

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on November 3, 2016, regarding Detailed Site Plan DSP-15031 for EZ Storage (College Park), the Planning Board finds:

1. **Requests:** The subject application is for approval of a DSP for an 116,370-square-foot, 850-unit consolidated storage facility and a variance from the 25-foot building setback requirement in the Heavy Industrial (I-2) Zone.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	I-2	I-2
Use	Truck Repair Facility	Consolidated Storage
Total Acreage	1.82	1.82
Green Area (10% required)		32 %*
Parcels	1	1
Gross Floor Area (square feet)	21,378	116,370
Number of Storage Units	0	850

Note: *The site plan should be revised to indicate the correct percentage of green area (impervious surface as 30.9%). There is no lot coverage requirement in the I-2 Zone.

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Resident Manager	2	2
1,200-square-foot Rental Office	1 per 250 GFA or 5	5
850 Units	1 per 50 units = 17	17
Total Required	24	24
Handicapped	1	1
Standard Spaces		16*
Compact		8

Use	Number of Spaces Required	Number of Spaces Provided
Loading:		
2 spaces up to 10,000 sq. ft.	5	5
1 space per each 40,000 sq. ft.		

Note: *The two parallel parking spaces that are provided off-site, along Branchville Road shall not be counted toward the fulfillment of the parking requirements. The applicant shall revise the site plan to provide two additional parking spaces on the site. A condition is included in the approval of this application.

3. **Location:** The site is in Planning Area 66, Council District 1. More specifically, it is located on the south side of Branchville Road in the northwest quadrant of the intersection of Greenbelt Road (MD 193) and Rhode Island Avenue (US 1), at 5151 Branchville Road.
4. **Surrounding Uses:** The site is bounded to the north by Branchville Road; to the south by Greenbelt Road (MD 193); to the east by the Chessie Seaboard (CSX) railroad; and to the west by a contractor use in the Commercial Shopping Center (C-S-C) Zone.
5. **Previous Approvals:** The site is not subject to a previous preliminary plan or record plat. Parcel 85 was created by deed, recorded in Liber 36087 and folio 303 in the Prince George’s County Land Records. The 2001 *Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment* retained the property in the I-2 Zone. The site is the subject of approved Stormwater Management Concept Plan 41022-2015-00, approved on July 19, 2016 and valid until July 19, 2019.
6. **Design Features:** The site is roughly square in shape and is a through-lot, with frontage along both Branchville Road to the north and Greenbelt Road to the south. Access is via two two-way entrances onto Branchville Road. The parking lot to the right will serve the facility office, and the parking lot to the left, enclosed by a screen wall and gate, will serve the storage facility customers and the resident manager. All fencing should have vertical posts and vertical rails facing the interior of the lot.

Architecture

The consolidated storage building has a big-box footprint and comprises most of the site. The entire building will be constructed of split-face concrete masonry units (CMU). The main section of the building will be finished in red and the parapet will be in beige. Doors and windows of gray aluminum and glass will be decorated with white architectural cast stone headers and sills. An exterior insulation finishing system (EIFS) band that will match the cast stone window headers and sills separates the first floor of the entrance from the second floor, and the second floor from the parapet; the latter of which wraps around the entire building. The manager’s residence is enclosed by a six-foot-high aluminum ornamental fence and the residence patio is enclosed by a six-foot-high wooden fence. The architectural elevations show some, but not all, of the proposed

signage. The signage should either be removed from the architectural elevations (and be shown only on the signage elevations), or should include all proposed signage.

Signage

The applicant has provided a signage package for the application that includes only building-mounted signage. Three signs are proposed with the text of “ezStorage” in white light-emitting diode (LED) channel letters, measuring 108 square feet each, on the south, east, and west elevations. Signage with secondary text of “Climate Controlled Self Storage” is shown in the same letter type, measuring 41 square feet and 34 square feet respectively, above the main entrance on the west elevation.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the Heavy Industrial (I-2) Zone and the site plan design guidelines of the Zoning Ordinance. The relevant requirements of the Zoning Ordinance are as follows:

- a. The subject DSP is in general conformance with the requirements of Section 27-473, which governs uses in industrial zones. The proposed consolidated storage facility is a permitted use in the I-2 Zone.
- b. The DSP is generally consistent with those regulations in the I-2 Zone including Section 27-470(a) regarding purposes; Section 27-470(b) regarding landscaping, screening, and buffering and Section 27-474 regarding regulations in the I-2 Zone with the exception of 27-474(b) Table 1, Setbacks, for which a variance has been requested. See Finding 8 for a discussion of the requested variance in which the applicant is requesting approval for a 15-foot building setback.
- c. The DSP is also consistent with Section 27-475.04 regarding the requirements for consolidated storage listed below in **boldface** type, followed by Planning Board comment:

(a) Requirements.

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

The entrances and storage units are sufficiently screened from the street and adjoining commercial properties with a combination of fencing and landscaping.

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

Entrances to individual storage units are internal to the building and cannot be viewed from the street.

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

The site plan indicates the maximum building height is 36 feet, although the elevations show the parapets at a maximum height of almost 41 feet. Because the parapets are not part of the roof system, the building height is in conformance with the Zoning Ordinance, in accordance with Section 27-107.01(113) (see figure 68).

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

This requirement is not applicable to the subject application.

- d. Based on the information provided, it appears that the applicant is in conformance with the Zoning Regulations governing signage. However, the site plan does not include building dimensions; therefore, it is not possible to determine conclusively whether or not the building-mounted signage is in conformance with the requirements of Section 27-613. The applicant should provide the required building dimensions on the plans. A condition is included in the approval of this application.
- e. **Variance:** Section 27-474(b) Table 1, Setbacks, requires the property to be set back 25 feet from the street. Approximately 114 linear feet of the building does not meet the required setback. At its closest point, the building is set back only 15 feet from the street; a variance of 10 feet is requested.

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

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

Applicant's Justification:

“This property has been developed since the 1950’s. It is at the edge of a well-developed industrial area. Development is limited by the existing CSX tracks which are adjacent to the site on the east and a State Highway on the south. This property is subject to the County’s 100-year floodplain which creates conditions where adequate area is needed to allow for the conveyance of water to continue through the site and enough area for compensatory storage. There is an existing easement granted to the State Highway Administration for drainage which is located in the southern portion of the site. Since MD 193 is approximately 30 feet above the proposed development, this area is needed for the purpose of providing drainage for the site, adjacent site, and the road. In addition, Branchville Road ends at the CSX property line. One could make the assumption that Branchville Road will not be extended across the rail line in any near or distant future. With these factors considered, the building was shifted northward towards Branchville Road to allow adequate space for the drainage and compensatory storage. These conditions create an environment that is unique to the property and generally not applicable to other properties. It also restricts development by almost 10% of the site due to these existing conditions.”

The applicant argues that an extraordinary situation exists on the property, due to environmental conditions and existing easements. The Planning Board concurs that steep slopes and easements along Greenbelt Road necessitate that the building be shifted to the north. Because the Branchville Road right-of-way is not strictly linear, but angles southward, the proposed building falls within the required building setback. The Planning Board found that this criterion has been met.

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

Applicant's Justification:

“The strict application of the Subtitle will result in extreme hardship on the owner since a denial will render the property economically nonviable. The strict application will also make it difficult to achieve the General Plan and purposes and goals of the I-2 Industrial zone. Having less square footage or storage units will not offset the construction costs of the building. The ratio of units to the construction cost is imbalanced by the decrease of units and would cause building

costs to increase for less units to the point that the construction cannot be supported number of units [sic].”

The Planning Board acknowledges that, in this case, economic hardship is not a basis for approving a variance. However, at the public hearing, testimony was presented whereby the Planning Board determined that strict application of the Subtitle would result in peculiar and unusual practical difficulties to the owner of the property were the variance denied. The following reasons are provided: 1) the applicant is utilizing the existing slab and is not encroaching further into the required setback than the existing building; 2) the prevailing pattern in the immediate area was established prior to the 25-foot setback requirement, and the DSP is in conformance with the prevailing pattern; 3) there are no anticipated traffic impacts that would result from approval of the variance, since Branchville Road terminates in the area where the building would encroach into the setback. For these reasons, the Planning Board found that this criterion has been met.

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

Applicant’s Justification:

“The granting of this variance will not impair the intent, purpose, or integrity of the General Plan or I-2 zoning. Rather, the approval of this variance will allow the property to continue to act as a part of a commercial/ industrial center along Branchville Road, thus contributing to the General Plan’s goal of providing increased opportunities for redevelopment.”

The Planning Board concurs with the applicant that the approval of the variance will not substantially impair the intent, purpose, or integrity of the sector plan.

Based on the analysis above, the Planning Board supports the variance request.

8. **2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual).
 - a. **Section 4.2, Landscape Strips Along Streets**—Requires that planted landscape strips be provided along street frontages. The applicant has provided schedules for both Branchville Road and Greenbelt Road. The applicant has demonstrated conformance with the applicable requirements by providing eight shade trees and 79 shrubs along Branchville Road. The Section 4.2 schedule for Greenbelt Road should indicate that the requirement for street trees has been fulfilled by a 25-foot-wide strip of existing trees.

- b. **Section 4.3.1, Parking Lot Requirements**—Requires parking areas over 7,000 square feet have planted perimeters adjacent to property lines. The applicant has provided a schedule that indicates conformance with the requirements; however, the landscape plan should label the bufferyard and the width provided to ensure conformance with this section. In addition, the existing trees credited in the schedule should be labeled on the plan with the species and caliper information.
 - c. **Section 4.3.2, Parking Lot Requirements**—Requires that a certain amount of interior planting be provided in parking areas over 7,000 square feet. In general, it appears that trees and shrubs have been counted in areas outside of the required bufferyard, and in particular, are shown in the designated loading area. The Planning Board approval includes a condition that the landscape plan be revised to show the required amount of plantings within the interior parking area.
 - d. **Section 4.4, Screening Requirements**—Requires that loading and maintenance areas be screened from residential properties and the street, that trash facilities be completely concealed, and that all mechanical equipment be screened from adjacent properties, streets and parking facilities. The applicant is providing a trash enclosure for the proposed dumpsters that is shown on the DSP and detail sheet. Landscaping, and an aluminum fence with columns will screen the loading area. The height of the fence should be provided on the plans to ensure that the screening requirement is met, and a detail and elevation should also be provided to show the fence materials.
 - e. **Section 4.7, Buffering Incompatible Uses**—The site is subject to Section 4.7 along a 59-foot-long portion of the western boundary that abuts an automotive paint store. The landscape plan shows that three shade trees and a six-foot-high board-on-board fence are provided in fulfillment of the requirement. A detail for the proposed six-foot-high board-on-board fence should be provided. In addition, the landscape bufferyard labels on the site plan should be shifted so they are legible.
 - f. **Section 4.9, Sustainable Landscaping Requirements**—Requires that a percentage of the proposed plant materials be native plants. A schedule demonstrating conformance with the requirement has been provided. The Section 4.9 schedule should be revised to reflect the correct amount of shade trees provided.
9. **Prince George’s Country Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George’s County Code requires a minimum percentage of tree canopy coverage (TCC) on properties requiring a grading permit. Properties zoned I-2 are required to provide a minimum of 10 percent of the gross tract area in TCC.

	REQUIRED	PROPOSED
Tree Canopy	7,928 sq. ft.	10,776 sq. ft.

The overall development has a gross tract area of 1.82 acres and, therefore, a TCC of 0.182 acre, or 10,776 square feet, is required. The submitted landscape plan provides a worksheet indicating that this requirement will be addressed through the proposed planting of nine deciduous major shade trees, three columnar evergreen trees, and 22 small evergreen trees on-site, for a total of 34 trees and 10,776 square feet of provided TCC. This does not match what has been provided on the landscape plan, the planting schedule or the Section 4.9 schedule. The worksheet should be revised to accurately reflect the proposed plant material in conformance with TCC requirements. The worksheet should also be signed and dated by a licensed landscape architect. A condition is included in the approval of this application.

10. **Prince George's County Woodland and Wildlife Habitat Conservation:** The site is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodlands.

The TCP worksheet shows a woodland conservation threshold of 0.03 acre and overall woodland requirement of 0.16 acre based on the proposed amount of clearing. The plan proposes to meet the requirement with 0.16 acre of fee-in-lieu in the amount of \$6,272.64. The Type 2 Tree Conservation Plan (TCP2) as submitted has been reviewed and was found to satisfy the Woodland Conservation Ordinance. No further information is required regarding the TCP2 at this time.

The Zoning Ordinance requires that the Planning Board finds: "...the site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible" (Section 27.239.02 (a)(6)(A)(iii)).

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 27.239.02 (a)(6)(A)(iii) of the Subdivision Regulations. The justification must address how each impact has been avoided and/or minimized. A letter of justification for the proposed impacts was received on October 3, 2016.

This property is almost entirely within the 100-year floodplain. This feature comprises part of the Primary Management Area (PMA) on the subject property in accordance with the Subdivision Regulations. The letter requests the validation of 1.62 acres of existing impacts to the PMA for the removal of three existing buildings and a parking lot and construction of a new three-story consolidated storage facility and associated parking for consolidated storage use. An exhibit was submitted along with the letter showing the general redevelopment of the site including all associated infrastructure. Because the site is already developed and because the proposed redevelopment will require stormwater management approval with the required floodplain controls, thus improving water quality over what exists on-site, the Planning Board supports the proposed impact. The Planning Board finds that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible given the unusual development constraints of the property.

11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Historic Preservation**—The proposal will have no impact on Prince George’s County historic sites, historic resources, or known archeological sites.

b. **Community Planning**—

- (1) This application is located within a designated Employment Area growth policy area of the General Plan. *Plan Prince George’s 2035 General Plan* describes Employment Areas as areas commanding the highest concentrations of economic activity in four targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

The Plan 2035 Strategic Investment Program places this property in a designated priority investment area—the Innovation Corridor. Plan 2035 describes the Innovation Corridor as the area that has the highest concentrations of economic activity in our four targeted industry clusters and the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. “This Innovation Corridor is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line.”

- (2) The proposed application is not inconsistent with the 2001 *Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment*. The Greenbelt Metro Area Sector Plan recommends that “incompatible industrial uses in the southern portion of North College Park (Branchville) should be phased out and the land should be redeveloped with appropriate residential uses” (page 121). Implementation of this recommendation would require the reclassification of the subject property into an appropriate zone for residential development. It is also noted that the Greenbelt Metro Area Sector Plan is a long-range plan, and that the conversion of an existing heavy-industrial use to a light-industrial use is a step toward the envisioned land use.
- (3) The 2001 *Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment* shows the subject property in the Light Industrial (I-1) Zone. Subsequent research reveals that this was an error in the 2001 ASMA and that the correct zoning is I-2. An errata sheet has been prepared for the 2001 SMA.

- c. **Transportation Planning**—Vehicular access to the site will be limited to two new full access driveways from Branchville Road, both to the west of its intersection with 51st Place. The proposed easternmost driveway will access the seven office parking spaces. The other driveway will serve the consolidated storage facility.

Branchville Road is incorrectly identified by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as a master-planned industrial road (I-200) with a 70-foot right-of-way. Per the 2001 *Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment* (Sector Plan) this portion of Branchville Road was recommended to be a local access roadway and not part of any planned transportation system. For this reason, an errata sheet has been prepared and approved by the Planning Department which deletes this portion of Branchville Road from the 2009 MPOT. The limits of the right-of-way should be clearly delineated on the site plan.

The portion of Branchville Road fronting the subject property is a two-lane undivided roadway which is owned and maintained by the City of College Park. To construct the streetscape and pedestrian elements, the applicant and the City of College Park have mutually agreed on a schematic plan (attached) that shows a 25-foot-wide dedication along the entire property's frontage on Branchville Road. The schematic plan further shows a four-foot-wide sidewalk separated from the travel lanes by a three-foot-wide planting strip.

The site also fronts on Greenbelt Road (MD 193), a master plan arterial roadway with a variable right-of-way (120-200 feet). No additional right-of-way dedication is required for this facility.

The proposed on-site circulation and layout are acceptable.

Conclusion

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

A condition is included in the approval of this application requiring that the plan be revised to show dedication to the City of College Park and improvements in accordance with the attached staff exhibit, as proffered by the applicant.

- d. **Subdivision Review**—The subject property is composed of Parcel 85, which has not been the subject of a preliminary plan of subdivision or record plat, and is a legal acreage parcel. The property is located on Tax Map 25 in Grid F-4, and is approximately 1.82 acres. The property is zoned I-2 (Heavy Industrial) and is currently improved with 21,378 square feet of gross floor area for a truck repair use. The detailed site plan proposes to raze the existing structure and redevelop the property with a new 116,370-square-foot consolidated storage facility.

Based on the aerial photos provided on PGAtlas, the existing structure was built prior 1991. The site is exempt from the requirement of filing a preliminary plan of subdivision pursuant to Section 24-107(c)(7)(D) of the Subdivision Regulations because development of more than 5,000 square feet of gross floor area, which constitutes at least 10 percent of the total area of a site that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code, has been constructed pursuant to a building permit issued on or before December 31, 1991. The existing conditions plan should note the date that the original building was constructed on the site.

In order for the above preliminary plan exemption to remain valid, a building permit for the proposed structure should be approved prior to the razing of the existing structure.

There are no other subdivision issues.

- e. **Trails**—The subject project was reviewed for conformance with the requirements of the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2001 *Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment* (area master plan and SMA) offered the following summarized comments:

- The conditions herein are supported by the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, which contains Complete Streets Policies. The Complete Streets Section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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

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

- The application is subject to the recommendations of the 2001 *Greenbelt Metro Area Approved Sector Plan and Sectional Map Amendment*. The Transportation chapter recommends that Branchville Road become part of a larger pedestrian network. Map 6 shows the proposed pedestrian network along property frontages, which includes Branchville Road in College Park (page 46). On page 56, the plan recommends integrating pedestrian walks, bicycle lanes and multiuse trails into existing communities, commercial centers, and new developments within the entire Sector Plan Area “to provide a viable transportation mode that is a cost-effective, energy-efficient and environmentally sensitive alternative to the automobile.”

On page 57, the plan recommends that sidewalks shall be defined by interesting buildings and open spaces and punctuated with site furnishings and street trees to create an active and comfortable street environment. The plan's recommended site furnishings include pedestrian-scaled lighting, planters, benches, trash receptacles, bicycle racks, banners and signs. The plan recommends that sidewalks be provided to building entrances and rear parking lots.

- The master plan recommends integrating pedestrian walks into the community and providing bicycle amenities. The applicant shall provide sidewalks along the entire subject property frontage. The sidewalk should be connected to the building's entry walk that leads to Branchville Road. The sidewalk should be enhanced with landscaping and other amenities.

There are no existing crosswalks on Branchville Road. There are generally few sidewalks in the vicinity of the application. The streets 51st Place and 51st Avenue are nearby, but neither of these streets contain sidewalks. Because of the lack of a sidewalk network, crosswalks are not required at this time.

- The subject property also has frontage on Greenbelt Road, which is a master-planned bikeway that was approved with the adoption of the 2009 *Approved Countywide Master Plan of Transportation*.

The area master plan does not make a specific recommendation for a bicycle facility on Branchville Road (see Map 7), however, the master plan does recommend the inclusion of bicycle features along planned sidewalks and roads.

Because there are many planned trails in the area, and biking is allowed on all roads, the applicant shall provide a minimal amount of bicycle parking on-site to implement the County's Complete Streets policies (above) by providing bicycle parking on site and adjacent to existing and planned bikeways.

Conditions including the provision of a sidewalk along Branchville Road and bicycle parking are included in the approval of this application.

- f. **Permit Review**—Permit review comments have been either addressed by revisions to the plans or by conditions in the approval of this application.
- g. **Environmental Planning Section**—
 - (1) The site has been previously developed with an existing parking lot and three buildings occupying the majority of the property. A small area of woodlands exist along the southern property boundary. The site is located within the Indian Creek watershed that drains into the Anacostia River Basin.

According to the Sensitive Species Project Review Area (SSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. There are no streams, waters of the U.S., or wetlands associated with the site; however, this site is almost entirely within an area of 100-year floodplain. The site is not identified as containing forest interior dwelling species (FIDS) or FIDS buffer and does not share frontage with any historic or scenic roadways. 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 Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). According to the *2005 Approved Countywide Green Infrastructure Plan*, the site is entirely within the Regulated Area of the designated network of the plan.

- (2) An approved Natural Resource Inventory plan (NRI-207-2015) was submitted with the review package, which was approved on January 12, 2016. There are regulated environmental features such as 100-year floodplain which comprise the Primary Management Area. The site also contains 0.28 acre of woodland and no specimen trees. In accordance with approved NRI-082-07-01 no specimen, champion, or historic trees have been identified on the subject property. No further information is required regarding specimen, champion, or historic trees.
- (3) A Stormwater Management Concept Approval Letter (41022-2015-00) and associated plan were submitted with the application for this site. The approval was issued on July 19, 2016 with this project from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). Requirements are proposed to be met through a combination of onsite attenuation and fee-in-lieu. The approved plan proposes four micro-bioretenion facilities, and a network of pipes and outfalls that drain to an existing drainage easement along Greenbelt Road (MD 193). A fee-in-lieu amount of \$6,933.00 is required for on-site attenuation/quality control measures.

There are several conditions of approval associated with this letter that the applicant must address prior to approval of a site development fine grading permit. Although most of the comments are not in conflict with the approval of this DSP application, Condition 7 is in conflict as it requires the applicant to "relocate building out of the 100-year overflow path. Current site design is blocking 100-year overflow and is unacceptable". Because of this conflict, the DSP and TCP2 should not be certified until after the location of the building is finalized and approved with the final set of stormwater management approvals by DPIE.

- (4) The proposed use will generate noise from vehicular traffic; however, the site is not surrounded by any residential properties. The site has frontage along Greenbelt Road (MD 193), a master planned arterial roadway that is a traffic noise generator. Because the proposed use is not residential, traffic generated noise is not regulated in relation to the subject application. No additional information is required concerning noise for the subject property.
 - (5) The predominant soils associations found to occur on-site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Russett-Christiana Urban land complex, and Urban land-Zekiah complex soils. According to available information Marlboro clay is not identified on the property; however, Christiana complexes are known to occur on-site. This information is provided for the applicant's benefit. The County may require a soils report in conformance with County Council Bill CB-94-2004 during the building permit process review.
- h. **Prince George's County Fire/EMS Department**—Comments have not been received from the Fire/EMS Department.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In an e-mail received on October 14, 2016, DPIE indicated that they have been reviewing a floodplain waiver request for the subject site. After they have completed their review of the latest submission, they will provide comments on the DSP, building layout, and what changes may be necessary to address the floodplain issues on this site.
 - j. **Prince George's County Police Department**—Comments have not been received from the Police Department.
 - k. **Prince George's County Health Department**—In a memorandum dated September 7, 2016, the Health Department stated that they had completed a health impact assessment review of the DSP and offered the following comments.
 - (1) Scientific research has demonstrated that a high quality pedestrian environment can support walking for both utilitarian purposes and for pleasure, leading to positive health outcomes. The site plan indicates that a sidewalk will be constructed on Branchville Road adjacent to the proposed site.
 - (2) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

A condition is included in the approval of this application.

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

A condition is included in the approval of this application.

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

A condition is included in the approval of this application.

- l. **Maryland State Highway Administration (SHA)**—In an e-mail dated August 17, 2016, SHA stated that any work in an SHA right-of-way will require SHA plan review and approval before issuance of any permit. No direct access is allowed on Greenbelt Road (MD 193).

The applicant has been informed of the comments.

- m. **Washington Suburban Sanitary Commission (WSSC)**—In comments received August 12, 2016, WSSC gave general guidance to the applicant regarding existing and proposed water and sewer connections, noting that the plan does not currently meet all WSSC easement requirements. WSSC's requirements will be met through their separate permitting process.
- n. **Verizon**—Comments have not been received from Verizon.
- o. **Potomac Electric Power Company (PEPCO)**—Comments have not been received from PEPCO.
- p. **City of College Park**—The City of College Park's comments were presented to the Planning Board at the time of the public hearing for this DSP (November 3, 2016).
12. As required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).

Because the site is already developed and the proposed redevelopment will require stormwater management approval with the required floodplain controls, water quality will be improved over what exists on-site. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible given the unusual development constraints of the property.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-15031, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
 - a. The gross floor area (116,370 square feet) of the proposed new building shall be reflected consistently throughout the plan set.
 - b. The site data shall indicate the correct percentage of the required green area.
 - c. Provide building dimensions on the plans.
 - d. The limits of the Branchville Road right-of-way shall be clearly delineated on the site plan.
 - e. The existing conditions plan shall note the date that the original building was constructed on the site.
 - f. All fencing shall have vertical posts and vertical rails facing the interior of the lot.
 - g. The architectural elevations shall be revised to either remove the proposed signage or shall include all proposed signage.
 - h. The applicant shall provide dedication and frontage improvements as proffered for the project consistent with the exhibit provided by the applicant, and which conform to the following requirements:
 - Dedication of 25 feet of frontage width to the City of College Park along Branchville Road, including a three-foot-wide planting strip, and a four-foot-wide sidewalk connecting to the entry walk and to the main entry of the building.

- i. Provide a minimum of two bicycle parking spaces on-site located close to the main entrance of the building. A detail of the bicycle rack shall show that it is anchored in a concrete base.
- j. Provide a general note as follows:

“During the demolition/construction phases of this project, the applicant shall conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, and the construction noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
- k. The landscape plan shall be revised to show the following.
 - (1) The Section 4.2 schedule shall indicate that the requirement for street trees along Greenbelt Road has been fulfilled by a 25-foot-wide strip of existing trees.
 - (2) The Section 4.9 schedule shall be revised to reflect the correct amount of shade trees provided.
 - (3) Provide a detail of all proposed fences including height, building materials, and elevations.
 - (4) Clearly label the landscape bufferyards on the site plan.
 - (5) The Tree Canopy Coverage worksheet shall be revised to accurately reflect the proposed plant materials in conformance with tree canopy coverage requirements. The worksheet shall also be signed and dated by a licensed landscape architect.
 - (6) The required amount of plantings, per Section 4.3.2 of the 2010 *Prince George's County Landscape Manual*, shall be shown within the interior parking area.
- l. The site plan shall indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
- m. The site plan shall show that all required parking spaces are provided on-site.
- n. Revise the site plan to include the following elements proffered by the applicant:
 - (1) A four-foot-wide sidewalk from Branchville Road connecting to the office entry walk;
 - (2) A three-foot-wide planting area along the western parking lot;

- (3) A seven-foot-wide planting area along Branchville Road, east of the driveway entrance to the office parking lot; and
 - (4) A vehicle turn-around area where Branchville Road terminates at the railroad tracks.
2. Prior to issuance of a grading permit, the detailed site plan and Type 2 tree conservation plan, if necessary, shall be revised to relocate the building out of the 100-year overflow path as referenced in Stormwater Management Concept Plan 41022-2015. The applicant shall coordinate with the Prince George's County Department of Permitting, Inspections and Enforcement as to the appropriate location of the building.

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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, November 3, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of December 2016.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator