized as a contractor's office, and an indoor and outdoor storage yard of materials and heavy motorized equipment. No new gross floor area (GFA) is proposed for the site.

The only proposed site improvements include one new bike rack and the striping of a pedestrian pathway and seven proposed parking spaces (one handicap van-accessible, four standard, and two compact).

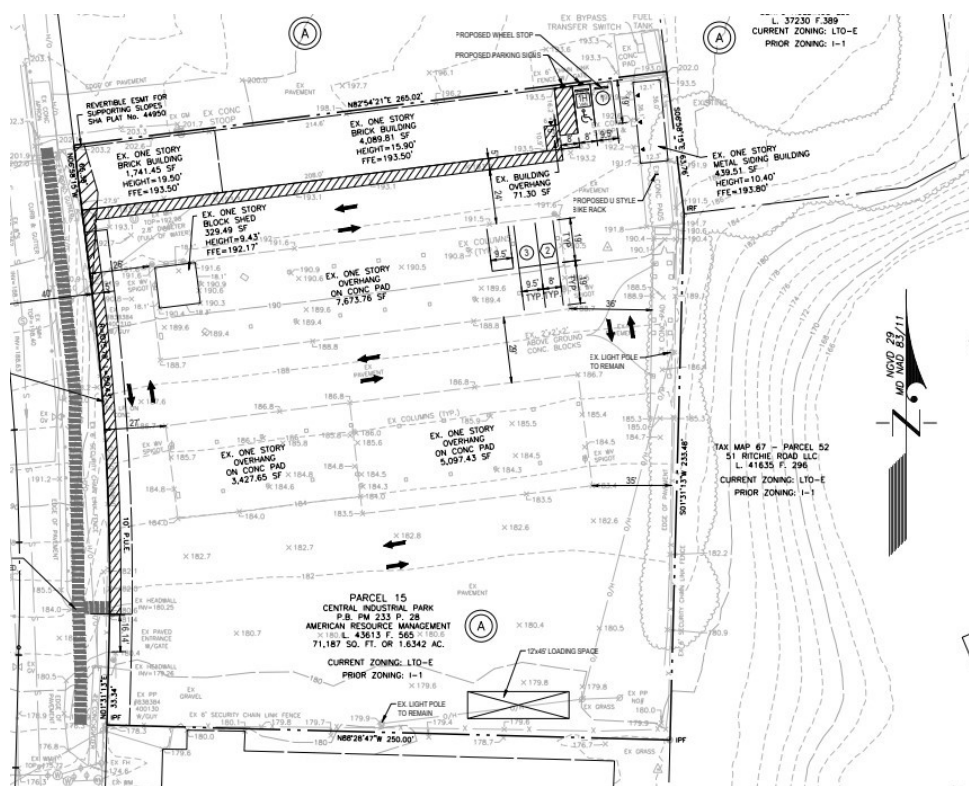


Figure 1: Detailed Site Plan

Architecture

The subject DSP does not propose any new structures on the property. The site currently includes a one-story, 5,831-square-foot brick veneer building, a one-story, 329.49-square-foot block shed, and a one-story, 439.51-square-foot metal-sided building on the north side of the property. In addition, two open-sided roofed structures covering approximately 7,673 square feet and 8,524 square feet are located within the middle of the property.

Other

The subject DSP does not include any proposed signage, lighting, or trash facilities as part of the submission.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2010 Approved Subregion 4 Master Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The DSP is situated within the Development District Overlay (D-D-O) Zone established by the master plan, which is guided by a distinct set of goals and development district standards designed to implement the concepts and recommendations of the master plan. However, the subject property is exempt from these development district standards, as it is classified as a legally existing development. Furthermore, as noted in the exemptions section on page 488 of the master plan, the resurfacing, restriping, or adding of landscape to parking facilities not required by the standards are exempt from the development district standards, if the facilities were lawful and nonconforming on the date of approval of the sectional map amendment. Though the proposed improvements to stripe the existing pavement for parking spaces and a pedestrian pathway, are not required by the district development standards, the improvements are subject to the applicable standards of the prior Zoning Ordinance.
8. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1, D-D-O, and Military Installation Overlay (M-I-O) Zones, and the site design guidelines of the prior Zoning Ordinance. The following discussion is offered regarding these requirements:
 - a. The DSP is in conformance with the following provision, which addresses the property owner's right to request a change to the list of allowed uses for the subject property, as contained in Section 27-548.26(b), which provides in part:
 - (b) **Property Owner.**
 - (1) **Notwithstanding the provisions of subsection (a), above, a property owner may request that the District Council amend development requirements for the owner's property, as follows:**
 - (B) **An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.**
 - (i) **A request for changes to the underlying zone or list of allowed uses may include requested amendments to the applicable Development District Standards for the applicable D-D-O Zone.**

The applicant filed this application to request a change to the list of allowed uses for the subject property. Section 27-548.26(b)(5) of the prior Zoning Ordinance states that, in approving an application to change the allowed uses as modified by

development district standards, the Prince George's County District Council must find that "the proposed development conforms with the purposes and recommendations for the development district, as stated in the Master Plan, Master Plan Amendment or sector plan, and meets applicable site plan requirement, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal."

The subject application is within the 2010 *Subregion 4 Master Plan and Sectional Map Amendment* (master plan) and "envisions balancing new development, that optimizes existing infrastructure, with maintaining and revitalizing existing neighborhoods and commercial areas through redevelopment, adaptive reuse, preservation, and conservation" (page 48). The master plan recommends industrial use on the subject property (page 62). The proposed use is consistent with the recommended land use.

Industrial uses are not specifically defined in the master plan, and the plan is silent on a description of industrial land use. However, the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) defines industrial use as areas including manufacturing and industrial parks, warehouses and distribution, and may include other employment, such as office and service uses (Plan 2035, page 100).

The applicant intends to use the subject property as a contractor's office and a storage yard. However, a contractor's office and storage yard are not permitted uses in the master plan. This application seeks to amend the use table of the master plan, to allow the use on the subject property, in accordance with Section 27-548.26(b)(5). An analysis for how this application meets the requirements of the master plan and discussion of how it will not substantially impair the implementation of the master plan is provided below.

The master plan designates this property within Living Area E (page 107). The applicant should consider the following master plan recommended goals, policies, and strategies to help advance the intent and purpose of the plan.

Recommendations (pages XVIII-XX)

Transportation and Trails System

- **Ensure the transportation facilities are adequate prior to approval of any new development within established neighborhoods and in the designated centers in accordance with the procedures provided in the County Code.**
- **Facilitate the safe and orderly movement of traffic.**

No new development is proposed with this application, and the applicant intends to utilize the existing structures on the site without modification. Circulation around the property blends with the existing surface parking lot and is accessed from West Hampton Avenue. Adequacy for the property was found with the approval of PPS 4-23046.

Environmental

- **Support a subregion policy to direct redevelopment and infill development to existing and planned development areas instead of “greenfield” areas.**
- **Provide a continuous network of sidewalks and bikeways to facilitate pedestrian use and access.**

The use of this property as a contractor’s office and storage yard is not considered “green field” development, and the applicant proposes to continue use of the site consistent with how the property has been used for the past 50 years. The applicant proposes no improvements to the property, and only seeks to utilize the existing improvements. A 5-foot-wide striped pathway is shown from the parking area to the existing sidewalk on Westhampton Avenue. This will allow safe and orderly movement of pedestrian traffic on-site.

Living Areas E and F (Zone 3) Recommendations

Land Use and Community Design (pages 116–117)

- **Remove or relocate the land uses that cause truck traffic impacts in the residential areas.**

The contractor’s office and storage yard are located within an industrial area and are not adjacent to any residential uses. However, it is noted that the property is near residential uses which are located north of Central Avenue. The use is not expected to generate truck traffic impacts that will affect these homes.

Chapter 7 Environment, Environmental Site Design (page 204)

Environmental Site Design (ESD) processes have been identified as ways to improve water quality throughout Prince George’s County, and these methods can be applied in Subregion 4.

Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities.

Strategies

- **Increase stormwater storage in appropriate areas, such as open space and preserved and constructed wetlands.**

No new development is proposed with this application, and the applicant intends to utilize the existing structures on the site without modification. The site plan has received approval from the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) per Case Number 33081-2024-SDC. The applicant should continue to work with DPIE, the Environmental Planning Section,

and the applicable agencies to ensure preservation of on-site natural resources, use low impact development techniques, and meet development standards if construction is proposed on-site in the future.

Tree Canopy and Green Space (page 209)

Policy 1 - Preserve, restore, and enhance the existing tree canopy (page 210).

Strategies

- **Require a minimum of ten percent tree canopy coverage on all new development and redevelopment projects.**
- **Encourage the preservation of existing specimen trees (defined as trees 30 inches or greater in diameter at breast height) at the time of development review.**
- **Increase the percentage of urban tree canopy by planting trees and other vegetation in public and private open spaces, along roadways, in median strips, and in residential communities.**
- **Ensure that root space is sufficient for long-term survival.**

There are no existing trees on the site, and no new development is proposed with this application. The applicant intends to utilize the existing structures on the site without modification. The requirements for landscaping and tree canopy coverage (TCC) are not required. If development is proposed in the future, the applicant should consider increasing the tree canopy to reduce the overall heat island effect created by the proposed contractor's storage yard and surface parking lot.

Chapter 8 Transportation Systems, Transportation Recommendations

Goals

- **Provide a safe, affordable, and attractive multimodal transportation system in the Subregion 4 area that:**
 - **Supports the development pattern, and the land uses associated with that development pattern, recommended by this master plan (page 233).**

Circulation around the contractor's office blends with the existing surface parking lot and provides a safe well-defined roadway system that includes areas for pedestrians and motor vehicles. Adequacy for the property was found with the approval of PPS 4-23046. The use of this site as a contractor's office and storage yard adds to the mix of uses in the area, which include industrial, commercial, institutional, and residential uses.

When the D-D-O Zone was established, it did not include a property-by-property analysis to determine which use restrictions should or should not apply to individual properties. After review, staff find that the requested uses align with the purposes and recommendations for the Development District, as stated in the master plan, meets applicable site plan requirements, and does not otherwise substantially impair the implementation of the master plan. Although the subject property is located within the D-D-O Zone, its lack of frontage on Central Avenue ensures that the proposed uses do not substantially impair the implementation of the master plan.

9. **Preliminary Plan of Subdivision 4-23046:** PPS 4-23046 was approved by the Planning Board on June 20, 2024 (PGCPB Resolution No. 2024-042), subject to three conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the PPS conditions follows each one, in plain text:

2. **Development of this site shall be in conformance with Stormwater Management Concept Plan 33081-2024, and any subsequent revisions.**

The proposed DSP has an approved Stormwater Management Concept Plan and associated letter, 33081-2024-SDC, which was approved on April 4, 2024, and expires April 4, 2027.

3. **Should future redevelopment of the subject property include demolition of the existing building at the northern corner of the subject property, prior to issuance of building permits, the applicant shall dedicate a 10-foot-wide PUE along the ±39 linear feet of Westhampton Avenue frontage, which is currently occupied by the existing building. This requirement shall be noted on the final plat of subdivision.**

The applicant does not intend to redevelop the subject property, and plans to use the existing structures without modification. If future redevelopment is proposed, this condition will apply. The required note shall be included on the final plat of subdivision.

10. **Certificate of Adequacy ADQ-2023-079:** ADQ-2023-079 was approved by the Prince George's County Planning Director on May 16, 2024, subject to four conditions. The following conditions are applicable to this DSP and are provided below in **bold**, with staff's analysis following each condition in plain text:

1. **Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 19AM peak-hour trips and 19 PM peak hour vehicle trips.**

The square footage of this proposed construction office/storage yard is within the established trip cap. This condition has been met.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of**

the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.

A bicycle and pedestrian improvement exhibit was provided with this DSP submission. This condition has been met.

3. Prior to the acceptance of the Detailed Site Plan (DET), the applicant and the applicant's heirs, successors and/or assignees shall show the following:

- a) One bicycle rack (Inverted-U style or a similar model that provides two points of contact for a parked bicycle) within 50 feet of the entrance of the northernmost building on-site.**

The site plan shows an inverted U-shaped bicycle rack located on the northeast side of the site, directly adjacent to the one-story building, in the northernmost part of the site. This condition has been met.

- 11. 2010 Prince George's County Landscape Manual:** Per page 490 of the master plan, except as modified by the development district standards, the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 1.3, Alternative Compliance; Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; and Section 4.7, Buffering Incompatible Uses, do not apply within the development district. All other standards and regulations of the Landscape Manual, including Section 4.4, Screening Requirements and Section 4.9, Sustainable Landscaping Requirements, are not applicable as this DSP proposes no GFA, no new impervious surface, and no change of use intensity on the property.
- 12. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This DSP is subject to the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; however, the site is exempt as it has a valid standard letter of exemption, in accordance with Prince George's County Council Bill CB-077-2024. At this time, no ground disturbance is proposed. If at any point ground disturbance is proposed, this site will require a Type 2 tree conservation plan, as the site is larger than one acre in size.
- 13. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of TCC on projects that require a grading permit. Per Section 25-127(a)(1) of the Prince George's County Code, in accordance with Prince George's County Council Bill CB-21-2024, building and grading permits that propose 2,500 square feet or greater of GFA or disturbance shall be in compliance with the Tree Canopy Coverage Ordinance. There are no additional structures or ground disturbance proposed. Therefore, the subject DSP is exempt from these requirements.
- 14. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:

- a. **Community Planning**—In a memorandum dated January 27, 2025 (Bishop to Cofield), the Community Planning Division provided an evaluation of the application, stating that no development nor change in use intensity is proposed with this application. The master plan states “the development district standards are specifically intended to address new development and redevelopment proposals in the district.” The proposed change to the list of permitted uses, and the parking and pedestrian improvements, are not considered new development or redevelopment, and therefore, are not subject to the development district standards. Staff find that, pursuant to Section 27-548.25(b) of the prior Zoning Ordinance, this application is exempt from requirements of the development district standards, as stated in the master plan.
- b. **Transportation Planning**—In a memorandum dated January 21, 2025 (Shaw to Cofield), the Transportation Planning Section offered comments relative to the prior approvals and pertaining to the parking schedule, which have been incorporated into the conditions contained in this technical staff report.
- c. **Subdivision**—In a memorandum dated January 28, 2025 (Vatandoost to Cofield), the Subdivision Section noted that the DSP has been found to be in conformance with the approved PPS and ADQ. All bearings and distances must be clearly shown on the DSP, and must be consistent with the record plat, once it is approved, or permits will be placed on hold until the plans are corrected.
- d. **Environmental Planning**—In a memorandum dated January 27, 2025 (Kirchhof to Cofield), the Environmental Planning Section offered comments which have been incorporated into Finding 12 above.
- e. **Permit Review**—In a memorandum dated January 13, 2025 (Greenwall to Cofield), the Permit Review Section offered technical comments regarding plan notes which are included herein as conditions of approval.
- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 15, 2025 (Lord-Attivor to Hancock), no comments were provided by DPIE regarding the traffic statement provided by the applicant, which includes the Transportation Pre-submittal Checklist, traffic count, and traffic analyses at Central Avenue and Westhampton Avenue. DPIE provided a recommendation to install handicap-accessible pedestrian ramps and crosswalks along Truck Way, at the intersection of Ritchie Road and Truck Way, as an off-site improvement, in reference to the proposed bicycle pedestrian impact statement provided by applicant.
- g. **Price George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
- h. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.

- i. **City of Seat Pleasant**—At the time of the writing of this technical staff report, the City of Seat Pleasant did not offer comments on the subject application.
- 15. **Community Feedback:** As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject DSP.
- 16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, represents a most reasonable alternative for satisfying the site design guidelines of prior Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
- 17. Section 27-285(b)(2) of the prior Zoning Ordinance is not applicable because there is no CSP.
- 18. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
- 19. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the regulated environmental features (REF) have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirement of Section 24-130(b)(5) of the prior Prince George’s County Subdivision Regulations. There are no REF on the subject property; therefore, this finding is met.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George’s County Planning Board adopt the findings of this report, and recommend to the District Council APPROVAL of Detailed Site Plan DSP-23020, for Central Industrial Park, subject to the following condition:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the plan to include a required and provided parking schedule on the site plan.
 - b. Provide standard general notes on the site plan, as indicated below:
 - (1) Existing uses.
 - (2) Existing green area.
 - c. Label the height on the existing canopies.
 - d. Label the proposed pedestrian pathway.

- e. Label the setbacks for all existing buildings.
- f. Revise the street connection driveway to a minimum 22 feet wide.

CENTRAL INDUSTRIAL PARK

Detailed Site Plan

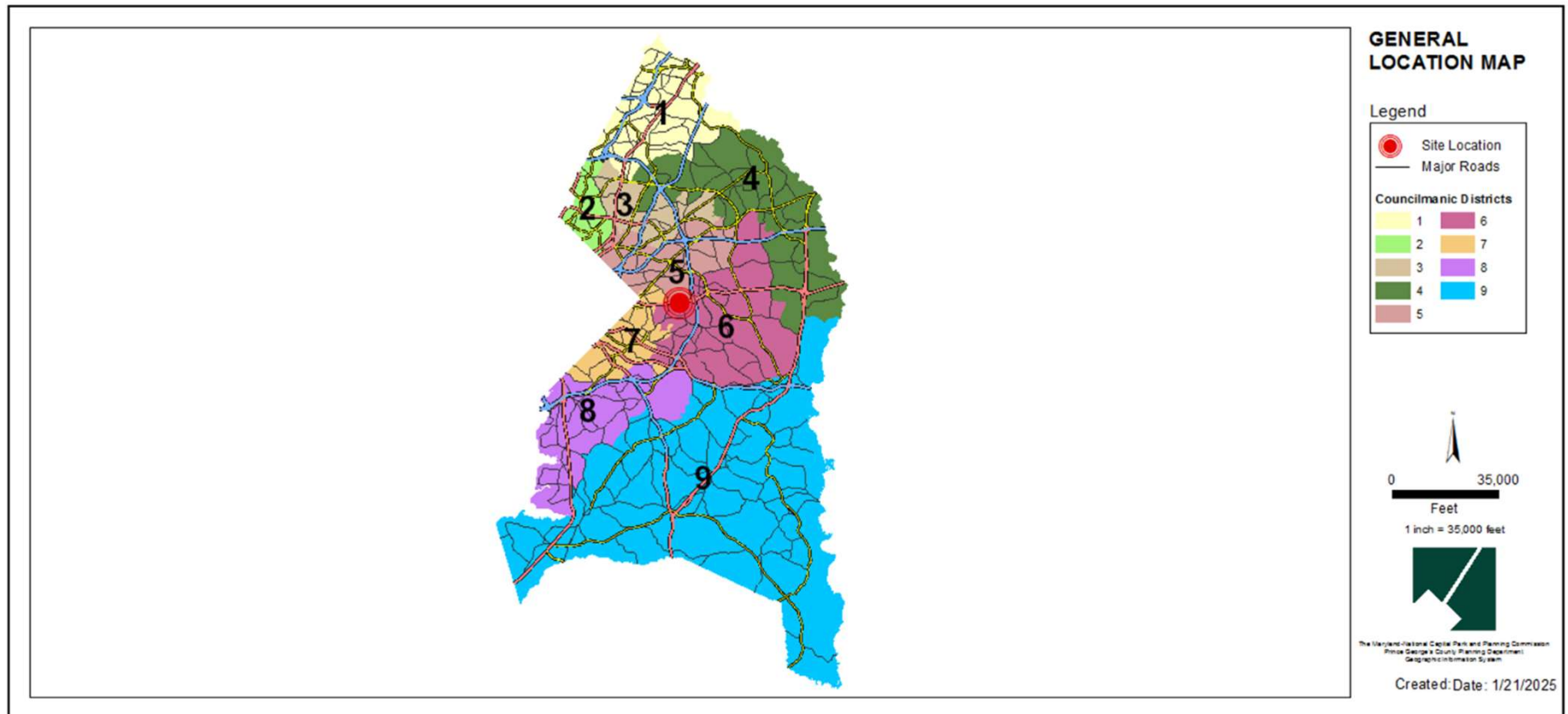
Staff Recommendation: APPROVAL with conditions



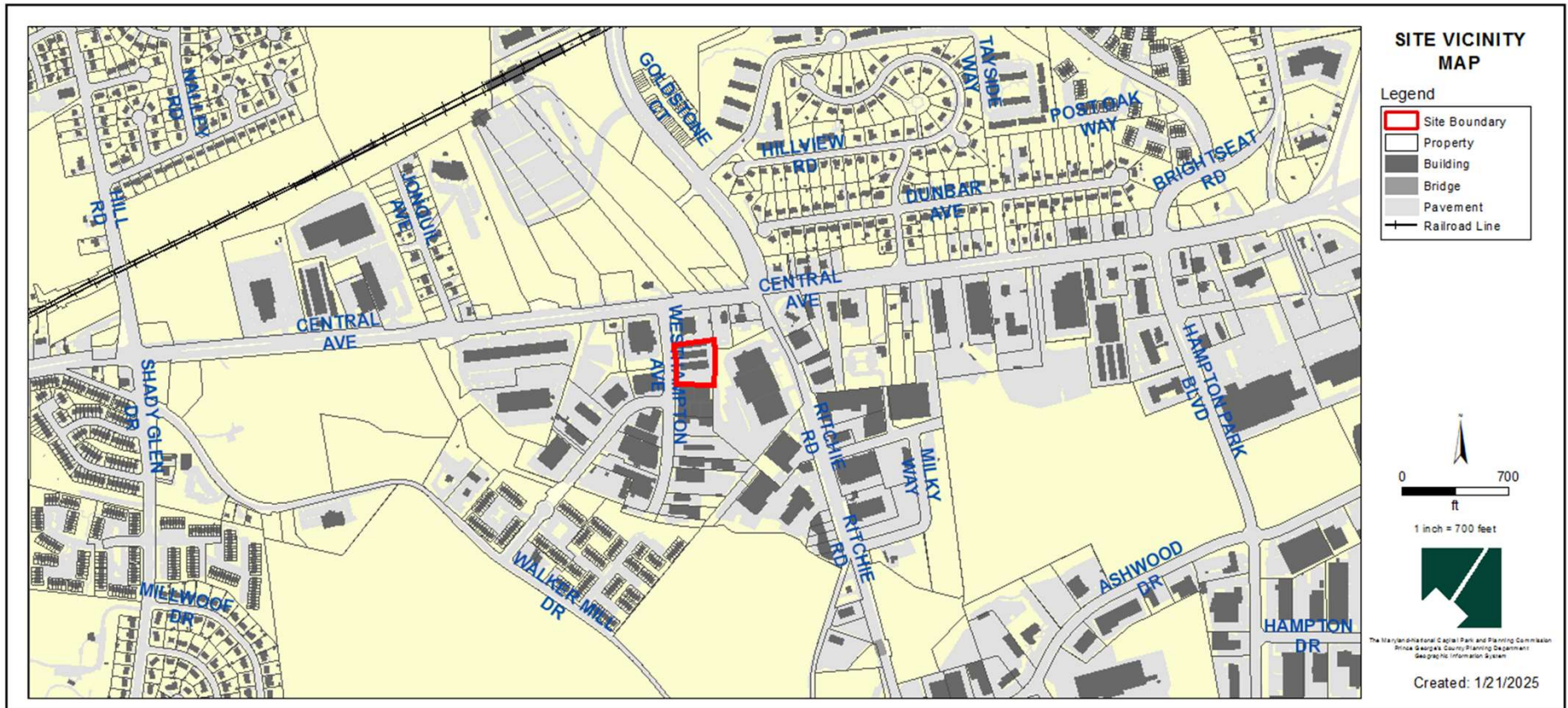
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A

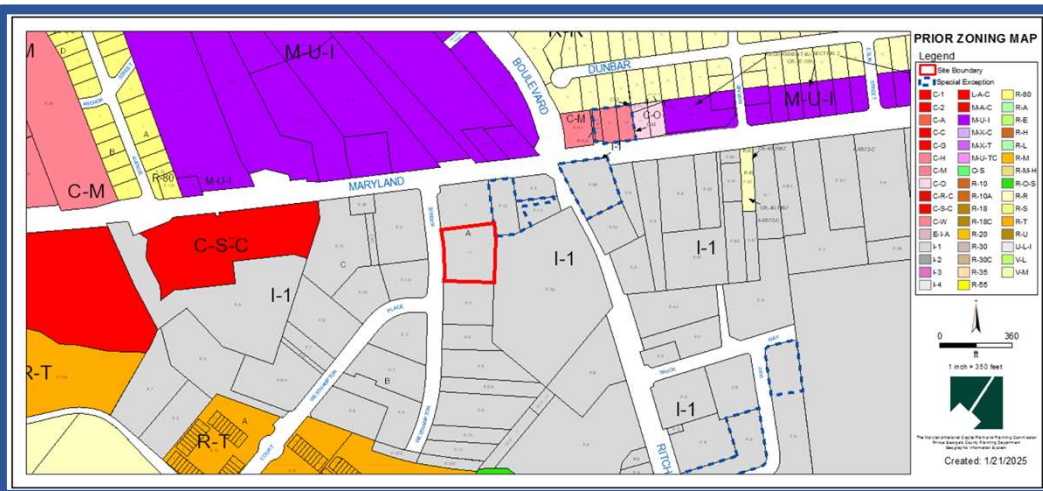


SITE VICINITY MAP

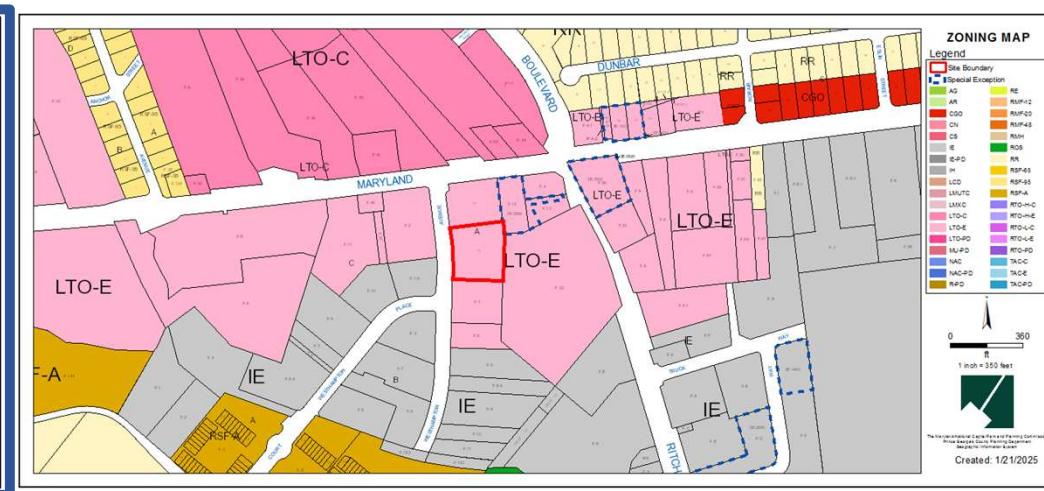


ZONING MAP

PRIOR ZONING: I-1

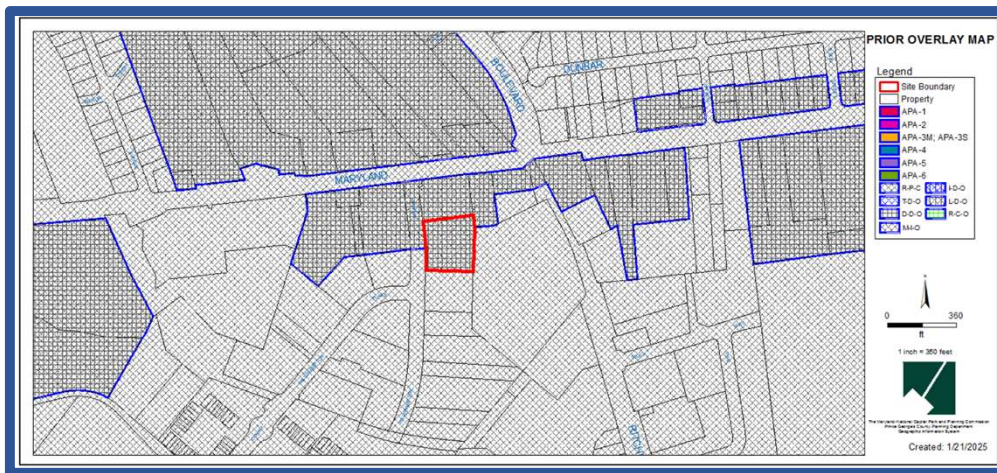


CURRENT ZONING: LTO-e



OVERLAY MAP

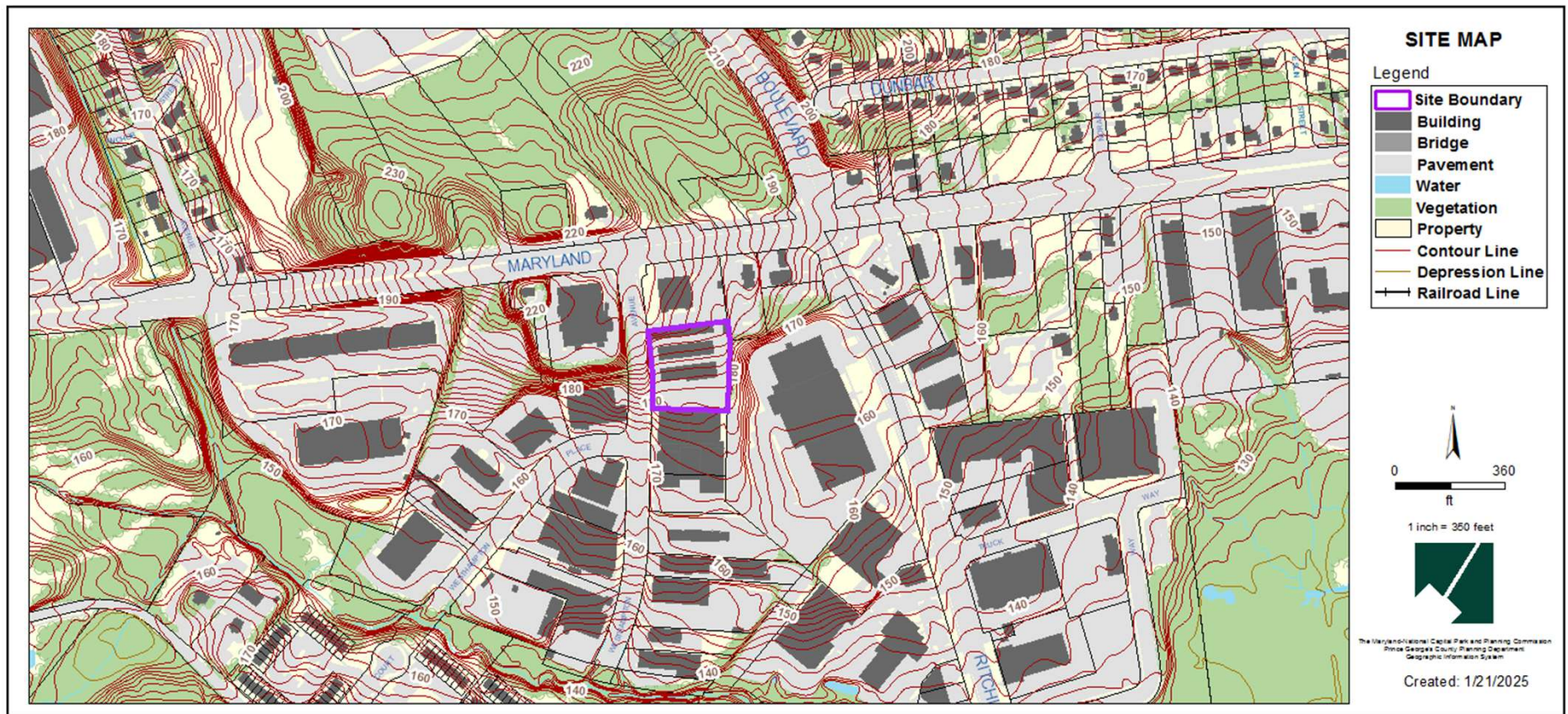
PRIOR OVERLAY MAP: D-D-O & M-I-O



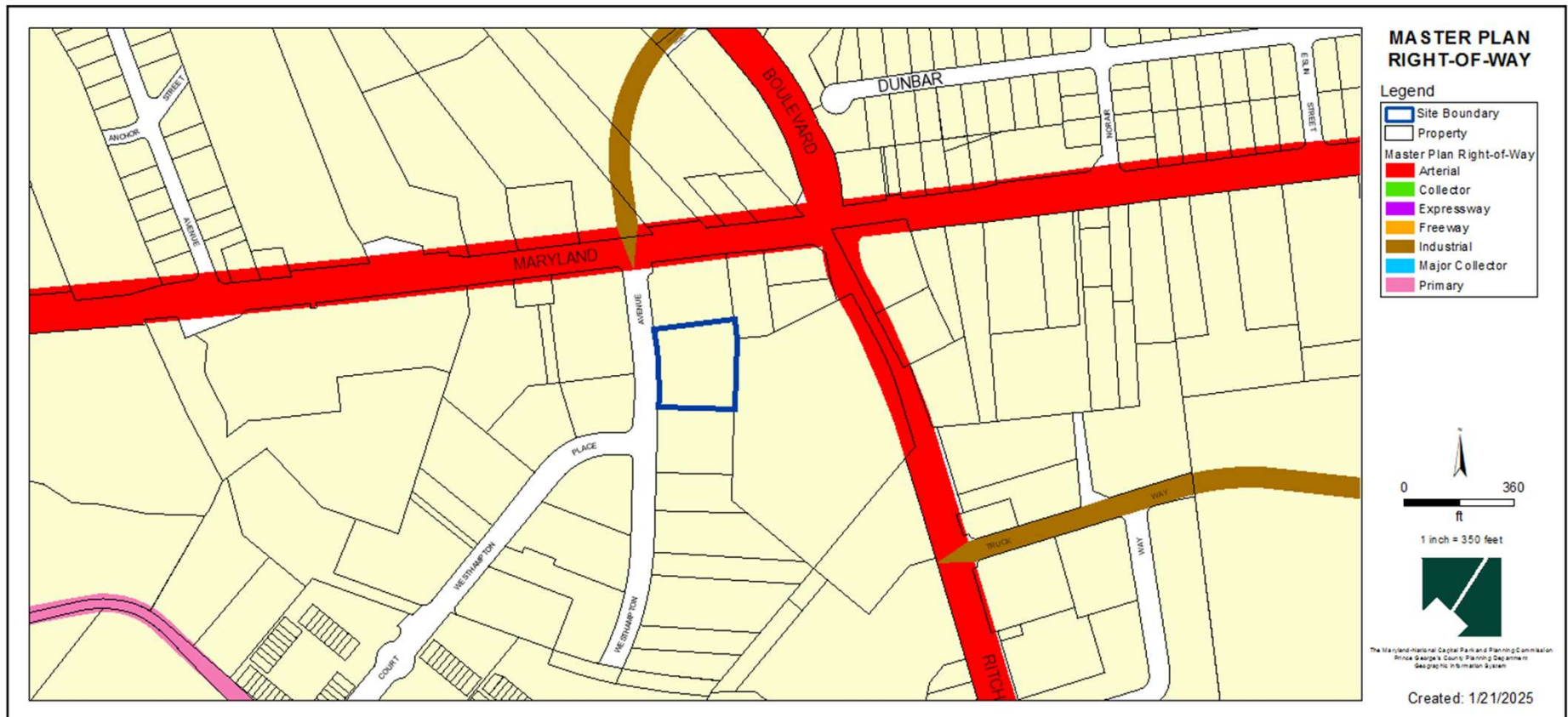
CURRENT OVERLAY MAP: MIO



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

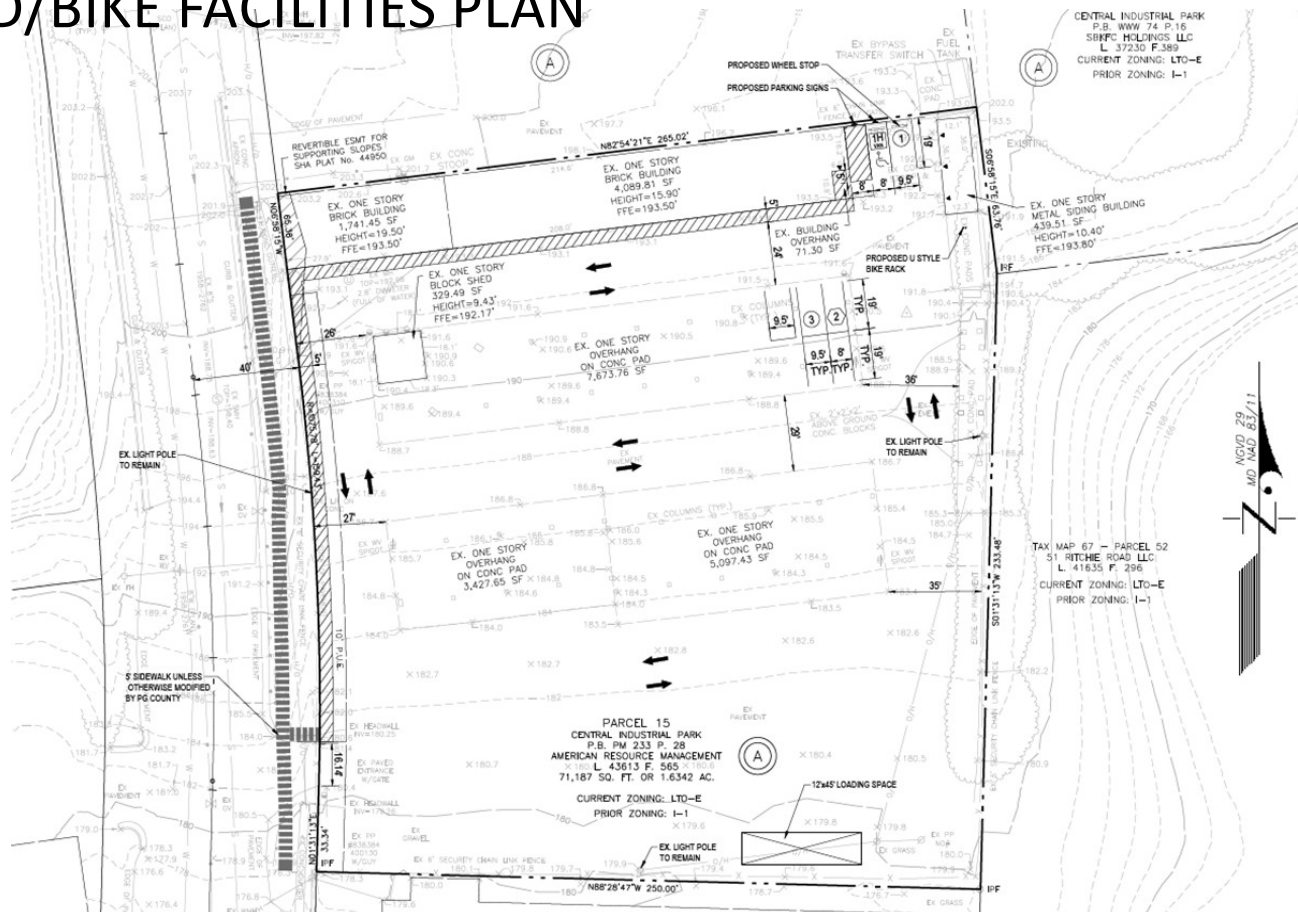


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN

SITE & PED/BIKE FACILITIES PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 06/10/2024
- Acceptance Mailing: 12/05/2024

CENTRAL INDUSTRIAL PARK
DETAILED SITE PLAN DSP-23020
STATEMENT OF JUSTIFICATION
SEPTEMBER 9, 2024

APPLICANT

American Resource Management Group, LP
5550 Tuxedo Road
Hyattsville, MD 20781
Contact: Robert Bilo
301-341-5678

ATTORNEY

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

ENGINEER

Atwell
11721 Woodmore Road
Suite 200
Mitchellville, MD 20721 Bowie
Contact: Mike Novy, PE
301-430-2000

TABLE OF CONTENTS

	PAGE
I. Introduction.....	1
II. Development History and Summary of Development Proposal.....	1
III. Description of Proposed Amendment to the List of Permitted Uses.....	5
IV. Justification for Utilizing Prior Zoning Ordinance	6
V. Analysis of Conformance with Conditions of Preliminary Plan of Subdivision 4-22042 and ADQ-2022-029.....	7
VI. Conformance with the Requirements of Section 27-548.26(b).....	9
VII. DDOZ Development Standards.....	11
VIII. Required Findings for DSP'S.....	12
IX. Conclusion.....	13

I. INTRODUCTION

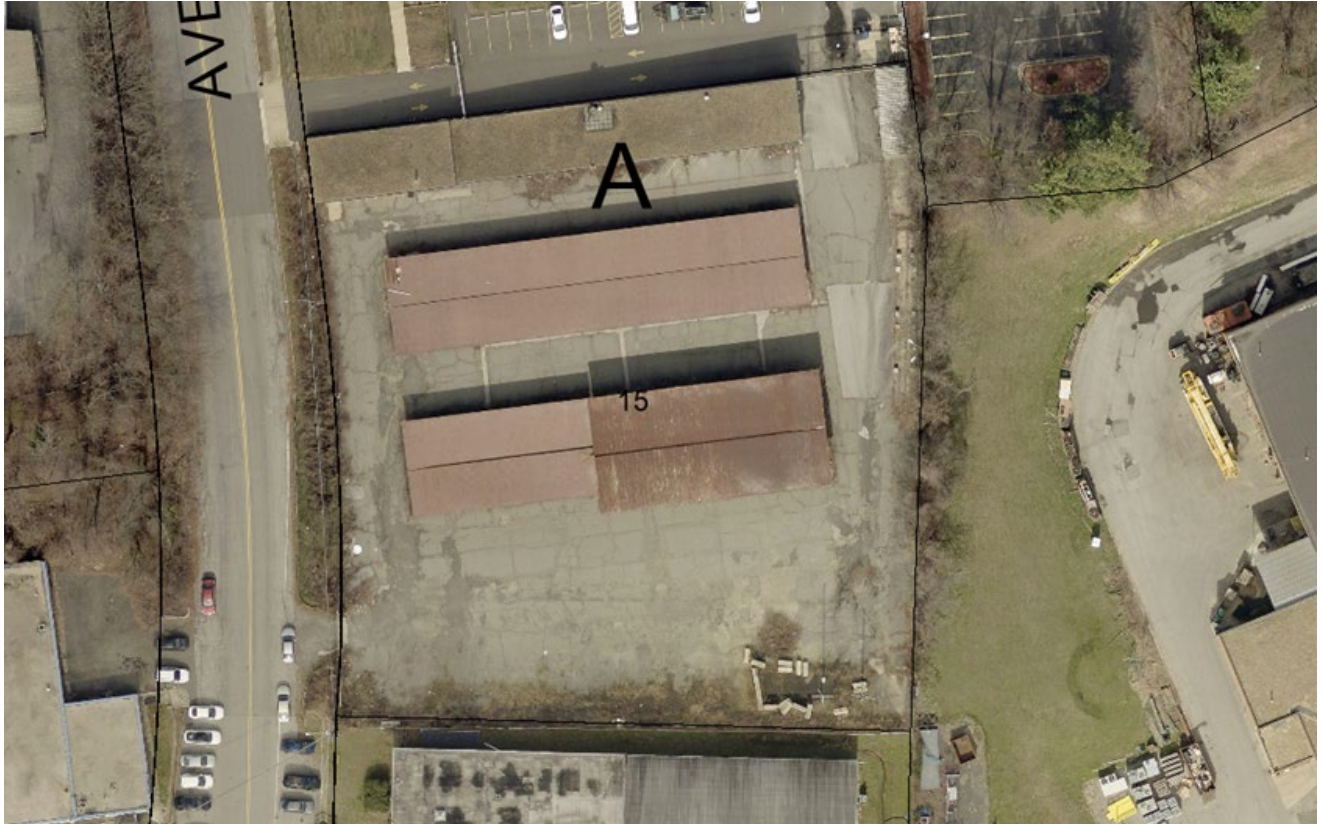
Detailed Site Plan DSP-23020 is filed on behalf of American Resource Management Group Limited Partnership (the “Applicant”). The Applicant is also the owner of the property which is the subject of this application. The property forming the subject matter of this application contains 1.6342 acres of land and is located generally on the east side of Westhampton Avenue, approximately 200 feet south of its intersection with Central Avenue (MD 214) in Capitol Heights. The Property is more particularly described as Parcel 15 as depicted on a plat of subdivision entitled “Parcels 14 & 15, Block A, Central Industrial Park”, which plat is recorded among the Land Records of Prince George’s County at Plat Book PM 233, Plat 28 (the “Subject Property”). The Subject Property was acquired by the Applicant for the purposes of relocating its affiliated construction company, DICO, Inc. (“DICO”), to the Subject Property. As discussed in greater detail below this application will be filed under the provisions of Section 27-548.26(b)(1)(B) to request an amendment to the list of permitted uses under the provisions of the prior Zoning Ordinance.

Preliminary Plan of Subdivision 4-23046 and ADQ-2023-079 were recently approved by the Prince George’s County Planning Board. The Preliminary Plan of Subdivision was reviewed and approved in accordance with the provisions of the prior Subdivision and Zoning Ordinances. The Applicant is proposing to relocate its contractors’ business to the Subject Property and continue to utilize the property as a contractors’ office and storage yard consistent with how the property has been used for the past 50 years. The Applicant is proposing no improvements to the property and only seeks to utilize the existing improvements as they currently exist.

II. DEVELOPMENT AND ZONING HISTORY OF THE SUBJECT PROPERTY

The Subject Property is currently zoned LTO-e/MIO (formerly I-1/DDO/MIO). In this case, the Subject Property fronts on one road, Westhampton Drive. The Subject Property is currently improved with a one-story brick building containing 5,831 square feet, a one-story block shed containing 329.49 square feet and a one-story metal sided building containing 439.51 square feet. In addition, two areas of the property have open-sided roofed structures to allow for vehicles to be parked and protected from the elements. The first covered area has an existing roof which covers 7,673 square feet and the second covered area has two separate roof structures which cover a total of 8,524 square feet. The remainder of the Subject Property is paved with

asphalt. All the existing structures were constructed prior to the Applicant purchasing the property, and the property is currently unoccupied. An aerial photograph showing the existing improvements is reproduced below:



The Subject Property was owned for many years by Verizon Maryland, Inc. (the successor to C&P Telephone Company of Maryland), a public utility. The Property was initially subdivided in 1964 as part of a larger parcel of land containing 2.94 acres. The larger property is more particularly described as Parcel 3 and is depicted on a plat of subdivision entitled “Parcel 3, Block A, Central Industrial Park” (PB 52 Plat 65). Parcel 3 was in the southeast corner of Central Avenue and Westhampton Avenue. It appears to have been utilized as a single parcel of land until 2010. On July 15, 2010, preliminary plan of subdivision 4-09031 was approved to subdivide Parcel 3 into two separate parcels of land, now known as Parcel 14 and Parcel 15. Parcel 14 contains 1.3070 acres of land and is located at the corner of Central Avenue and Westhampton Avenue. Parcel 15 (the Subject Property) contains 1.6342 acres of land and is located immediately south of Parcel 14. While Parcel 14 is still owned by Verizon Maryland

Inc., Parcel 15 has changed ownership. On October 27, 2010, Parcel 15 was conveyed to the Nabely Family Living Trust and used as an electrical utility contractor's office and storage yard. It does not appear that a use and occupancy permit was ever issued for that use, potentially due to the change in zoning discussed below. The Applicant took title to Parcel 15 on May 20, 2020, by deed recorded among the Land Records in Liber 43613 Folio 565. The Applicant has been unable to occupy the Subject Property due to the zoning issues to be addressed by this application.

On June 1, 2010, the 2010 Subregion 4 Master Plan and Sectional Map Amendment retained the I-1 zoning for the Subject Property but established a Development District Overlay Zone. At the time the Sectional Map Amendment was approved, the District Council was concerned that properties fronting on Central Avenue could be used and/or developed such that they would distract from the viewshed of the road, understanding that the long-term goal of the Master Plan was to improve the Central Avenue Corridor. As a result, the District Council established a Development District Overlay Zone.

It is relevant to note that the establishment of a DDOZ was not recommended in the Preliminary Master Plan but was the result of an amendment to the Master Plan with the adoption of CR-49-2010. The Amendment, referenced as Amendment 13, established a DDOZ over properties which fronted on Central Avenue between Hampton Park Boulevard and Richie Marlboro Road (except for a church owned property and land owned by MNCPPC across from Norair Avenue). Amendment 13 includes a statement (also now found on Page 536 of the Approved Sectional Map Amendment) as to reason for establishing the DDOZ:

The purpose of this DDOZ is to establish regulations that supplement the regulations of the underlying industrial zones. The proposed DDOZ regulations for the Business Park Character Area will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting, building intensity and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an attractive, low-intensity functional business park that provides a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area.

A copy of the land impacted by Amendment 13 can be seen on the image below. The Subject Property is denoted by an asterisk:

ATTACHMENT A

AMENDMENT 13 CENTRAL AVENUE EAST DEVELOPMENT DISTRICT OVERLAY ZONE (DDOZ) BOUNDARIES



As referenced above, at the time the Master Plan was adopted in June, 2010, the Subject Property was part of a larger parcel that fronted on Central Avenue, and thus was included within the boundaries of the DDOZ. One month later, in July 2010, Preliminary Plan 4-09031 was approved to divide the property into two parcels, one of which fronted on Central Avenue and one (the Subject Property) which did not. In fact, any outside storage or vehicular parking areas on the Subject Property is not visible from Central Avenue. Had the Subject Property been subdivided prior to the adoption of the Master Plan, the Applicant submits that it would not have been included in the DDOZ. distinctive gateway that Central Avenue presents to the Subject 4 Master Plan area. This is evident in that no property within the Central Industrial Park that did not have frontage on Central Avenue was included in the DDOZ. While Section 27-548.26(b)(1)(A) of the prior Zoning Ordinance permits a property owner to request an amendment to the boundary of a DDOZ, which the Applicant could have requested to address the use of the Subject Property, Section 27-1903(b) of the Zoning Ordinance provides as follows:

(b) Notwithstanding procedures specified in Sections 27-548.09.01 and 27-548.26 of the prior Zoning Ordinance, development proposals within a Transit District Overlay Zone (TDOZ) or Development District Overlay Zone (DDOZ) may not include requests to change the boundary of the approved TDOZ or DDOZ or change the underlying zones. (emphasis added)

Thus, while the Applicant cannot remove the Subject Property from the DDOZ. However, Section 27-548.26(b)(1)(B) provides that “an owner of property in the Development District may request changes to ...the list of allowed uses, as modified by the Development District Standards”. This is the request presented by the Applicant in this application.

The Applicant seeks to utilize the property as it is now improved for DICO’s construction business. The structures will be used for office space and storage and the covered structures will be used to protect vehicles, machinery and equipment. The use of the property as proposed is permitted in the prior underlying I-1 Zone but is not permitted in the use list adopted with the DDOZ. In fact, many uses typically permitted in the I-1 zone are prohibited in the DDOZ. As a result, the sole purpose of this application is to request an amendment to the list of permitted uses to allow the existing improvements to be utilized by DICO in conjunction with its business operations.

III. DESCRIPTION OF PROPOSED AMENDMENT TO THE LIST OF PERMITTED USES

The Applicant is affiliated with DICO, the proposed occupant of the Subject Property. Since 1969, DICO has become the area’s most experienced custom and production residential foundation contractor, providing exceptional quality, convenient scheduling, and competitive pricing. DICO has cast over 60,000 residential foundations in the region and have a major contributor to the residential growth in not only Prince George’s County, but also Maryland, Delaware, Virginia and Pennsylvania. DICO has operated in Prince George’s County since its founding in 1969. As such, the Subject Property, with its existing improvements, is the perfect location for DICO. The property is centrally located in Prince George’s County with excellent access to major transportation routes. The Subject Property is also located in a long-standing and well-established industrial park, the Central Industrial Park. The business operated by DICO includes the outdoor storage of materials and equipment necessary for the operation of the business. In the use list adopted by DDOZ, all contractor offices and storage (whether indoor or

outdoor) uses are prohibited. Thus, the Applicant is seeking to have the following uses permitted on the Subject Property:

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:
(i) With storage of materials or equipment:
(aa) Indoors
(bb) Outdoors (CB-75-1998; CB-39-2004)
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site
(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)
Contractors' plant or storage yard:
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight
(ii) All others (CB-89-1985; CB-1-1994)
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998; CB-39-2004)
Storage building accessory to:
(i) A permitted use
Storage yard, except as otherwise specified (CB-75-1998; CB-39-2004)

The Applicant is seeking to allow the full range of contractor services to be operated on the Subject property to not only allow DICO to be able to operate from the Subject Property but also to preserve the ability for a future similar business to be able to utilize the property without seeking a future amendment to the list of permitted uses.

IV. JUSTIFICATION FOR UTILIZING PRIOR ZONING ORDINANCE

Section 27-1904(b) requires any application seeking to be filed pursuant to the provisions of the prior Zoning Ordinance to submit a Statement of Justification setting forth the reasons for electing to do so. The Applicant has elected to utilize the provisions of the prior subdivision and zoning ordinance as expressly permitted by Section 24-1900 et. seq. and by Section 27-1900 et. seq. The subdivision application was accepted and approved in accordance with Section 24-

1900 et. seq. As a result, Section 27-1903(d) provides that so long as the subdivision approval remains valid, “the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.” Thus, because of the prior subdivision approval, this application is also entitled to be filed pursuant to the provision of the prior Zoning Ordinance.

In addition, the Subject Property is zoned LTO-e. It was not placed in the most similar zone to which it was in the prior Zoning Ordinance. In the LTO-e Zone, industrial uses are virtually universally prohibited, and there is no process, short of a rezoning, that would allow the list of permitted uses to be expanded. The prior Zoning Ordinance permits an amendment to the use list adopted with a DDOZ pursuant to a Detailed Site Plan. This is the only relief available to the Applicant. Thus, the owner has no other reasonable option to utilize the property it owns other than to pursue approval under the prior ordinance.

V. ANALYSIS OF CONFORMANCE TO CONDITIONS OF PRELIMINARY PLAN 4-23046 AND ADQ-2023-079.

Preliminary Plan of Subdivision 4-23046 was approved by the Planning Board on June 20, 2024 pursuant to the adoption of Prince George’s County Planning Board Resolution PGCPB No. 20224-042. The subdivision was approved subject to three conditions, each of which is addressed below:

- 1. Prior to approval, in accordance with the preliminary plan of subdivision, the final plat of subdivision shall include the granting of a public utility easement (PUE) along the abutting public right-of-way (ROW) for Westhampton Avenue except for the ±39 linear feet of said frontage, which is occupied by the existing building. The final plat shall also include a note that a variation is approved for omission of the PUE along the northern ±39 linear feet of Westhampton Avenue right-of-way frontage of the property.**

COMMENT: The final plat of subdivision will include the PUE in accordance with this condition.

- 2. Development of this site shall be in conformance with Stormwater Management Concept Plan 33081-2024, and any subsequent revisions.**

COMMENT: The proposed Detailed Site Plan conforms to the Stormwater Management

Concept Plan.

3. Should future redevelopment of the subject property include demolition of the existing building at the northern corner of the subject property, prior to issuance of building permits, the applicant shall dedicate a 10-foot-wide PUE along the ±39 linear feet of Westhampton Avenue frontage, which is currently occupied by the existing building. This requirement shall be noted on the final plat of subdivision.

COMMENT: The Applicant is not proposing to redevelop the Subject Property and intends to utilize the existing structures without modification. Should the Applicant propose a future redevelopment, this condition will be applicable. The required note will be added to the final plat of subdivision.

Certificate of Adequacy ADQ-2023-079 was approved on May 16, 2024 subject to four conditions. Each of the conditions is set forth below:

- 1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses which generate no more than 19 AM peak-hour trips and 19 PM peak-hour vehicle trips.**

COMMENT: The trips generated by the proposed use conform to the trip cap as the Certificate of Adequacy was issued for the proposed development.

- 2. Prior to the acceptance of the site plan, the applicant shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the pedestrian and bicycle adequacy improvements approved with ADQ-2023-079, consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations as part of the detail site plan submission.**

COMMENT: A pedestrian facilities plan was submitted with the Detailed Site Plan.

- 3. Prior to the acceptance of the Detailed Site Plan (DET), the applicant and the applicant's heirs, successors and/or assigns shall show the following:**
 - a. One bicycle rack (Inverted-U style or a similar model that provides two points of contact for a parked bicycle) within 50 feet of the entrance to the northernmost building on-site.**

COMMENT: The location of the bicycle rack and the detail for the bicycle rack is shown on the Detailed Site Plan.

- 4. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision**

Regulations (“Required Off-Site Facilities”), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency’s access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

- a. Install 8 detectable warning system surface pads along MD 214, between Westhampton Avenue and Ritchie Road, as detailed in Appendix B-2 of the applicant’s BPIS.**

COMMENT: This condition will be addressed prior to the approval of the first building permit.

VI. CONFORMANCE WITH THE REQUIREMENTS OF SECTION 27-548.26(b)

As indicated above, the Subject Property lies within the boundaries of a DDOZ established by the Subregion 4 Master Plan and Sectional Map Amendment. Section 27-548.26(b) of the Prince George’s County Zoning Ordinance (the “Zoning Ordinance”) contains provisions which address amendments to approved DDOZ’s which can be requested by a property owner. Section 27-548.26(b) provides as follows:

(b) Property Owner.

- (1) Notwithstanding the provisions of subsection (a), above, a property owner may request that the District Council amend development requirements for the owner’s property, as follows:**
 - (A) An owner of property in, adjoining, or separated only by a right-of-way from the Development District may request changes to the boundary of the approved D-D-O Zone.**
 - (B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.**
 - (i) A request for changes to the underlying zone or list of allowed uses may include requested amendments to the applicable Development District Standards for the applicable D-D-O Zone.**
 - (ii) In determining whether to approve such amendments to the Development District Standards, the District Council shall find that the amended standards will benefit the proposed development, will further the purposes of the applicable Development District, and will not substantially impair implementation of any applicable Master Plan or Sector Plan.**

In addition to the above, Section 27-548.26(b)(5) states that in approving an application to change the list of allowed uses, the District Council must find that “the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, meets applicable site plan requirements, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal.”

Section 27-548.26(b)(2) also provides that any application for such a change must include “a statement showing that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment or Sector Plan” and “a site plan, either the Detailed Site Plan required by Section 27-548.25 or a Conceptual Site Plan.” The application submitted herewith includes a Detailed Site Plan. Set forth below is an analysis for conformance with the purposes and recommendations for the Development District as stated in the Subregion 4 Sectional Map Amendment.

**STATEMENT OF CONFORMANCE WITH PURPOSES AND
RECOMMENDATIONS FOR THE DEVELOPMENT DISTRICT AS STATED IN
THE SUBREGION 4 SECTIONAL MAP AMENDMENT**

As noted above, the Subject Property is a fully improved contractor’s office and storage yard. As referenced above, the purpose of this application is to permit DICO or any future similar use to occupy it and use the existing improvements for the purpose for which they were constructed. Contractor’s offices and storage yards are typically permitted in the I-1 zones and are appropriate for the Subject Property. Further, such uses can be accommodated consistent with the purposes and recommendations of the Sector Plan.

As outlined above, the purposes of the DDOZ established in this area of the Subregion were succinctly stated in Amendment 13 adopted with CR-49-2010 and is reproduced on Page 536 of the Adopted and Approved Master Plan:

The purpose of this DDOZ is to establish regulations that supplement the regulations of the underlying industrial zones. The proposed DDOZ regulations for the Business Park Character Area will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting, building intensity and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an

attractive, low-intensity functional business park that provides a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area.

As it relates to the Subject Property, the key factor to be noted is the goal of providing “a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area.” At the time the Master Plan was drafted and adopted, the Subject Property was part of a larger tract of land which fronted on Central Avenue. The industrially zoned properties to the east and west of the Subject Property which fronted on Central Avenue were also included within the boundaries of the DDOZ, as the redevelopment of these properties could impact views from this important roadway. The abutting properties to the south in the Central Industrial Park which do not front on Central Avenue were not included in the DDOZ. As discussed above, however, the Subject Property has since been separated from the larger tract and does not front on Central Avenue. The subdivision of the property to separate it from the Central Avenue Frontage addresses the concerns the DDOZ was established to address. The proposed use of the Subject Property will not be visible from Central Avenue and will therefore not adversely affect the distinctive gateway that Central Avenue provides to the Subregion 4 Master Plan area. The proposed use of the property is consistent with the other industrial uses in the Central Industrial Park. Thus, permitting contractor’s offices with storage of materials and equipment is consistent with other properties in the industrial park and, like those other properties, has no impact on the viewsheds from cars traveling on Central Avenue. For these reasons, the proposed amendment to the list of permitted uses conforms to the purpose of the DDOZ.

VII. DEVELOPMENT DISTRICT STANDARDS

As noted above, in 2010, the Subregion 4 Master Plan and Sectional Map Amendment was adopted which includes Urban Design Standards and Guidelines in Chapter 15. It is stated in the introduction that the DDOZ was imposed over five focus areas, and that “a sixth DDOZ was added for the industrial properties of Central Avenue East area”. (P. 536). However, the Subregion 4 Sectional Map Amendment, as do other Sectional Map Amendments which establish DDOZ’s, sets forth the circumstances under which any Development District Standards are applicable.

The Sectional Map Amendment, on Page 487, provides that “The development district standards are specifically intended to address new development and redevelopment proposals in the district.” Under the “Applicability and Administration” section (Page 487), the Sectional Map Amendment further provides that “All new development and redevelopment of existing structure within the DDOZ shall comply with the general intent and goals of the development district standards and the Subregion 4 Master Plan.” The term “development” is then defined as “any activity that materially affects the condition or use of land or a structure. Redevelopment, rehabilitation and renovation of existing structure are all forms of development. A change from a lower intensity impact use, as indicated in the Landscape Manual is also a form of development.” Based upon these very clear directives, the proposed amendment to the list of permitted uses is not subject to the Development District Standards. No new development is proposed. No redevelopment is proposed. The renovation of existing structures is not proposed. There is no change in use from how the property has been used for the past 50 years. Therefore, although the Subject Property is required to file a Detailed Site Plan to amend the list of permitted uses, it is only subject to the “applicable” Development District Standards—those which are those applicable to the amendment to the list of permitted uses. The Development District Standards which establish Building Envelope Standards and Guidelines, Street Type Standards and Guidelines, Architectural Standards and Guidelines, Signage Standards and Guidelines, Landscaping Standards and Guidelines and Parking and Loading Standards and Guidelines for new development are not applicable to this request.

VIII. REQUIRED FINDINGS FOR DSP’S

The required findings which the Planning Board must make when approving a detailed site plan are set forth in Section 27-285(b) of the Zoning Ordinance. Each of the required findings is addressed below:

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

COMMENT: The Applicant submits that the proposed plan represents a reasonable alternative for satisfying the site design guidelines. In this case, the site design guidelines are established by the Design Standards set forth in the DDOZ, which are not applicable to the requested amendment to the list of permitted uses. As further noted above, the Applicant proposes no modifications to the site and simply desires to utilize the existing improvements as they were designed and constructed. Therefore, the Applicant submits that the site layout proposed represents a reasonable alternative and does not detract substantially from the utility of the proposed development for its intended use.

(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: This criterion is not applicable as no Conceptual Site Plan is required in the I-1 Zone or by the DDOZ.

(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: This criterion is inapplicable as the proposed site plan is not a Detailed Site Plan for Infrastructure.

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

COMMENT: The property does not contain any regulated environmental features, as noted on the approved NRI. Therefore, the proposed development can be found to preserve the regulated environmental features to the fullest extent possible.

IX. CONCLUSION

The Applicant submits that the proposed Detailed Site Plan is in conformance with the requirements set forth in the Zoning Ordinance to allow for an amendment to the permitted use list in DDOZ established in the Subregion 4 Master Plan and Sectional Map Amendment.

Further the application satisfies the criteria of approval set forth in Section 27-285 (b). The Applicant, therefore, respectfully requests approval.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'THH', is written over a thin horizontal line.


Thomas H. Haller
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033



January 27, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section, Development Review Division

VIA: Sarah Benton, AICP, Planning Supervisor, Long-Range Planning Section, Community Planning Division 

FROM: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division *NAB*

SUBJECT: DSP- 23020, Central Industrial Park

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-548.26(b)(5) of the Prior Zoning Ordinance, the proposed amendment to the 2010 [Subregion 4 Master Plan and Endorsed Sectional Map Amendment](#) (Master Plan) Development District Overlay Zone Table of Uses conforms with the purposes and recommendations for the Development District, as stated and does not otherwise substantially impair the implementation of the Master Plan.

BACKGROUND

Application Type: Detailed Site Plan in a Development District Overlay Zone Requesting a Change of Permitted Use

Location: On the east side of Westhampton Avenue approximately 200 feet south of its intersection with MD 214 (Central Avenue).

Planning Area: 75A

Community: Suitland-District Heights & Vicinity

Size: 1.63 acres

Existing Use: Industrial

Future Land Use: Industrial

Proposal: To amend the list of permitted uses in the Master Plan and allow the use of the property as a contractor's office, including the operation and storage of heavy motorized equipment and indoor and outdoor material storage using the prior Zoning Ordinance.

Zoning: Local Transit - Oriented - Edge (LTO-E), and Military Installation Overlay (MIO) Zones

Prior Zoning: Light Industrial (I-1), Development District Overlay (D-D-O), and Military Installation Overlay (MIO) Zones

Applicable Zoning Ordinance: Prior Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. Established Communities are most appropriate for context-sensitive infill and low-to medium density development. The General Plan (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 (Plan 2035 page 20).

Master Plan: The subject application is within the 2010 [*Subregion 4 Master Plan and Endorsed Sectional Map Amendment*](#) (Master Plan) and "envision[s] balancing new development, that optimizes existing infrastructure, with maintaining and revitalizing existing neighborhoods and commercial areas through redevelopment, adaptive reuse, preservation, and conservation" (page 48). The Master Plan recommends **industrial use** on the subject property (page 62). The proposed use is consistent with the recommended land use.

Industrial uses are not specifically defined in the Master Plan, and the plan is silent on a description of industrial land use. However, the 2014, *Plan Prince George's 2035 Approved General Plan* (Plan 2035) defines industrial use as areas including manufacturing and industrial parks, warehouses and distribution. May include other employment, such as office and service uses (Plan 2035, page 100)

The applicant intends to use the subject property as a contractor's office and a storage yard. However, a contractor's office and storage yard is not a permitted use in the Master Plan. This application is seeking to amend the use table of the Master Plan to allow the use on the subject property in accordance with 27-548.26(b)(5). An analysis for how this application meets the requirements of the Master Plan and discussion of how it will not substantially impair the Implementation of the Master Plan is provided below.

This property is within **Living Area E** (page 107). The applicant should consider the following Master Plan recommended goals, policies, and strategies to help advance the intent and purpose of the plan.

Recommendations (pages XVIII-XX)
Transportation and Trails System

- Ensure the transportation facilities are adequate prior to approval of any new development within established neighborhoods and in the designated centers in accordance with the procedures provided in the County Code.
- Facilitate the safe and orderly movement of traffic.

Analysis: No new development is proposed with this application, and the applicant intends to utilize the existing structures on the site without modification. Circulation around the property blends with the existing surface parking lot and is accessed from West Hampton Avenue. Adequacy for the property was found with the approval of Preliminary Plan of Subdivision 4-23046. Site circulation related to the safe and orderly movement of traffic onsite will be further evaluated by the Transportation Planning Section during this Detailed Site Plan (DSP) review process.

Environmental

- Support a subregion policy to direct redevelopment and infill development to existing and planned development areas instead of “greenfield” areas.
- Provide a continuous network of sidewalks and bikeways to facilitate pedestrian use and access.

Analysis: The use of this property as a contractor’s office and storage yard is not considered “green field” development, and the applicant proposes to continue use of the site consistent with how the property has been used for the past 50 years. The Applicant is proposing no improvements to the property and only seeks to utilize the existing improvements as they exist. A five-foot-wide striped area is shown from the parking area to the exiting sidewalk on West Hampton Avenue. This will allow safe and orderly movement of pedestrian traffic onsite and will be further evaluated by the Transportation Planning Section during the review of this DSP.

Living Areas E and F (Zone 3) Recommendations
Land Use and Community Design (pages 116 – 117)

- Remove or relocate the land uses that cause truck traffic impacts in the residential areas.

Analysis: The contractor's office and storage yard is located within an industrial area and is not adjacent to any residential uses. However, it is noted that the property is near to residential uses which are located north of Central Avenue. The use is not expected to generate truck impacts that will affect these homes. The movement of traffic onsite will be further evaluated by the Transportation Planning Section during the review of this DSP.

Chapter 7 Environment, Environmental Site Design (page 204).

Environmental Site Design (ESD) processes have been identified as ways to improve water quality throughout Prince George's County, and these methods can be applied in Subregion 4.

Policy 3 Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities.

Strategies Increase stormwater storage in appropriate areas, such as open space and preserved and constructed wetlands.

Analysis: No new development is proposed with this application, and the applicant intends to utilize the existing structures on the site without modification. The site plan has received approval from the Prince George's County Department of Permitting, Inspections, and Environment (DPiE) per Case Number 33081-2024-SDC. The applicant should continue to work with DPiE, the Environmental Planning Section, and the applicable agencies to ensure preservation of onsite natural resources, uses LID techniques and meets development standards if construction is proposed on site in the future.

Tree Canopy and Green Space (page 209)

Policy 1 Preserve, restore, and enhance the existing tree canopy (page 210).

Strategies

- Require a minimum of ten percent tree canopy coverage on all new development and redevelopment projects.
- Encourage the preservation of existing specimen trees (defined as trees 30 inches or greater in diameter at breast height) at the time of development review.
- Increase the percentage of urban tree canopy by planting trees and other vegetation in public and private open spaces, along roadways, in median strips, and in residential communities.

- Ensure that root space is sufficient for longterm survival.

Analysis: There are no existing trees on the site of the contractor's office and no new development is proposed with this application. The applicant intends to utilize the existing structures on the site without modification. The requirements for landscaping and tree canopy coverage will not be enforced. If development is proposed in the future the applicant should consider increasing the tree canopy to reduce the overall heat island effect created by the proposed contractor's storage yard and surface parking lot.

Chapter 8 Transportation Systems, Transportation Recommendations

Goals Provide a safe, affordable, and attractive multimodal transportation system in the Subregion 4 area that:

- Supports the development pattern, and the land uses associated with that development pattern, recommended by this master plan (page 233).

Analysis: Circulation around the contractor's office blends with the existing surface parking lot and provides a safe well defined roadway system that includes areas for pedestrians and motor vehicles. Adequacy for the property was found with the approval of preliminary plan 4-23046. The use of this site as a contractor's office and storage yard adds to the mix of uses in the area, which include industrial, commercial, institutional, and residential uses.

Aviation/MIOZ: This application is within the Military Installation Overlay Zone and is subject to the requirements for height as outlined in 27-548.54(e)(2)(B) The application must comply with the requirements for the height of properties located in Surface Area B , App/Dep Clearance (50:1) - North End.

SMA/Zoning: The 2010 Subregion 4 Master Plan and Sectional Map Amendment retained the I-1 Zone for the Subject Property and established a Development District Overlay Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the Light Industrial (I-1), Development District Overlay (D-D-O), and Military Installation Overlay (MIO) Zones to the Local Transit - Oriented - Edge (LTO-E), and Military Installation Overlay (MIO) Zones effective April 1, 2022.

DEVELOPMENT DISTRICT MANDATORY STANDARDS

The Sectional Map Amendment, provides that “All new development and redevelopment of existing structure within the DDOZ shall comply with the general intent and goals of the development district standards and the Subregion 4 Master Plan.” (page 487).

No development is proposed with this application and no change in use from a lower intensity impact use is proposed. Therefore, the proposed amendment to the list of permitted uses is not considered development and is not subject to the Development District Standards. Community Planning Division staff finds that, pursuant to Section 27-548.25(b), this application conforms with the mandatory requirements of the 2010 [*Subregion 4 Master Plan and Endorsed Sectional Map Amendment*](#) Development District Overlay Zone.



January 21, 2024

MEMORANDUM

TO: Dexter Cofield, Development Review Division

FROM: Evan Shaw, Planner II, Countywide Planning Division EG

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

SUBJECT: **DSP-23020, Central Industrial Park**

Proposal

The subject Detailed Site Plan (DSP) proposes to utilize the existing unoccupied utility and storage yard for a construction contractor office and storage yard for a local business. The property located on the east side of Westhampton Avenue is currently zoned Local Transit Oriented Edge (LTO-E) but was previously zoned Light Industrial (I-1) and Development District Overlay (DDO). The Transportation Planning Section's (TPS) review of the referenced DSP application was evaluated using standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval

The property is subject to a prior approved Preliminary Plan of Subdivision (PPS) 4-23046 and Certificate of Adequacy (ADQ) 2023-079. The following conditions are applicable to this application:

ADQ-2023-079

1. Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 19 AM peak-hour trips and 19 PM peak-hour trips

Comment: The proposed square footage of this construction office/storage yard is within the established trip cap. This condition has been met.

2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.

Comment: An exhibit of the approved BPIS improvements was provided. This condition has been met.

3. Prior to the acceptance of the Detailed Site Plan (DET), the applicant and the applicant's heirs, successors and/or assignees shall provide show the following:
 - a) One bicycle rack (Inverted-U style or a similar model that provides two points of contact for a parked bicycle) at a location directly adjacent to the northernmost building on-site.

Comment: The site plan shows an inverted "U" shaped bicycle rack located on the northwest side of the site, directly adjacent to the one-story building in the northernmost part of the site. This condition has been met.

4. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Statement of Justification Central Industrial Park Detailed Site Plan, DSP-23020 September 9, 2024 9 Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
 - a) Install 8 detectable warning system surface pads along MD 214, between Westhampton Avenue and Ritchie Road, as detailed in Appendix B-2 of the applicant's BPIS.

Comment: This condition will be addressed prior to the approval of the first building permit.

Master Plan Compliance

Master Plan Right of Way

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*. Neither plan contains right-of-way recommendations for this portion of Westhampton Avenue. The site plan displays this portion of Westhampton Avenue as an 80-foot right-of-way.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities along Westhampton Avenue. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

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

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* recommends the following policies and recommendations regarding pedestrian and bicycle facilities:

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased nonmotorized connectivity between neighborhoods.

Comment: The site plan includes a five-foot-wide sidewalk along the property frontage and a crosswalk, crossing the vehicular entrance. A marked pedestrian pathway is also provided along the frontage within the site, connecting to the front entrance of the main one-story brick building at the northern portion of the site. A designated space for bicycle parking is provided near the one-story building in the northwest portion of the site.

The site is also subject to off-site pedestrian and/or bicycle improvements which were approved with the PPS. The planned detachable warning surface (DWS) curb ramps along Central Avenue improves the current condition of pedestrian movement adjacent to the site. Although there are no master planned pedestrian and bicycle facilities near the site, staff find the proposed facilities are appropriate for this development and will further facilitate multimodal movement to and from the site and meet the intent of the master plan goals and policies.

Transportation Planning Review **Zoning Ordinance Compliance**

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

Section 27-274 Design guidelines.

(2) Parking, loading, 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: One vehicular access point is proposed along Westhampton Avenue, in the southern portion of the property. The site plans demonstrate vehicular circulation within the site and does not allow traffic cut through. Pedestrian circulation is accommodated by sidewalk along the frontage and a marked pathway from the frontage to the building entrance.

One 12 by 45 loading space is proposed along the southern portion of the site. This loading area is located adjacent to the vehicular pathway to minimize conflicts with vehicular and pedestrian circulation. The two brick buildings on the northernmost part of the site contain bay doors, which

can be utilized to provide direct loading to the building, also minimizing conflicts with vehicles or pedestrians.

The proposed development requires seven parking spaces, including one ADA-accessible and a designated loading space. The site plans meet the requirement by providing four standard spaces, two compact spaces, one ADA accessible space and one loading space. Staff find the parking, loading, and circulation facilities on this site to be acceptable. However, staff recommend a parking schedule be provided on the plan sheets.

Conclusion

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27, and meets the findings for pedestrian and bicycle transportation purposes if the following conditions have been met:

- 1) Prior to certification of the Detailed Site Plan, the applicant and the applicant's heirs, successors and/or assignees shall revise the site plan to include the following:
 - a) Provide a parking schedule on the site plan consistent with Section 27-568.



January 28, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Urban Design Section

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

FROM: Mahsa Vatandoost, Planner II, Subdivision Section *MV*

SUBJECT: DSP-23020; Central Industrial Park

The property subject to this detailed site plan DSP-23020 is located on Tax Map 67 in Grid B4. The property totals 1.63 acres and consists of one parcel, known as Parcel 15 of Central Industrial Park, recorded in the Prince George's County Land Records in Plat Book PM 233 Plat 28. The property is located in the Local Transit-Oriented- Edge (LTO-E) Zone and the Military Installation Overlay (MIO) Zone for height. However, this application is being reviewed pursuant to the Prince George's County Zoning Ordinance and Subdivision Regulations that were effective prior to April 1, 2022. Under the prior Zoning Ordinance, the property was in the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones and within the Military Installation Overlay (M-I-O) Zone for height. The property is also subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

This application was accepted for review on December 19, 2024, and this referral is based on acceptance submittal plans.

The property is currently improved with a one-story building containing 5,831 square feet, a one-story block shed containing 329.49 square feet, and a one-story metal-sided building containing 439.51 square feet. In addition to these existing structures on the property, there are two open-sided roofed structures, which respectively cover 7,673 square feet and 8,524 square feet. The existing structures on-site total 22,028 square feet of gross floor area. The applicant proposes to use the existing structures on the property for a contractor's office and storage yard. No additional structures are proposed on the site.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-23046 which was approved by the Planning Board on May 30, 2024 (PGCPB Resolution No. 2024-042). PPS approved one parcel for development of 22,028 square feet of industrial development on the property.

PPS 4-23046 was approved subject to 3 conditions. The following conditions from 4-23046 are relevant to the review of the subject DSP:

- 1. Prior to approval, in accordance with the preliminary plan of subdivision, the final plat of subdivision shall include the granting of a public utility easement (PUE) along**

the abutting public right-of-way (ROW) for Westhampton Avenue except for the ±39 linear feet of said frontage, which is occupied by the existing building. The final plat shall also include a note that a variation is approved for omission of the PUE along the northern ±39 linear feet of Westhampton Avenue right-of-way frontage of the property.

DSP shows 10-foot-wide public utility easements along Westhampton Avenue public right-of-way except for the ±39 linear feet of said frontage which is occupied by the existing building consistent with the approved PPS. This condition will be evaluated again at the time of final plat approval.

2. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan, 33081-2024, and any subsequent revisions.

Copies of the approved Stormwater Management (SWM) Concept Plan 33081-2024 and approval letter were submitted with this DSP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

3. Should future redevelopment of the subject property include demolition of the existing building at the northern corner of the subject property, prior to issuance of building permits, the applicant shall dedicate a 10-foot-wide PUE along the ±39 linear feet of Westhampton Avenue frontage, which is currently occupied by the existing building. This requirement shall be noted on the final plat of subdivision.

The current DSP does not propose demolition of any of the existing buildings. This condition will be reviewed if any redevelopment of the property is proposed in the future. This condition will be evaluated again at the time of final plat approval.

This development is subject to Certificate of Adequacy ADQ-2023-079, which was approved by the Planning Director on May 16, 2024, subject to four conditions, of which, the following conditions are applicable to this DSP and are provided below in **bold**, with staff analysis following in plain text.

1. Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 19AM peak-hour trips and 19 PM peak-hour vehicle trips.

The development included with this DSP is consistent with that evaluated under ADQ-2023-079. The Transportation Planning Section should review the proposal for conformance with this condition.

2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.

A bicycle and pedestrian improvement exhibit was submitted with this DSP submission. The Transportation Planning Section should determine whether sufficient information is shown on the exhibit to meet Condition 2.

3. **Prior to the acceptance of the Detailed Site Plan (DET), the applicant and the applicant's heirs, successors and/or assignees shall show the following:**
- a) **One bicycle rack (Inverted-U style or a similar model that provides two points of contact for a parked bicycle) within 50 feet of the entrance of the northernmost building on-site.**

A bicycle and pedestrian improvement exhibit was submitted with this DSP submission. The Transportation Planning Section should determine whether sufficient information is shown on the exhibit to meet Condition 3.

Additional Comments

None.

Recommended Conditions

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the DSP, and must be consistent with the record plat, once it is approved, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



Countywide Planning Division
Environmental Planning Section

301-952-3650

January 27, 2025

MEMORANDUM

TO: Dexter Cofield, Planner II, Zoning Section, DRD

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

FROM: Alexander Kirchhof, Planner II, Environmental Planning Section, CWPD ANK

SUBJECT: **Central Industrial Park; DSP-23020**

The Environmental Planning Section (EPS) has reviewed detailed site plan DSP-23020 for Central Industrial Park, accepted for review on December 10, 2024. Revised information was not requested. The applicant has submitted an unapproved woodland conservation ordinance exemption; however, as no grading or groundwork is proposed, neither an exemption nor tree conservation plan are required. The EPS recommends approval of DSP-23020 subject to no conditions.

PROPOSED ACTIVITY

The current application is for modifications to the zoning to allow the contractors storage yard use on the site. The current zoning for the site is Local Transit-Oriented – Edge (LTO-E); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Light Industrial (I-1) Zone.

ENVIRONMENTAL REVIEW

A natural resources inventory plan (NRI-014-2024) was approved on February 7, 2024, and was submitted with this application. This application is subject to the 2024 Woodland Conservation Ordinance (2024 WCO); however, the site is exempt as it had a valid standard letter of exemption from the 2024 WCO. This exemption was not grandfathered per the 2024 WCO, but is now valid subject to CB-077-2024; however, at this time no ground disturbance is proposed. If at any point ground disturbance is proposed, this site will require a Type 2 tree conservation plan as the site is larger than one acre in size. Based upon the provided information and PGAtlas, there are no regulated environmental features or unsafe soils. This site has an approved stormwater management plan and associated letter (33081-2024-SDC / Permit P45762-2024-SDC-SDC), which was approved April 4, 2024, and expires April 4, 2027.

No other environmental review issues have been identified for this application. The Environmental Planning Section recommends approval of the application, with no conditions.



January 13, 2025

MEMORANDUM

TO: Dexter Cofield Planner II, Urban Design Section

FROM: Mara Greenwell, Planning Technician III, Permit Review Section *mea*

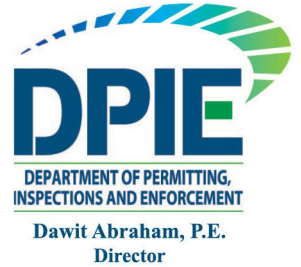
SUBJECT: DSP-23020 – Central Industrial Park

1. Provide general notes on the site plan.
2. Provide proposed use and existing use.
3. Provide parking required and provided.
4. Provide the building height on existing overhang.
5. Provide setbacks.
6. The street connection driveway to the property shows a width of 16'.4"wide. Min entrance should be 22'wide.
7. Show conformance of Section 4.4 of the Landscape Manual screening requirements.
8. Show Green Area.
9. The Permit Review Section offers no further comments at this time.



Tara H. Jackson
Acting County Executive

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



MEMORANDUM

January 15, 2025

TO: Crystal Hancock, Acting Supervisor
Transportation Planning Section, M-NCPPC

FROM: Rene Lord-Attivor, Chief Engineer
RLA Site/Road Plan Review Division, DPIE

RE: Central Industrial Park
DSP-23020

CR: Traffic Statement (TS)
Bicycle Pedestrian Impact Statement (BPIS)

This Traffic Statement (TS) and Bicycle Pedestrian Impact Statement (BPIS) were developed as part of the Detailed Site Plan (DSP-23020) for the proposed Central Industrial Park development. The development is located on the east side of Westhampton Avenue just south of MD 214. The site is proposed to be developed with 22,028 square feet of light industrial space.

The Department of Permitting, Inspections and Enforcement (DPIE) reviewed the TS dated April 23, 2024, and the BPIS dated April 23, 2024, and offered the following comments:

TS review comments and recommendations:

- No comments.

BPIS review comments and recommendations:

- Install ADA-compatible pedestrian ramps and crosswalks along Truck Way at the intersection of Ritchie Road and Truck Way.

Please note that there are other non-County maintained roadways and intersections that are under the jurisdiction of the Maryland Department of Transportation State Highway Administration (MDOT SHA), as such we defer all additional comments related to these intersections and roadways to the MDOT SHA.

If you have any questions or need additional information, please contact me, at 301.636.2060.

cc: Dawit Abraham, P.E., Director, DPIE
Michael Johnson, P.E., Director, DPW&T
Mary Giles, P.E., Deputy Director, DPIE
Stacey Smalls, Deputy Director, DPW&T
Rey De Guzman, P.E., Associate Director, S/RPRD, DPIE
Kate A. Mazzara, P.E., Associate Director, OE&PM, DPW&T
Jahid Russel, Chief, TSS, OEPM, DPW&T
Hadi Quaiyum, Chief, TSD, OE&PM, DPW&T
Mariwan Abdullah, P.E., Acting Chief Engineer, S/RPRD, DPIE
Steve Snyder, District Engineer, S/RPRD, DPIE
Nima Khoshand, Engineer III, S/RPRD, DPIE
Noelle Smith, Planner IV, MNCPPC



June 25, 2024

American Resource Management Group LP
5550 Tuxedo Road
Hyattsville, MD 20781

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision – 4-23046
Central Industrial Park

Dear Applicant:

This is to advise you that, on **June 20, 2024**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice (**June 25, 2024**). Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: M. Vatandoost
Reviewer

Attachment: PGCPB Resolution No. **2024-042**

cc: Persons of Record

PGCPB No. 2024-042

File No. 4-23046

R E S O L U T I O N

WHEREAS, American Resource Management Group LP is the owner of a 1.63-acre parcel of land known as Parcel 15 of Central Industrial Park, said property being in the 18th Election District of Prince George's County, Maryland, and being zoned Local Transit-Oriented - Edge (LTO-E) and Military Installation Overlay (MIO); and

WHEREAS, on March 19, 2024, American Resource Management Group LP filed an application for approval of a Preliminary Plan of Subdivision, also known as Preliminary Plan 4-23046 for Central Industrial Park, for the subject property for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan 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 at a public hearing on May 30, 2024; and

WHEREAS, new Subdivision Regulations, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Subdivision Regulations, subdivision applications submitted and accepted as complete before April 1, 2026, may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022 (prior Subdivision Regulations); and

WHEREAS, the applicant has complied with the procedures required in order to proceed with development under the prior Subdivision Regulations contained in Section 24-1904 of the Prince George's County Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

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

WHEREAS, on May 30, 2024, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-23046, including a Variation from Section 24-122(a), for one parcel, subject to the following conditions:

1. Prior to approval, in accordance with the preliminary plan of subdivision, the final plat of subdivision shall include the granting of a public utility easement (PUE) along the abutting public right-of-way (ROW) for Westhampton Avenue except for the ±39 linear feet of said frontage, which is occupied by the existing building. The final plat shall also include a note that a variation

is approved for omission of the PUE along the northern ± 39 linear feet of Westhampton Avenue right-of-way frontage of the property.

2. Development of this site shall be in conformance with Stormwater Management Concept Plan 33081-2024, and any subsequent revisions.
3. Should future redevelopment of the subject property include demolition of the existing building at the northern corner of the subject property, prior to issuance of building permits, the applicant shall dedicate a 10-foot-wide PUE along the ± 39 linear feet of Westhampton Avenue frontage, which is currently occupied by the existing building. This requirement shall be noted on the final plat of subdivision.

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 applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject site is located on the east side of Westhampton Avenue approximately 200 feet south of its intersection with MD 214 (Central Avenue). The property totals 1.63 acres and consists of one parcel, known as Parcel 15 of Central Industrial Park, recorded in the Prince George's County Land Records in Plat Book PM 233 Plat 28. The property is located in the Local Transit-Oriented - Edge (LTO-E) Zone and the Military Installation Overlay (MIO) Zone for height. However, this preliminary plan of subdivision (PPS) was submitted for review under the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations that were effective prior to April 1, 2022, pursuant to Section 24-1903(a) of the Subdivision Regulations. Under the prior Zoning Ordinance, the property was in the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones and within the Military Installation Overlay (M-I-O) Zone for height. The property is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

This PPS includes one parcel for 22,028 square feet of gross floor area of industrial development. The property is currently improved with a one-story building containing 5,831 square feet, a one-story block shed containing 329.49 square feet, and a one-story metal-sided building containing 439.51 square feet. In addition to these existing structures on the property, there are two open-sided roofed structures, which respectively cover 7,673 square feet and 8,524 square feet. The existing structures on-site are proposed to be used and enclosed to total 22,028 square feet of gross floor area. The applicant proposes to use the existing structures on the property for a contractor's office and storage yard. This property is subject of PPS 4-09031 (PGCPB Resolution No. 10-73), which was approved by the Prince George's County Planning Board on June 24, 2010. PPS 4-09031 was approved for two lots for 16,914 square feet of industrial development. PPS 4-09031 also included Parcel 14, which abuts the subject property, Parcel 15, to the north. A new PPS and certificate of adequacy (ADQ) are required for expansion of development on Parcel 15 and to establish capacity for the property, independent from the prior capacity shared with Parcel 14, established by PPS 4-09031.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on December 18, 2023. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c), this PPS is supported by and subject to the approved Certificate of Adequacy ADQ-2023-079.

The applicant filed a request for a variation from Section 24-122(a) of the prior Subdivision Regulations, to omit the required public utility easements (PUEs) along 39 linear feet of the property's public road frontage on Westhampton Avenue. This request is discussed further in the Public Utility Easement finding.

3. **Setting**—The subject site is located on Tax Map 67 in Grid B4; and is within Planning Area 75A. Westhampton Avenue abuts the subject property to the west. The site is surrounded by properties in the LTO-E Zone (previously in the I-I Zone), which are developed with existing commercial and industrial uses. Like the subject property, the surrounding properties are also located in the MIO Zone, for height.
4. **Development Data Summary**—The following information relates to the subject PPS and the proposed development.

	EXISTING	EVALUATED
Zone	LTO-E/MIO	I-1/M-I-O/D-D-O
Use(s)	Industrial	Industrial
Acreage	1.63	1.63
Lots	0	0
Parcels	1	1
Dwelling Units	0	0
Gross Floor Area	6,600	22,028 square feet
Variance	No	No
Variation	No	Yes, Section 24-122(a)

The subject PPS was accepted for review on March 19, 2024. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee (SDRC), which held a meeting on April 12, 2024, where comments were provided to the applicant. Pursuant to Section 24-113(b), the request for a variation from Section 24-122(a) was submitted alongside the PPS and was also reviewed at the SDRC meeting on April 12, 2024. Revised plans were received on April 24, 2024, which were used for the analysis contained herein.

5. **Previous Approvals**—Lot 15 is subject to a previous PPS, 4-09031 (PGCPB Resolution No. 10-73), which was approved by the Prince George's County Planning Board on

June 24, 2010, for two lots for 16,914 square feet of industrial development. The Planning Board approved PPS 4-09031 with 8 conditions, of which the following are relevant to the review of this PPS:

3. **At the time of final plat, the applicant shall dedicate a ten-foot public utility easement (PUE) along Westhampton Avenue and Central Avenue. Lot 1 shall provide the full PUE along Central Avenue and Westhampton Avenue. At the time of final plat, Lot 2 shall provide a ten-foot PUE along 258+/- linear feet of Westhampton Avenue from the south property corner to the building. Upon the redevelopment of Lot 2, before issuance of building permits, the applicant shall dedicate a ten-foot PUE along the 30+/- linear feet of Westhampton Avenue frontage currently occupied by a building at the northern corner of Lot 2.**

Lot 2, referenced in the above condition, corresponds to what is now Parcel 15, the subject property. The property was recorded in Plat Book PM 233 Plat 28 on September 22, 2010. On the recorded plat, the PUE is shown on the property frontage, except for the 39 linear feet, which corresponds to the location of an existing building, which is proposed to remain with this PPS. The applicant filed a variation request, as companion to this PPS, from Section 24-122(a) to eliminate the required PUE along 39 linear feet of the property frontage on Westhampton Avenue, which is further discussed in the Public Utility finding below. The variation request is approved. However, should the subject property ever redevelop, the applicant will be required to provide the 10-foot-wide PUE along the portion of property's Westhampton Avenue frontage, which is currently occupied by the building. Therefore, this condition has been carried forward.

4. **Development on the site shall be limited to the existing uses on Lot 1 and Lot 2 (generating 0 AM and 0 PM weekday peak-hour trips). Any additional development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**
5. **Any new development or modifications of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of building permits for residential uses.**

The prior PPS did not include any new development for the subject site. This PPS proposes development which will result in 19 a.m. and 19 p.m. peak-hour trips. Accordingly, ADQ-2023-079 and this PPS were filed to address these conditions, for expansion of development on Parcel 15 (previous Lot 2) and to establish capacity for the property, independent from the prior capacity shared with Parcel 14, established by PPS 4-09031.

A new final plat of subdivision will be required pursuant to this PPS.

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

Plan 2035

Plan 2035 places the subject property in the Established Communities Growth Policy Area of Plan 2035. “Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.” (page 20)

Master Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the District Council has not imposed the recommended zoning. The master plan recommends a combination of mixed-use commercial and mixed-use residential uses on the subject property (page 62). The proposed industrial use does not conform with the recommended land use shown in the master plan. However, the uses permitted are not approved with a PPS, they are evaluated for the purpose of establishing a layout and capacity of development for the site. Industrial uses in general are not prohibited in the D-D-O Zone and the site retained its underlying I-1 zoning with the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*. Therefore, in accordance with Section 24-121(a)(5) staff find the District Council has not imposed the recommended zoning to implement mixed commercial and residential land uses for the subject property.

The master plan “envision[s] balancing new development, that optimizes existing infrastructure, with maintaining and revitalizing existing neighborhoods and commercial areas through redevelopment, adaptive reuse, preservation, and conservation.” (page 48) The property is currently developed with an existing structure, previously used as a contractor’s office and storage yard, which were present prior to the property’s placement in the D-D-O Zone. The project proposes optimizing existing infrastructure through reuse of the existing structures on-site.

Notwithstanding the inapplicability of the master plan’s land use recommendations, other master plan recommendations, policies, and strategies, as relevant to the subject property, continue to apply and are discussed through this resolution.

Sectional Map Amendment/Zoning

The master plan retained the subject property in the I-1 Zone and placed the property in the D-D-O Zone. On November 29, 2021, the District Council approved Prince George’s County Council Resolution CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from I-1, D-D-O and M-I-O Zones to LTO-E and MIO Zones, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior zoning. The applicant will need to seek an amendment to the D-D-O Zone Use Table for reuse of the property for the same

purpose. The proposed uses are permitted in the I-1 Zone but prohibited in the D-D-O Zone. Per Section 27-548.26(b)(1)(B), the property owner is allowed to request the District Council to make changes to the allowed uses, which may be done through a detailed site plan (DSP).

Although this PPS is evaluated for industrial development, the applicant will have to demonstrate prior to permitting that the specific use is permitted. Another permitted nonresidential use different from that evaluated herein may be allowed so long as it conforms with the access, layout and capacity established with the PPS and ADQ.

Aviation/Military Installation Overlay Zone

This application is located within the M-I-O Zone for height. Development must comply with the maximum height requirements of Section 27-548.54(e)(2)(B) of the prior Zoning Ordinance, which will be evaluated further with the review of applications including proposed buildings.

7. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. The approved concept plan was submitted with this PPS (33081-2024-SDC/P45762-2024-SDC). The approval letter states that the proposed limit of disturbance (LOD) is less than 5,000 square feet, thus the site will be exempt from the SWM requirements. No further information pertaining to SWM is required, at this time.

Development of the site, in conformance with SWM concept approval and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the Zoning Ordinance, and the prior Subdivision Regulations, to provide the appropriate transportation facilities.

Master Plan Right-of-Way

The subject property has frontage on Westhampton Avenue along the western bounds of the site. Neither the MPOT nor the master plan contain right-of-way (ROW) recommendations for this portion of Westhampton Avenue. The submitted plans display this portion of Westhampton Avenue as an 80-foot ROW. No additional dedication is required along Westhampton Avenue.

Master Plan Pedestrian and Bike Facilities

The MPOT does not contain any planned bicycle or pedestrian facilities along Westhampton Avenue. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

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 master plan identifies policies to improve bicycle and pedestrian facilities within the plan limits. Policy 2 is copied below (page 252):

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased nonmotorized connectivity between neighborhoods.

The applicant's submission displays a 5-foot-wide sidewalk along the site's frontage of Westhampton Avenue, as well as a crosswalk crossing at the point of vehicle entry. Additionally, a bicycle rack shall be provided on-site. The Morgan Boulevard Metro Station is approximately 0.25 mile northwest of the subject property. These improvements will help facilitate bicycle and pedestrian movement to the Metro Station as well as in the area surrounding the site.

On-site Circulation

The PPS includes one vehicle access along the site's frontage of Westhampton Avenue. The internal vehicle circulation is confined only to the site, thereby ensuring that no cut through traffic will take place. The applicant has provided a truck-turning plan, which shows that heavy vehicles can move throughout the site without encumbrances. Vehicular access and circulation for the proposed development is sufficient.

Based on the findings presented above, transportation facilities will exist to serve the subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5) and 24-122(b) of the prior Subdivision Regulations. The master plan contains goals, policies and strategies aimed at ensuring that public facilities are adequate to serve the local population.

The project will not impede achievement of the master plan goal, policies, and strategies. The analysis provided with approved ADQ-2023-079 illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. As discussed

below, water and sewer service are also adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act, which includes this property served by public sewerage systems.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior 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 public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has a frontage on Westhampton Avenue. The PPS shows a PUE along the property frontage on Westhampton Avenue, except for 39 linear feet where an existing building is located. The applicant filed a variation request from Section 24-122(a) to eliminate the required PUE along 39 linear feet of the property’s frontage on Westhampton Avenue, which is further discussed below.

Variation Request

Section 24-113 sets for the criteria for approval of a variation as follows:

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:**
 - (1) **The granting of the variation will not be detrimental to the public safety, health, welfare, or injurious to other property;**

In this particular case, not providing the required PUE along 39 linear feet of property frontage will not be detrimental to public safety, health, or welfare, or injurious to other properties, as no PUE currently exists and this and abutting properties are developed with existing utility service.

(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;

The condition of this property is unique due to the existing building located on the subject site, which partially encroaches into the area where a PUE would normally be required. The subject property is improved with several structures, originally constructed prior to the requirement for a 10-foot-wide public utility easement of which one building is located along the northern property line. The property was originally platted in 1944 in Plat Book 52, Plat 65, and no PUE was required at that time. The buildings were subsequently constructed, and utilities provided without PUE.

Thereafter, PPS 4-09031 was approved for the property with the requirement of providing PUE along the property frontage on Westhampton Avenue. However, the building along the northern property line was previously constructed within 8 inches of the Westhampton Avenue ROW, which impeded the ability to provide the PUE along the entire frontage. To accommodate the conflict with the existing building, Condition 3 in the resolution of PPS 4-09031 addressed the issue by requiring that the applicant dedicate the required PUE only along ± 258 linear feet of Westhampton Avenue, from the south property corner to the existing building. It also required that, before issuance of the building permit for redevelopment of the property, the applicant extend the PUE along the remainder of the property's Westhampton Avenue frontage. Plat PM 233-28 was recorded subsequent to the PPS and the PUE is shown along the property frontage, except for 39 linear feet of the property where the existing building is located.

The existing building's impact location and the prior history of approvals regarding the PUE is unique to this property. The applicant's request to eliminate the PUE requirement along that portion of the referenced public street is warranted, given the unique nature of the existing conditions specific to the subject property.

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

No other known law, ordinance, or regulation is violated if this variation is approved. The approval of a variation is unique to the Subdivision Regulations and under the sole approval authority of the Planning Board. Further, this request was referred to the affected utility companies and none have opposed the variation.

- (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 strict letter of these regulations is carried out;**

The development proposal retains the existing structures on the property, and implementation of the standard PUE location requirement along the entire property frontage with Westhampton Avenue would result in a particular hardship on the owner, as opposed to a mere inconvenience, because it would conflict the location of an existing building. The building along the northern property line is constructed within 8 inches of the Westhampton Avenue ROW, which impedes the ability to provide the PUE along the entire frontage. The applicant proposes to use all the existing structures on the property, including the north building. However, providing the PUE along the entire frontage may not be possible unless the building is removed. The subject site and surrounding sites contain long-standing development (approximately 50 years) and are all served by existing necessary utilities. Removal and/or reconstruction of an existing building, while not serving the greater purpose of providing necessary utilities, is a particular hardship upon the owner.

- (5) In the R-30, R-30C, R-18, R-18c, R-10, R-10, and R-H Zones, where multi-family dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113 (a) above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The site is not located in any of the listed zones. Therefore, this criterion does not apply.

Based on the preceding findings for each of the criteria for variation approval, a variation from Section 24-122(a), for elimination of the standard 10-foot-wide PUE requirement along approximately 39 linear feet of the property frontage of Westhampton Avenue, is approved. The purposes of this Subtitle are to provide public utility easements for the placement of utilities. Given the subject property and surrounding properties are served

by utilities, the alternative proposal provided herein does not have the effect of nullifying the intent and purpose of the prior Subdivision Regulations.

12. **Historic**—The master plan contains goals and policies related to Historic Preservation (pages 287-296). However, these are not specific to the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not required. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
13. **Environmental**—The following applications and associated plans for the subject site were previously reviewed:

Development Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
4-09031	N/A	Planning Board	Approved	6/24/2010	10-73
NRI-014-2024	N/A	Staff	Approved	2/7/2024	N/A
4-23046	S-038-2024	Planning Board	Approved	5/30/2024	2024-042

Grandfathering

This project is subject to the current regulations of Subtitle 25, and the prior regulations of Subtitles 24 and 27, because the application is for a new PPS.

Environmental Site Description

The 1.63-acre site is fully developed with frontage along Westhampton Avenue. A review of the approved Natural Resources Inventory Plan (NRI-014-2024) indicates that no regulated environmental features (REF) occur on the property. Forest interior dwelling species habitat is not mapped on-site. According to the sensitive species layer on PGAtlas, as provided by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property.

Prince George’s Plan 2035

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

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan

The master plan contains goals, policies, and strategies in the Environmental Infrastructure section. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan, and the plain text provides comments on the PPS conformance.

Green Infrastructure:

Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4.

According to the approved Natural Resource Inventory NRI-014-2024, there are no REF within or adjacent to the subject property. Regulated and evaluation areas as part of the green infrastructure network are not present on-site.

Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's.

This site is not within a special conservation area and does not feature any regulated or evaluation areas as defined in the green infrastructure network.

Water Quality and Stormwater Management:

Policy 1: Restore and enhance water quality in areas that have been degraded, and preserve water quality in areas not degraded.

The applicant has submitted an approved SWM Concept Plan and associated letter (33081-2024-SDC/P45762-2024-SDC), which identifies that the site is exempt from SWM requirements.

Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment projects.

The proposed limit of disturbance (LOD) is less than 5,000 square feet, which makes the site exempt from the current SWM requirements.

Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilized design measures to protect water quality.

The approved NRI shows that no streams are present on or near the site.

Green Buildings/Sustainability:

Policy 1: Implement environmental sensitive building techniques that reduce overall energy consumption.

The development applications for the subject property should incorporate the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented to the greatest extent possible. Building techniques and materials will be evaluated at the time of DSP review.

Conformance with Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* (Green Infrastructure Plan) was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the Green Infrastructure Plan, this site does not contain regulated and evaluation areas. The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the Green Infrastructure Plan and the plain text provides findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

- 1.1 **Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:**
 - a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**
- 1.2 **Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**
 - a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

This property does not contain designated evaluation or regulated areas, as defined in the Green Infrastructure Plan. The property is within the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. The site does not contain any

streams or wetlands and is exempt from the Woodland and Wildlife Habitat Conservation Ordinance (WCO). SWM is reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The site is exempt from the WCO. As such, mitigation for woodland clearing is not required with this application. No network gaps will be generated and there are no adjacent woodland areas to connect to.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

- a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No fragmentation of REF by transportation systems is included with this PPS.

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are included with this PPS.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

The site is exempt from the WCO and there are no REF on-site.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

Strategies

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

The development proposal has received stormwater concept approval from DPIE. The approved concept plan was submitted with this application (33081-2024-SDC / P45762-2024-SDC). The approval letter states that the proposed LOD is less than 5,000 square feet, thus the site will be exempt from the SWM requirements.

- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

There are no streams on or in the vicinity of the subject property.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

This site was previously cleared and developed, and no woodlands exist on-site. Planting of native species as part of landscaping is required by the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which can count toward the tree canopy coverage requirement for the development. Tree canopy coverage requirements will be evaluated with the DSP review.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Clearing of woodland is not included with the subject PPS. This site does not contain potential forest interior dwelling species. Green space is encouraged to serve multiple eco-services and will be reviewed with the DSP.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

An approved Natural Resources Inventory (NRI-014-2024) was submitted with the PPS. No specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. The site does not contain REF, but areas of steep slopes are located on the eastern edge of the site. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is exempt 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 does not contain more than 10,000 square feet of existing woodland. A standard woodland conservation ordinance exemption (S-038-2024) was submitted with the PPS.

Specimen Trees

There are no specimen trees, champion trees, or trees that are part of a historic site, or are associated with a historic structure on this property.

Preservation of Regulated Environmental Features/Primary Management Area

As shown on the approved NRI-014-2024 the site does not contain any REF or primary management area (PMA).

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, includes Urban land-Christiana-Downer complex (5–10 percent slopes). According to available information, no unsafe soils containing Marlboro clay exist on-site. Christiana complexes are located on the property.

14. **Urban Design**—Conformance with the prior Zoning Ordinance (Subtitle 27) is evaluated as follows:

Conformance with the Requirements of the prior Prince George's County Zoning Ordinance

Per the master plan, a DSP is required for new development and redevelopment of existing structures within the D-D-O Zone (page 487). The applicant will need to seek an amendment to the DDOZ Use Table for the existing contractor's office and storage yard uses. The proposed uses are permitted in the I-1 Zone but prohibited in the D-D-O Zone. Per Section 27-548.26(b)(1)(B), the property owner is allowed to request the District Council to make changes to the allowed uses. Per page 490 of the master plan, there are two types of amendments that are required to be heard by the District Council: changes to the boundary of the D-D-O-Zone and changes to the underlying zones and the list of permitted uses. These amendments may be in the form of a DSP.

The DSP application shall show conformance to the development district standards or request any needed modifications. All other regulations from the underlying I-1 Zone shall also apply, along with Part 11 (Off-Street Parking and Loading) and Part 12 (Signs) of the prior Zoning Ordinance.

Conformance with the 2010 Prince George's County Landscape Manual

Per page 490 of the master plan, except as modified by the development district standards, the provisions of the Landscape Manual for Section 1.3, Alternative Compliance; Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; and Section 4.7, Buffering Incompatible Uses, do not apply within the development district. All other standards and regulations of the Landscape Manual, Section 4.4, Screening Requirements and Section 4.9, Sustainable Landscaping Requirements, apply as necessary, and will be reviewed at the time of DSP.

Conformance with the Prince George's County Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Per the SOJ there will be no additional structures built. At the time of DSP, the site plan shall note the applicable

exemption provision or provide the required TCC. Per Table 1 of Section 25-128, properties that are zoned LTO require a TCC of 10 percent. The gross acreage of the site is 1.6342 acres, and therefore 0.16 acre will be required in TCC, if applicable. Compliance with this requirement will be evaluated at the time of future DSP review.

15. **Citizen Feedback**—No written correspondence from members of the community regarding this project was received prior to the public hearing held on May 30, 2024, and no citizens signed up to speak at the hearing.
16. **Referral to Municipalities**—The subject property is located within one mile of the municipal boundaries of the City of Seat Pleasant. The PPS was referred to the City for review and comment on April 10, 2024. No referral response from the City was received.

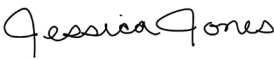
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *


This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, May 30, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of June 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:MV:rpg


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

DRD



US POSTAGESM PITNEY BOWES

ZIP 20774 \$ 000.00⁰
02 1W
0001403597 JUN 25 2024

CASE NO: 4-23046
CASE NAME: CENTRAL INDUSTRIAL
PARK
PARTY OF RECORD: 14
PB DATE: 6-20-2024

MS.SARA C CARLSON
38736 38736 RIVER RD. ROAD WEST 38736
RIVER RD.
OCEAN VIEW DE 19970
(CASE NUMBER: 4-23046)

PAUL WOODBURN
ATWELL LLC
11721 WOODMORE ROAD SUITE 200
MITCHELLVILLE MD 20721
(CASE NUMBER: 4-23046)

MICHAEL NOVY
ATWELL LLC
11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE MD 20721
(CASE NUMBER: 4-23046)

ROBERT BILO
AMERICAN RESOURCES MANAGEMENT
GROUP LP
5550 TUXEDO ROAD
HYATTSVILLE MD 20781
(CASE NUMBER: 4-23046)

MICHAEL LENHART
LENHART TRAFFIC CONSULTING, INC.
645 B&A BOULEVARD, SUITE 214
SEVERNA PARK MD 21146
(CASE NUMBER: 4-23046)

THOMAS HALLER
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO MD 20774
(CASE NUMBER: 4-23046)

GIBBS AND HALLER
1300 CARAWAY COURT/S SUITE 102
LARGO MD 20774
(CASE NUMBER: 4-23046)

WALA BLEGAY
PRINCE GEORGE'S COUNTY COUNCIL
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: 4-23046)

MEL FRANKLIN
AT-LARGE MEMBER
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: 4-23046)

AMERICAN RESOURCE MANAGEMENT
GROUP LP
5550 TUXEDO ROAD
HYATTSVILLE MD 20781
(CASE NUMBER: 4-23046)

CALVIN S HAWKINSII
AT-LARGE MEMBER
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: 4-23046)

MR.KELLY PORTER
CITY OF SEAT PLEASANT
6301 ADDISON ROAD
SEAT PLEASANT MD 20743
(CASE NUMBER: 4-23046)

MS.SUSAN VOGEL
SELF
760 CRANDELL ROAD
WEST RIVER MD 20778
(CASE NUMBER: 4-23046)

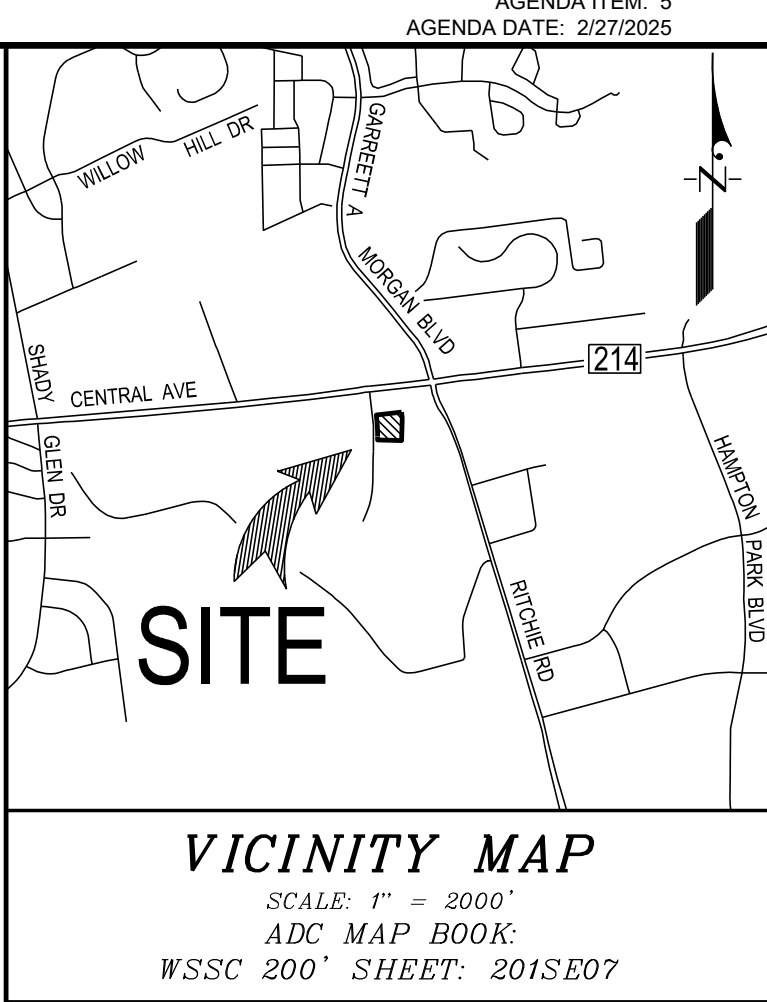
MR.JAMES E LAYTON JR.
LAYTON WAREHOUSE LLC
309 LINCOLN AVENUE
FALLS CHURCH VA 22046
(CASE NUMBER: 4-23046)

GENERAL NOTES

1. This Detailed Site Plan is to amend the list of permitted uses under the provisions of the Prior Zoning Ordinances. No improvements to the property are proposed.
2. The subject property is zoned: Prior - I-1 (Light Industrial) & D-D-O (Development District Overlay). Current - LTO-E (Local Transit - Oriented Edge). Surrounding properties are zoned LTO-E.
3. The use of this property may include the following:
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:
(i) With storage of materials or equipment:
(aa) Indoors
(bb) Outdoors
(CB-75-1998; CB-39-2004)
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site
(iii) Including the retail sale of parts and supplies as an accessory use
(CB-89-1985; CB-75-1998)
Contractors' plant or storage yard:
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight
(ii) All others
(CB-89-1985; CB-1-1994)
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard
(CB-90-1992; CB-75-1998; CB-39-2004)
Storage building accessory to:
(i) A permitted use
Storage yard, except as otherwise specified
(CB-75-1998; CB-39-2004)
4. Total site area included in this Detailed Site Plan is 71,187 SF (1.6342 Ac.)
5. Total Disturbed Area = 0 SF (0 Ac.)
Area to be left undisturbed = 71,187SF (1.6342 Ac.)
6. Parking
A. Required: 7 spaces
Use Rate Requirement
Contractor Storage 3 spaces, first 1,500 SF of GFA 3 spaces
6,600 SF (existing) + 1 space per additional 1,500 SF GFA 4 spaces
Total: 7 spaces*
* Of which at least 5 (2/3 of requirement) must be non-compact.
B. Provided: 7 spaces* as follows:
4 Standard Spaces @ 9.5' x 19' min.
2 Compact Spaces @ 8'X19'min.
1 Van Accessible Handicap Spaces @ 8' x 19' with 8' access aisle.
* Of which at least 1 must be handicap accessible and 1 must be van-accessible.
7. Loading
A. Required: 1 space
Use Rate Requirement
Contractor Storage 1 space, 1,500 to 10,000 SF of GFA 1 space
6,600 SF (existing)
- B. Provided: 1 space at 12' x 45'
8. Gross Floor Area = 6600 SF (Existing and proposed)
9. The subject property appears on Washington Suburban Sanitary Commission Sheet 201SE07.
10. The subject property appears on Tax Map 67, Grid B4.
11. The subject property is located within Military Installation Areas:
Height: Area B, App/Dep Clearance (50:1) - North End
12. The subject property has an existing Water/Sewer Category of W-3/S-3 and a proposed Water/Sewer Category of W-3/S-3.
13. For approved Stormwater Management Concept Plan 33081-2024-SDC / P45762-2024-SDC (approved on 04/ 04/ 2024) see Atwell Dwg. No. 6.001-Z.
14. Tree Conservation Plan Type 2: a woodland conservation letter of exemption (S-038-2024) was approved on 3/15/2024.
15. A ten-foot Public Utility Easement shall be provided along all public and private vehicular rights-of-way as shown on the preliminary plan subdivision 4-23046.
16. There is no evidence of a cemetery on or contiguous to the subject property.
17. There are no historic structures on or near the subject property.
18. There are no wetlands or Waters of the United States on the subject property.
19. There is no 100 year floodplain on the subject property.
20. The subject property is not located within the Chesapeake Bay Critical Area.
21. Boundary and topography information shown hereon was prepared by Atwell, LLC.
22. Applicant: American Resource Management
5550 Tuxedo Road
Hyattsville, MD 20781
23. Green Area: N/A. Disturbed area is less than or equal to 5,000 SF.
24. All on-site concrete curb and gutter to be Prince George's County Std. No. 300.01 unless otherwise modified.
25. All parking spaces shall be defined by 4" wide white painted striping.
26. Radii on islands and curb work to be 5 feet unless otherwise shown.
27. Minimum grade on areas not paved: 2.5% unless otherwise noted. 2% in swales.
Maximum grade: 2:1
Contour interval: 2 feet
Vertical datum is based on NGVD 1929 Datum.
Horizontal datum is based on MD NAD 1983 Datum.
28. Existing Utilities:
A. Notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to beginning any excavation or construction for them to mark the location of existing utilities.
B. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the mains by digging test pits by hand at utility crossings well in advance of trenching. If clearances of the lines are less than shown on this plan or less than twelve inches, contact the engineer and other involved utility companies before proceeding with construction.
C. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Atwell, LLC shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
D. Due to the proximity of live underground and overhead utilities, Atwell, LLC is not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.
29. All grading work shall be in accordance with Division 2 of the Prince George's County Building Code (Subtitle 32, latest edition).
All proposed load-bearing fills for the support of buildings, walls and other structures shall be Class I. All fills for the support of roadways, pavements, rigid utility lines and house connections shall be Class II. All landscaped areas, lawns and plantings, or other nonload bearing uses shall be Class III. Each layer of Class I and Class II fills shall be compacted at optimum moisture content and to a minimum of 95% and 90% respectively of maximum density as determined in the laboratory by the Standard Proctor Test. (AASHTO T-99, ASTM D-698). In-place density tests shall be provided by a licensed Geotechnical Engineer.
The site geotechnical analysis and report prepared by a Maryland licensed Geotechnical Engineer shall be consulted and used to provide details for pavement sections, lift thickness, compaction, drainage, and any other site specific recommendations and requirements. Those recommendations and requirements shall take precedence over any conflicting information between the plans and report.
30. Upon completion of work, site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional engineer, landscape architect and/or surveyor, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.
31. All grades, elevations, earth quantities, etc., are to be verified by the contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability of cut areas, compaction, etc., should be determined by a soils engineer.
32. The contractor will be responsible for any damage to the existing structures and underground utilities.
33. The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.
34. No handicap parking space shall have a slope greater than 2.0% in any direction. No handicap ramp shall have a longitudinal slope greater than 8.3% or a cross slope greater than 2.0%.
35. Unless otherwise shown, all sidewalks shall have a cross slope no greater than 2%.
36. Dimensions shown in the parking and drive areas are to face of curb, where applicable.
37. All exterior light poles are to be set back at least 2.0' from the face of curb when located on vehicular surfaces or head in parking spaces unless otherwise shown.
38. Arrows shown in drive aisles indicate general direction of travel and are not intended to convey a requirement that arrows be painted on the pavement.
39. This project is exempt from the 2010 Prince George's County Landscape Manual requirements per Section 1.1 (b) because existing conditions on developed sites not in conformance with the requirements of the manual that were otherwise lawful on December 13, 2010, and not subject of any building or grading permit, may continue as a matter of right.
40. This project is exempt from the Prince George's County Tree Canopy Coverage Ordinance requirements per Section 25-127 (a)(1) because 5,000 SF or greater of gross floor area or disturbance is not proposed for this development.

DSP-23020
DETAILED SITE PLAN
FOR
PARCEL 15, BLOCK 'A'
CENTRAL
INDUSTRIAL PARK
SEAT PLEASANT ELECTION DISTRICT NO. 18

INDEX OF DRAWINGS		
SHEET NO.	SHEET NAME	BDAI DWG. NO.
C-CS	COVER SHEET	6.001-Z
C-APR	APPROVAL SHEET	6.002-Z
C-1	SITE PLAN & DETAIL SHEET	6.003-Z



DSP-23020
COVER SHEET
PARCEL 15, BLOCK 'A'
CENTRAL INDUSTRIAL PARK
SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND

C-CS

OWNER / APPLICANT
AMERICAN RESOURCE
MANAGEMENT
5550 TUXEDO ROAD
HYATTSVILLE, MD 20781
ATTN: ROBERT BILO
PH: 301-341-5678

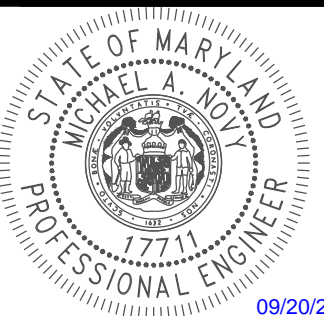

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A SOLELY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MICHAEL A. HZENG, PE LICENSE NO. 07711 EXPIRATION DATE: 03/05/26				DATE: 09/20/24	
DRAWN BY: MG		DESIGNED BY: MG		CHECKED BY: MAN	
DATE: 09/20/24		DESCRIPTION: REVISIONS		BY: DATE: AUGUST 2024	
J-B20033		6.001-Z			

C:\Users\hzeng\appdata\local\temp\AcPublish_22872\DSP-1.dwg, 9/19/2024 4:20:40 PM, hzeng

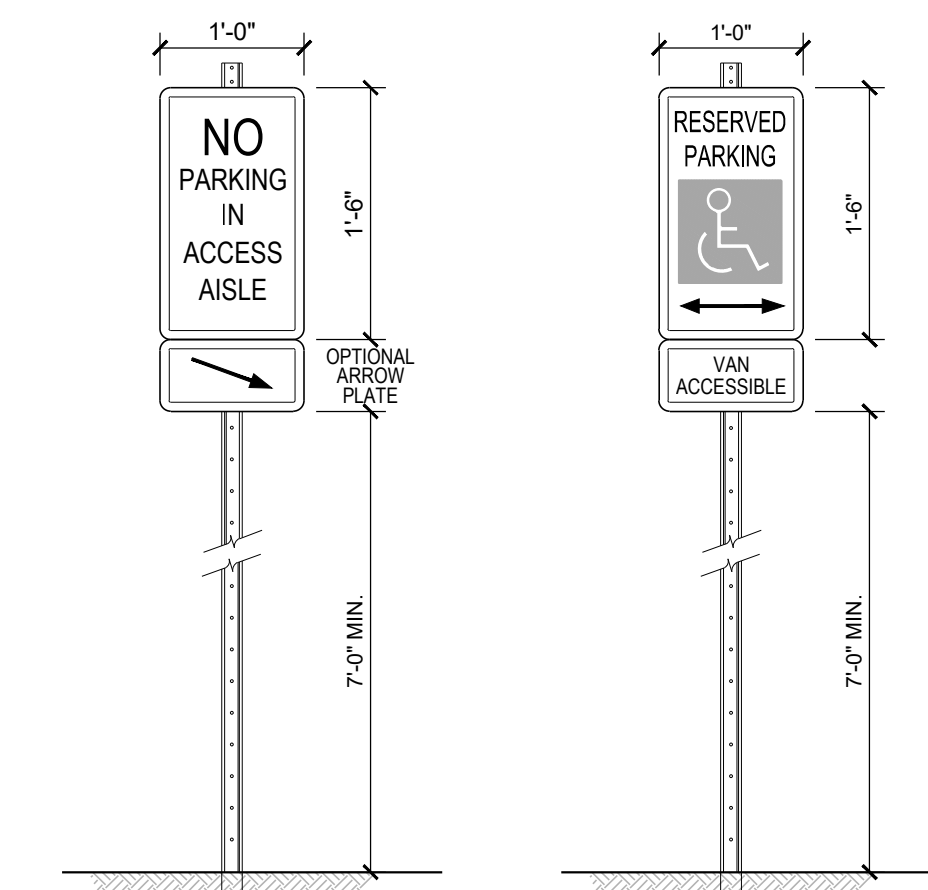
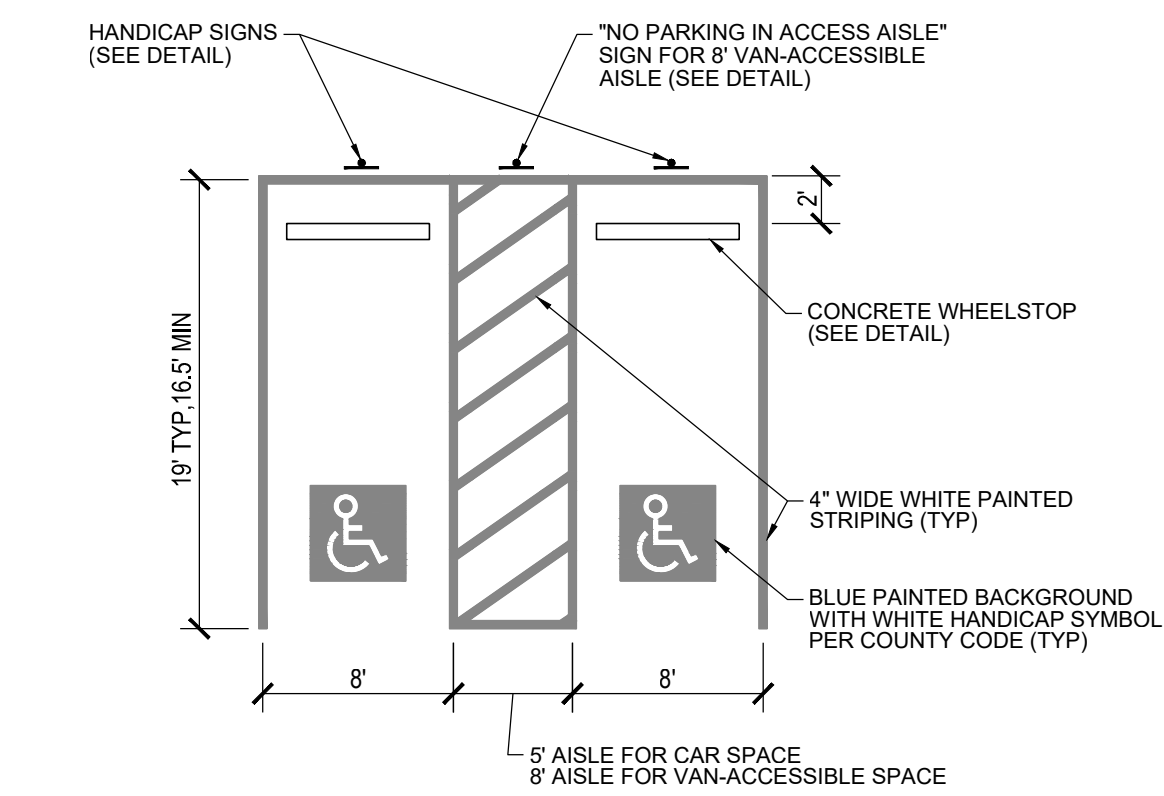
CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

OWNER / APPLICANT
AMERICAN RESOURCE
MANAGEMENT
5550 TUXEDO ROAD
HYATTSVILLE, MD 20781
ATTN: ROBERT BILO
PH: 301-341-5678

C-APR

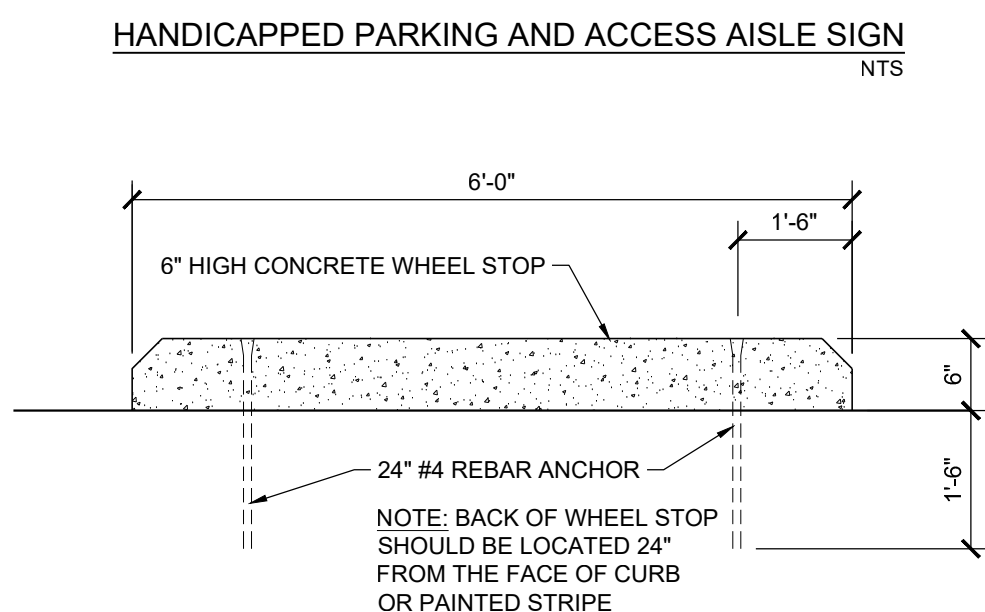
				ATWELL 866.850.4200 www.atwell-group.com 11721 WOODBORO RD, SUITE 200 MITCHELLVILLE, MD 20711 301.430.2000	
DATE	DESCRIPTION	BY	SCALE	DESIGNED BY	CHECKED BY
				MG	MAN
REVISIONS			DATE	J-B20033	
			AUGUST 2024	6.002-Z	

C:\Users\hzeng\appdata\local\temp\AcPublish_22872\DSF-1.dwg, 9/19/2024 4:20:40 PM, hzeng

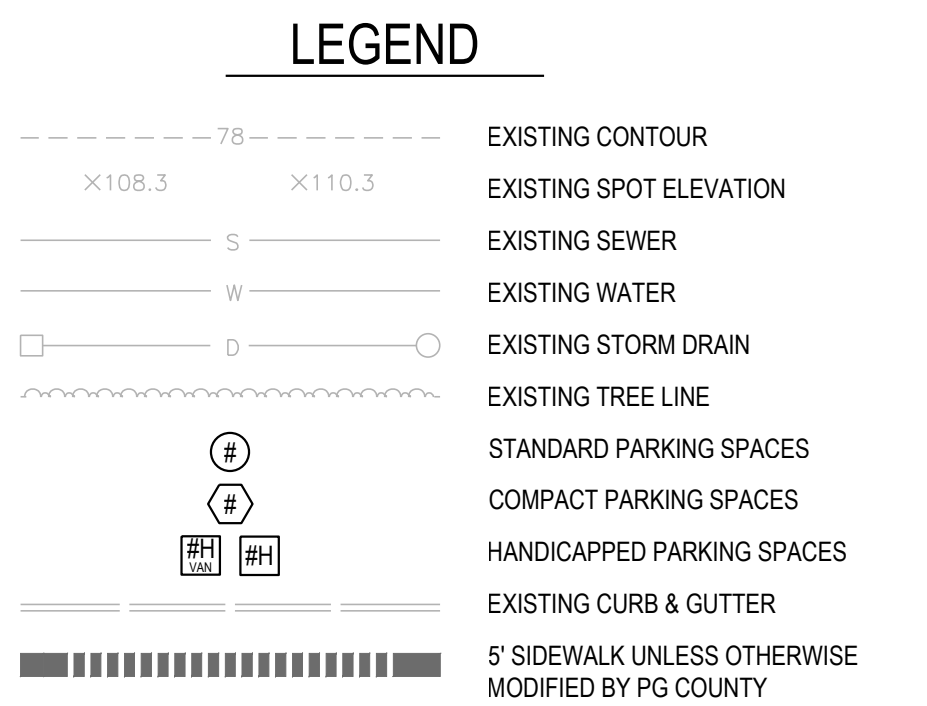
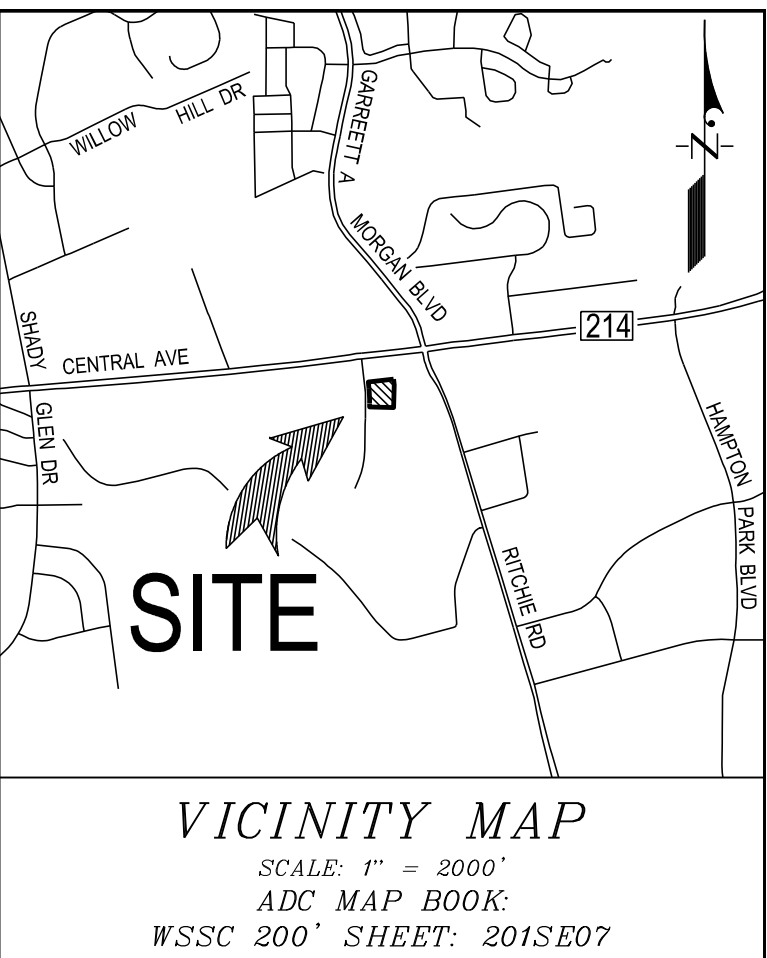
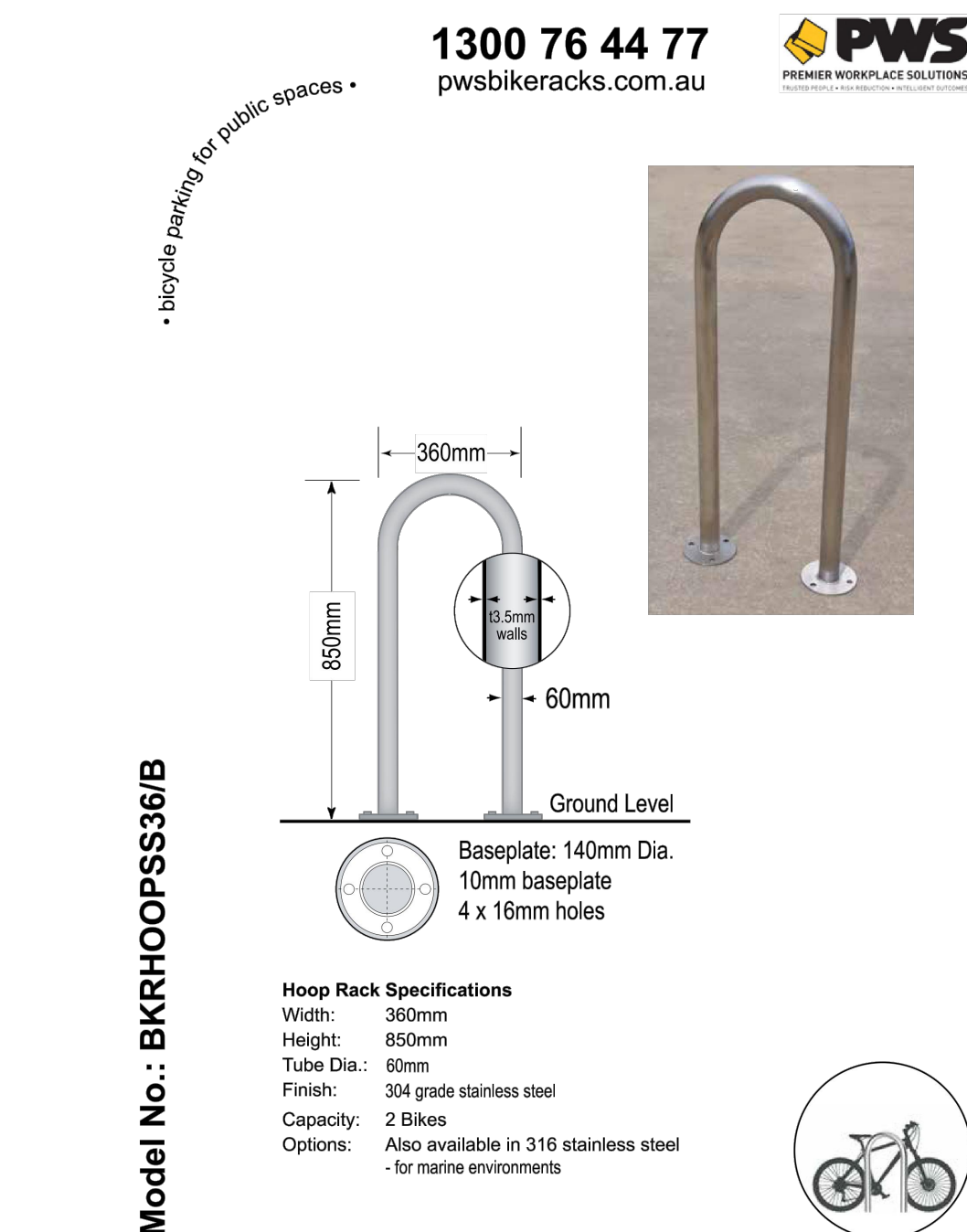


LEGEND & BORDER - RED BACKGROUND - WHITE
NOTE: APPROPRIATE ARROW PLATE MAY BE USED WHEN IT IS NECESSARY TO OFFSET INSTALLATION LOCATION DUE TO ACCESS RAMP

HANDICAP PARKING SIGN COLORS:
LEGEND & BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
1 SIGN PER PARKING SPACE



CONCRETE WHEEL STOP
NTS



THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

DSP-23020
SITE & PED/BIKE FACILITIES PLAN & DETAIL SHEET
PARCEL 15, BLOCK 'A'

CENTRAL INDUSTRIAL PARK
SEAT PLEASANT ELECTION DISTRICT No. 18
PRINCE GEORGE'S COUNTY, MARYLAND



SUBTITLE 32, DIVISION 2 CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPLAND PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

OWNER / APPLICANT
AMERICAN RESOURCE
MANAGEMENT
5550 TUXEDO ROAD
HYATTSVILLE, MD 20781
ATTN: ROBERT BILO
PH: 301-341-5678

C-1

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MICHAEL A. ROY, P.E. LICENSE NO. 07711 EXPIRATION DATE: 03/09/24		ATWELL 866.850.4200 www.atwell-group.com 11721 WOODMERE RD, SUITE 200 MITCHELLVILLE, MD 20701 301.430.2000	
DATE	DESCRIPTION	BY	REVISIONS
NOVEMBER 2024			