

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



Note: Staff reports can be accessed at <http://mncppc.ig2.com/Citizens/Default.aspx>.

Detailed Site Plan

DSP-15031-01

Departure from Design Standards

DDS-648

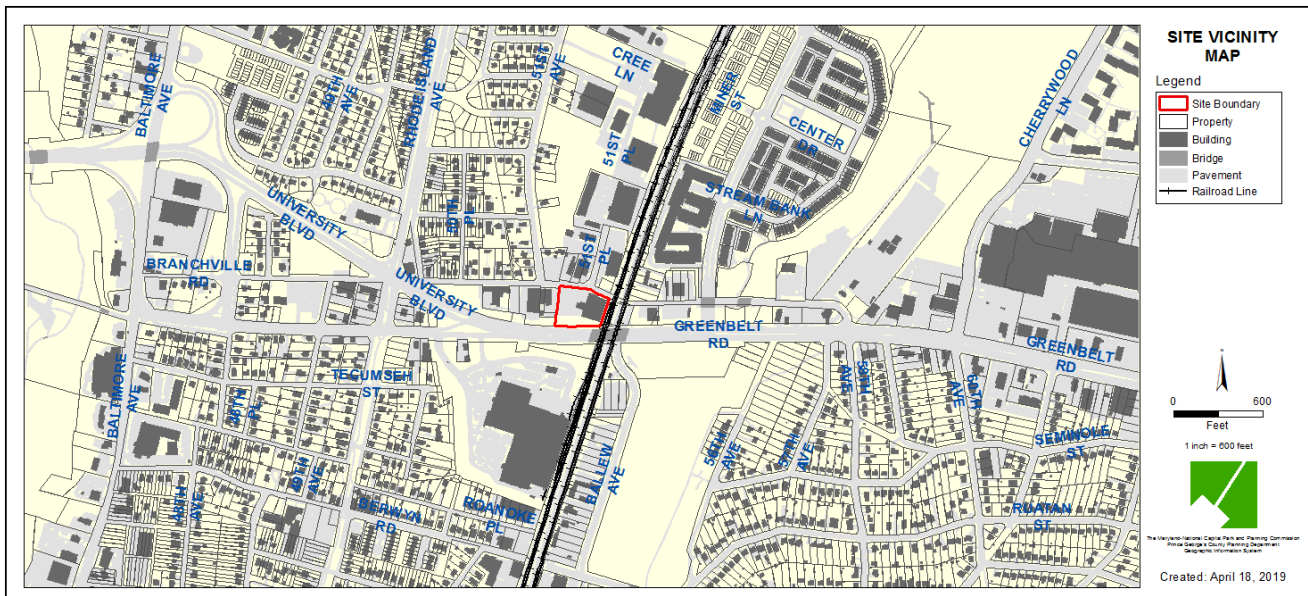
Departure from Parking and Loading Standards

DPLS-459

Application	General Data	
Project Name: EZ Storage College Park Location: On the south side of Branchville Road, approximately 1,080 feet east of its intersection with Rhode Island Avenue. Applicant/Address: Siena Corporation 8221 Snowden River Parkway Columbia, MD 21045	Planning Board Hearing Date:	05/23/19
	Staff Report Date:	05/07/19
	Date Accepted:	03/18/19
	Planning Board Action Limit:	05/27/19
	Plan Acreage:	1.82
	Zone:	I-2
	Dwelling Units:	N/A
	Gross Floor Area:	122,190 sq. ft.
	Planning Area:	66
	Council District:	01
	Election District:	21
	Municipality:	College Park
	200-Scale Base Map:	210NE05

Purpose of Application	Notice Dates	
A 122,190-square-foot consolidated storage facility Departure from design standards to allow the loading spaces to be 10 feet by 20 feet. Departure from parking and loading standards to allow a reduction of 11 parking spaces. Variances to Section 27-474(b) and Section 27-475.04(a)(1)(c)	Informational Mailing:	05/03/18
	Acceptance Mailing:	08/22/18
	Sign Posting Deadline:	04/23/19

Staff Recommendation		Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-15031-01
Departure from Design Standards DDS-648
Departure from Parking and Loading Standards DPLS-459
Type 2 Tree Conservation Plan TCP2-020-2016-01
EZ Storage, College Park

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this staff report.

EVALUATION CRITERIA

This detailed site plan, departure from design standards, and departure from parking and loading standards were reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Heavy Industrial Zone, for Variances in Section 27-230, and the site design guidelines;
- b. The requirements of Detailed Site Plan DSP-15031;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments

FINDINGS

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

- 1. **Requests:** The subject application is for approval of a detailed site plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height.

Departure from Design Standards DDS-648 requests to allow the loading spaces to be 10 feet wide by 20 feet long, and Departure from Parking and Loading Standards DPLS-459 requests a reduction of 11 parking spaces.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-2	I-2
Use	Truck Repair Facility	Consolidated Storage
Total Acreage	1.82	1.82
Green Area (10 percent required)		0.55 acre/30.1 percent
Parcels	1	1
Gross Floor Area (square feet)	21,378 (to be razed)	122,190
Number of Storage Units	0	950

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
1,000-square-foot Office Space	4 per 1,000 GFA = 4	4
950 Storage Units	1 per 50 units = 19	8
Total Required	23	12
Handicap-Accessible	1	1
Standard Spaces	22	11
Compact	0	0
Loading:		
2 spaces up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	3	3

3. **Location:** The site is in Planning Area 66, Council District 1. More specifically, it is located on the south side of Branchville Road approximately 1,80 feet east of its intersection with Rhode Island Avenue. The site is known as 5151 Branchville Road, in the City of College Park.
4. **Surrounding Uses:** The site is bounded to the north by Branchville Road; to the south by MD 193; to the east by the Chessie Seaboard (CSX) railroad lines; and to the west by contractor use in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The site is not subject to a previous preliminary plan of subdivision (PPS) 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 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* (Greenbelt Metro Area Sector Plan and SMA) retained the property in the Heavy Industrial (I-2) Zone. DSP-15031, for the development of a consolidated storage facility, was approved by the Prince George's County Planning Board on November 3, 2016, through PGCPB Resolution No. 16-129. Changes to the floodplain mitigation on-site during technical plan preparation led to a redesign of the facility and the need for additional departures and variances. The site is the subject of an approved Stormwater Management (SWM) Concept Plan, 32569-2018-00, approved on February 28, 2019, and valid until February 28, 2022.

6. **Design Features:** The site is roughly rectangular in shape, with frontage along both Branchville Road to the north and MD 193 to the south. Access is proposed via an entrance onto Branchville Road in the northwest corner of the site leading into a parking lot enclosed by a decorative fence and gate. The five-story, approximately 57.58-foot-high, 122,190-square-foot building is located in the northeast corner of the site, within 15 feet of the Branchville Road right-of-way. The building will contain a small office space, but no resident manager. The entire southern portion of the site will be green area, including existing vegetation and a proposed floodplain storage area.

Architecture

The proposed consolidated storage building has a rectangular footprint and will be constructed with a mix of split-face concrete masonry units (CMU) and a stucco finish. The main section of the building will be finished in red, with a beige parapet. Doors and windows of anodized aluminum and clear glass will be decorated with white architectural cast stone headers and sills on all elevations. White CMU cornices serve to separate the red from the beige, to distinguish the office area, and to crown the parapet.

Signage

The applicant has provided a signage package for the application for building-mounted signage only. Three signs are proposed with the text of “ezStorage” in white light-emitting diode channel letters on the southern, eastern, and western elevations. The signs will measure approximately 108 square feet on the eastern elevation, and approximately 88 square feet on the southern and western elevations. Signage with secondary text of “Climate Controlled Self Storage,” measuring approximately 75 square feet, is shown on the eastern elevation.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-2 Zone and the site plan design guidelines. 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 of the Zoning Ordinance, which governs uses in industrial zones. The proposed consolidated storage facility is a permitted use in the I-2 Zone, in accordance with Section 27-475.04.
 - b. The DSP is 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 industrial zones, with the exception of Section 27-474(b), Table 1, Setbacks, for which a variance of 10 feet has been requested.

Variance: Section 27-474(b) requires the building to be set back 25 feet from the street. Approximately 90 linear feet of the building does not meet the required setback relative to Branchville Road. At its closest point, the building is set back 15 feet from the street; therefore, 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;**

This property has been developed since the 1950s and is located at the southern edge of an established industrial area. Development is limited by the existing CSX tracks, which are adjacent to the site on the east, and MD 193 to the south. This property is subject to the County's 100-year floodplain, where property area is needed for compensatory storage and to allow for conveyance of water to continue through the site. There is an existing easement granted to the Maryland State Highway Administration (SHA) 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 this site, the adjacent site, and the road. With these factors considered, the building is being located close to Branchville Road to allow adequate space for drainage and compensatory storage. These extraordinary conditions create an environment that is unique to the property and generally not applicable to other properties.

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

The maintenance of the stormdrain easement, the creation of a 100-year floodplain compensatory storage area, and supplementation of the underground drain under MD 193 creates an undue hardship upon the available building envelope. The applicant has located the proposed building closer to Branchville Road, in order to accommodate these site constraints.

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

The granting of this variance will not impair the intent, purpose, or integrity of the *Plan Prince George's 2035 Approved General Plan* (Plan 2035) or I-2 zoning. Rather, approval of this variance will allow the property to continue to operate concordantly with the surrounding commercial and industrial operations, thus contributing to the Plan 2035 goal of providing increased opportunities for redevelopment.

Staff recommends approval of a variance to Section 27-474(b), to allow a reduction of 10 feet to the 25-foot building setback from Branchville Road, pursuant to the findings above.

- c. The DSP is consistent with Section 27-475.04 regarding the requirements for consolidated storage, with the exception of Section 27-475.04(a)(1)(c), for which a variance of 21 feet has been requested.

Variance: Section 27-475.04(a)(1)(c) restricts consolidated storage buildings to a maximum height of 36 feet. The proposed consolidated storage building will be 57 feet in height and a height variance of 21 feet is requested.

Per Section 27-230(a), 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;**

This property has been developed since the 1950s and is located at the southern edge of an established industrial area. Development is limited by the existing CSX tracks, which are adjacent to the site on the east, and MD 193 to the south. This property is subject to the County's 100-year floodplain where property area is needed for compensatory storage and to allow for the conveyance of water to continue through the site. There is an existing easement granted to SHA 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 this site, the adjacent site, and the road. With these factors considered, the building is being located close to Branchville Road to allow adequate space for drainage and compensatory storage. These extraordinary conditions create an environment that is unique to the property and generally not applicable to other properties.

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

The maintenance of the stormdrain easement, the creation of a 100-year floodplain compensatory storage area, and the supplementation of the underground drain under MD 193 creates an undue hardship upon the available building envelope. In order to accommodate the unique site constraints, the applicant must build vertically. In comparison with other new development in the immediate area, specifically the homes of Greenbelt Station, this proposal maintains a height relatively in keeping with the character of the community.

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

The granting of this variance will not impair the intent, purpose, or integrity of Plan 2035 or I-2 zoning. Rather, approval of this height variance will allow the property to continue to operate concordantly with the surrounding commercial and industrial operations, thus contributing to the Plan 2035 goal of providing increased opportunities for redevelopment.

Staff recommends approval of a variance to Section 27-475.04(a)(1)(c), to allow an additional 21 feet to the 36-foot maximum building height, for construction of a consolidated storage facility, pursuant to the findings above.

- d. **Departure from Design Standards DDS-648:** Section 27-578(a) of the Zoning Ordinance requires loading spaces for storage uses to be a minimum of 12 feet wide by 45 feet long. Section 27-582(a) of the Zoning Ordinance requires that a total of 5 loading spaces be provided to serve the proposed use, which are shown on the submitted plan. However, the applicant requests a departure from Section 27-578(a) to provide 5 loading spaces that are 10 feet wide by 20 feet long.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this subtitle will be equally well or better served by the applicants proposal;

The applicant's statement of justification (SOJ) indicates that loading spaces for consolidated storage are typically utilized by homeowners who are moving or storing items. These sites are not served by tractor trailers that would typically require a loading space to be 45 feet long by 12 feet wide. Most homeowners use a typical passenger car, a pick-up truck, or a single-unit rental truck to move items into these facilities. As a result, the proposed loading spaces are adequate to serve the use. All parking will be provided on-site and will not cause traffic congestion on nearby streets. Access to Branchville Road is limited to one driveway, which provides access to the subject property for loading and unloading and for renting of units. Thus, the number of access points is minimized, which enhances the safety, comfort, and convenience of those that use it.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

Staff finds that the departure is appropriate, given the proposed use and low turnover of consolidated loading spaces. The applicant could have utilized compact parking spaces; however, compact parking spaces are not the best option for customers who need adequate room to leave car and truck doors open for loading and/or unloading purposes.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 1949;

The existing structure on-site was completed in 1951, and the area is generally compact and serves an industrial/commercial business community, most of which existed prior to 1949. The site has several unique characteristics, which were prevalent prior to 1949. These characteristics include the proximity and abutment to railroad tracks and the flyover on MD 193. It is expected that traffic turnover will be low, given the proposed use of the property, which typically does not have a high volume of vehicular traffic.

(iv) The departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.

The applicant's SOJ indicates that the parking area is enclosed with a fence and gates and contained on-site. Therefore, the departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.

Based on the analysis above, staff recommends that the Planning Board approve DDS-648, to allow loading spaces that are 10 feet wide by 20 feet long.

- e. **Departure from Parking and Loading Standards DPLS-459:** The applicant has requested a departure of 11 parking spaces from the required 23 spaces for the proposed consolidated storage building. Pursuant to Section 27-588(b)(7) of the Zoning Ordinance, the Planning Board must make the following findings:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

The proposal meets the purposes of Section 27-550 of the Zoning Ordinance, by providing enough allowances for safely maneuvering vehicles in and out of parking spaces. The parking area will be enclosed by fencing, which helps screen the facility from adjacent public rights-of-way, for the protection of patrons and to prevent non-users from gaining access to the facility. The reduction in parking will have no negative effect on health, safety, comfort, or welfare. Consolidated storage facilities, in general, provide a useful and convenient service for the surrounding community. This facility aims to provide for the present and future inhabitants of the County and the City of College Park.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The applicant indicates that the proposed number of parking spaces is appropriate, given the proposed use and low turnover of parking. Section 27-559(a) allows one-third of the required spaces to be compact. The applicant is not proposing compact spaces, stating that the typical customer will require adequate room to leave car doors and trunks open for loading and unloading. Therefore, the departure of parking spaces is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

The existing structure was completed in 1951, and the area is generally compact and serves an industrial/commercial business community, most of which existed prior to 1949. The site has several unique characteristics, including the adjacent elevated roadway, railroad tracks, and on-site floodplain. It is expected that traffic turnover will be low, given the proposed use of the property, which typically does not have a lot of vehicular traffic.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

The applicant's SOJ indicates that all methods for calculating the number of spaces required were utilized. Given the site constraints on this property, such as floodplain, providing the number of spaces, while maintaining the building size, necessitates an overall reduction in the number of parking spaces.

(v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

The property is primarily in an industrial/commercial area. The nearest residential area is sufficiently far away, and the proposed development should have no impact on that community. Additionally, as parking and business needs of the development are self-contained and fenced in, there will be no impact on the surrounding businesses.

(B) In making its findings, the Planning Board shall consider the following:

(i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;

The applicant's SOJ indicates that the subject property is in an industrial area and the number of on- and off-street parking spaces, in the general vicinity and more specifically within 500 feet of the subject property, is more than adequate to serve the needs of existing uses and the planned consolidated storage facility.

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

The Greenbelt Metro Area Sector Plan and SMA retained the subject property in the I-2 Zone. Consolidated storage is an approved use within that zone.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

The City of College Park will be present at the Planning Board hearing to indicate their recommendations on the departure.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

There are no parking facilities in the County or City of College Park capital improvement programs that would benefit the subject property.

(C) In making its findings, the Planning Board may consider the following:

(i) Public transportation available in the area;

The C2 and 83 Metrobus routes serve the subject property along Rhode Island Avenue, which is approximately three blocks away. The nearest Metrorail is the Greenbelt Station, which is approximately 2.5 miles away.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

There are no alternative design solutions to off-street facilities, which might yield additional spaces; however, on-street parking is provided along Branchville Road. There is sufficient room for 10 to 12 on-street parking spaces along Branchville Road.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The subject property will be a consolidated storage facility. Its hours of operation will be Monday through Friday, 9:30 a.m.–6:00 p.m., Saturday and Sunday, 9:00 a.m.–5:00 p.m. Other businesses within 500 feet of the subject property keep traditional business hours as well.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The subject property is in the I-2 Zone. Therefore, this finding is not applicable to the subject application.

Based on the analysis above, staff recommends that the Planning Board approve DPLS-459, to allow a reduction of 11 parking spaces.

8. **Detailed Site Plan DSP-15031:** DSP-15031 was approved by the Planning Board on November 3, 2016 (PGCPB Resolution No. 16-129) for an 850-unit consolidated storage building. This approval was subject to two conditions, both of which are relevant to this application:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:

- 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.**

The proposal includes a standard sidewalk along the frontage of the site, excluding the dead-end portion of the Branchville Road on the east, and shows pedestrian access provided to the building entrance.

- 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.**

Bicycle parking is identified on the plans and the necessary detail for the bike rack is included.

- 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;**

A sidewalk is shown on the submitted plans.

- (3) **A seven-foot-wide planting area along Branchville Road, east of the driveway entrance to the office parking lot; and**

The current proposal no longer provides a separate office parking lot. Landscape plantings are addressed with the landscape and lighting plan findings of this report.

- 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 (DPIE) as to the appropriate location of the building.**

The applicant has submitted a revised SWM Concept Plan, 32569-2018-00, and associated letter approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The revised plans demonstrate that the proposed building has been relocated outside of the ultimate overflow path of the 100-year floodplain. Revisions to the DSP and Type 2 tree conservation plan (TCP2) are required due to the changes to the site layout, as this condition anticipated.

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

10. **2010 Prince George’s County Woodland and Wildlife Habitat Conservation:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, it contains more than 10,000 square feet of existing woodland, and has a previously approved TCP2.

The woodland conservation worksheet for the site shows a gross tract area of 1.82 acres, with 1.62 acres in the floodplain and a remaining 0.20 acre net tract area. A total of 0.18 acre of existing woodlands is on the net tract and 0.10 acre is within the floodplain. The site has a woodland conservation threshold of 0.03 acre, or 15 percent of the net tract, based on requirements for the I-2 Zone.

The TCP2 shows a total woodland conservation requirement of 0.06 acre and indicates that the entire requirement will be met by payment of fee-in-lieu totaling \$2,362.24.

The TCP2 worksheet requires technical corrections prior to certification of the TCP2. The worksheet must be updated to reflect the correct area of net tract woodland retained, not part of requirements, as shown on the plan.

The stormdrain pipe within the area of proposed “woodlands retained - not credited” must be labeled as existing or proposed, and the associated stormdrain easement must be identified. All woodlands within an existing or proposed stormdrain easement shall be labeled as “woodland retained - assumed cleared.” If this area is proposed to be cleared, it must be shown as cleared instead. The standard symbols provided in the Environmental Technical Manual shall be used.

There is an area within 40 feet of the proposed building footprint shown as “woodlands retained - assumed cleared.” Per Section 25-122(b)(1)(E) of the WCO, the limits of disturbance shall be revised to reflect 40 feet of cleared area to the front and rear of all building footprints, and the TCP2 shall be revised to account for any additional clearing.

There are additional minor technical revisions that are included in the recommended conditions below.

11. **Prince George’s County 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 on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property.

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

- a. **Historic Preservation**—In a memorandum dated April 24, 2019 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section indicated that they have reviewed the subject DSP and determined that the proposal would have no impact on Prince George’s County historic sites, historic resources, or known archeological sites.
- b. **Community Planning**—In a memorandum dated April 16, 2019 (Adams to Burke), incorporated herein by reference, the Community Planning Division provided the following summarized comments:

This application is located within the Established Communities and the Employment Area growth policy area of Plan 2035. The vision for the Established Communities area is context-sensitive infill and low- to medium-density development. The vision for Employment Areas is to have the highest concentrations of economic activity in four targeted industry clusters: healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.

The Greenbelt Metro Area Sector Plan and SMA retained the subject property in the I-2 Zone per County Council Resolution CR-63-2001. The previous approval for consolidated storage on this site establishes the use as causing no substantial impairment to the intent, purpose, or integrity of the sector plan.

- c. **Transportation Planning**—In a memorandum dated April 29, 2019 (Thompson to Burke), incorporated herein by reference, the Transportation Planning Section offered a discussion of the requested departures, which has been incorporated into the findings above. The site currently has one existing access point from Branchville Road, which will remain. Access and circulation are acceptable.

MD 193 is a master plan arterial facility with a proposed right-of-way of 120 to 200 feet and 4 to 6 lanes. No additional right-of-way dedication is required of this facility. Branchville Road is not a master plan facility. There are no structures proposed within the ultimate planned right-of-way. Therefore, no future dedication will be required.

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated April 2, 2019 (Turnquest to Burke), incorporated herein by reference, the Subdivision Review Section offered the following summarized comments, with conditions included in the Recommendation section of this report.

Based on the aerial photos provided on PGAtlas, the existing structure was built prior to 1991, and the plans should note the date that the original building was constructed on the site. The site is exempt from the requirement of filing a PPS pursuant to Section 24-107(c)(7)(D) of the Subdivision Regulations.

(D) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) 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.

In order for the above PPS exemption to remain valid, the applicant should be aware that a building permit for the proposed structure should be approved prior to razing of the existing structure.

MD 193 is a designated master plan right-of-way (A-16), with an ultimate right-of-way width of 120–200 feet. The limits of the right-of-way should be clearly delineated on the site plan. Based on PGAtlas, it appears that the master plan right-of-way extends onto the

property and should be delineated and labeled. Dedication is proposed along Branchville Road, which should be clearly labeled, and the existing and proposed parcel size should be indicated on the plan.

- e. **Trails**—In a memorandum dated April 23, 2019 (Shaffer to Burke), incorporated herein by reference, the Transportation Planning Section reviewed the proposal for bicycle and pedestrian access. Their comments have been addressed through revisions to the plan.
- f. **Permit Review**—In a memorandum dated April 1, 2019 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been either addressed by revisions to the plans or by conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated April 29, 2019 (Juba to Burke), incorporated herein by reference, the Environmental Planning Section recommended conditions relating to technical issues on the TCP2, which can be found in the Recommendation section of this report.

Stormwater Management

An approved SWM Concept Letter (32569-2018-00) and associated plan were submitted with the application for this site. The approval was issued on February 28, 2019 for this project from DPIE. Requirements are proposed to be met through a combination of on-site attenuation and fee-in-lieu. The approved plan proposes two micro-bioretenention facilities and a network of pipes and outfalls that drain to an existing drainage easement along MD-193. A fee-in-lieu amount of \$4,800.00 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. These comments are not in conflict with the approval of this DSP application.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated April 24, 2019 (Reilly to Burke), incorporated herein by reference, the Office of the Fire Marshal provided comments relating to hydrant distances, hose drag, and fire department access, which the applicant will have to address at the time of permitting.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this report, a memorandum had not been provided by DPIE.
- j. **Prince George's County Police Department**—At the time of the writing of this report, a memorandum had not been provided by the Police Department.
- k. **Prince George's County Health Department**—At the time of the writing of this report, a memorandum had not been provided by the Health Department.
- l. **Maryland State Highway Administration (SHA)**—At the time of the writing of this report, a memorandum had not been provided by SHA.

- m. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated March 28, 2019 (Mapes to Burke), incorporated herein by reference, WSSC indicated that they reviewed the project under the original DSP.
 - n. **City of College Park**—The City of College Park’s comments will be presented to the Planning Board at the time of the public hearing on May 23, 2019.
13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of 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.
 14. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).**

The site contains regulated environmental features, specifically 100-year floodplain within the primary management area (PMA). An SOJ for impacts was previously reviewed by the Planning Board, in conjunction with the approval of DSP-15031 and TCP2-020-2016, for 1.62 acres of impacts to the PMA and for the removal of three existing buildings and a parking lot, as well as for construction of a self-storage building and associated parking that had a much larger building footprint than currently proposed. No additional on-site impacts are proposed. Therefore, 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Design Standards DDS-648 to allow the loading spaces to be 10 feet wide by 20 feet long;
- B. APPROVE Departure from Parking and Loading Standards DPLS-459 to allow a reduction of 11 parking spaces;
- C. APPROVE Detailed Site Plan DSP-15031-01 and Type 2 Tree Conservation Plan TCP2-020-2016-01 for EZ Storage College Park, including variances to Section 27-474(b) for minimum setback from the street and Section 27-475.04(a)(1)(c) for maximum building height, subject to following condition:
 1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
 - a. Clearly label the size and disposition of existing structures on the DSP.

- b. Clearly show bottom wall elevations to correspond with top wall elevations on Sheet 3.
- c. The applicant should add “Handrail” to the detail title (e.g.: Key Retaining Wall Guard Rail and Handrail) on both Sheets 3 and 6.
- d. Sheet 4 contains information at the top right that appears to have been cut off. Correct this error to either show the information fully or remove it, if not relevant.
- e. Provide a footnote on Sheet 1 for the height variance, as has been done for the setback variance. Include code references for both variance footnotes.
- f. Correct the proposed green area in the Zoning Summary and Site Data chart to reflect the proposed and existing conditions.
- g. Relabel the landscape plan to “Landscape and Lighting Plan.”
- h. Provide plant quantities on the tables to reflect what is presented on the plan.
- i. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - (1) Revise the TCP2 notes by completing the Invasive Plant Removal notes and providing an invasive species management plan.
 - (2) Label all structures as either existing or proposed.
 - (3) Label the proposed retaining wall.
 - (4) Revise the location of all temporary tree protection fencing shown to be placed approximately two feet outside of the limits of disturbance.
 - (5) Add a north arrow on the plan.
 - (6) Identify and label all existing and proposed stormdrain easements. Label all woodlands within existing stormdrain easements to remain on-site as “woodland retained-assumed cleared” and all woodlands within proposed stormdrain easements as cleared using the appropriate symbol per the Environmental Technical Manual on the TCP2 plan and legend.
 - (7) Show all areas within 40 feet of the front and rear of the proposed building as cleared, and expand the limits of disturbance accordingly on the TCP2 and all relevant sets of plans associated with this DSP application.
 - (8) In the TCP2 legend re-label “Woodland Retained Assumed Cleared (WP-NC)” to “Woodland Retained Assumed Cleared (WP-AC),” as labeled on the plan.
 - (9) Revise the TCP worksheet to reflect the same area of net tract woodland retained, not part of requirements, as shown on the plan.

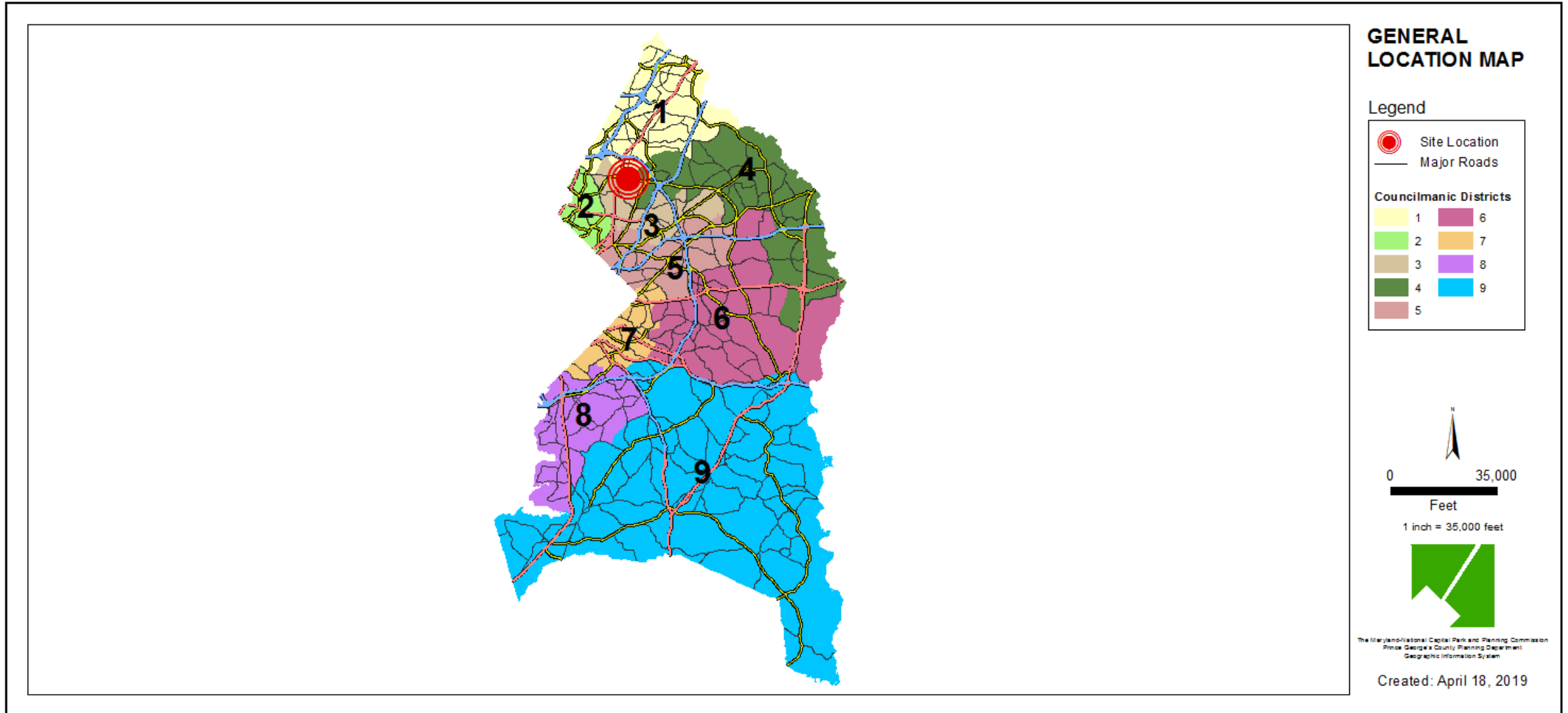
- (10) Complete the revision box on the TCP2.
- (11) After all revisions and corrections have been made, the plan shall be signed and dated by the qualified professional who prepared it.

ITEM: 6, 7, AND 8

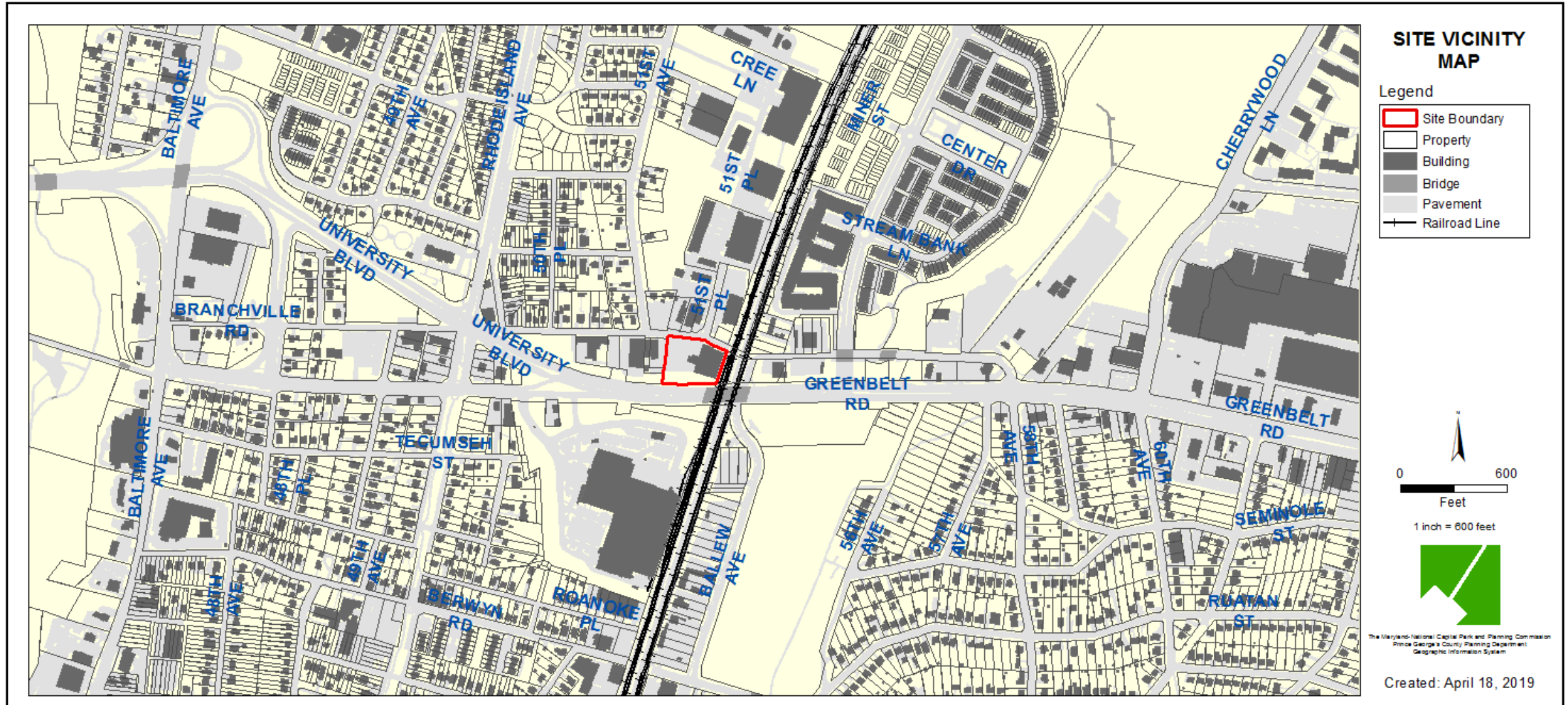
CASE: DSP-15031-01 & DPLS-459 & DDS-648

EZ STORAGE COLLEGE PARK

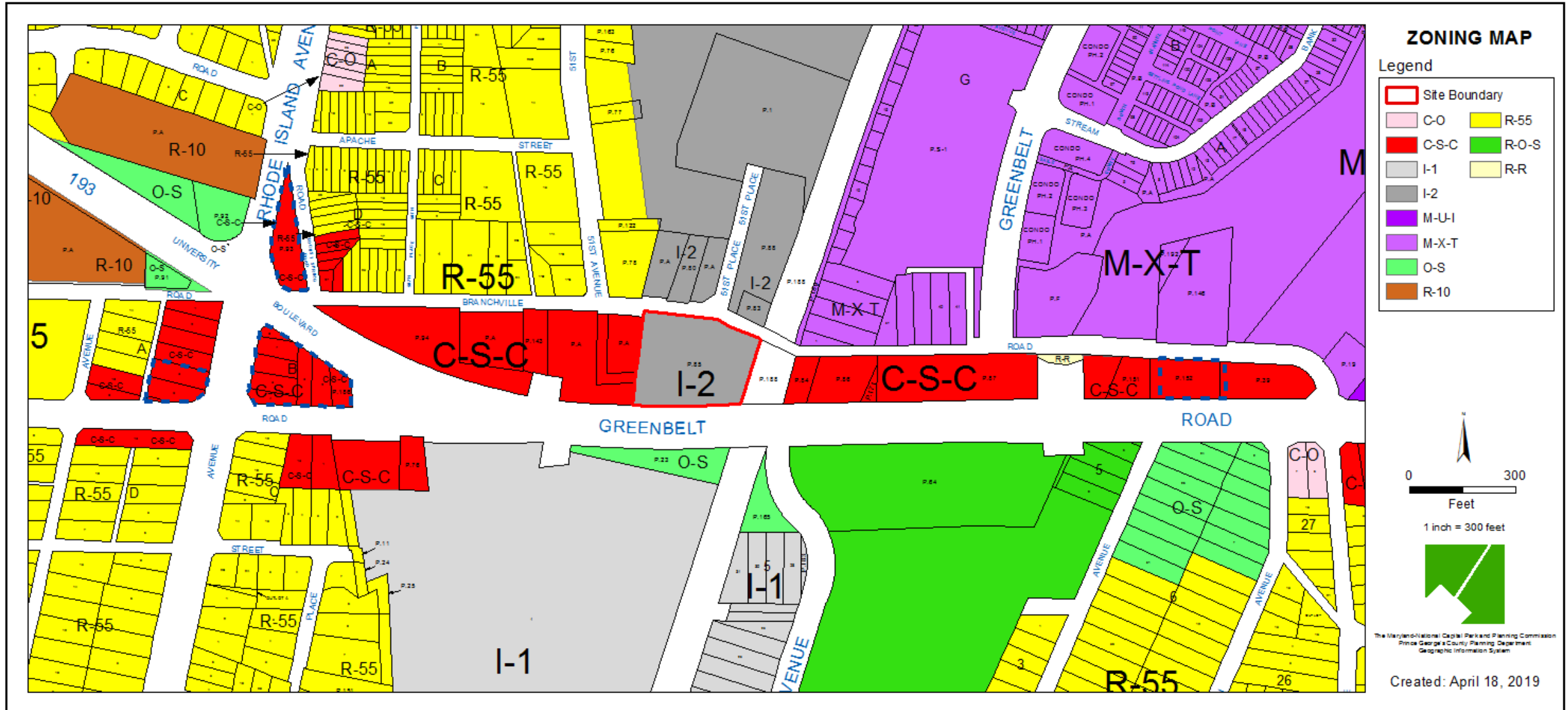
GENERAL LOCATION MAP



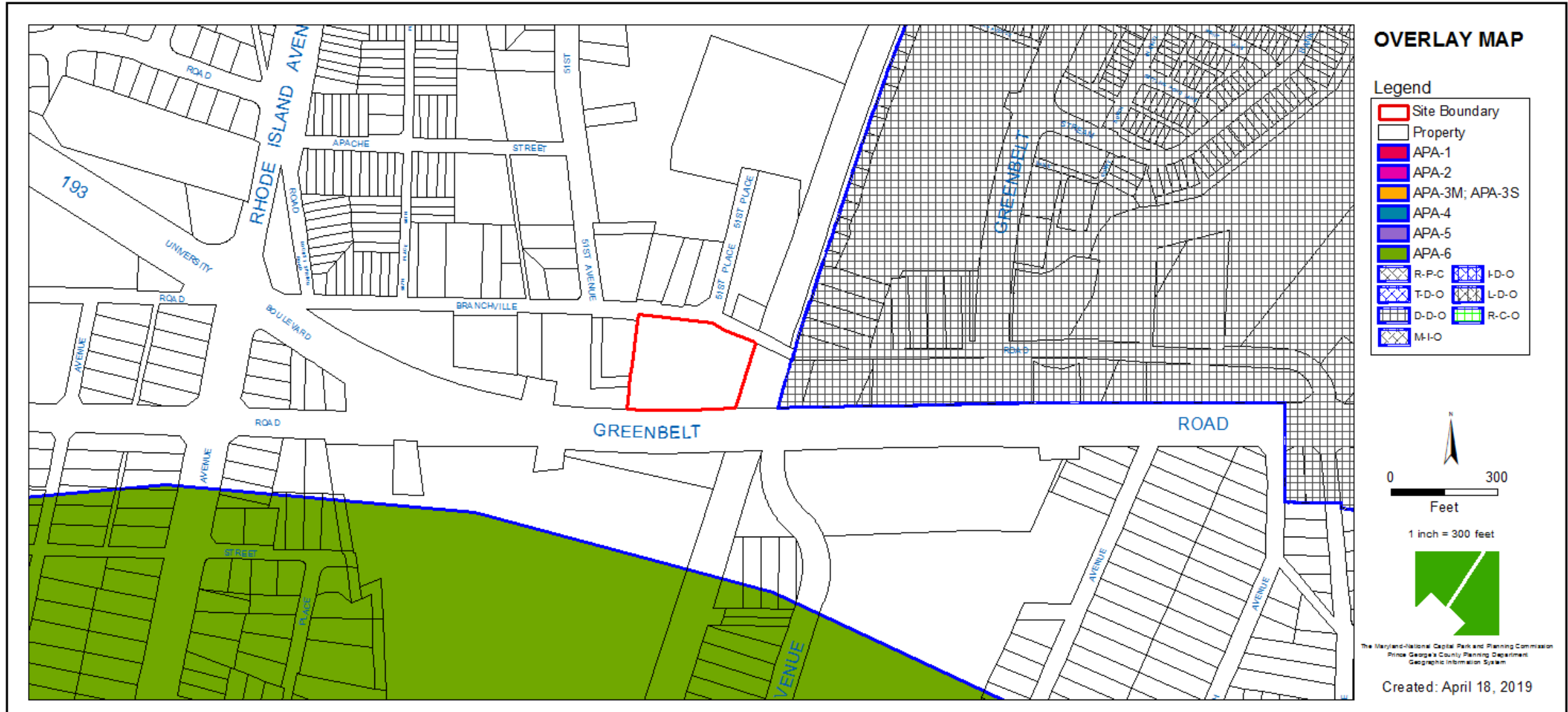
SITE VICINITY



ZONING MAP



OVERLAY MAP



AERIAL MAP

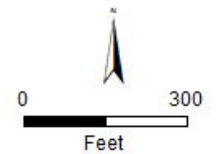


AERIAL MAP

Legend

-  Site Boundary
-  Property

IMAGERY FROM
DECEMBER 2018



1 inch = 300 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: April 18, 2019





BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





ARCHITECTURAL



ARCHITECTURAL



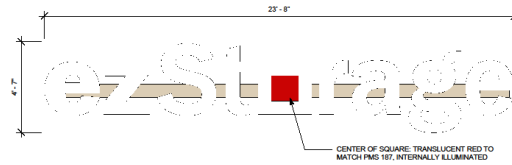
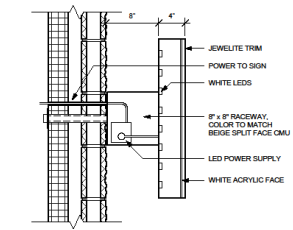
ARCHITECTURAL



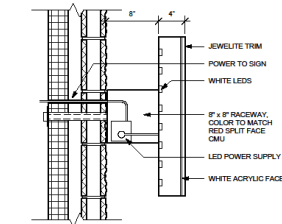
SIGNAGE

**SIGN E1**

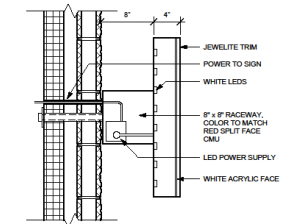
23'-0" x 4'-7" = 106 SQ.FT.

① SIGN 1 - ezStorage
3/8" = 1'-0"② "ezStorage" SIGN DETAIL
1 1/2" = 1'-0"**SIGN E2**

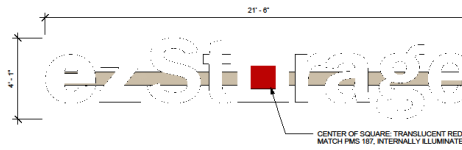
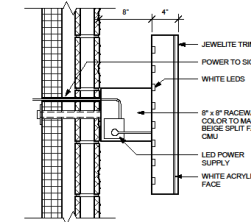
22'-0" x 2'-0 1/2" = 41 SQ.FT.

③ SIGN 3 - Climate Controlled
3/8" = 1'-0"④ "Self Storage" SIGN DETAIL
1 1/2" = 1'-0"**SIGN E3**

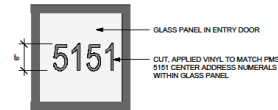
13'-2" x 2'-7" = 34 SQ.FT.

⑤ SIGN 4 - Self Storage
3/8" = 1'-0"⑥ "Climate Controlled" SIGN DETAIL
1 1/2" = 1'-0"**SIGN O1, & S1**

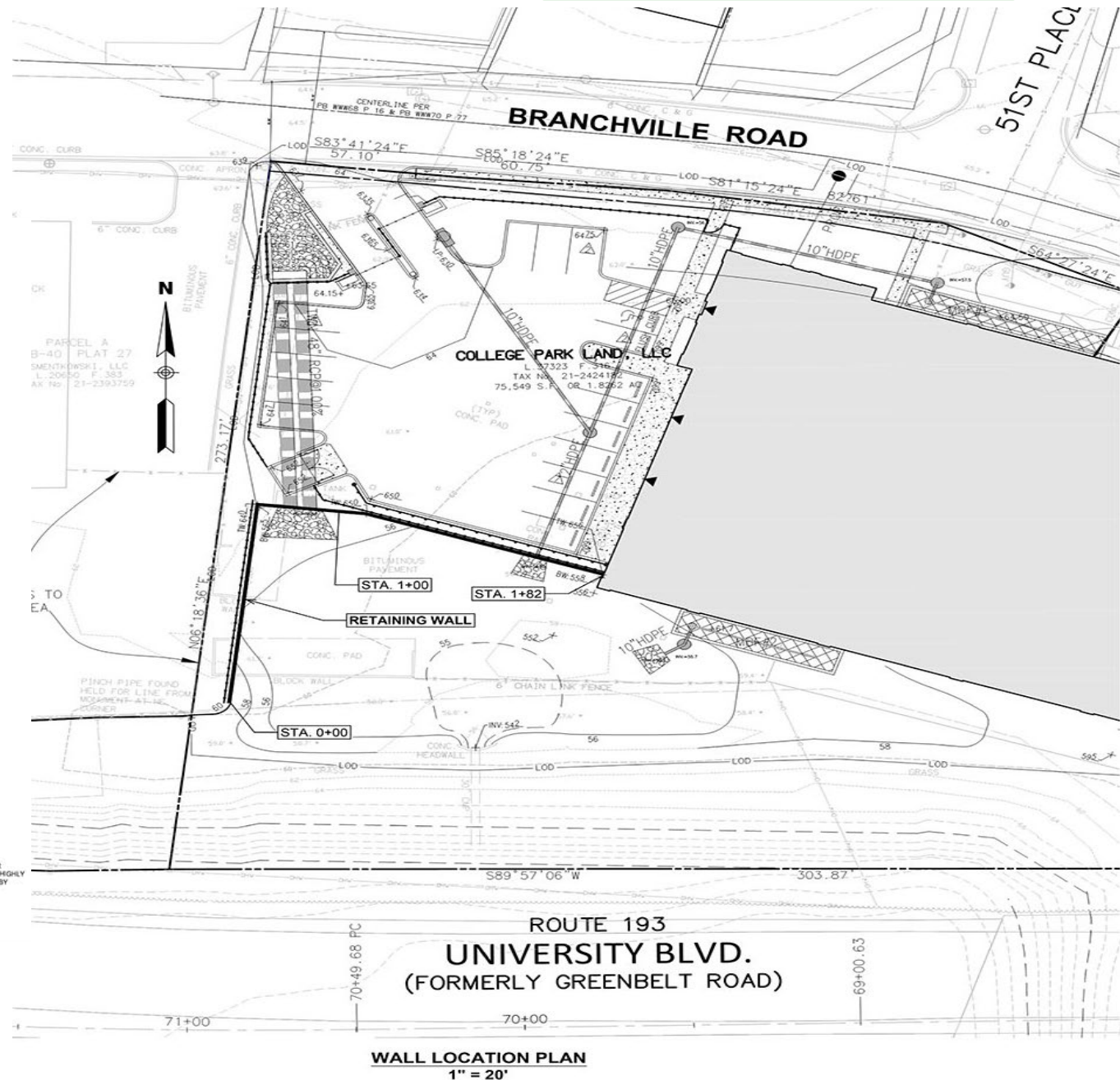
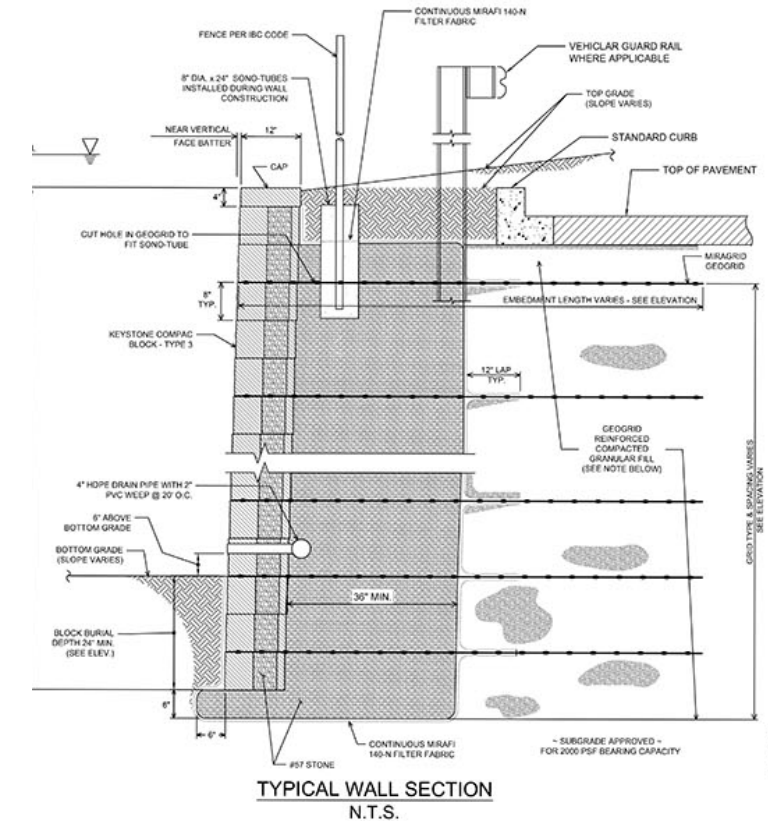
21'-0" x 4'-1" = 86 SQ.FT.

③ SIGN 2 - ezStorage
3/8" = 1'-0"④ "ezStorage" SIGN DETAIL
1 1/2" = 1'-0"**SIGN O4 - ADDRESS**

23'-0" x 4'-7" = 106 SQ.FT.

⑦ ADDRESS ELEVATION
1" = 1'-0"

RETAINING WALL





MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PPC

December 6, 2016

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Siena Corporation
8221 Snowden River Parkway
Columbia, MD 21045

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-15031
EZ Storage, (College Park)

Dear Applicant:

This is to advise you that, on **December 1, 2016**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **December 6, 2016** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the County Council, at 301-952-3600.

Sincerely,
Alan Hirsch, Chief
Development Review Division

By: *Cynthia Fenton*
Reviewer

Attachment: PGCPB Resolution No. 16-129

cc: Redis C. Floyd, Clerk of the County Council
Persons of Record





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
File No. DSP-15031.

PGCPB No. 16-129

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on November 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-bioretenment 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.

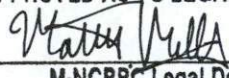
Adopted by the Prince George's County Planning Board this 1st day of December 2016.

Patricia Colihan Barney
Executive Director


By Jessica Jones
Planning Board Administrator

PCB:JJ:CF:rpg

APPROVED AS TO LEGAL SUFFICIENCY.


M-NCPPC Legal Department
Date 11/10/16

April 24, 2019

MEMORANDUM

TO: Thomas Burke, Urban Design Section, Development Review Division

VIA: *gp for HB* Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division

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

SUBJECT: DSP-15031-01 (DDS-648, DPLS-459), EZ Storage College Park

The subject property comprises 1.82 acres and is located at 5151 Branchville Road on the south side of the road approximately 1,080 feet east of its intersection with Rhode Island Avenue. There is currently a single-story brick and block building with associated parking. The subject application proposes an EZ Storage facility. The subject property is Zoned I-2.

There are no historic sites or resources on or adjacent to the subject property. 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 archeological survey is not recommended on the subject property. This proposal will not impact any historic sites or resources or known archeological sites. Historic Preservation staff recommends approval of DSP-15031-01, EZ Storage College Park with no conditions.

301-952-3972

April 16, 2019

MEMORANDUM

TO: Thomas Burke, Senior Planner, Urban Design Section, Development Review Division

VIA: Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section, Community Planning Division *BSR*
David A. Green, MBA, Master Planner, Community Planning Division *AD*

FROM: Adam Dodgshon, Planner Coordinator, Long Range Planning Section, Community Planning Division **AD**

SUBJECT: **DSP-15031-1, DPLS-459, DDS-648 EZ Storage 5151 Branchville Road, College Park**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, General Plan or Master Plan the proposed application meets the general intent and goals of DSP-15031 (PGPCB 16-129) approved on 11/3/2016. DSP-15031 states "prior to issuance of a grading permit, the detailed site plan 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 is therefore seeking a departure from parking and loading, and design standards to fit the proposed building on the site.

Application Type: Detailed Site Plan outside of an overlay zone, Departure from Parking and Loading Standards and amendment to the DDS.

Location: 5151 Branchville Road, College Park

Size: 1.826 Acres

Existing Uses: Industrial – Truck Service Garage

Proposal: Amend the previously approved DSP-15301 for an EZ Storage, to increase square footage from 116,370 to 122,190, and to increase the height from 3 to 5 stories (36 feet to 57.7 feet). The proposal amends the total number of storage units from 850 to 950 units. The proposal also seeks departures from District Design Standards and Parking and Loading Standards under application numbers DPLS-459 and DDS-648.

GENERAL PLAN, MASTER PLAN, AND ZONING

General Plan: This application is located in the Established Communities and the Employment Area. The vision for the Established Communities is context-sensitive infill and low-to medium density development. The vision for the Employment Area is to have the highest concentrations of economic activity in four targeted industry clusters: Healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government

Master Plan: The 2001 *Approved Sector Plan for the Greenbelt Metro Area* recommends Medium – Suburban Density land uses on the subject property. (page 32)

Planning Area: PA 66

Community: Town of College Park

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2001 *Approved Sectional Map Amendment* for the *Greenbelt Metro Area* retained the subject property into the Heavy Industrial (I-2) Zone per CR-63-2001.

This site was the subject of a prior approval for DSP-15031 (PGPCB 16-129) on 11/3/2016 for an 850-Unit EZ Storage consolidated storage facility. This approval therefore establishes the use on site as causing no substantial impairment to the intent, purpose or integrity of the Sector Plan.

The Sector Plan establishes the following planning objective for the I-2 Zone:

Goal: Phase out incompatible industrial land uses in North College Park (page 119).

cc: Long-range Agenda Notebook

Kipling Reynolds, AICP, Chief, Community Planning Division

April 29, 2019

MEMORANDUM

TO: Thomas Burke, Urban Design Section, Development Review Division
VIA:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division
FROM:  Iftin Thompson, Transportation Planning Section, Countywide Planning Division
SUBJECT: **DSP-15031-01, DDS-648, DPLS-459 EZ Storage Facility**

The applicant is proposing to construct a 950-unit consolidated storage facility with surface parking.

Background

The site was previously approved as DSP-15031. The site is subject to a detailed site plan (DSP) requirement. Section 27-470 of the Zoning Ordinance identifies several requirements for planning the site within the zone that must be met, and Section 27-475.04 identifies several requirements for the use. None of these requirements are traffic- or transportation-related.

Review Comments

The previously approved DSP has two transportation-related conditions for the site. Both conditions have been met. In addition to constructing a 950-unit storage facility, the applicant is requesting a departure from design standards (DDS) and a departure from parking and loading standards (DPLS).

Departure from Design Standards

Section 27-578(a) requires loading spaces for storage uses to be a minimum of 45 feet long by 12 feet wide. Section 27-582(a) requires that a total of five loading spaces be provided to serve the proposed use. The applicant requests a departure from Section 27-578(a) to provide five loading spaces that are 20 feet long by 10 feet wide.

In order for the planning board to grant the departure, it shall make the following findings:

- i. The purposes of this subtitle will be equally well or better served by the applicant's proposal;
 - (a) The purposes of this part are:
 - (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;

Comment: The applicant's statement of justification (SOJ) indicates loading spaces for consolidated storage are typically utilized by homeowners who are moving or storing items. These sites are not served by tractor trailers that would typically require a loading space to be 45 feet long by 12 feet wide. Most homeowners use a typical passenger car, a pick-up truck or a single-unit rental truck to move items into these facilities. As a result, the proposed loading space is adequate to serve the use.

- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;

Comment: The applicant's SOJ indicates all parking will be provided on-site and will not cause traffic congestion on nearby streets. Access to Branchville Avenue is limited to one driveway. This driveway serves dual functions in providing access both to the subject property for loading and unloading and for renting of units. Thus, the number of access points is minimized; which enhances the safety, comfort, and convenience of those that use it.

- (3) To protect the residential character of residential areas; and

Comment: The applicant's SOJ indicates the proposed property is located at the terminus of Branchville Industrial Park and is sufficiently far enough away from the residential neighborhood that it would have no impact on that neighborhood. All parking and loading is on-site and approval of the departure will not change the existing situation; nor, will it degrade the residential character of residential areas.

- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.

Comment: The applicant's SOJ indicates the proposed parking area and driveways are designed and located to conveniently serve consolidated storage customers. The increase of consolidated storage units, coupled with the reduction of a blighted and vacant industrial use creates convenience for citizens within the regional district, displaces an unattractive industrial building with an attractive redeveloped structure and beautifies an area of the City of College Park.

- ii. The departure is the minimum necessary, given the specific circumstances of the request;

Comment: The applicant's SOJ indicates the departure is appropriate given the proposed use and low turnover of consolidated parking. The applicant could have utilized compact parking spaces; however, compact parking spaces are not the best option for customers who need adequate room to leave car doors and trucks open for loading and/or unloading purposes.

- iii. The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

Comment: The applicant's SOJ indicates the existing structure was completed in 1951 and the area is generally compact and serves an industrial/commercial business community most of which existed prior to 1949. The site has several unique characteristics which were prevalent prior to 1949. These characteristics include the proximity and abutment to railroad tracks and flyover of railroad tracks by Greenbelt Road. It is expected that traffic turnover will be low given the proposed use of the property, which typically does not have a lot of vehicular traffic. Thus having, a low impact on the roadway and surrounding businesses.

- iv. The departure will not impair the visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

Comment: The applicant's SOJ indicates parking is walled off and contained on site. Therefore, the departure will not impair the visual, functional and environmental integrity of the site or surrounding neighborhood.

- 1. The impact of vehicular traffic entering and leaving the parking lot upon the public streets and the number and locations of points of access.

Comment: The applicant's SOJ indicates there is only one driveway entrance to the property from Branchville Road. This access point is solely utilized by the subject property and will not increase the amount of traffic on Branchville Road. Moreover, because the subject property is at the terminus of Branchville Road, and it is highly unlikely that Branchville Road will be extended across the B&O Railroad, there is a very low probability that traffic would be increased as "through" traffic because of the subject development.

- 2. The ease of pedestrian movement within the lot and to other pedestrian areas.

Comment: The applicant's SOJ indicates that pedestrian movement will be enhanced by the installation of wheel stops to mark individual parking spaces, sidewalks in front of the building, ramps for Americans with Disabilities Act (ADA) access, and the addition of a sidewalks along segments of Branchville Road.

- 3. Whether the amenity and convenience of the lot is enhanced by landscaping, the provision of pedestrian spaces, screening, and similar means.

Comment: The applicant's SOJ indicates that lots amenities are enhanced and contribute to improving pedestrian convenience. Parking spaces will be clearly defined by wheel stops and a substantial amount of new landscaping (including hardscaping and security walls) is provided along the property boundaries.

- 4. Maximizing the safety and efficiency of vehicular circulation within the lot; and

Comment: The applicant's SOJ indicates there will be no change in the safety and efficiency of vehicular circulation within the parking lot. All required driveway aisle widths for two-way traffic are fully met. Interior green islands will be provided to enhance and shade the parking area and prevent long rows of parking spaces. All parking spaces will be properly striped and wheel stops will be provided to help reduce possibilities for haphazard parking.

- 5. Compatibility with the surrounding area.

Comment: The applicant's SOJ indicates the neighborhood contains industrial uses, as it is part of an Industrial Park. Approval of departures will enable the applicant to operate a consolidated storage facility with off-street parking, thus preserving compatibility with surrounding properties.

The response from the applicant adequately addresses the need for a DDS. Therefore, the Transportation Planning Section supports findings addressed by the applicant and recommends approval of the DDS to provide five loading spaces that are 20 feet long by 10 feet wide.

Departure from Parking and Loading Standards

Section 27-568 of the Prince George's County Code requires a consolidated storage to have one parking space for every 50 units having direct access only from within a building and four parking spaces for 1,000 square feet of gross floor area of office space. This requires the applicant to provide 23 parking spaces. However, the applicant is only proposing 12 parking spaces and requesting a departure for the remaining 11 spaces.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

Comment: The applicant's SOJ indicates the proposal provides enough allowances for safely maneuvering vehicles in and out of parking spaces. Most of the site will be enclosed by fencing which helps screen the facility from adjacent public rights-of-way, for the protection of patrons and to prevent the adventurous from gaining access to the facility. The reduction in parking will have no negative effect on health, safety, morals comfort or welfare. The storage facility currently provides and will continue to provide, an extremely useful and convenient service for the surrounding community and for present and future inhabitants of the County and the City of College Park.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

Comment: The applicant's SOJ indicates that the departure is the minimum necessary given the unique restrictions on the property, coupled with the City of College Park's desire to redevelop this property with an appropriate use, such as consolidated storage.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

Comment: The applicant's SOJ indicates that the existing structure was completed in 1951 and the area is generally compact and serves an industrial/commercial business community most of which existed prior to 1949. The site has several unique characteristics which were prevalent prior to 1949. It is expected that traffic turnover will be low given the proposed use of the property, which typically does not have a lot of vehicular traffic. Thus having, a low impact on the roadway and surrounding businesses.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

Comment: The applicant's SOJ indicates all methods for calculating the number of spaces required were utilized. Given the restrictions noted above, providing the number of spaces while maintaining the building size requirements of the first DSP required an overall reduction in the number of parking spaces.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

Comment: The applicant's SOJ indicates the property is primarily in an industrial/commercial area. The nearest residential area is sufficiently far away, as to have no impact on that community given its distance from the development. Additionally, as parking and business needs of the development are all self-contained and fenced in, there would be no impact on the surrounding businesses, as customers would have to come on the property to transact any business with the facility.

- (B) In making its findings, the Planning Board shall give consideration to the following:

- (i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;

Comment: The applicant's SOJ indicates the subject property is in an industrial area, the number of on- and off-street parking spaces in the general vicinity, and more specifically within 500 feet of the subject property, is more than adequate to serve the needs of existing uses and the planned consolidated storage facility.

- (ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

Comment: The applicant's SOJ indicates the 2001 *Approved Sector Plan and Sectional Map Amendment* (SMA) for the Greenbelt Metro Area plan retained the subject property in the I-2 Zone. Consolidated storage is an approved use within that zone.

- (iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

Comment: The applicant's SOJ indicates The City of College Park is fully supportive of the proposed use.

- (iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

Comment: The applicant's SOJ indicates there are no parking facilities in the County's or City's capital improvement programs that would benefit the subject property.

- (C) In making its findings, the Planning Board may give consideration to the following:

- (i) Public transportation available in the area;

Comment: The applicant's SOJ indicates the C2 and 83 Metrobus routes serve the subject property along Rhode Island Avenue which is approximately three blocks away. The nearest Metrorail would be the Greenbelt Station, which is approximately 2.5 miles away.

- (ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Comment: The applicant's SOJ indicates there are no alternative design solutions to off-street facilities which might yield additional spaces, however, on street parking is provided along Branchville Road. There is sufficient room for 10 to 12 on-street parking spaces along Branchville Road.

- (iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within 500 feet of the subject property;

Comment: The applicant's SOJ indicates the subject property will be a consolidated storage facility. Its hours of operation will be Monday – Friday, 9:30 a.m. until 6:00 p.m., and Saturday and Sunday 9:00 a.m. until 5:00 p.m. Other businesses within 500 feet of the subject property keep traditional business hours as well.

- (iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

Comment: The applicant's SOJ indicates the subject property is in the I-2 Zone. Therefore, this finding is not applicable to the subject application.

The applicant has addressed the required findings, and the justification from that standpoint is supportable. Moreover, the applicant has supplied parking studies at two similar storage facilities in the County (Bowie and Capitol Heights), with both sites surveyed for parking for 16 hours per day over a two-week period. The Bowie facility never required more than seven parking spaces at any time; the Capitol Heights site, which is slightly larger, required a maximum of 11 parking spaces (with the exception of a higher need during a two-hour internal meeting). Also, the applicant has compared the County's parking requirements with the parking requirements for a similar facility in 12 other area jurisdictions. The result of the comparison shows that for this use, Prince George's County has the highest parking requirements for consolidated storage in the region.

The applicant adequately addresses the findings for a DPLS. The parking generation study provides a significant degree of justification for a departure of this size. The comparison of the County's parking requirements with 12 other nearby jurisdictions provides some assurance indication that the DPLS request is reasonable and generally consistent with parking requirements for this use. The Transportation Planning Section supports the findings addressed by the applicant and recommend approval of the DPLS to provide a total of 12 parking spaces.

Site Access Evaluation

The site currently has one access point from Branchville Avenue. Existing site access will remain. Access and circulation are acceptable.

Master Plan Roads

Greenbelt Road (MD 193) is a master plan arterial facility with a proposed right-of-way of 120 to 200 feet and four to six lanes. No additional right of way dedication is required of this facility. Branchville Avenue is not a master plan facility. There are no structures proposed within the ultimate planned right-of-way. Therefore, no future dedication will be required.

Conclusion

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the findings required for a detailed site plan as described in the Zoning Ordinance.

April 2, 2019

MEMORANDUM

TO: Thomas Burke, Planner Coordinator Urban Design Section
VIA: Sherri Conner, Supervisor Subdivision and Zoning Section *sc*
FROM: Amber Turnquest, Senior Planner Subdivision and Zoning Section *AT*
SUBJECT: DSP-15031-01, DDS-648, and DPLS-459, ezStorage College Park

The subject property is located on Tax Map 25 in Grid F4, is known as Parcel 85, which has not been the subject of a preliminary plan of subdivision or record plat and is a legal acreage parcel. The site is 1.82 acres, zoned Heavy Industrial (I-2), and is recorded in the Prince George's County Land Records in Liber 37323 folio 316. The property is currently developed with 21,378 square feet of gross floor area for truck repair use.

DSP-15031 was approved for 116,370 square feet of gross floor area for consolidated storage, a total of 850 storage units, which has not been constructed. The subject application, DSP-15031-01, proposes to increase the gross floor area for consolidated storage to 122,190 square feet, a total of 950 units.

Based on the aerial photos provided on PGAtlas, the existing structure was built prior to 1991, the plans should note the date that the original building was constructed on the site. 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:

The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) 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.

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

Plan Comments

1. The property has frontage along Branchville Road and Greenbelt Road (MD 193). Greenbelt Road is a designated Master Plan right-of-way (A-16) with an ultimate right-of-way width of 120–200 feet. The limits of the right-of-way should be clearly delineated on the site plan. Based on PGAtlas, it appears the Master Plan right-of-way extends onto the property and should be delineated and labeled. Dedication is proposed along Branchville Road, this should be clearly

labeled, and the existing and proposed parcel size should be indicated on the plan. The location and dedication of all rights-of-way should be verified by the Transportation Planning Section.

Recommended Conditions

1. Prior to certificate of approval of the DSP, the plans shall be revised to:
 - a. Clearly delineate and label any right-of-way dedication and ultimate right-of-way delineation upon the subject property.
 - b. Indicate the proposed parcel size after right-of-way dedication.
 - c. Clearly label the size and disposition of existing structures.
 - d. Indicate the construction date of the original building.

This referral is provided for the purposes of determining conformance with Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the legal description of the property. There are no other subdivision issues at this time.

April 23, 2019

MEMORANDUM

TO: Thomas Burke, Senior Planner, Development Review Division
FROM:  For FS
Fred Shaffer, Planner Coordinator, Transportation Planning Section

SUBJECT: Detailed Site Plan for Master Plan Trail Compliance

The following detailed site plan was reviewed for compliance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2001 *Approved Sector Plan for the Greenbelt Metro Area and Sectional Map Amendment*.

Detailed Site Plan Number: DSP-15031-01

Name: EZ Storage College Park

Background:

This application proposes to redevelop an existing building to a 950-unit EZ Storage consolidated storage facility with surface parking. This application is a revision to an already approved Detailed Site Plan (DSP-15031). The site is located in the University Boulevard Corridor with extensive commercial and industrial uses. Pedestrian facilities are fragmented or missing in many areas.

Review Comments:

The previously approved DSP had several conditions that have bicycle and pedestrian recommendations:

- 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.

Comment: The submitted plans include a standard sidewalk along the majority of the site's frontage, excluding the dead-end portion of the road on the east. Pedestrian access is provided to the building entrance.

- 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.

Comment: Bicycle parking does not appear to be indicated on the submitted plans. Prior to signature approval, the plans shall be revised to reflect bicycle parking and include the necessary detail for the rack.

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;

Comment: This sidewalk is acceptable as shown on the submitted plans.

- (3) A seven-foot-wide planting area along Branchville Road, east of the driveway entrance to the office parking lot; and

Comment: This landscaped area is shown on the plan as required in the condition. No sidewalk is necessary along this segment of dead-end road.

Conclusion:

Prior to signature approval, the plans shall be revised to include a bicycle rack accommodating 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 be included that shows that the rack is anchored in a concrete base.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

April 1, 2019

MEMORANDUM

TO: Thomas Burke, Urban Design

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

SUBJECT: Referral Comments for EZ Storage College Park, DSP-15031-01, DDS-648 & DPLS-459

1. Show North Arrow on Cover Sheet, Site Plan and Landscape Plan.
2. For continuity and sheet clarity, please revise the corner-titles and edge-titles of each sheet to match the sheet index on the cover sheet.
3. Ensure that all sheets that require approval with this revision have the M-NCPPC Approval Block with Project Number DSP-15013/01 on them for future certification and QR Code stamp. Not all do.
4. There should be a title at the top of sheet DSP-3 that reads "Detailed Site Plan" like there is at the top of sheet LP1 that reads "Landscape Plan"
5. As per the SOJ, the site does not meet setback and height requirements and is 11 spaces short of the minimum parking spaces required.
6. The Loading Spaces shown on Site Plan are 10' X 20' but are required to be 12' X 45' for consolidated storage, per Sec. 27-578.(a).
7. Legend is missing from Sheet DSP-3.
8. It should be noted that the Parking Schedule on the previous DSP approval included a Resident Manager and allotted the required 2 spaces. With this revision the resident manager was removed from the parking schedule. Please clarify with applicant if they will no longer have a resident manager or it should be added back to the parking schedule.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

9. It should also be noted that the applicant is allowed 1/3 of the total parking spaces as “Compact”. The plan currently shows a total of 12 spaces and 4 of them are considered compact so they are at the maximum allowed compact spaces.
10. For clarity, the parking space callouts on DSP should differentiate Compact from Standard spaces with a “C” or “S”, respectively, next to the number (e.g.: 9S or 3C) and the ADA/Handicapped Spaces should include “HC” (e.g.: 1HC)
11. List variable width of the retaining wall height on Site Plan/DSP-3 or Detail Sheet/DSP-6, #6. And in the Typical Wall Section Detail on Sheet 1 of 2 of the Retaining Wall Construction Details sheets.
12. Since applicant included the handrail in the Key Retaining Wall Guard Rail Detail #6 on sheet DSP-6, then applicant should add “Handrail” to the detail title. (e.g.: Key Retaining Wall Guard Rail and Handrail) on both the DSP (Sheet DSP-3) and the Detail Sheet (DSP-6).
13. In reference to the handrail in No. 5, above, Detail #6 on DSP-6 states, “Height as indicated on plan”. Height of the handrail is not indicated on the plan, however. Include the height in the detail or on the plan.
14. Applicant showed callouts for some of the pertinent details on the DSP Plan (DSP-3). All should be called out, however, that are shown on detail sheets DSP-4, 5 & 6. For example, the trash enclosure and the snow gate shown on the detail sheet are not called out/labeled on the DSP Plan.
15. Entry Gate width should be shown on detail #6, Sheet DSP-4.
16. The Landscape Plan provides the appropriate schedule on its detail sheet but the landscape Plan itself does not show or label/callout things like the Landscape Buffers (w/their associated schedule number), as was done on the originally approved Landscape Plan. Nor does the plan itself callout/label the plants to match the Plant Schedule, as was done on the originally approved Landscape Plan. This information needs to be on the Landscape Plan, not just on the detail sheet.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

Countywide Planning Division
Environmental Planning Section

301-952-3650

April 29, 2019

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Urban Design Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section *KS*

FROM: Marc Juba, Senior Planner, Environmental Planning Section *for MNC*

SUBJECT: **EZ Storage (College Park); DSP-15031-01 and TCP2-020-2016-01
DDS-648 and DPLS-439**

The Environmental Planning Section has reviewed the above referenced revised Detailed Site Plan and Type 2 Tree Conservation Plan stamped as received by the Environmental Planning Section on April 19, 2019. The Environmental Planning Section recommends approval of DSP-15031-01 and TCP2-020-2016-01 subject to the following findings and conditions listed at the end of this memorandum.

Background

The Environmental Planning Section has previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
DSP-15031	TCP2-020-2016	Planning Board	Approved	11/03/2016	PGCPB No. 16-129
NA	NRI-207-2015	Staff	Approved	1/12/ 2016	NA
DSP-15031-01	TCP2-020-2016-01		Pending	Pending	Pending

Proposed Activity

A Detailed Site Plan and TCP2 were previously approved for this site to raze three existing buildings and associated parking for the purpose of redeveloping the site with a three (3) story storage building and parking for consolidated storage use.

Condition 2. of PGCPB No 16-129 required the relocation of the building out of the 100-year overflow path as referenced in SWM Concept Plan 4-1022-2015. To fulfill this condition, a revision to the DSP and TCP2 is required, and the applicant is also requesting Departures from Site Design Standards (DDS-648) and Departure from Parking and Loading Standards (DPLS-439) to fulfill the intended program for the

site. The current application has reduced the proposed building's footprint and raised the height of the proposed building to five (5) stories to avoid the 100-year overflow path.

Grandfathering

The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the application is a revision to a Detailed Site Plan and Type 2 Tree Conservation plan approved after the effective date.

CONDITIONS OF PREVIOUS APPROVAL

The following text addresses previously approved environmental conditions related to the subject application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on plan conformance with the conditions.

Conformance with DSP-15031 (PGCPB No. 16-129)

A detailed site plan and TCP2 were approved for site on, subject to PGCPB. No 16-179, which includes the following condition.

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 (DPIE) as to the appropriate location of the building.**

The applicant has submitted a revised Stormwater Management Concept Plan 32569-2018-00 and associated letter approved by DPIE. The revised plans demonstrate that the proposed building has been relocated outside of the ultimate overflow path of the 100-year floodplain. No further information is required at this time. Revisions to the DSP and TCP2 are required due to the changes to the site layout, and for the approval of departures from design standards and parking and loading standards requested by the applicant.

ENVIRONMENTAL REVIEW

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

Natural Resources Inventory/Existing Conditions

An approved Natural Resource Inventory plan (NRI-207-2015) approved on January 12, 2016 was submitted with the review package. There are regulated environmental features including 100-year floodplain which comprise the Primary Management Area. The site contains 0.28 acres of woodland but no specimen trees.

Woodland 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, it contains

more than 10,000 square feet of existing woodland and has a previously approved TCP2. A revised Type 2 Tree Conservation Plan (TCP2-020-2016-01) for the reconfiguration of site elements was submitted for review.

The woodland conservation worksheet for the site shows a gross tract area of 1.82-acres. A total of 0.18 acres of existing woodlands are on the net tract and 0.10 acres are within the floodplain. The site has a Woodland Conservation Threshold (WCT) of 0.03 acres, or 15 percent of the net tract based on requirements for the I-2 zone.

The TCP2 shows a total woodland conservation requirement of 0.06 acres and indicates the entire requirement will be met by payment of a fee-in-lieu totaling \$2,352.24

The TCP2 worksheet requires technical corrections prior to certification of the TCP2. The worksheet must be updated to reflect the correct area of net tract woodland retained not part of requirements as shown on the plan.

The stormdrain pipe within the area of proposed "woodlands retained - not credited" must be labeled as existing or proposed, and the associated stormdrain easement must be identified. All woodlands within an existing or proposed stormdrain easement shall be labeled as "woodland retained- assumed cleared". If this area is proposed to be cleared, it must be shown as cleared instead. The standard symbols per the Environmental Technical Manual shall be used.

There is an area within 40 feet of the proposed building footprint shown as "woodlands retained- assumed cleared." Per Sec. 25-122(b)(1)(E), the limits of disturbance (LOD) shall be revised to reflect 40 feet of cleared area to the front and rear of all building footprints, and TCP2 shall be revised to account for any additional clearing.

There are additional minor technical revisions that are included in the recommended conditions below.

Regulated Environmental Features

The site contains regulated environmental features, specifically 100-year floodplain within the primary management area (PMA). A statement of justification for these impacts was previously reviewed by the Planning Board in conjunction the approval of DSP-15031 and TCP2-020-2016 for 1.62 acres of impacts to the PMA and for the removal of three existing buildings and a parking lot, as well as for the construction of a storage building and associated parking that had a much larger building footprint than currently proposed. No additional on-site impacts are proposed.

Specimen, Champion, or Historic 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.

Stormwater Management

A Stormwater Management Concept Approval Letter (# 32569-2018-00) and associated plan were submitted with the application for this site. The approval was issued on February 28, 2019 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 two micro-bioretenement 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 \$4,800.00 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. These comments are not in conflict with the approval of this DSP application. No additional information is required regarding stormwater management.

Scenic and Historic Roads

In accordance with County Code Section 24-152 there are no scenic or historic roads located on or adjacent to the subject property. No additional information is required concerning scenic or historic roadways for the subject property.

Soils

The predominant soils associations found to occur on-site, according to the US 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 onsite. This information is provided for the applicant's benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

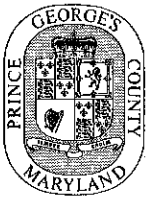
Recommended Findings

1) The regulated environmental features on the subject property have been preserved and/or restored as fully as possible given the unusual development constraints of the property.

Recommended Conditions

- 1) Prior to certification of the detailed site plan, the TCP2 plan shall be revised as follows:
 - a. Revise the Type 2 Tree Conservation Plan Notes by Completing the Invasive Plant Removal notes and providing an Invasive Species Management Plan.
 - b. Label all structures as either existing or proposed.
 - c. Label the proposed retaining wall.
 - d. Revise the location of all temporary tree protection fencing shown to be placed approximately 2-feet outside of the limits of disturbance.
 - e. Add a north arrow.

- f. Identify and label all existing and proposed storm drain easements. Label all woodlands within existing stormdrain easements to remain on-site as woodland retained-assumed cleared and all woodlands within proposed stormdrain easements as cleared using the appropriate symbol per the Environmental Technical Manual on the TCP2 plan and legend.
- g. Show all areas within 40-feet of the front and rear of the proposed building as cleared and expand the LOD accordingly on the TCP2 and all relevant sets of plans associated with this DSP application.
- h. In the TCP2 legend re-label "Woodland Retained Assumed Cleared (WP-NC)" to "Woodland Retained Assumed Cleared (WP-AC)" as labeled on the plan.
- i. Revise the TCP Worksheet to reflect the same area of net tract woodland retained not part of requirements as shown on the plan.
- j. Complete the revision box on the TCP2 plan.
- k. After all revisions and corrections have been made, the plan shall be signed and dated by the qualified professional who prepared it.



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal



April 24, 2019

Thomas Burke, Planner Coordinator
Urban Design Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Mr. Burke:

The Office of the Fire Marshal of the Prince George's County Fire and EMS Department has reviewed the referral for DSP-15031-01, EZ Storage College Park. We have the following comments:

- 1) Existing hydrants are shown on the DSP. Ensure these hydrants provide that no exterior portion of the building is more than 500' as hose is laid by the fire department. A hydrant must be provided within 200' of any FDC which must be located on the front, address side of the building and be visible from the fire hydrant and the street. Hydrants should be 40' from structures served and arranged so hose lays do not cross drive aisles.
- 2) DSP shows a gated entrance to the structure. Ensure gate arrangement provides emergency responder access by a siren activated mechanism or by providing a Knox-box key access box.

Please let me know if you have any questions regarding these comments.

Sincerely,

James V. Reilly
Assistant Fire Chief

JVR/jvr

9201 Basil Court, Fourth Floor East
Largo, Maryland 20774

VOICE-(301) 883-5200 FAX-(301) 883-5212 TDD-(301) 925-5167



From: Mapes, Mary
To: [Burke, Thomas](#)
Cc: [#DSG Intake](#)
Subject: DSP-15031-01 - EZ Storage College Park
Date: Thursday, March 28, 2019 12:09:29 PM
Attachments: [image002.png](#)

Hello,

The above project is on the upcoming agenda. A previous review was done under DSP-15031, however, WSSC has not received payment for this review. If a review is needed, please let the applicant know payment is needed.

Regards,

Mary Mapes

Permit Specialist

O: 301-206-8640 | **O:** 301-206-8762 | **E:** mary.mapes@wsscwater.com

14501 Sweitzer Lane

Laurel, MD 20707

www.wsscwater.com



For 100 years, WSSC has proudly served the citizens of Prince George's and Montgomery counties – providing drinking water that has always met strict Safe Drinking Water Act standards and protecting the environment through vital water resource recovery services.

Our vision is to be THE world-class water utility, where excellent products and services are always on tap.

Additional Back-up – May 23, 2019



City of College Park
240-487-3500
www.collegeparkmd.gov

City Hall
4500 Knox Road
College Park, MD 20740-3390

City Manager
240-487-3501

City Clerk
240-487-3501

Finance
240-487-3509

Human Resources
240-487-3533

Parking Enforcement
240-487-3520

Planning
240-487-3538

Youth & Family Services
4912 Nantucket Road
College Park, MD 20740-1458

240-487-3550

Seniors Program
301-345-8100

Public Services
4601-A Calvert Road
College Park, MD 20740-3421

Code Enforcement
240-487-3570

Public Works
9217 51st Avenue
College Park, MD 20740-1947

240-487-3590

May 15, 2019

Elizabeth M. Hewlett
Chair, Prince George's County Planning Board
M-NCPPC Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: DSP-15031-01, EZ Storage

Dear Chair Hewlett,

The City of College Park City Council, at their meeting on May 14, 2019, voted 8-0-0 to recommend approval of Detailed Site Plan-15031-01 including the flood plain waiver from DPIE, height and setback variances and the departures to reduce the amount of parking and dimensions of the loading spaces subject to the following conditions:

1. Prior to certificate of approval of the DSP, revise the plans to clearly delineate and label any right-of-way dedication and ultimate right-of-way delineation.
2. Prior to building permit, provide a deed of dedication to the City that establishes a minimum of 25-foot of right-of way from the center line of Branchville Road along the front of the subject property.
3. Ensure that the gated entrance provides emergency responder access by a siren activated mechanism or by providing a Knox-box key access box.

Sincerely,

Terry Schum, AICP
Director of Planning, Community and Economic Development

Home of the University of Maryland

Additional Back-up – May 23, 2019



City of College Park
240-487-3500
www.collegeparkmd.gov

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240-487-3501

City Clerk
240-487-3501

Finance
240-487-3509

Human Resources
240-487-3533

Parking Enforcement
240-487-3520

Planning
240-487-3538

Youth & Family Services
4912 Nantucket Road
College Park, MD 20740-1458

240-487-3550

Seniors Program
301-345-8100

Public Services
4601-A Calvert Road
College Park, MD 20740-3421

Code Enforcement
240-487-3570

Public Works
9217 51st Avenue
College Park, MD 20740-1947

240-487-3590

May 15, 2019

Elizabeth M. Hewlett
Chair, Prince George's County Planning Board
M-NCPPC Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: DSP-15031-01, EZ Storage

Dear Chair Hewlett,

The City of College Park City Council, at their meeting on May 14, 2019, voted 8-0-0 to recommend approval of Detailed Site Plan-15031-01 including the flood plain waiver from DPIE, height and setback variances and the departures to reduce the amount of parking and dimensions of the loading spaces subject to the following conditions:

1. Prior to certificate of approval of the DSP, revise the plans to clearly delineate and label any right-of-way dedication and ultimate right-of-way delineation.
2. Prior to building permit, provide a deed of dedication to the City that establishes a minimum of 25-foot of right-of way from the center line of Branchville Road along the front of the subject property.
3. Ensure that the gated entrance provides emergency responder access by a siren activated mechanism or by providing a Knox-box key access box.

Sincerely,

Terry Schum, AICP
Director of Planning, Community and Economic Development

Home of the University of Maryland