



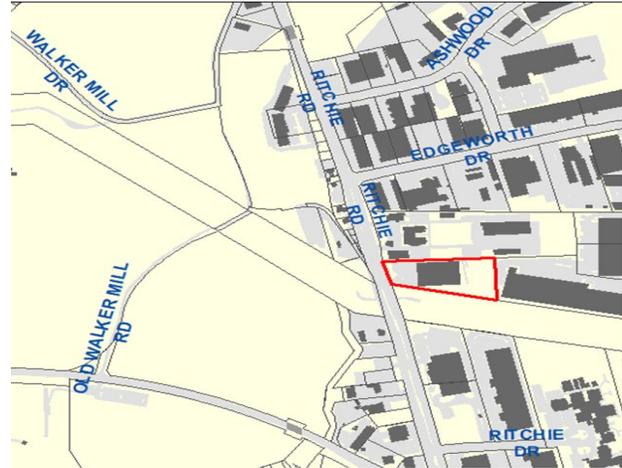
The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530

**Detailed Site Plan**  
**Departure form Parking and Loading Spaces**  
**EZ Storage Capitol Heights**

**DSP-04013-01**  
**DPLS-465**

REQUEST	STAFF RECOMMENDATION
<b>DSP:</b> Approval of a 50,000-square-foot addition to an existing consolidated storage facility.	APPROVAL with conditions
<b>DPLS:</b> To allow a reduction in one parking space and two loading spaces.	APPROVAL

<b>Location:</b> On the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive.	
Gross Acreage:	3.94
Zone:	I-1/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	185,780 sq. ft.
Planning Area:	75A
Council District:	06
Election District:	13
Municipality:	N/A
200-Scale Base Map:	202SE08
<b>Applicant/Address:</b> Capitol Heights Land LLLP 8221 Snowden River Parkway Columbia, Maryland 21045	
<b>Staff Reviewer:</b> Burke, Thomas <b>Phone Number:</b> 301-952-4534 <b>Email:</b> Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	03/26/2020
Planning Board Action Limit:	03/27/2020
Staff Report Date:	03/10/2020
Date Accepted:	01/17/2020
Informational Mailing:	01/08/2019
Acceptance Mailing:	01/10/2020
Sign Posting Deadline:	02/25/2020

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04013-01  
Departure from Parking and Loading Spaces DPLS-465  
Type 2 Tree Conservation Plan TCP2-087-04-01  
EZ Storage Capitol Heights

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**

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone, the Military Installation Overlay (M-I-O) Zone, the site design guidelines, and the requirements for granting departures from parking and loading spaces;
- b. The requirements of Detailed Site Plan DSP-04013;
- 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 50,000-square-foot, 430-unit addition to an existing consolidated storage facility on 3.94 acres. The companion Departure from Parking and Loading Spaces DPLS-465 requests a reduction of one parking space and two loading spaces.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-1/M-I-O	I-1/M-I-O
Use	Consolidated Storage	Consolidated Storage
Total Acreage	3.94	3.94
Green Area (10 percent required)		1.58 acre/40 percent
Parcels	1	1
Gross Floor Area (square feet)	135,780	185,780 (50,000 proposed)
Number of Storage Units	1,020	1,450 (430 proposed)

**Parking and Loading**

<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
Office Space - 866 sq. ft. @ 4/1,000 sq. ft.	4	4
Storage Units - 1,450 @ 1/50 units	29	28
Resident Manager	2	2
<b>Total Parking Spaces</b>	<b>35</b>	<b>34*</b>
Handicap-Accessible	2	2
Van Accessible		1
Standard Spaces		21
Compact		9
Parallel Spaces		1
<b>Total Loading Spaces</b>	<b>7</b>	<b>5</b>
Up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	5	3*

**Note:** \*A Departure from Parking and Loading Spaces (DPLS-465) has been requested to reduce the quantity of parking and loading spaces.

3. **Location:** The site is in Planning Area 75A, Council District 6. More specifically, it is located on the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive. The site is known as 800 Ritchie Road in Capitol Heights, Maryland.
4. **Surrounding Uses:** The site is bounded to the north and east by commercial/industrial uses in the Light Industrial (I-1) Zone; to the south by a Potomac Electric Power Company (PEPCO) right-of-way, with industrial uses in the I-1 Zone beyond; and to the west by Ritchie Road, with industrial uses in the I-1 Zone beyond.
5. **Previous Approvals:** DSP-04013, for development of a consolidated storage facility, was approved by the Prince George's County Planning Board on September 30, 2004, through PGCPB Resolution No. 04-233. The site is the subject of an approved Stormwater

Management (SWM) Concept Plan, 2294-2019-00, which was approved on November 8, 2019 and is valid until November 8, 2022.

In accordance with Section 24-107(c)(7)(D) of the Subdivision Regulations, this site is exempt from the requirement of filing a preliminary plan of subdivision and a final plat of subdivision because the site contained more than 5,000 square feet of gross floor area, which was originally constructed prior to 1991 and constituted more than 10 percent of the site.

6. **Design Features:** The site has a single point of access from the frontage on Ritchie Road to the west, which leads to two parking lots in front of the storage facility building. The parking lot to the south serves the facility office, and the parking lot to the north is enclosed by a screen wall and gate to serve storage facility customers and the resident manager. The proposed 180-foot by 94-foot, three-story addition will extend from the rear of the existing building, with a continuation of the 36-foot roof height.

#### **Architecture**

The existing building is constructed of split-face concrete masonry units. The main section of the building is finished in red, with a beige parapet on the west and south sides where visible from Ritchie Road. Doors and windows of anodized aluminum and clear glass are decorated with white architectural cast stone headers and sills on all elevations. White concrete masonry unit cornices serve to separate the building from the parapet, to distinguish the office area and to crown the parapet at the corners. The addition will be a continuation of the color scheme, parapet, and cornices, but the siding and parapet material will be metal panels and the cornice will be exterior insulation finishing system.

#### **Signage**

The existing building-mounted and freestanding signage will remain, and no new signage is proposed with this application. One freestanding sign with “ezStorage” and “Self Storage Climate Controlled” is located at the site’s frontage along Ritchie Road. The same text is on the front and south side, on the parapet of the entrance tower.

### **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-1 Zone, the Military Installation Overlay (M-I-O) Zone, and the site plan design guidelines.
  - a. This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones.
  - b. The DSP is consistent with those regulations in the I-1 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.
  - c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04. Specific requirements of Section 27-475.04(a) are as follows:

**(1) Requirements.**

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

All entrances to individual consolidated storage units are internal to the proposed building, in conformance with this requirement.

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

All entrances to storage units are located within the interior of the building.

- (C) The maximum height shall be thirty-six (36) feet.**

The architectural plans provided with the application show the existing building and proposed addition to be 36 feet in height.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

Staff evaluated the countywide inventory of consolidated storage facilities and found that there are no consolidated storage uses within one-half mile of this facility. This consolidated storage use has an approved final plat and was constructed pursuant to an approved DSP. The use is adequately buffered from Ritchie Road, in accordance with the 2010 *Prince George's County Landscape Manual*. The DSP is exempt from the preliminary plan process, pursuant to Section 24-107(c)(7)(D).

Section 27-475.04(c) includes additional applicable requirements, as follows:

- (c) **Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
  - (i) **A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.**
  - (ii) **The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located**
  - (iii) **The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The subject DSP was submitted in fulfillment of this requirement. Regarding the required, current, countywide inventory of consolidated storage uses, there are no consolidated storage facilities within one-half mile of the boundaries of this property.

- d. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The site is located within Imaginary Limit Surface Area B, with an approach-departure clearance (50:1) restriction from the north end. The property is 19,140 feet from Surface A. Therefore, the maximum height for structures at this location is 382 feet. The proposed building addition is 36 feet in height, and therefore, meets the requirements of the M-I-O Zone.
- e. **Departure from Parking and Loading Spaces DPLS-465:** The applicant has requested a departure of one parking space, from the required 35 spaces, and 2 loading spaces, from the required 7 loading spaces. 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 is 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. To account for the increase in spaces required, the applicant proposed a reconfiguration of the existing spaces on-site, incorporating compact spaces into the configuration to increase the spaces proposed. The reduction in one parking space and two loading spaces will have no negative effect on health, safety, comfort, or welfare of patrons. Consolidated storage facilities, in general, provide a useful and convenient service for the surrounding community.

**(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) of the Zoning Ordinance allows one-third of the required spaces to be compact. The applicant is reconfiguring the existing striping to create nine compact spaces, resulting in seven more spaces on the site. Therefore, the departure is the minimum necessary, given the specific circumstances of the site.

**(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 applicant provided a parking analysis performed by the current consolidated storage tenant, demonstrating that the proposed number of spaces is adequate to serve the site. This is consistent with the needs of similar facilities run by the tenant in the area.

**(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 statement of justification indicates that all methods for calculating the number of spaces required were utilized. Given the site constraints on this property, with the current developed condition and location of the existing building on the site, an overall reduction in the number of parking spaces is necessary.

- (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 over 1,500 feet away, and the proposed development should have no impact on that community. In addition, as parking and business needs of the development are self-contained and fenced in, there will be no impact on 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;**

This 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. The applicant contends that, in more than 30 years of operating consolidated storage facilities throughout the region, the facilities all have a general surplus of parking and loading spaces.

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

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* retained the subject property in the I-1 Zone and recommended an industrial future land use. Consolidated storage is a permitted use in the zone. Therefore, the continued use of consolidated storage on the property is consistent with the recommendations of the master plan.

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

This property is not located within a municipality.

- (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 proposed in the County's capital improvement programs that would benefit the subject property. This specific use requires customers to utilize the on-site parking compound to load and unload vehicles. As a result, off-site parking facilities would have no bearing on the applicant's request.

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

**(i) Public transportation available in the area;**

The Prince George's County Transit System Map shows that bus Route 24 serves the subject site, with a stop directly in front of the site.

**(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. The applicant utilized the provision for compact spaces to achieve additional spaces.

**(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., and Saturday and Sunday, 9:00 a.m.–5:30 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-1 Zone. Therefore, this finding is not applicable to the subject application.

Based on the analysis above, staff recommends that the Planning Board approve DPLS-465, to allow a reduction of one parking space and two loading spaces.

- f. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; grading will be minimized to avoid clearing, to the extent practicable, and all disturbed areas will be restored; and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

8. **Detailed Site Plan DSP-04013:** DSP-04013 was approved by the Planning Board on September 30, 2004 (PGCPB Resolution No. 04-233), for a 1,020-unit consolidated storage building. This approval was subject to two conditions, both of which were addressed prior to certification of that application and construction of the existing building.
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; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided contains the required schedules, demonstrating conformance to the requirements. In addition, the applicant has provided a certificate of landscape maintenance, dated February 19, 2020 and certified by a registered landscape architect, demonstrating that plantings required by the previous DSP are still present.
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 because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-087-04-01, was submitted with the DSP.

Based on the TCP2 submitted with this application, the site contains 0.78 acre of woodland and has a woodland conservation threshold of 0.59 acre (15 percent). The Woodland Conservation Worksheet proposes the removal of 0.78 acre on the net tract area, for a woodland conservation requirement of 1.23 acres. The requirement is proposed to be met with 1.23 acres of off-site woodland credits. A minor revision to the TCP2 is needed prior to certification of the plan, as conditioned herein.

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 January 30, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section indicated that the probability of archeological sites within this property is low, and that the site does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
  - b. **Community Planning**—In a memorandum dated March 3, 2020 (Greene to Burke), incorporated herein by reference, the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this DSP.

- c. **Transportation Planning**—In a memorandum dated March 2, 2020 (Saunders 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. 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. **Trails**—In a memorandum dated February 18, 2020 (Smith to Burke), incorporated herein by reference, the Transportation Planning Section made findings regarding improvements to bicycle and pedestrian infrastructure, including the addition of bike racks as shown on the DSP, and recommended that a fee for bicycle signage, along Ritchie Road, be provided at the time of permit.
- e. **Permit Review**—In a memorandum dated January 30, 2020 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans.
- f. **Environmental Planning**—In a memorandum dated February 24, 2020 (Schneider to Burke), incorporated herein by reference, the Environmental Planning Section indicated that a Natural Resources Inventory Equivalency Letter, NRI-010-2019, in conformance with the environmental regulations, was issued on February 12, 2019. The site does not contain any regulated environmental features.

**Stormwater Management**

The site has a SWM Concept Plan, 2294-2019-00, which was approved on November 8, 2019 by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). The concept plan shows the entire development and proposes to construct one bioswale and one grass swale. A SWM fee of \$23,245.00 is required for on-site attenuation/quality control measures. No further information concerning conformance with the SWM requirements is needed at this time.

- g. **Prince George’s County Fire/EMS Department**—At the time of the writing of this report, a memorandum had not been provided by the Fire/EMS Department.
- h. **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.
- i. **Prince George’s County Police Department**—In a memorandum dated February 3, 2020 (Contic to Burke), incorporated herein by reference, the Police Department offered no comments for this review.
- j. **Prince George’s County Health Department**—In a memorandum dated February 3, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department provided guidance regarding noise and dust impacts during the construction phases of this project.

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 does not contain regulated environmental features. Therefore, it can be found that regulated environmental features have been preserved and/or restored, to the fullest extent possible.

## 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 Parking and Loading Spaces DPLS-465 to allow a reduction of one parking space and two loading spaces.
- B. APPROVE Detailed Site Plan DSP-04013-01 and Type 2 Tree Conservation Plan TCP2-087-04-01 for EZ Storage Capitol Heights, subject to the following conditions:
  1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:
    - a. Provide the stormwater concept approval date in General Note 10.
    - b. Correct the parking tabulations to show each category rounded up to a whole number, with a total requirement of 35 spaces.
    - c. Correct the spelling of “parallel” in the parking and loading table.
    - d. Show the parking space size for the compact spaces as a minimum of 8 feet by 16.5 feet.
    - e. Place the following note on the Type 2 tree conservation plan (TCP2):
 

“Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George’s County. Proof of recordation of the off-site conservation shall be provided to

the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.”

“In accordance with Subtitle 25, Division 2, Section 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.”

2. Prior to issuance of any building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420.00 to the Prince George's County Department of Public Works and Transportation for the placement of one bikeway signage assembly along Ritchie Road, subject to modification by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

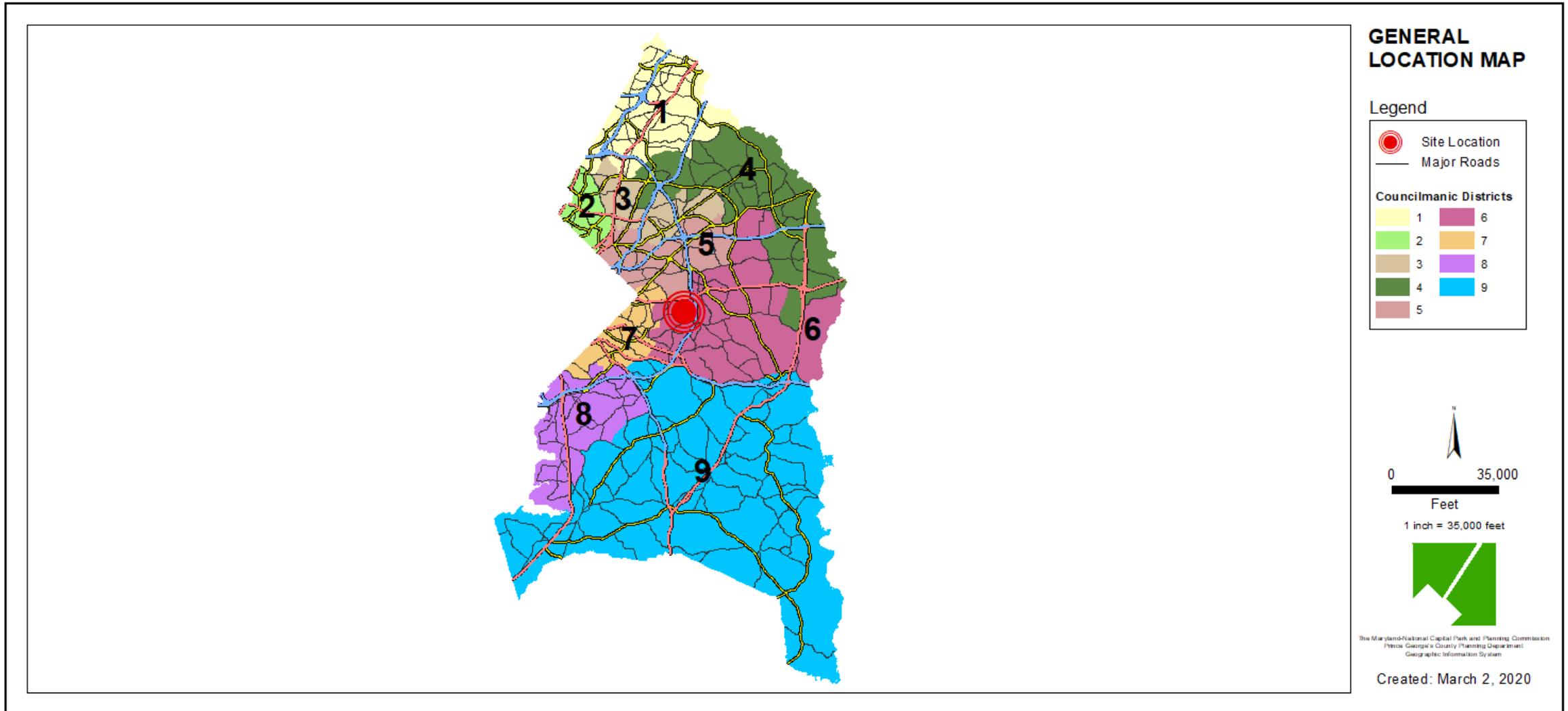
ITEM: 5 & 6

CASE: DSP-04013-01 & DPLS-465

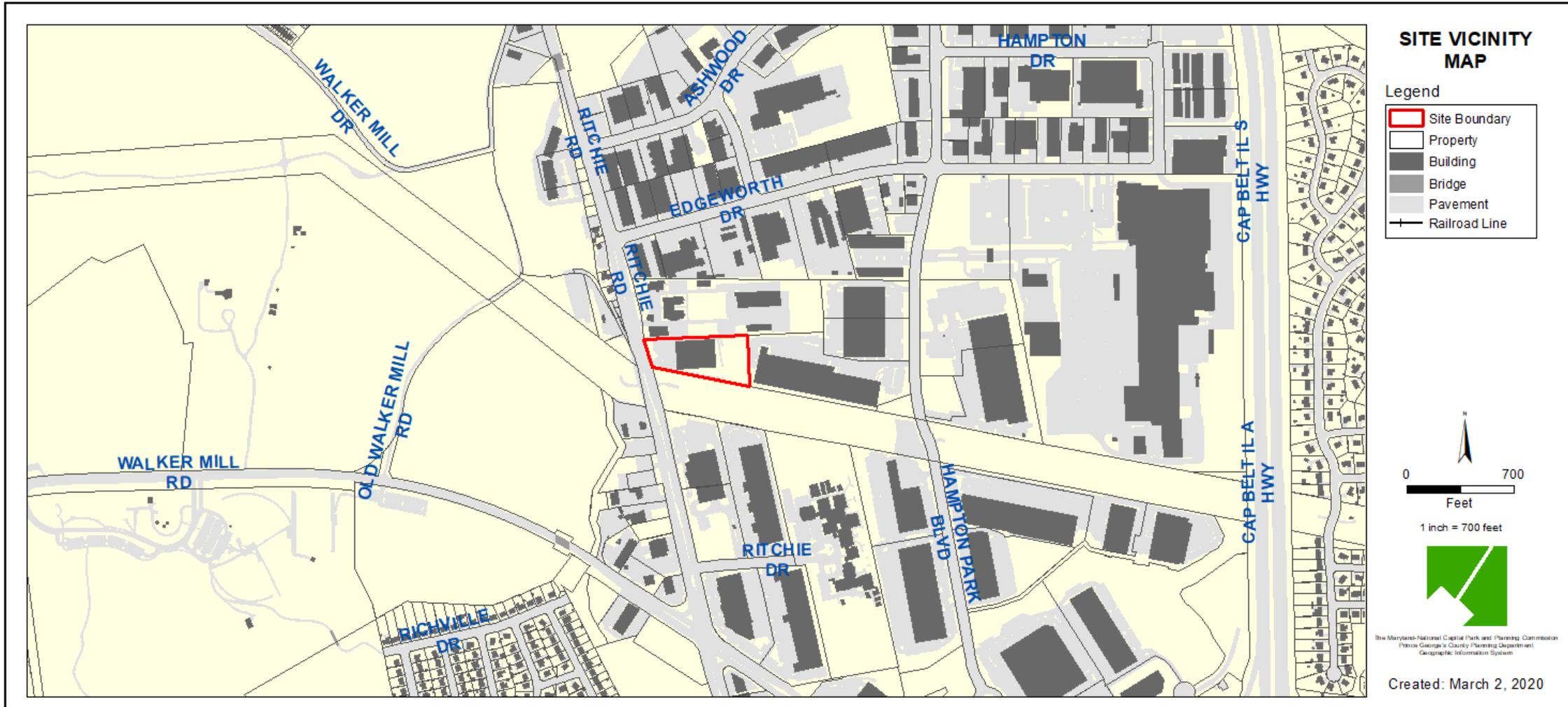
# **EZ STORAGE (CAPITOL HEIGHTS)**

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

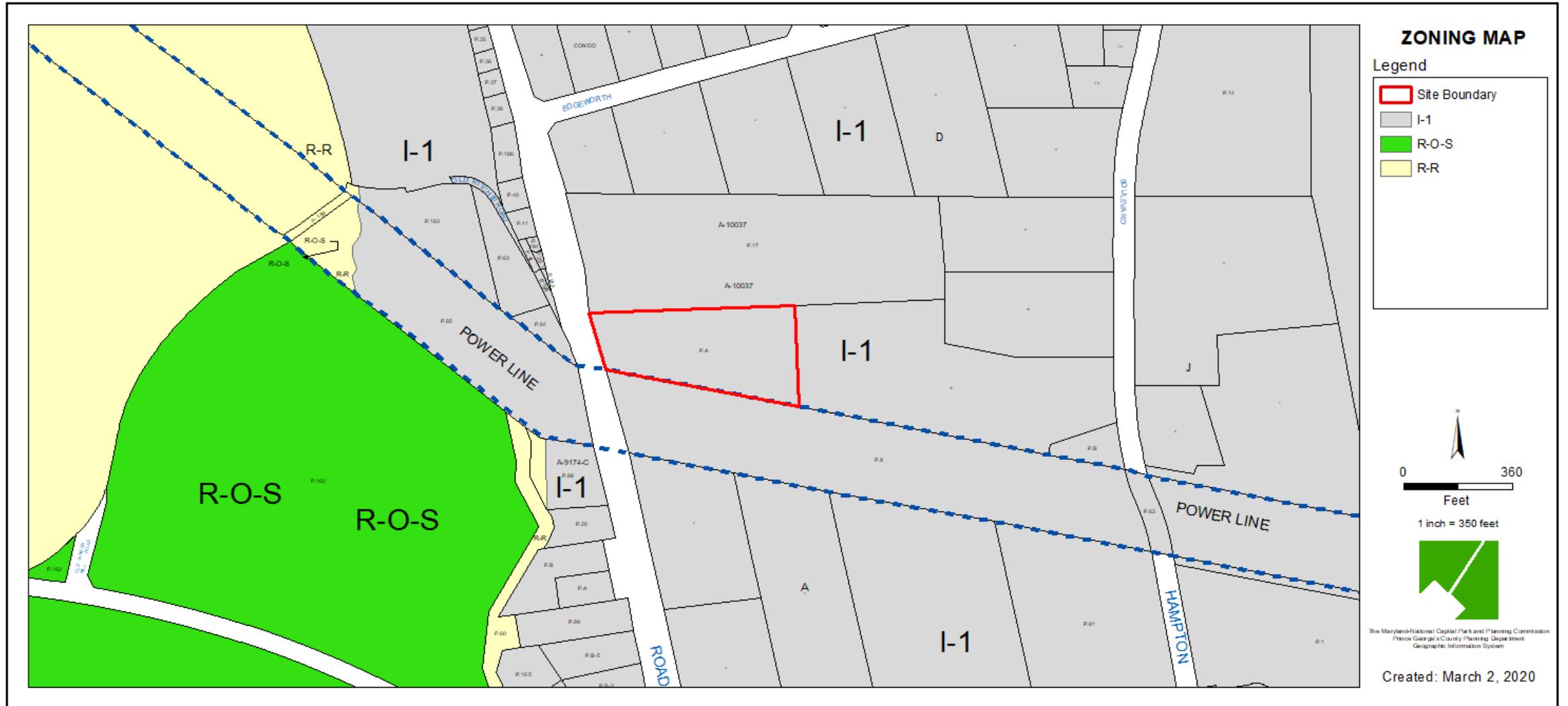
# GENERAL LOCATION MAP



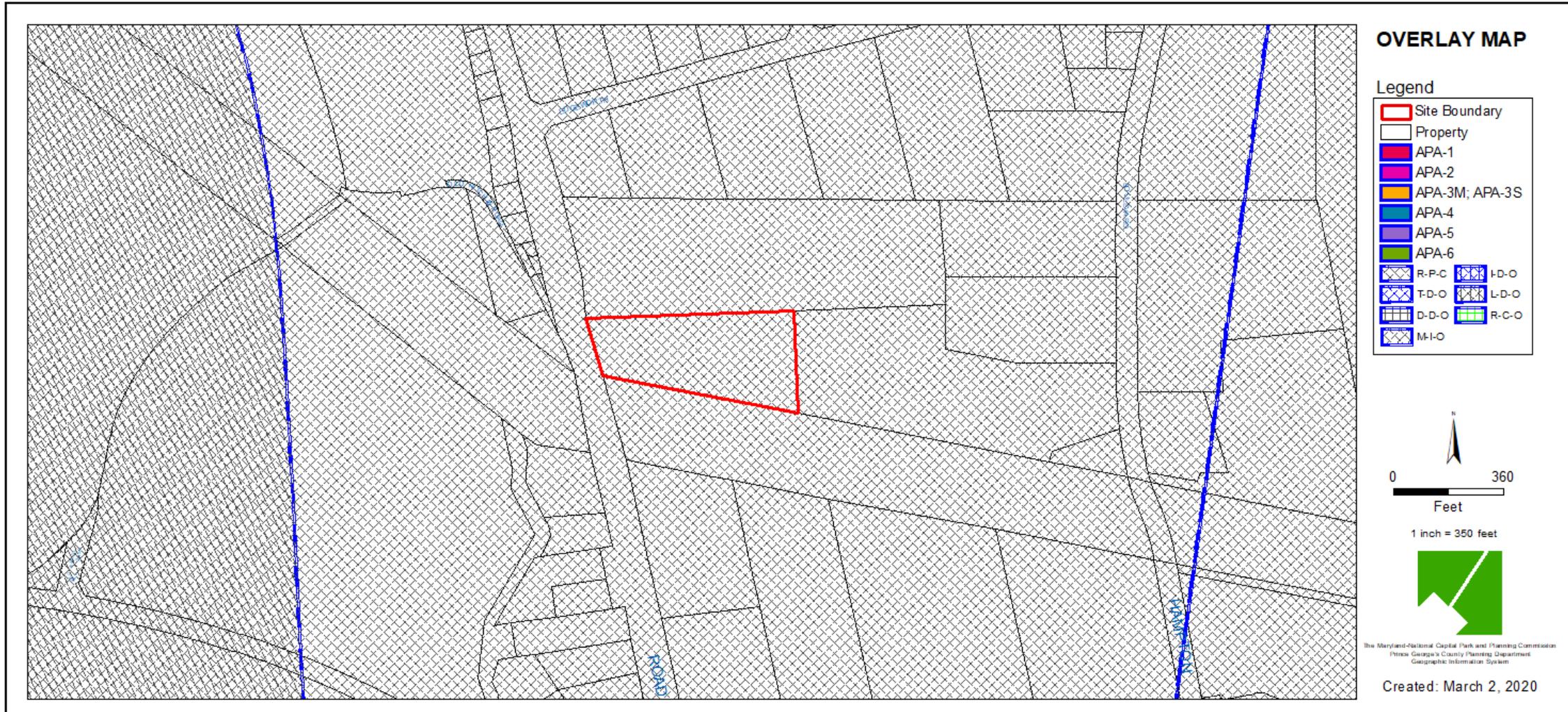
# SITE VICINITY



# ZONING MAP

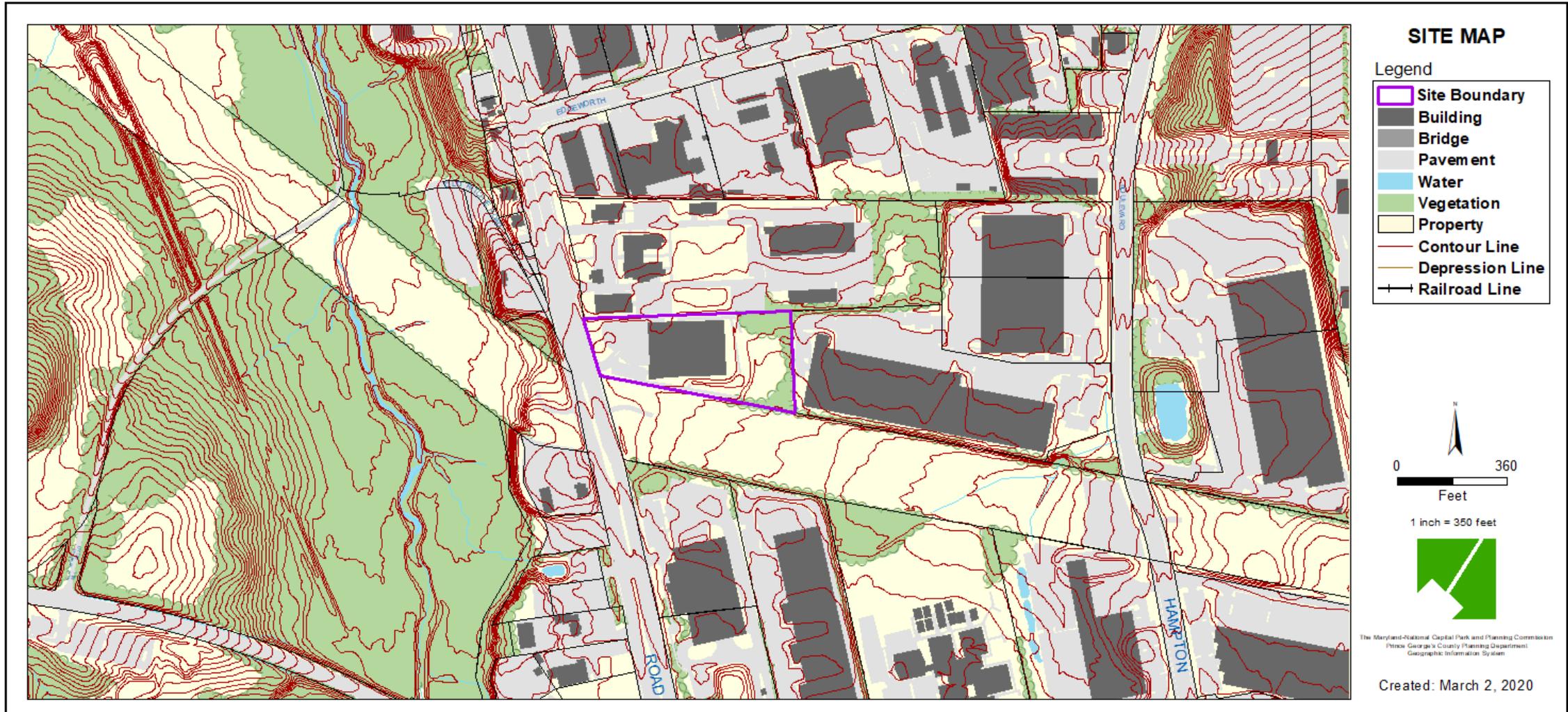


# OVERLAY MAP

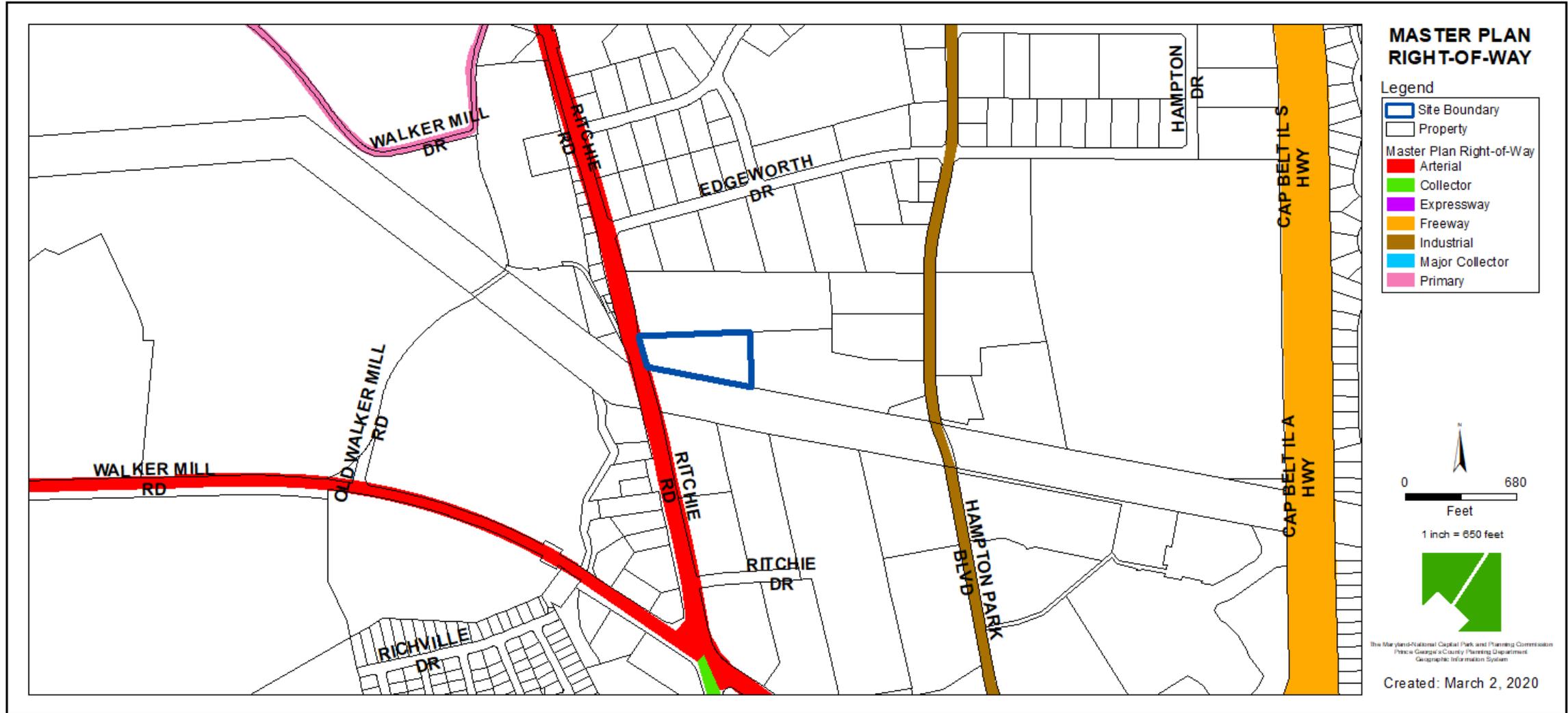




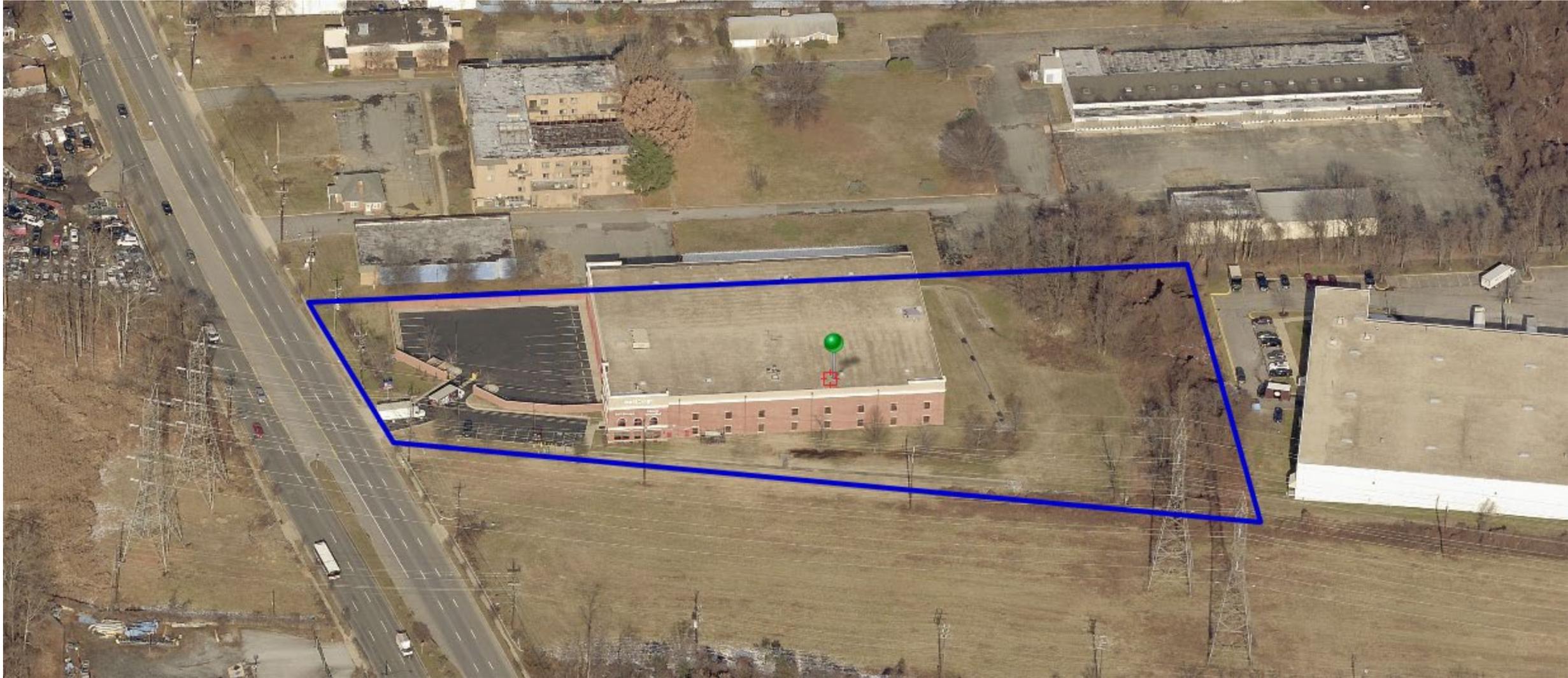
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED







LAW OFFICES

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**Bradley S. Farrar**  
**L. Paul Jackson, II\***

\* Also admitted in the District of Columbia

February 26, 2020

**VIA HAND DELIVERY**

Ms. Jill Kosack, Supervisor  
Urban Design Section  
Maryland National Capital Park  
and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

**RE: Detail Site Plan Amendment DSP 04013-1 and Departure from  
the Number of Parking and Loading Spaces Required,  
DPLS-465 ezStorage, Capitol Heights**

Dear Ms. Kosack:

On behalf of our client, **Siena Corporation**, Russell Shipley, and Shipley Horne, P.A., hereby submits this Statement of Justification in support of the above captioned Detailed Site Plan Amendments and Departure from the Number of Parking and Loading Spaces Required (DPLS) in support of a requested departure from the parking standards contained in 27-102 of the County Code. This application is being filed as a companion case for Detailed Site Plan Amendment, DSP-0413-01.

**A. Description of the Subject Property and Proposed Project:**

The subject property is the site of a consolidated storage use that was approved via DSP-04013 on September 30, 2004 (PGCPB Resolution No. 04-233). The property consists of approximately 3.94 acres in the I-1 (Light Industrial) Zone and is currently improved with 135,780 square-foot three-story, consolidated storage facility. Consolidated Storage is permitted by right in the I-1 Zone provided the use meets the requirements of Section 27-475.04 of the Zoning Ordinance.

The existing parking compound contains twenty-seven (27) parking spaces consisting of 23 standard spaces, two compact spaces and two van accessible parking spaces for the physically handicapped. Five loading spaces dimensioned at 12-foot in width by 45-foot in length are provided in the existing parking compound. Sensitive environmental features, such as a bioretention pond and the associated buffers, as well as tree conservation areas, are located along the southern and eastern portions of the property. A bioretention pond exists along the south side

of the property, therefore limiting the proposed development to the east side of the existing building. The bioretention pond collects surface water runoff from the existing development, providing water quality measures before ultimately discharging to an area along the southeastern portion of the property. Water quality measures for the proposed building addition will be provided via a bioswale facility that will be located along the north and eastern portion of the addition before discharging to the southeast.

The Applicant is proposing to construct an approximately 50,571, square-foot, three-story, building addition along the east side of the property. Prior approved Detailed Site Plan, DSP-0413 was originally approved for 135,780 square feet for consolidated storage. Additionally, this approval included 866 square feet for office space and 1,445 square feet of living quarters for the on-site manager. These living quarters include an apartment with two bedrooms, kitchen, living room, dining room and a bathroom for the resident manager.

The 50,571 square-foot building addition currently proposed by the Applicant will include 430 additional storage units that will be internally accessed, therefore, bringing the total number of internally accessed units to 1,450 and the total gross floor area to 186,351 square feet.

**B. Location:**

The subject property is on the east side of Ritchie Road, approximately 700 linear feet south of Edgewood Drive. The subject property is located on Tax Map 74 in Grid C2 and is located in Planning Area 75A. The property is located in Council District 6 and comprises 3.94 acres of land area. The property is also identified within the Land Records of Prince George's County as having a street address of 800 Ritchie Road, Capitol Heights, Maryland 20743.

Abutting the property to the west is the right-of-way Ritchie Road. To the south of the property is a transmission line easement in the I-1 Zone and to the east of the site is also a property in the I-1 Zone used as an industrial warehouse. To the north is a property in the R-R Zone with a commercial use.

**C. DSP Application**

As discussed, The Applicant is proposing to construct an approximately 50,571, square-foot, three-story, building addition along the east side of the property. Prior approved Detailed Site Plan, DSP-04013 was originally approved for 1,020 storage units. This approval also included 866 square feet of office space, an apartment with two bedrooms, kitchen, living room, dining room and a bathroom for the resident manager. The 50,571 square-foot building addition currently proposed by the Applicant will include 430 additional storage units, therefore, bringing the total number of units to 1,450 and the total gross floor area to 186,351 square feet.

As previously noted, the nature of this application is to expand the approved design which is necessary to meet the demand in the market for consolidated storage, remain competitive in the

consolidated storage marketplace, and further the County’s goals of providing smart sustainable growth. This is accomplished by expanding an existing use to meet the demand for consolidated storage as opposed to removing green space from the County’s inventory to meet that demand.

**D. Development Data Summary:**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED</u></b>
<b>Zone(s)</b>	I-1	I-1	N/A
<b>Use(s)</b>	Consolidated Storage	Consolidated Storage	Allowed
<b>Acreage</b>	3.94	3.94	N/A
<b>Gross Floor Area</b>	135,780 sq. ft.	186,351	N/A
<b>Storage Units</b>	1,020	1,450	
<b>Parcels</b>	1	1	1
<b>Office Space</b>	866 sq. ft.	866 sq. ft.	N/A
<b>Number of Resident Managers</b>	1	1	1
<b>Parking Spaces</b>			
Standard	23	22	33 <sup>1</sup>
Compact	2	10	
Handicapped Spaces	2	2	2
<b>Total</b>	<b>27</b>	<b>34</b>	<b>35</b>
<b>Bicycle Racks</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Loading Spaces (12' x 45')</b>	5	5	7
<b>Total NEW ZO</b>	32	39	42

**E. Departure from the Number of Parking and Loading Spaces Required:**

**Section 27-102 – Required Findings:**

In order for the Planning Board to grant a Departure from the Number of Parking and Loading Spaces Required (DPLS), it shall determine that the purposes of the County

<sup>1</sup> The parking requirements for the ancillary uses are part of one overall parking requirement in Part 11 under the heading “consolidated storage”. It is one overall use. The office and the storage facility are not separate business and are not issued separate U&O’s. As a result, the parking requirement should not have to be rounded up until the end. For years, Permit Review has calculated the parking requirement for separate business that share the same parking facilities and not rounded up the total parking requirement until the very final number. This facility is one use and it should be given the same consideration, thus requiring only 34 parking spaces.

Zoning Ordinance, (Section 27-102) will be equally well or better served by the applicant's proposal and make the following findings:

**Comment:** Compliance with the purposes of County Zoning Ordinance was previously determined during the approval of DSP-04013 on September 30, 2004, (PGCPB Resolution No. 04-233). The purposes the County Zoning Ordinance are contained in Section 27-102(a) as follows:

**Section 27-102. – Purposes.**

**(a) The purposes of the Zoning Ordinance are:**

- (1) *To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;***

**RESPONSE:** The purposes of the Zoning Ordinance will be equally well or better served by the Applicant's departure request. The proposal provides sufficient allowances for safely maneuvering vehicles in and out of parking spaces. All required driveway aisle widths and parking and loading space sizes are fully provided within the existing parking compound in accordance with Part 11 of the Zoning Ordinance, and all required parking spaces for the physically handicapped are provided in accordance with Section 27-566(b) of the Zoning Ordinance and Americans with Disability Act (ADA) Regulations. One standard and one van accessible parking space are required on the property for the physically handicapped and two van accessible ADA spaces are provided.

The consolidated storage facility has been in operation for many years on the property without any adverse effect on health, safety, morals comfort, convenience or welfare of inhabitants of the county. On the contrary, the proposed building addition will require the property to be in full compliance with current state stormwater management and woodland conservation requirements, as well as *Landscape Manual* and tree canopy coverage requirements.

The Applicant's request for the waiver of one parking space for the purposes of enlarging a use that has been in lawful existence on the property for many years 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. The additional storage units contained in the expansion will enhance the comfort and welfare of the citizens of the County by providing additional access to storage for their possessions and belongings, thus providing storage and lifestyle solutions to the community.

**(2) *To implement the General Plan, Area Master Plans, and Functional Master Plans;***

**RESPONSE:** The subject property is located in Planning Area 75A. and within the *2010 Approved Subregion 4 Master Plan and Sectional Map Amendment (2010 Master Plan)*. The 2010 Master Plan retained the subject property in the I-1 (Light Industrial) Zone and further recommended industrial land use for the subject property. The subject application proposes the continuation of the existing consolidated storage use which conforms to the industrial land use recommendation within the 2010 Master Plan.

It should be further noted that *Plan Prince George's 2035* designates the subject property within the Established Communities and further recommends employment/industrial land use for the subject property. The subject application proposes the continuation of the existing consolidated storage use which conforms to the employment/industrial land use recommendation within *Plan Prince George's 2035*. *This application is in conformance with Plan Prince George's 2035 Approved General Plan policies for the Developed Tier.*

**(3) *To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;***

**RESPONSE:** Approval of the parking departure will promote the conservation of the existing communities by facilitating the proper level of parking resources available to the storage facility. The existing parking capacity at the development consistently exceeds the demand. There are adequate public facilities and services existing to support the proposal. Moreover, the departure from parking will improve the environmental character of the community by reducing the impervious surface surrounding the development. This reduction in impervious surface reduces ambient environmental heating and improves both water quality and overall quality of life.

**(4) *To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;***

**RESPONSE:** Approval of the parking departure will allow for the upgrading of the existing commercial development. This is in keeping with the General Plan's intended policies to encourage a diverse housing opportunity for residents of Prince George's County within an established community, by providing the expansion of an amenity (consolidated self-storage) which is critical to supporting housing needs by providing storage for residents. The proposed parking improvements represent a vital improvement to the subject property that supports the continued use of the complex as a viable commercial resource providing critical storage spaces, storage, and lifestyle solutions for existing and future residents of Prince George's County.

**(5) *To provide adequate light, air, and privacy;***

**RESPONSE:** The parking departure will not impede the provision of or availability of adequate light, air, and privacy. All existing parking is contained within an existing parking compound that includes lighting and open-air ventilation. Due to the building's configuration, there will be sufficient separation from nearby buildings as to not infringe on the adequacy of light, air, and privacy to those buildings.

**(6) *To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;***

**RESPONSE:** In facilitating the increase in the number of usable consolidated storage units, while at the same time preserving the existing parking compound, the Departure creates a beneficial relationship between the uses of land by not expanding the parking compound and thus providing an overall reduction in the impervious surface which decreases the amount of stormwater runoff, which in turn protects adjacent landowners.

**(7) *To protect the County from fire, flood, panic, and other dangers;***

**RESPONSE:** The departure will not impair these requirements as the existing parking compound adheres to these requirements. The design of the parking compound complies with this requirement since it is designed in accordance with all contemporary engineering and design standards and will be operated in accordance with all County, State, and Federal regulations and laws, as assured by the various permit procedures. By approving the parking departure, the accompanying reduction in the impervious surface would be required by additional parking, preserves available pervious surface which would be available to help protect the county from flooding.

**(8) *To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;***

**RESPONSE:** As discussed in number four (4) above, approval of the parking departure will promote the conservation of the existing residential housing by facilitating the expansion of parking resources available to the consolidated storage facility; thus, increasing the quality of the overall living environment of the community which is increasingly reliant on consolidated storage of household goods. As such, the storage facility will become a tremendous amenity for the surrounding community because it provides storage and lifestyle solutions to the community.

**(9) *To encourage economic development activities that provide desirable employment and a broad, protected tax base;***

**RESPONSE:** This expansion adds to the tax base because it increases the value of the subject property and increases the sales and use taxes which will be levied as a result of increased usage at the facility. Additionally, the expanded facility will provide additional opportunities for employment which will be required to staff the expanded facility. Because the ezStorage facility provides storage and lifestyle solutions to the surrounding community, therefore averting outdoor storage in the surrounding community which improves the overall quality of life and encourages economic development activity.

**(10) *To prevent the overcrowding of land;***

**RESPONSE:** The design departure presents an opportunity to maximize the availability of parking spaces on an area of land currently occupied by a surface parking compound containing the totality of the contemplated parking proposed. The departure would prevent the overcrowding of land, by preserving the current parking provided to the facility. This will prevent an increase in the amount of parking lot and surface parking. In doing so, this prevents the overcrowding of land. It should also be noted that this is fully consistent with the requirements of the County Code by preserving green space and preventing the overcrowding of land.

**(11) *To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;***

**RESPONSE:** The design departure will not contribute to increased traffic or contribute to dangerous conditions on the streets. There is ample existing parking to accommodate the needs of the consolidated storage facility without creating parking conflicts within the community.

**(12) *To insure the social and economic stability of all parts of the County;***

**RESPONSE:** The proposed parking improvements represent a vital improvement to the subject property that supports the continued use of the subject property as a viable commercial resource providing critical storage spaces, storage, and lifestyle solutions for residents of Prince George's County. In providing these solutions, the departure ensures the economic and social stability for the County and its residents.

**(13) *To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;***

**RESPONSE:** The proposed departure if approved, will allow for the maximization of parking within a parking compound that has the inherent tendency by its nature to contain potential environmental impacts resulting from parking. The requested departure does not impact stream valleys, steep slopes, land or natural beauty, dense forests, scenic vistas, historic properties, and other similar features. Since the departure does not impact these natural features, this purpose is not applicable. In fact, the departure protects these sensitive environmental features

**(14) *To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and***

**RESPONSE:** As discussed in 10 above, the parking departure will result in an opportunity to maximize the availability of parking spaces on an existing parking compound containing the totality of parking proposed for the development. Inasmuch as this does not expand the parking compound, green space is preserved. Accordingly, the part of the criterion pertaining to recreational space is not applicable.

**(15) *To protect and conserve the agricultural industry and natural resources.***

**RESPONSE:** This criterion is not applicable, as it relates to the agricultural industry. However, in maintaining the current parking, while increasing the number of storage units vertically, it balances the need for additional self-storage facilities, while minimizing the footprint and lessening impervious surfaces. This lessening of impervious surfaces helps to stem run-off and protects the environment.

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

**RESPONSE:** The purposes of Section 27-550 are as follows;

**Section 27-550. – Purposes.**

**(a) *The purposes of this Part (Part 11) 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;***
- (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;***

- (3) *To protect the residential character of residential areas; and*
- (4) *To provide parking and loading areas which are convenient and increase the amenities in the Regional District.*

The purposes of Part 11 of the Zoning Ordinance will be equally well or better served by the Applicant's departure request. The proposal provides sufficient allowances for safely maneuvering vehicles in and out of parking spaces. All required driveway aisle widths and parking and loading space sizes are fully provided within the existing parking compound in accordance with Part 11 of the Zoning Ordinance, and all required parking spaces for the physically handicapped are provided in accordance with Section 27-566(b) of the Zoning Ordinance and Americans with Disability Act (ADA) Regulations. One standard and one van accessible parking space are required on the property for the physically handicapped and two van accessible spaces are provided.

The consolidated storage facility has been in operation for many years on the property without any adverse effect on health, safety, morals comfort, convenience or welfare of inhabitants of the county. On the contrary, the proposed building addition will require the property to be in full compliance with current state stormwater management and woodland conservation requirements, as well as *Landscape Manual* and tree canopy coverage requirements.

The Applicant's request for the waiver of one parking space for the purposes of enlarging a use that has been in lawful existence on the property for many years 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. The additional storage units contained in the expansion will enhance the comfort and welfare of the citizens of the County by providing additional access to storage for their possessions and belongings, thus providing storage and lifestyle solutions to the community.

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

**RESPONSE:** The Departure is the minimum necessary given the unique restrictions on the property, coupled with the desire to maintain this property with an approved and appropriate use, such as consolidated storage. The Applicant has modified the parking to re-stripe and has reduced the Further, the Applicant submits the parking is adequate for low demand parking uses such as consolidated storage.

Consolidated storage uses experience very little turnover. A typical storage unit customer may only visit the storage facility when they are moving their items in and moving items out of the facility; thus, requiring very little parking if they store their items on average 8-

12 months. In more than 20 years of providing consolidated storage facilities in Prince George's County, the Applicant's facilities have never had an occasion where the provided parking was inadequate. To the contrary, at all of the Applicant's facilities, there has been a surplus of parking and loading at each of the ezStorage properties, (see attached Exhibits A thru C).

The current parking compound will be more than adequate to accommodate the parking demand on the property. Therefore, the Applicant submits that in consideration of the preceding discussion, the proposed parking is the minimum necessary to provide for safe onsite parking opportunities for the presented use.

- (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;*

**RESPONSE:** With the proposed building addition, the total parking requirement for the property will be 35 parking spaces. Currently, five loading spaces are required and provided on the site. The five existing loading spaces are more than adequate to accommodate the loading requirements, and the 27 parking spaces that are currently provided at the facility are more than adequate for the proposed use and expansion. Please refer to the attached parking analysis/use performed by ezStorage. It should be noted here that under the approved zoning rewrite that the property would have no loading space requirements, but would be required to have 34 parking spaces.

- (iv) *All methods for calculating the number of spaces required (Prince George's County Zoning Ordinance, Division 2, Subdivision 3, and Division 3, Subdivision 3 of Part 11) have either been used or found to be impractical; and*

**RESPONSE:** 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 Amended DSP, required an overall deviation from the required number of parking spaces, which can be done without impacting the level of convenience for the customers and the community.

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

**RESPONSE:** 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 the 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;***

**RESPONSE:** As 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 adequate to serve the needs of the existing uses and the planned use of consolidated, especially in light of the available parking which is more than adequate. In almost 20 years of providing consolidated storage facilities in Prince George's County, ezStorage facilities have never had an occasion where the provided parking was inadequate. To the contrary, for more than 30 years of providing consolidated storage facilities throughout Maryland and Northern Virginia with 50 facilities, they have had a surplus of parking and loading at each of the ezStorage properties.

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

**RESPONSE:** The 2010 Subregion 4 Master Plan retained the subject property in the I-1 Zone and recommended an industrial future land use. Consolidated storage is a permitted use in the zone. Therefore, the continued use of consolidated storage on the property is consistent with the recommendations of the 2010 Subregion 4 Master Plan.

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

**RESPONSE:** The property is not located within a municipality.

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

**RESPONSE:** There are no public parking facilities proposed in the County's Capital Improvement Program that would affect the departure request. This specific use of consolidated storage requires customers to utilize the on-site parking compound to load and unload vehicles. As a result, off-site parking facilities would have no bearing on the Applicant's request. The existing parking compound is severely underutilized and is more than adequate to serve the additional square footage that is now being proposed.

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

(i) ***Public transportation available in the area;***

**RESPONSE:** The 24 “The Bus” bus routes serve the subject property. The nearest METRO would be the Morgan Boulevard Station, which is approximately 1.6 miles away.

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

**RESPONSE:** The proposed design is the optimal design which will yield the maximum number of off-street parking spaces.

(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;***

**RESPONSE:** The subject property is a consolidated storage facility. Its office hours are Monday – Friday 9:30 a.m. until 6:00 p.m. and Saturday and Sunday 9:00 a.m. until 5:30 p.m. The other businesses within 500 feet of the subject property keep traditional business hours as well. Current customers have access to the facility through a secured loading compound and security system from 6:00 a.m. – 9:00 p.m. daily.

(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.***

**RESPONSE:** As the subject property is in the I-1 zone, this section is not applicable.

F. **Conformance to Subtitle 24 of the Prince George’s County Code**

The provisions of 24-111(a) of the Sub-Division ordinance are not applicable inasmuch as the present owner of the subject property is not seeking to change the relationship between the subject property and the street shown on the record plat or between one lot and another.

The provisions of 24-111(b) of the Sub-Division ordinance are not applicable inasmuch as the subject property is industrial not residentially zoned land.

The provisions of 24-111(c) of the Sub-Division ordinance are not applicable inasmuch as

the lot was created by deed in January 1975, and that section of the ordinance requires the final plat of subdivision to be approved prior to October 27, 1970.

**G. Military Installation Overlay Zone - Imaginary Limit Surface B (Height Restrictions)**

The property is located Imaginary Limit Surface Area B within the MIO Zone, (Approach-Departure Clearance (50:1) – North End), (See attached Exhibit D).

Section 27-548.54(e) of the Zoning Ordinance states the following;

- (e) **The Planning Board shall verify certification of height using the formulae proscribed in this Section as described below:**
- (1) **Military Installation Overlay Zone height formulae are based upon the highest elevation of the subject property in relation to the elevation of the runways at Joint Base Andrews, which are 274 feet above sea level.**
  - (2) **The figures calculated through the measurements in this Section should add the difference in elevation between the runways at Joint Base Andrews and the highest elevation on the subject property: properties lower than 274 feet in elevation should add this difference in elevation; properties higher than 274 feet in elevation should subtract this difference in elevation to determine the maximum height:**

**RESPONSE:** Joint Base Andrews runway is 274' above sea level. The highest elevation on the subject property is 116'.

$$\begin{array}{r} 274' \text{ (Joint Base Andrews runway)} \\ - 116' \text{ (highest elevation on the subject property)} \\ \hline = 158' \text{ difference} \end{array}$$

$$\text{Properties lower than 274 feet: } 274' + 158' = 432'$$

- (A) **Surface A (Primary Surface): No structures permitted.**
- (B) **Surface B (Approach-Departure Clearance Surface): Structures shall not exceed a height (in feet) equivalent to the distance between Surface A and nearest boundary of the subject property, divided by 50.**

**RESPONSE:** The property is located Imaginary Limit Surface Area B, (Approach-Departure Clearance (50:1) – North End).

Distance from Surface A to nearest boundary of subject property = 19,140 LF  
 $19,140 \text{ LF} / 50 = 382.80'$

Proposed building height = 36' (3-stories) Which is well below the boundary approach clearance surface restriction of 382.80' in the imaginary Limit Surface Area

**H. Conformance to Detailed Site Plan, DSP-04013**

Detailed Site Plan DSP-04013, was thoroughly vetted and approved by the Planning Board on September 30, 2004 (PGCPB No. 04-233), subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall
  - a. Provide additional landscaping in the space between the screen wall along the northern property line pursuant to Section 4.3(b) of the *Landscape Manual* to be reviewed and approved by the Urban Design section as the designee of the Planning Board.
  - b. Revise the landscape schedule for Area B pursuant to Section 4.3(b) of the *Landscape Manual*.
  - c. Revise the landscape schedule for Area C pursuant to Section 4.3(c) of the *Landscape Manual*.
  - d. Revise the simplified forest stand delineation plan to remove the legend text and symbols that are not applicable to the site from the plan and submit the datasheet on sampling points for the record.
  - e. Revise Type II Tree Conservation Plan TCPII/87/04 as follows:
    - 1) Show clearly the LOD and eliminate the proposed tree line.
    - 2) Provide a legend to show all symbols used on the plan.
    - 3) Include signature block.
    - 4) Have the plan signed and dated by the licensed landscaped architect, licensed forester, or qualified professional who prepared the plan.

**RESPONSE:** All of the above conditions were fully addressed prior to certification of the detailed site plan.

2. Prior to issuance of any raze permits, the applicant shall have the final plat of the subject property recorded among the Land Records of Prince George's County.

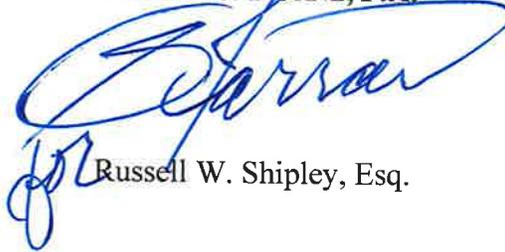
**RESPONSE:** The Applicant fully agrees with this condition and has had the final plat recorded.

**I. Conclusion:**

We are respectfully requesting approval of the subject amended DSP and DPLS in order to construct an addition to an existing consolidated storage facility. Approval will enable the Applicant to move forward improving its consolidated storage facility and provide critical amenities for storage and lifestyle solutions. The requested departures from the number of parking and loading spaces will ensure that the property is developed in a way that efficiently utilizes the site relative to the surrounding community, while at the same time minimizing the amount of impervious surface while fully meeting the parking demands needed for the facility and its customers.

Being in conformance with the General Plan, Area Master Plan, Landscape Manual and Military Installation Overlay Zone, including the various criteria for approval as discussed herein, the Applicant therefore respectfully requests approval of this amended DSP-04013-01 and DPLS-465.

Respectfully submitted,  
**SHIPLEY & HORNE, P.A.**



Russell W. Shipley, Esq.

RWS/bsf/jjf

Attachments as stated

cc: Mr. Craig Pittinger  
Bradley S. Farrar, Esq  
Jonathan Bondi, RLA

**ezStorage Capitol Heights - Hourly Peak Parking Counts**

Total Number of Storage Units = 1,020  
 Total Number of Spaces = 32  
 Total Number of Storage Units w/Proposed Expansion = 1,470

Time	03/01/19			03/02/19			03/03/19			03/04/19			03/05/19			03/06/19			03/07/19		
	Load'g Area	Office Area	Total																		
6:00 AM	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	2	1	0	1
7:00 AM	2	0	2	3	0	3	1	0	1	3	0	3	1	0	1	2	0	2	2	0	2
8:00 AM	1	0	1	3	0	3	2	1	3	1	1	2	1	1	2	2	1	3	3	0	3
9:00 AM	2	1	3	3	3	6	3	0	3	1	0	1	1	1	2	2	2	4	4	0	4
10:00 AM	4	1	5	7	0	7	6	1	7	4	1	5	3	3	6	2	3	5	4	1	5
11:00 AM	5	2	7	6	4	10	7	0	7	2	0	2	3	1	4	3	2	5	4	1	5
12:00 PM	5	2	7	8	3	11	9	0	9	3	1	4	1	3	4	3	1	4	4	1	5
1:00 PM	3	2	5	6	5	11	5	1	6	3	0	3	1	2	3	4	2	6	2	1	3
2:00 PM	5	2	7	4	5	9	0	1	1	3	1	4	0	3	3	5	1	6	1	1	2
3:00 PM	7	0	7	4	3	7	2	3	5	3	0	3	2	2	4	4	3	7	2	0	2
4:00 PM	4	3	7	3	4	7	1	2	3	3	1	4	3	3	6	5	2	7	2	0	2
5:00 PM	5	2	7	3	3	6	3	0	3	4	2	6	2	2	4	2	1	3	4	0	4
6:00 PM	3	1	4	2	3	5	3	0	3	4	1	5	2	0	2	2	1	3	4	0	4
7:00 PM	3	3	6	5	2	7	2	0	2	1	3	4	3	0	3	1	0	1	3	0	3
8:00 PM	3	2	5	3	1	4	1	0	1	1	0	1	2	0	2	2	0	2	3	0	3
9:00 PM	1	0	1	1	1	2	1	0	1	1	0	1	1	0	1	2	0	2	2	0	2
10:00 PM	1	0	1	1	1	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	2
Peak:	7			11			9			6			6			7			5		
Average:	3.2			4.2			2.4			2.1			2.0			2.6			2.2		
# of Units / Space	146			93			113			170			170			146			204		

Time	03/08/19			03/09/19			03/10/19			03/11/19			3/12/2019*			03/13/19			03/14/19			14 Day Average
	Load'g Area	Office Area	Total																			
6:00 AM	2	0	2	2	0	2	1	0	1	1	0	1	2	0	2	2	0	2	1	0	1	1.4
7:00 AM	4	0	4	2	0	2	1	0	1	2	0	2	2	0	2	3	0	3	2	0	2	2.1
8:00 AM	3	0	3	3	1	4	1	1	2	2	0	2	5	2	7	3	0	3	5	0	5	3.1
9:00 AM	7	0	7	4	1	5	3	1	4	2	0	2	11	4	15	5	1	6	5	0	5	4.8
10:00 AM	5	1	6	5	2	7	4	1	5	3	3	6	12	5	17	5	1	6	5	3	8	6.8
11:00 AM	3	0	3	4	2	6	5	1	6	4	2	6	10	1	11	3	2	5	5	0	5	5.9
12:00 PM	4	0	4	3	1	4	2	1	3	5	0	5	9	2	11	6	1	7	6	1	7	6.1
1:00 PM	0	2	2	5	2	7	4	0	4	6	0	6	7	1	8	8	2	10	6	0	6	5.7
2:00 PM	1	1	2	5	2	7	6	1	7	3	1	4	6	2	8	7	1	8	3	0	3	5.1
3:00 PM	4	0	4	3	1	4	2	0	2	6	0	6	7	2	9	7	1	8	4	0	4	5.1
4:00 PM	3	1	4	4	1	5	4	0	4	5	0	5	8	2	10	5	1	6	5	1	6	5.4
5:00 PM	2	1	3	3	1	4	4	0	4	3	1	4	7	2	9	6	1	7	4	1	5	4.9
6:00 PM	4	0	4	5	0	5	4	0	4	6	0	6	5	1	6	6	0	6	4	0	4	4.4
7:00 PM	2	0	2	2	0	2	4	0	4	6	0	6	4	0	4	6	0	6	3	0	3	3.8
8:00 PM	3	0	3	1	0	1	4	0	4	2	0	2	4	0	4	2	0	2	1	0	1	2.5
9:00 PM	2	0	2	2	0	2	1	0	1	1	0	1	2	0	2	1	0	1	2	0	2	1.5
10:00 PM	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1.1
Peak:	7			7			7			6			17			10			8			8.1
Average:	2.3			2.8			2.4			2.7			5.3			3.6			2.8			2.9
# of Units / Space	146			146			146			170			60			102			128			138

\* The remaining unoccupied spaces represents a 30 storage units per space for the proposed expansion, more than enough to satisfy any additional parking & loading requirements. Also, unusually high Peak parking count due to an internal meeting that occupied a number of spaces.

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**ezStorage Bowie - Hourly Peak Parking Counts**

Total Number of Storage Units = 912  
 Total Number of Spaces = 28  
 Total Number of Storage Units w/Proposed Expansion = 1,370

Time	03/01/19			03/02/19			03/03/19			03/04/19			03/05/19			03/06/19			03/07/19		
	Load'g Area	Office Area	Total																		
6:00 AM	0	3	3	1	2	3	0	2	2	1	1	2	0	2	2	0	2	2	0	2	2
7:00 AM	0	3	3	1	2	3	1	2	3	2	1	3	0	2	2	1	1	2	1	2	3
8:00 AM	1	2	3	1	1	2	0	2	2	0	1	1	0	2	2	0	1	1	1	2	3
9:00 AM	0	3	3	1	4	5	2	2	4	1	1	2	1	1	2	2	1	3	0	4	4
10:00 AM	1	3	4	1	2	3	2	2	4	2	2	4	1	2	3	2	1	3	1	3	4
11:00 AM	0	3	3	1	3	4	1	3	4	0	2	2	1	1	2	0	2	2	1	4	5
12:00 PM	0	3	3	2	2	4	2	3	5	1	1	2	2	2	4	0	1	1	1	4	5
1:00 PM	1	3	4	4	3	7	3	2	5	1	1	2	4	1	5	0	1	1	2	1	3
2:00 PM	1	3	4	3	1	4	1	3	4	2	2	4	3	4	7	2	0	2	1	1	2
3:00 PM	1	3	4	1	2	3	1	1	2	3	1	4	1	2	3	2	0	2	1	2	3
4:00 PM	0	2	2	1	2	3	3	2	5	0	3	3	3	1	4	2	0	2	1	1	2
5:00 PM	0	3	3	0	1	1	3	2	5	3	4	7	1	1	2	1	1	2	1	1	2
6:00 PM	0	1	1	0	0	0	1	2	3	1	2	3	1	2	3	1	1	2	1	0	1
7:00 PM	0	2	2	2	0	2	3	3	6	2	2	4	1	5	6	1	2	3	2	0	2
8:00 PM	0	1	1	0	2	2	1	1	2	0	3	3	1	5	6	0	2	2	0	1	1
9:00 PM	0	2	2	0	2	2	0	2	2	0	3	3	0	2	2	0	2	2	0	2	2
10:00 PM	0	2	2	0	2	2	0	2	2	0	3	3	0	2	2	0	2	2	0	2	2
Peak:	4			7			6			7			7			3			5		
Average:	2.0			2.1			2.5			2.2			2.4			1.4			1.9		
# of Units / Space	228			130			152			130			130			304			182		

Time	03/08/19			03/09/19			03/10/19			03/11/19			03/12/19			03/13/19			03/14/19			14 Day Average
	Load'g Area	Office Area	Total																			
6:00 AM	0	2	2	0	2	2	0	1	1	0	2	2	0	2	2	0	2	2	0	2	2	2.1
7:00 AM	0	1	1	0	2	2	1	1	2	1	2	3	0	1	1	1	1	2	1	1	2	2.3
8:00 AM	1	2	3	0	2	2	1	1	2	0	2	2	0	1	1	0	1	1	1	1	2	1.9
9:00 AM	1	1	2	2	4	6	2	1	3	2	1	3	1	0	1	2	1	3	2	1	3	3.1
10:00 AM	1	2	3	1	1	2	0	2	2	3	1	4	0	2	2	0	1	1	2	1	3	3.0
11:00 AM	1	2	3	2	3	5	1	1	2	1	2	3	0	4	4	3	1	4	3	1	4	3.4
12:00 PM	1	1	2	2	1	3	3	1	4	3	1	4	4	1	5	5	2	7	2	3	5	3.7
1:00 PM	2	1	3	0	1	1	2	1	3	3	1	4	1	1	2	4	2	6	1	1	2	3.4
2:00 PM	1	2	3	2	2	4	1	1	2	2	1	3	4	1	5	2	1	3	2	3	5	3.7
3:00 PM	1	1	2	3	2	5	2	1	3	1	2	3	2	1	3	3	1	4	3	2	5	3.3
4:00 PM	1	1	2	5	1	6	2	1	3	3	1	4	1	0	1	1	1	2	2	1	3	3.0
5:00 PM	0	1	1	2	1	3	2	1	3	2	2	4	4	0	4	1	2	3	2	2	4	3.1
6:00 PM	1	2	3	2	1	3	2	2	4	2	4	6	5	0	5	3	1	4	2	1	3	2.9
7:00 PM	1	1	2	0	1	1	1	2	3	2	3	5	1	2	3	4	1	5	0	0	0	3.1
8:00 PM	2	1	3	1	1	2	1	2	3	1	3	4	1	2	3	1	1	2	1	0	1	2.5
9:00 PM	0	2	2	0	1	1	0	2	2	0	3	3	0	2	2	0	2	2	0	2	2	2.1
10:00 PM	0	2	2	0	1	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	2	2.0
Peak:	3			6			4			6			5			7			5			5.4
Average:	1.6			2.0			1.8			2.5			1.9			2.2			2.0			2.0
# of Units / Space	304			152			228			152			182			130			182			185

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## Comparison of Prince George's County ezStorage Projects

Project	GFA	NRA	# of Storage Units	Total Spaces Required	Storage Units / Space	Prince George's County ZO Rewrite			Montgomery County		% Reduction of Spaces ZO-Current
						Capital Beltway	Total Spaces Required	Storage Units / Space	Total Spaces Required	Storage Units / Space	
Brentwood	137,860	93,250	1,032	35	29	Inside	24	43	14	75	61%
Lanham	118,673	84,625	970	31	31	Outside	34	29	12	82	62%
College Park (amended DSP)	122,190	84,200	974	29	34	Inside	22	44	12	80	58%
Capitol Heights	135,780	95,418	1,020	32	32	Inside	24	43	14	75	58%
Laurel	106,392	73,325	903	28	32	Outside	30	30	11	85	62%
Bowie	106,167	73,050	912	28	33	Outside	30	30	11	86	62%
College Park (approved DSP)	116,370	80,400	954	28	34	Inside	21	45	12	82	58%
Beltsville	126,392	86,175	1,044	31	34	Outside	34	31	13	83	59%
Bowie Exp	154,521	110,450	1,370	39	35	Outside	42	33	15	89	60%
Capitol Heights Exp	184,740	132,293	1,470	42	35	Inside	34	43	18	80	56%
Beltsville Exp (amended DSP)	165,600	110,700	1,267	37	34	Outside	43	29	17	77	55%
<b>Average Storage Unit per Space</b>					<b>33</b>			<b>36</b>		<b>81</b>	
Bowie Exp^	154,521	110,450	1,370	28	49	Outside	42		(14)	Difference of Departure Request (Proposed) & ZO-Rewrite (Required)^	
Capitol Heights Exp^	184,740	132,293	1,470	32	46	Inside	34		(2)		
College Park (amended DSP)^	122,190	84,200	974	17	57	Inside	22		(5)		

^ Proposed DSP with departure request

^^ Under the Zoning Ordinance Rewrite the difference for the # of spaces for each project is within 35% maximum of deferred parking.



**Jurisdictional Self Storage Parking and Loading Requirements Comparison**

Jurisdiction	Last Zoning Re-write	Parking				Loading	esStorage College Park - Branchville Road							
		Office	Employees	Residence	Storage		Total Spaces	Office	Storage	Loading	Office SF	# of Storage Units	Gross Floor Area	Net Rentable Area
Proposed - College Park		4 Spaces / 1,000 SF		N/A	1 Space / 80 Storage Units (Requesting)	N/A	17	4	12.5		1,000	1,000	122,190	84,200
Prince George's County, MD	1999	4 Spaces / 1,000 SF		2 Spaces for Resident Manager	1 Space / 50 Storage Units	2 Spaces for First 10,000 GFA and 1 Space for each add'l 40,000 GFA	29	4	20.0	4.8				
Prince George's County, MD	Rewrite (Inside Capital Beltway)				1 Space / 4,000 NRA		22		21.1					
Prince George's County, MD	Rewrite (Outside Capital Beltway)	4 Spaces / 1,000 SF		2 Spaces for Resident Manager	1 Space / 3,000 NRA		33	4	28.1					
Fairfax County, VA	2017	3.2 Spaces / 1,000 SF	1 Space / Employee	2 Spaces for Resident Manager		1 Space for First 5,000 GFA and 1 Space for each add'l 30,000 GFA	11	5.2		4.9				
Falls Church, City of, VA	2009	2.5 Spaces / 1,000 SF	2 Spaces for employees			1 Space per 20,000 SF of floor area	11	4.5		6.1				
Montgomery County, MD	2014	1 Space / 10,000 GFA (10,000 GFA is approx. equal to 80 Storage Units)					13		12.2					
Manassas, City of, VA	2016	3 Spaces			1 Space / 100 Storage Units		13	3	10					
Rockville, City of, MD	2009/2014	3 Spaces / 1,000 SF	1 Space / Employee	2 Spaces for Resident Manager	1 Space / 100 Storage Units		15	5	10					
Fairfax, City of, VA	2016	5 Spaces			1 Space / 100 Storage Units		15	5	10					
Alexandria, City of, VA	1992	2.5 Spaces / 1,000 SF		2 Spaces	1 Space / 80 Storage Units*		16	3	12.5					
Baltimore City, MD	2017	1.25 Spaces / 1,000 SF		1 Space for Resident Manager	1 Space / 50 Storage Units		22	1.3	20					
Anne Arundel County, MD	2005	5 Spaces	2 Spaces		1 Space / 60 Storage Units		24	7	16.7					
Howard County, MD	2014	4 Spaces / 1,000 SF		2 Spaces for Resident Manager	Requirements at Planning Commission's discretion	Requirements at Planning Commission's discretion	4	4						
Loudoun County, VA	1993/2016	3 Spaces	1 Space / Employee				5	5						
Prince William County, VA	2006	3.2 Spaces / 1,000 SF	1 Space / Employee	2 Spaces for Resident Manager			6	5						

**The following jurisdictions do not have separate parking & loading requirements for self-storage**

Baltimore County, MD	1989	3.3 Spaces / 1,000 SF	1 Space / Employee	2 Spaces for Resident Manager			6	6						
Charles County, MD	2008	3.3 Spaces / 1,000 SF	1 Space / Employee	3 Spaces for Resident Manager		3 Spaces for 80,000 to 127,999 GFA	9	6		3				
Frederick County, MD	1990	3.3 Spaces / 1,000 SF		2 Spaces for Resident Manager		2 Space for First 5,000 GFA and 1 Space for each add'l 10,000 GFA	18	6		11.7				
Gaithersburg, City of, MD	1998	3.3 Spaces / 1,000 SF		2 Spaces for Resident Manager	Requirements at Planning Commission's discretion	Requirements at Planning Commission's discretion	6	6						
Annapolis, City of, MD	2005	3.3 Spaces / 1,000 SF	1 Space / 3 Employees	1 Spaces for Resident Manager			6	6						

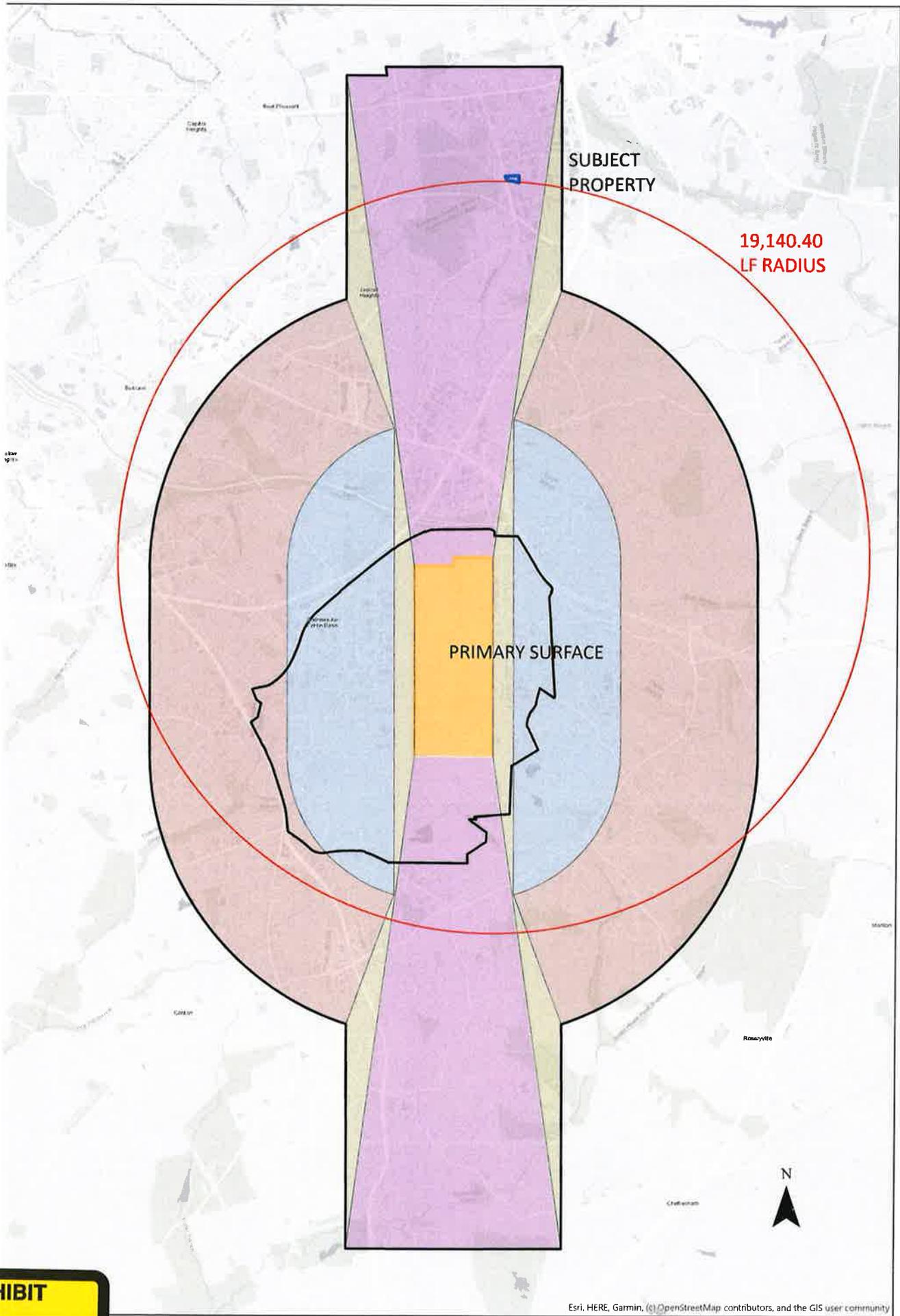
**Take-aways**

- 1) Prince George's County has the most demanding parking & loading requirements in the region.
- 2) Prince George's County is the only jurisdiction requiring both storage parking and loading requirements.

\* esStorage received approval in 2016 for combined Storage and Loading Spaces at 1 Space / 80 Storage Units.  
 \*\* Some requirements stated above are calculated to achieve same unit of measure for comparison purposes.

3/21/2019





SUBJECT  
PROPERTY

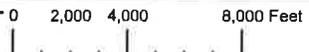
19,140.40  
LF RADIUS

PRIMARY SURFACE



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

MILITARY INSTALLATION HEIGHT EXHIBIT



**EXHIBIT**  
D

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on September 30, 2004 regarding Detailed Site Plan DSP-04013 for EZ Storage, Ritchie Road, the Planning Board finds:

1. **Request:** The subject detailed site plan application is for approval of a consolidated storage facility in the I-1 Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Warehouse	Consolidate Storage Facility
Acreage	3.94	3.94
Parcels	1	1
Building square footage/GFA	30,414	135,780
Of which residential	N/A	1,445
Office	N/A	866
Storage	N/A	133,469

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	26	27
Of which standard parking spaces	N/A	8
Compact spaces	N/A	2
Handicapped van accessible spaces	2	2
Large spaces (10' x 20')	N/A	14
Parallel spaces	N/A	1
Loading spaces	5	5

3. **Location:** The subject site is located east of Ritchie Road, approximately 700 linear feet south of its intersection with Edgeworth Drive in Planning Area 75A and Council District 6.
4. **Surroundings and Use:** The site is bounded to the west by the right-of-way of Ritchie Road. To the east of the site is a transmission line easement in the I-1 Zone and to the south of the site is also a property in the I-1 Zone used as an industrial warehouse. To the north of the site is a property in the R-R Zone with a commercial use.

5. **Previous Approvals:** The existing building on the subject site was built in 1977 with a gross floor area of 30,414 square feet. The site also has Stormwater Management Concept Approval #13504-2004.
6. **Design Features:** The site is roughly rectangular in shape and is perpendicular to the right-of-way of Ritchie Road to the west. One access point off Ritchie Road leads to two parking lots before the storage facility building. 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.

The storage facility building has a big-box footprint and is located in the middle of the site. The building design is different from traditional warehouses and the major elevation is very decorative with an accent entrance tower section. 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. The entrance tower, where a storage management office is located, is designed in three sections of base, middle and top. White ledges have been used to differentiate each section. Doors and windows of red aluminum and glass will be decorated with white architectural cast stone headers and sills. Six windows in the middle of the entrance tower (three windows each on the west and the south elevation) are crowned with arch cast stone headers.

One freestanding sign with primary text of "EZ Storage" and secondary text of "Self Storage Climate Controlled" is proposed at the site's frontage along Ritchie Road. The same text is also proposed on the building-mounted signs on the entrance tower. The same primary text is located on the parapet wall and secondary text is located at the top middle section of the tower.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which govern development in the industrial zones. The proposed consolidated storage facility is a permitted use in the I-1 Zone.
  - b. The subject application complies with Section 27-474 Regulations regarding setbacks, building coverage and green area.
  - c. The subject application is also in accordance with the requirements of Section 27-475.04, which sets additional requirements for consolidated storage use in the industrial zones. The two specific requirements that are applicable in this case are:

**“(1) Requirements**

- “(A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**
- “(B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.”**

**Comment:** Substantial screening efforts have been made by the site design in order to be in full compliance with the above noted requirements. The subject site has two adjacent areas that need to be screened: Ritchie Road and the R-R-zoned residential property with a commercial use to the north. A 10-foot-wide landscape strip has been proposed in between the subject property and Ritchie Road with the required plant units pursuant to the requirements of Section 4.2 of the *Landscape Manual*. In addition to the Section 4.2 landscaped strip, an eight-foot-high split face screening wall with wrought iron railing starting from the height of six feet is proposed along this frontage to further screen the entrances to individual consolidated storage units from the street. A split face screen wall has also been proposed along the northern boundary to screen the storage section from being seen from the R-R-zoned property to the north. The site plan is in general compliance with Section 27-475.04 of the Zoning Ordinance. But there is no landscaping along the outside of the screen wall as required by the above (1)(B). The applicant proposes to have the space between the screen wall and the property line sodded only. See Finding 8 below for a detailed discussion. A condition of approval has been proposed to require additional landscaping to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

8. ***Landscape Manual:*** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3 (C) Interior Planting; and Section 4.4 Screening Requirements of the *Landscape Manual*.
- a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, requires in the I-1 Zone that a landscaped strip be provided on the property adjacent to all public rights-of-way. The applicant chooses Option 1 to provide a minimum ten-foot-wide landscaped strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. Meanwhile, the site plan also provides an eight-foot-high screen wall with a wrought iron railing starting at the six-foot height to further screen views from Ritchie Road. The landscape plan complies with Section 4.2.
- b. Section 4.3 (b), Perimeter Landscape Requirements, requires a five-foot-wide landscaped strip between the parking lot and any adjacent property line to be planted with one tree

and three shrubs per 35 linear feet of parking lot perimeter adjacent to a property line because the subject property is over 10,000 square feet. The landscape plan has two parking lot perimeters along the southern and northern property lines to be subject to this requirement. The applicant has identified the southern boundary as a 4.3(a)-landscaped strip, and no landscaped strips have been proposed along the northern property line. A condition of approval has been proposed in the recommendation section of this report.

The landscape plan shows two parking lots. Of the two parking lots, the one that serves the facility customers is over 7,000 square feet. Per Section 4.3(c), a minimum of five percent of the parking lot area should be the interior planting area to be planted with one shade tree for each 300 square feet. The landscape schedule does not correctly show the required interior planting area. A condition of approval has been proposed in the recommendation section of this report.

- c. The site plan shows five loading spaces located in front of the storage facility that are enclosed by a screening wall with varied heights of six and eight feet. The loading spaces have been completely screened from both the residentially zoned property to the north and Ritchie Road to the west.

9. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site.

- a. A forest stand delineation (FSD) has been submitted for this proposal and was generally found to address the requirements of a simplified forest stand delineation and was in compliance with the Prince George's Woodland Conservation Ordinance, subject to one condition that has been included in the recommendation section of this report.
- b. The Type II tree conservation plan as submitted was reviewed and was found to satisfy the requirements of the Woodland Conservation Ordinance except for minor revisions that will be required prior to certificate approval by the conditions of approval in the recommendation section of this report.

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

- a. In a memorandum dated August 17, 2004, the Community Planning Division noted that the application is consistent with the 2002 approved General Plan Development Pattern policies for the Developed Tier and is also in conformance with the land use recommendations of the 1985 approved Master Plan and 1986 Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75 A and 75 B. The community planner also indicates that the development of this site should be subject to the existing covenants for Hampton Business Park.

- b. The Transportation Planning Section, in a memorandum dated September 13, 2004, indicated that the site plan as presented is acceptable.

In a separate memorandum from the Transportation Planning Section dated August 17, 2004, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trails recommendations for this site and there is an existing sidewalk along the subject site's frontage of Ritchie Road.

- c. In a memorandum dated July 20, 2004, the Subdivision Section staff noted that the subject property is an acreage parcel and is subject to Subdivision Regulations unless the applicant can demonstrate that ten percent of the site area has been developed pursuant to building permits issued on or before December 31, 1991.

**Comment:** The subject DSP proposes to demolish the existing building on the site and replace it with a new consolidated storage facility. The subject site is 3.94 acres in size. The existing building with a gross floor area of 30,414 was built in 1977 and has been used as a warehouse since then. The existing development meets the above-mentioned criterion and, thus, the subject DSP is exempt from the requirements of Subdivision Regulations. A condition of approval requiring the applicant to record a final plat of the existing development prior to the raze permit has been proposed in the recommendation section of this report.

- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated August 20, 2004, the staff noted that the site plan is consistent with approved stormwater management concept plan #13504-2004.
- e. The Environmental Planning Section, in a memorandum dated September 3, 2004, indicated that the plans as submitted have been found to address the environmental constraints for the site and the requirements of the Prince George's County Woodland Conservation Ordinance, except for minor technical errors. The staff recommends approval of this application subject to several conditions that have been included in the recommendation section of this report.
- f. The Permit Section, in a memorandum dated July 9, 2004, provided four comments on the site plan regarding the height of the screen wall, access to exterior loading space, the adjacent use, and permitted areas for the freestanding signage. The questions raised by the permit staff have been addressed in the review process.
- g. The State Highway Administration (SHA), in a memorandum dated July 1, 2004, stated that access to the subject property is subject to the road standards of the Department of Public Works and Transportation (DPW&T).
- h. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.

11. As required by Section 27-285(b), 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 cost and without detracting substantially from the utility of the proposed development for its intended use.

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 Type II Tree Conservation Plan (TCPII/87/04) and further APPROVED Detailed Site Plan DSP-04013 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall
  - a. Provide additional landscaping in the space between the screen wall along the northern property line pursuant to Section 4.3(b) of the *Landscape Manual* to be reviewed and approved by the Urban Design section as the designee of the Planning Board.
  - b. Revise the landscape schedule for Area B pursuant to Section 4.3(b) of the *Landscape Manual*.
  - c. Revise the landscape schedule for Area C pursuant to Section 4.3(c) of the *Landscape Manual*.
  - d. Revise the simplified forest stand delineation plan to remove the legend text and symbols that are not applicable to the site from the plan and submit the data sheet on sampling points for the record.
  - e. Revise Type II Tree Conservation Plan TCPII/87/04 as follows:
    - 1) Show clearly the LOD and eliminate the proposed tree line.
    - 2) Provide a legend to show all symbols used on the plan.
    - 3) Include signature block.
    - 4) Have the plan signed and dated by the licensed landscaped architect, licensed forester, or qualified professional who prepared the plan.
2. Prior to issuance of any raze permits, the applicant shall have the final plat of the subject property recorded among the Land Records of Prince George's County.

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 Harley, seconded by Commissioner Vaughns, with Commissioners Harley, Vaughns, Squire, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 30, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21st day of October 2004.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:HZ:rmk



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

January 30, 2020

**MEMORANDUM**

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

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

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

**SUBJECT: DSP-04013-01 & DPLS-465 ezStorage Capitol Heights**

The subject property comprises 3.94 acres on the east side of Ritchie Road, 700 feet south of Edgeworth Drive in Capitol Heights, Maryland. The subject application proposes a 50,000 square-foot addition to the existing consolidated storage facility with four lots for 150,150 square-feet of industrial development. The subject property is Zoned I-1.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. A Phase I archeology survey will not be recommended. The Historic Preservation Section recommend approval of DSP-04013-01 and DPLS-465, ezStorage Capitol Heights, without conditions.

March 3, 2020

**MEMORANDUM**

TO: Thomas Burke, Urban Design Section, Development Review Division  
VIA: David A. Green, Master Planner, Community Planning Division   
FROM: Jonathan Greene, Neighborhood Revitalization Section, Community Planning Division *JWG*  
SUBJECT: **DSP-04013-01 & DPLS-465 EZ Storage Capitol Heights Expansion**

**FINDINGS**

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

**BACKGROUND**

**Application Type:** Detailed Site Plan for property within the MIOZ (Case No: DPLS-465)

**Location:** 800 Ritchie Road, Capital Heights, MD 20743

**Size:** 3.94 Acres

**Existing Uses:** Storage Facility

**Proposal:** 50,000 square foot addition to the existing storage facility

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

**General Plan:** This application is in an Established Communities Growth Policy area. "Established Communities are most appropriate for context-sensitive infill and low-to-medium density development," (p. 20). This application is also in the Employment Policy Area. The General Plan Generalized Future Land Use is Employment/Industrial.

**Master Plan:** The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* recommends Industrial land use on the subject property. The property is zoned as I-1 (Light Industrial).

**Planning Area:** 75A  
**Community:** Capitol Heights

**Aviation/MIOZ:** This application is located within the Military Installation Overlay Zone Safety - and the Height App/Dep Clearance (50:1) – North End Zone, Area Label: B.

c: Long-range Agenda Notebook  
Fred Stachura, Supervisor, Neighborhood Revitalization Section.

March 2, 2020

**MEMORANDUM**

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

VIA:  Tom Masog, Master Planner, Transportation Planning Section, Countywide Planning Division

FROM:  Crystal Saunders Hancock, Planner Coordinator, Transportation Planning Section, Countywide Planning Division

**SUBJECT: DSP-04013-01, DPLS-465: ezStorage Capitol Heights**

**Proposal**

The applicant is proposing to develop a consolidated storage facility. The applicant is also proposing a departure from the number of required loading spaces.

**Background**

There are no transportation-related findings related to traffic or adequacy associated with a detailed site plan.

**Review Comments**

The applicant proposes to construct an addition of approximately 50,571 square foot of consolidated storage facility containing 430 storage units. The plans have been reviewed and access and circulation are acceptable.

While a Preliminary Plan of Subdivision (PPS) was not identified, a warehouse was originally built in 1977 on this site with a gross floor area of 30,414 square feet. The site expanded to 135,780 square feet in 2004 and changed the use to a consolidated storage facility via DSP-04013. It was determined during review of that site plan that the site was exempt from subdivision but should record a final plat. A trip cap was not identified for this site through that plat.

The site is located adjacent to an arterial roadway, Ritchie Marlboro Road, a master planned transportation facility.

**Departure from Parking and Loading Standards**

From the standpoint of transportation, the substantive portion of this review involves review of the departure from parking and loading standards. The existing building is 135,780 square feet and served by 27 parking spaces. The proposal is to increase the building size by 50,571 square feet to a total building size of the to 186,351 square feet. For a building this size, the amount of required

parking is 35 parking spaces and the applicant is proposing 34 parking spaces. The applicant is requesting a departure for one parking space.

The proposal would require seven loading spaces. The applicant proposes to provide five loading spaces, and the resulting departure request is for two loading spaces. The site provides 34 of the 35 required parking spaces. Pursuant to Section 27-588 of the Zoning Ordinance, the applicant has submitted a statement of justification (SOJ) to address the required findings for a departure from the number of Parking and Loading Space (DPLS), indicated in Section 27-588:

(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 asserts that despite the increase in the size of the consolidated storage facility, the existing parking and loading spaces will be sufficient to serve the users of the facility. The applicant did revise the site plan and SOJ to accommodate 34 parking spaces from 27 already provided. However, no discussion on the requirement of two additional loading spaces was provided. The transportation staff believes that the applicant's arguments are supportable.

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

Comment: Staff notes that the applicant has not provided any concepts or how either of the departures could be reduced. The SOJ states "In more than 20 years of providing consolidated storage facilities in Prince George's County, the Applicant's facilities have never had an occasion where the provided parking was inadequate." This site is constrained with development on three sides as well as some environmental features that are present on site.

- 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 maintains that even with the full buildout of the site, it can still meet the parking and loading demands for the site. The SOJ does not identify anything "special" about this use.

- 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:

Comment: The applicant has revised the number of parking spaces that can be accommodated on the site but was unable to fit one of the needed parking spaces. No discussion has been submitted that discusses the rationale for the reduced number of loading spaces.

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

Comment: There is one point of access for entrance into this site. Also, there is no adjacent residential community as this is an industrial area. The applicant states that the parking and business needs of the development are self-contained within a fence that encircles the site.

In summary, the Transportation Planning Section staff concurs with the findings addressed by the applicant and recommend approval of the Departure from Parking and Loading Standards to permit a total of 34 parking spaces (a reduction of one parking space) and five loading spaces (a reduction of two spaces).

**Conclusion**

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance. In making this determination, it is determined that both requested departures are supportable.

February 18, 2020

**MEMORANDUM**

**TO:** Thomas Burke, Development Review Division

**FROM:** Noelle Smith, Transportation Planning Section, Countywide Planning Division  
Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division

**SUBJECT:** **Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance**



The following detailed site plan (DSP) and companion case departure of parking and loading spaces (DPLS) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved Subregion 4 Master Plan* to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-04013-01 (DPLS-465)

Development Case Name: ezStorage

Type of Master Plan Bikeway or Trail

Private R.O.W.	_____	Public Use Trail Easement	_____
County R.O.W.	_____	Nature Trails	_____
SHA R.O.W.	_____	M-NCPPC - Parks	_____
HOA	_____	Bicycle Parking	<u>X</u>
Sidewalks	_____	Trail Access	_____
Add'l Connections	_____	Bikeway Signage	<u>X</u>

<b>Detailed Site Plan Background</b>	
Building Square Footage (non-residential)	50,000 square feet (addition)
Number of Units (residential)	n/a
Abutting Roadways	Ritchie Road
Abutting or Nearby Master Plan Roadways	n/a
Abutting or Nearby Master Plan Trails	bike lane along Ritchie Road (planned)
Proposed Use(s)	consolidated storage
Zoning	I-1
Centers and/or Corridors	n/a
Prior Approvals on Subject Site	DSP-04013

### **Previous Conditions of Approval**

There are no conditions regarding the accommodation of pedestrians and bicycles included in previously approved DSP-04013.

### **Review of Proposed On-Site Improvements**

The subject application proposes an addition of 50,000 square-feet to the existing building. There are no proposed on-site improvements included in the subject application pertaining to the accommodation of pedestrians and bicyclists.

### **Review of Connectivity to Adjacent/Nearby Properties**

The subject site is surrounded by industrial properties connected via sidewalk.

### **Review of Area and Master Plan of Transportation (MPOT) Compliance**

The site is impacted by one master plan trail, which is a bike lane along Ritchie Road. The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

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

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

The 2010 *Approved Subregion 4 Master Plan* includes the following policies regarding pedestrian facilities (p.252):

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

**Comment:** The subject site is developed with sidewalk along its frontage of Ritchie Road and sidewalk between the building entrance and parking spaces. There is a planned bike lane along the subject site's frontage of Ritchie Road. While the frontage may be too short for a striped bicycle lane, the full extent of the bicycle lane can be constructed by the Department of Public Works and Transportation (DPW&T) as part of future capital improvement or roadway maintenance project. Prior to this, a "share the road with a bike" sign can be installed along Ritchie Road. Bikeway signs can be used to effectively notify motorists that people may be bicycling on the road. Additionally, the plans do not provide for bicycle parking. Designated space for bicycle parking that is convenient to building entrances is an important component of a bicycle-friendly roadway network. Staff recommend u-shaped bicycle racks be installed at a location convenient to the entrance, and the placement of bikeway signage along Ritchie Road.

**Recommended Conditions of Approval**

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
  - A. Two U-shaped bicycle racks at a location convenient to the entrance.
2. Prior to the issuance of any building permit, the applicant, applicant's heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Department of Public Works and Transportation for the placement of one bikeway signage assembly along Ritchie Road, subject to the modification by the Department of Permitting, Inspections and Enforcement with written correspondence.

January 30, 2020

**MEMORANDUM**

TO: Thomas Burke, Urban Design  
FROM: Jason Bartlett, Permit Review Section, Development Review Division  
SUBJECT: Referral Comments for DSP-04013-01 & DPLS-465, ezStorage (Hyattsville)

1. Why is the property labeled Parcel B on the site plan when it is platted as Parcel A?
2. Provide one spot length and width dimensions for the loading spaces on the site plan.
3. Provide spot length and width dimensions for each bank of regular parking on the site plan.
4. Provide the length and width dimensions of the compact space, the parallel space and one of the HC spaces on the site plan, to include the width of the stripped HC access isle.
5. Provide dimensions of the building on the site plan, as well as the dimensions of each section, existing and proposed, and ensure the height and type for each section is shown as well (e.g.: 3-Story Brick building 36' in Height).
6. Show and label the existing pylon sign on site plan and provide setback dimensions.
7. Provide the height of the wood fence at the northern property line.
8. Provide proposed wood fence detail and all existing and proposed site details and architecture with this submission to ensure continuity of plan for future permit reviews.
9. There are obvious inadequacies in parking that are being addresses with the DPLS.
10. Landscaping appears to meet the requirements of the 2010 Prince George's Landscape Manual.

\*\*\*\*\* END OF COMMENTS \*\*\*\*\*



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

February 24, 2020

**MEMORANDUM**

TO: Thomas Burke, Planner Coordinator, Subdivision and Zoning Review Section, DRD

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section, CWPD *MKR*

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD *MKR for CS*

**SUBJECT: EZ Storage (Ritchie Road); DSP-04013-01 and TCP2-087-04-01**

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP) and a Type 2 Tree Conservation Plan (TCP2) stamped as received on January 17, 2020. Verbal comments were provided in a Subdivision Development Review Committee (SDRC) meeting on February 7, 2020. Revised information was received on February 20, 2020. The Environmental Planning Section recommends approval of DSP-19039 and TCP2-087-04-01 based on the conditions listed at the end of this memorandum.

**Background**

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

Development Review Case #	Associated Woodland Conservation Compliance	Authority	Status	Action Date	Resolution Number
DSP-04013	TCP2-087-04	Planning Board	Approved	9/30/2004	04-233
NRI-010-2019	N/A	Staff	Approved	2/12/2019	N/A
DSP-04013-01	TCP2-087-04-01	Planning Board	Pending	Pending	Pending

**Proposed Activity**

This application proposes to add a 50,000 square-foot addition onto the existing consolidated storage facility on the subject property.

**Grandfathering**

The project is subject to the current regulations of Subtitles 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012 because the application is for a revised DSP that was originally subject to the current regulations.

### **Site Description/Existing Conditions**

The site is approximately 3.94 acres and is located on the east side of Ritchie Road, approximately 700 feet south of Edgeworth Drive. A review of the available information indicates that no wetlands, streams, associated buffers or floodplains are found to occur on the subject project area. The soil found to occur according to the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) is Collington-Wist-Urban land complex and Urban land-Collington-Wist complex soils. According to available information, no Marlboro or Christiana clays are present on-site or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no Rare, Threatened, or Endangered (RTE) species found to occur on or near this property. The site ultimately drains to the Southwest Branch watershed and then into the Patuxent River Basin. According to PGAtlas.com, this site is not within the designated network of the *Countywide Green Infrastructure Plan of the Approved Prince George's Resource Conservation Plan* (May 2017). The site has frontage on Ritchie Road. Ritchie Road is a master planned arterial road that is generally evaluated for traffic-generated noise when residential uses are proposed. Ritchie Road is not designated as scenic or historic roadway. The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (2014).

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

The following text addresses previously approved environmental conditions that need to be addressed with this application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Detailed Site Plan DSP-04013 was approved by the Planning Board on September 30, 2004. The conditions of approval can be found in PGCPB No. 04-233.

- d. **Revise the simplified forest stand delineation plan to remove the legend text and symbols that are not applicable to the site from the plan and submit the data sheet on sampling points for the record.**

The Forest Stand Delineation Plan was revised, information was submitted, and the TCP2 plan was certified.

- e. **Revise Type II Tree Conservation Plan TCPII/87/04 as follows:**
  - 1) **Show clearly the LOD and eliminate the proposed tree line.**
  - 2) **Provide a legend to show all symbols used on the plan.**
  - 3) **Include signature block.**
  - 4) **Have the plan signed and dated by the licensed landscaped architect, licensed forester, or qualified professional who prepared the plan.**

All changes were made and the TCP2 plan was certified with the original DSP.

## **Environmental Review**

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

A Natural Resource Inventory Equivalency letter, NRI-010-2019, in conformance with the environmental regulations was issued on February 12, 2019 and submitted with the current application. The site does not contain any Regulated Environmental Features (REF). No further information concerning the NRI is needed at this time.

### **Woodland Conservation Plan**

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-087-04-01) was submitted with the Detailed Site Plan application.

Based on the TCP2 submitted with this application, the site contains 0.78 acres of woodland and has a woodland conservation threshold of 0.59 acres (15 percent). The Woodland Conservation Worksheet proposes the removal of 0.78 acres on the net tract area for a woodland conservation requirement of 1.23 acres. The requirement is proposed to be met with 1.23 acres of off-site woodland credits. A minor revision to the TCP2 is needed prior to certification of the plan.

### **Stormwater Management**

The site has a Stormwater Management Concept plan and approval letter (Concept approval #2294-2019-00) approved on November 8, 2019 from the Prince George's County Department of Permits, Inspection and Enforcement (DPIE). The concept plan shows the entire development and proposes to construct one bio-swale and one grass swale. A stormwater management (SWM) fee of \$23,245.00 is required for on-site attenuation/quality control measures. No further information concerning conformance with the SWM requirements is needed at this time.

## **Summary of Recommended Conditions**

The Environmental Planning Section recommends approval of DSP-04013-01 and TCP2-078-04-01 subject to the following recommended conditions:

### **Recommended Condition:**

1. Prior to signature approval of the Detailed Site Plan the TCP2, the following note shall be placed on the TCP2:

“Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.

In accordance with Subtitle 25, Division 2, Sec. 25-122. Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County."

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



**INTER-OFFICE MEMORANDUM  
PRINCE GEORGE'S COUNTY  
POLICE DEPARTMENT**



**M E M O R A N D U M**

DATE: February 3, 2020  
TO: Planning Coordinator, Urban Design Application Section  
Development Review Division  
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division  
SUBJECT: DSP-04013-01 EZ Storage Capitol Heights

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Upon review of these site plans, there are no comments at this time.



*Division of Environmental Health/Disease Control*

Date: February 3, 2020

To: Thomas Burke, Urban Design, M-NCPPC

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

Re: DSP-04013-01 & DPLS-465, ezStorage (Capitol Heights)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for ezStorage in Capitol Heights and has the following comments/recommendations:

1. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or [aoadepoju@co.pg.md.us](mailto:aoadepoju@co.pg.md.us).



Angela Asoobrooks  
County Executive

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