

Case No.: DSP-04054-07
Bellefonte

Applicant: Clinton Self Storage LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On January 22, 2024, this matter was considered by the District Council, on mandatory review from Planning Board, without any opposition, using oral argument procedures. Having reviewed the record and the Planning Board's decision to approve Detailed Site Plan (DSP) 04054-07, a request for approval for the addition of 19,440 square feet of additional consolidated storage via two buildings on Lot 159, and a variance to Section 27-472(d)(1) of the prior Prince George's County Zoning Ordinance, regarding the maximum floor area ratio (FAR) permitted, on property located on the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive (7.64 Acres; IE / MIO Zones (Prior I-4 / M-I-O Zones)), in Planning Area 81A, Council District 9, the District Council finds that the Planning Board's decision is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

IT IS HEREBY ORDERED that the Planning Board's decision to approve Type II Tree Conservation Plan TCPII-114-04-05, and to approve a Variance to Section 27-472(d)(1), and to further approve DSP-04054-07, based on the findings of facts and conclusions set forth in Resolution No. 2023-127, for the land described above, is hereby AFFIRMED, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the coversheet of the DSP to reflect the current lot configuration for the overall Bellefonte development, in accordance with the current final plats.

- b. Revise the “Total Building Area” and “I-4 Zoning Requirements” tables on the overall DSP to list Lot 161 instead of Lot 160.
- c. Correct General Notes 4, 14, 19, and 25 on the overall DSP, to reflect the current lot and parcel configuration for Bellefonte Subdivision.
- d. Revise the label for Parcel C to Parcel D on all applicable plans.
- e. Add the following general note to the DSP coversheet:
 - “During the construction phases of this project, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”
- f. Revise the DSP to remove all plans that are not associated with the -07 amendment.
- g. Remove the DSP-04054-06 approval from the prior approvals sheet.
- h. Provide bicycle racks or lockers to accommodate the parking of at least two bicycles. Provide details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.
- i. Revise the DSP to note the total floor area ratio for Lot 159 is 0.36.
- j. Revise the DSP to note the updated building coverage percentage for Lot 159.
- k. Revise the net lot area within the “Lot 159 Building Summary Chart” for the subject property from 344,778 square feet to 307,846 square feet.
- l. Provide a valid approved stormwater management concept plan.
- m. Revise the landscape plans as follows:
 - (1) Remove all landscape plans that are not associated with the -07 amendment.
 - (2) Remove the “Lot 159 Building Summary Chart” from Sheets 4 and 4a.

- (3) Sign and date the tree canopy coverage schedule on Sheet 4.
- (4) Demonstrate conformance to Section 4.9 of the 2010 *Prince George's County Landscape Manual* on Sheet 5.
- (5) Add a column in the plant list on Sheet 5 to demonstrate if a planting is native or non-native.

2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised as follows:

- a. Revise the approval block on Sheet 4 by adding the text "Planning Director" in the -04 "Approved by" block, without a date.

ORDERED this 12th day of February 2024, by the following vote:

In Favor: Council Members Burroughs, Blegay, Dernoga, Fisher, Franklin, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent:

Vote: 11-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____
Jolene Ivey, Chair

ATTEST:

Donna J. Brown
Clerk of the Council