

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

OF

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

DSP-21019 ARCLAND SELF STORAGE

IN THE MATTER OF: ITEM 6

T R A N S C R I P T

OF

P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING

Upper Marlboro, Maryland

MAY 12, 2022

BEFORE:

Peter A. Shapiro, Chairman

Dorothy F. Bailey, Vice-Chair

William M. Doerner, Commissioner

Manuel R. Geraldo, Commissioner

A. Shuanise Washington, Commissioner

PROCEEDINGS

CHAIR SHAPIRO – We are on Item 6 – Detailed Site Plan, DSP-21019 Arcland Self Storage. Participating in this case we have for staff Terre Butler; we have Dan Lynch representing the applicant and then we have members of the applicants team that are here as well, who will be introduced by the attorney if there is a need for them to speak. I will turn it over to Ms. Butler for your presentation, take it away.

TIERRE BUTLER – Good morning Chairman and members of the Planning Board. For the record I am Terre Butler with the Urban Design Section. The project before you is Item No. 6 Detailed Site Plan, DSP-21019 for Arcland Self Storage, which is a Detailed Site Plan to construct a one hundred and sixteen thousand, two hundred and eighty three (116,283) square foot storage facility with two buildings. Next slide please.

This site is located in Prince George's County, Planning Area 81A and Council District 9 as identified in the blue colored area on the map. Next slide please.

The site is located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 Woodyard Road. The site boundary is shown on the map vicinity outlined in red. Next slide please.

The subject property zoned Commercial General Office zone, C-G-O under the current zoning ordinance as shown in red on the zoning map. Next slide please.

The subject property is zone Commercial Shopping Center C-S-C under the prior zoning ordinance as shown in red on the zoning map. Next slide please.

This slide shows the property is located within the Military Installation Overlay Zone for height, noise and safety as shown in the hatch pattern on the map. The proposed meets requirements of the overlay zone. Next slide please.

This slides shows the aerial photo which shows the existing conditions of the property and shows the site is currently wooded and vacant. Next slide please.

This slide shows that the site contains slopes as shown with the red contours lines on the map. Next slide please.

This slide shows the master-plan right-of-way. The site is located near Dangerfield Road and Old Alexander Ferry Road which are classified as collectors roadways, shown in green on the map. Woodyard Road, is an arterial roadway as shown in red and Louey Pepper Drive, is an industrial roadway shown in brown on the map. Next slide please.

This slide shows the birds eye view of property, which shows the property is currently wooded and vacant. Next slide please.

This slide shows the site plan. The proposed Consolidated Storage Facility will be accessed from Dangerfield Road in the northwest corner of the site via access of site via a 30ft wide access drive. The main building, which is labeled Building A, will be one hundred and thirteen thousand, two hundred and eighty three (113,283) square feet. The building will be rectangular shape and three stories high with short side facing Dangerfield Road. Building B which will be located on the southeast of the main building will be three thousand (3,000) square feet and consist of one story. The site will provide a

total of 24 parking spaces with seven parking spaces located outside of gated fence, adjacent to office in the northwest corner of Building A. The remaining 17 spaces will be located behind the entry gate to the north and south of Building A. , There are five 12x32 loading spaces in the rear of the property, two bike racks are located adjacent to the sidewalk connecting the building to the sidewalk within Dangerfield Road. A six foot (6ft) high vinyl coated chain link fence will surround the development area and then stormwater management bioretention facilities will be located along the northern and southern edges of the development. Next slide please.

This slide shows the type two tree conservation plan. Next slide please.

This slide shows the architectural elevations for proposed Building A, which includes the north and west elevations. Building A will be 34.5 feet tall and finished with a combination of metal paneling, decorative concrete units and dark and light metallic features. The front elevation will face Dangerfield Road to the west. The side elevation will face north and will consist of the same building materials. Next slide please.

This slide shows the architectural elevations for the proposed Building A which includes the east and south elevations. The storefront windows, will consist of glazing materials of (indiscernible) windows system. The architectural design will include decorative metal paneling, trim decorative canopies on eastern and southern elevations. Next slide please.

This slide shows the architectural elevations for the proposed Building B, which includes the north and south elevations. Building B will consist of 3,000 square feet and will be approximately thirteen (13) feet tall and will consist of similarly materials as the previous building, Building A. Next slide please.

This slide shows the fence and signage details. The site will be enclosed by a fence and gate and there are only building mounted signs being proposed as part of this project. Next slide please.

With that the Urban Design Staff recommends that the Planning Board adopt the findings of this report and approve Detailed Site Plan, DSP-21019 and Type Two Conservation Plan, TCP2-007-2018-01 for Arcland Self Storage with the conditions found on page 12 of the staff report and this concludes staff's presentation.

CHAIR SHAPIRO – Thank you, Ms. Butler for the staff report, questions from Commissioner’s for Ms. Butler? Hearing none.

Okay, pretty straight forward, I’ll turn to the applicant. Mr. Lynch, I don’t think we don’t have any questions for staff, it sounds like staff and the applicant are in agreement, but Mr. Lynch if you want to come forward and if you have any brief thoughts about this and perhaps there may be some questions for you, we’ll see.

DAN LYNCH – Good morning, Mr. Chair and members of the Board. For the record I’m Dan Lynch with the Law firm of McNamee Hosea, with offices at 6411 Ivy Lane, Greenbelt, MD with me Mr. Chair are members of the development team, Steve Cratin with Arcland, Nicholas Speech and Mira Gantzert who are Civil Engineers with Bohler Engineering. I have some brief comments. I have to bring an administrative matter to the board’s attention. We were informed by staff that Arcland not registered to do business in State of Maryland, and we corrected that issue and bought that information to staff yesterday, so I don’t believe there is an issue at this time, but I just

wanted to bring that to your attention and inform you we have addressed that issue.

CHAIR SHAPIRO – Thank you, Mr. Lynch.

DAN LYNCH – With regards to this (indiscernible) this is pretty straight forward. This is a Detailed Site Plan for a Consolidated Storage Facility located on Dangerfield Road. This is the second step in the development process, we had preliminary plan back in November, the preliminary plan is approved to accommodate the Consolidated Storage as well as the Shell gas station on the corner of Dangerfield and Woodyard Road. We are, current staff recommendation we adopt staff recommendation for this matter, and we like to thank Ms. Butler for her assistance, there were a couple of minor issues that came up in this and we addressed those and worked closely to address any concerns she had, unless the board has any questions of myself or any member of the development team we agree with staff's recommendation and approve the conditions of approval. Thank you.

CHAIR SHAPIRO – Thank you Mr. Lynch. Any questions from commissioners, I don't see any, pretty straight forward. Thank you Mr. Lynch for your time. No further discussion.

DAN LYNCH – Thank you.

CHAIR SHAPIRO – There is no further discuss on this item, and thank staff for your presentation, I would turn it to my fellow commissioners to see if we have a motion?

COMMISSIONER WASHINGTON – Mr. Chairman I move that we adopt findings of staff to include minor technical corrections as noted by Ms. Buter and approve DSP-21019 and TCP2-007-2018-01 along the associated conditions as outlined in staff's report.

VICE-CHAIR BAILEY – Second.

CHAIR SHAPIRO – We have a motion by our motion maker Commissioner Washington and a second by Vice-Chair Bailey, if there is no further discussion, I'll call the roll. Commissioner Washington, I vote Aye; Vice-Chair Bailey, Vote Aye; Commissioner Geraldo, Vote Aye and Commissioner Doerner, Vote Aye, Shapiro, I vote Aye as well, the Ayes have it 5-0. Thank you all. Thank you Ms. Butler and Thank you Mr. Lynch to you and your team.

CERTIFICATION

This is to certify that the foregoing eleven-page transcript was typed by me as heard from the recording made at the time of said hearing. Any omissions or errors may be due to the inability of the Reporter/Transcriber to clearly understand said recording in the matter of Agenda Item #8 for DSP-21019 – Arcland Self Storage, May 12, 2022.

Marie Proctor

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Senior Technical Writer/Editor

The Maryland-National Capital

Park and Planning Commission

AUGUST 4, 2022

Date