

Case No. SP-06024

Applicant: Siena Corporation

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 06-235, to approve with conditions a detailed site plan for construction of a 148,602 square foot consolidated storage facility in the U-L-I/D-D-O overlay zone, to include 1,310 square feet of office space, 5,396 square feet of ground floor retail uses, a 1,483 square foot residence, 137,968 square feet (or 1,050 units) of consolidated storage, and 5,238 square feet (or 15 units) of artists' studios, all to be constructed on property described as approximately 1.44 acres of land in the U-L-I/D-D-O Zone, in the northeastern quadrant of the intersection of Rhode Island Avenue and Utah Avenue, Brentwood, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval, the applicant shall revise the plans as follows or submit the required additional documentation:
 - a. The applicant shall provide adequate information to the M-NCPPC Transportation Planning Section that demonstrate the proposed one-way out access driveway width to 41st Street (12 to 14 feet), and the proposed two-way access driveway width to Utah Avenue (24 feet) are sufficient to safely accommodate the required turning radius of the loading trucks that will be entering or exiting this site, as long as it is acceptable to the Town of Brentwood.
 - b. The location of the loading spaces shall be reconfigured so as not to be impeded by the proposed raised concrete island at the access point to the secured parking and loading compound.

- c. Bearings, distances, and acreage reflecting those on the final plat shall be indicated on the plans.
 - d. The title block shall be updated to include the legal description of the lot (lot, block and subdivision name).
 - e. The adjacent streets shall be dimensioned from the centerline.
 - f. The height of the building and number of stories shall be included on the plans.
 - g. The plan shall include the dimensions of typical parking spaces, driveway aisles, and access to the lot.
 - h. The site plan shall demonstrate that the building will be handicap accessible. A curb cut or depressed curb shall be provided on all plans.
 - i. The applicant shall submit a copy of the stormwater management plan for the project.
 - j. The secondary identification signs that indicate that the project is "self-storage" and "climate-controlled" shall be redesigned so that only one secondary identification sign can be located on the building façade facing Rhode Island Avenue, and one secondary identification sign can be located on the building façade facing Utah Street.
 - k. The following note shall be placed on the detailed site plan: "Green building techniques such as the use of recycled building materials or building materials from sustainable resources shall be incorporated."
2. Prior to issuance of the first building permit for the project:
- a. The applicant, and the applicant's heirs, successors, and/or assigns shall provide for the installation of one "Share the Road with a Bike" sign in accordance with State requirements and subject to the approval of the State Highway Administration. If so approved, proof of purchase shall be provided prior to the issuance of the first building permit, and the sign shall be installed as part of necessary frontage road improvements along Rhode Island Avenue.
 - b. The applicant shall submit a copy of the letter of exemption that was issued regarding the projects exemption from the requirements of the Woodland Conservation Ordinance.

- c. If deemed acceptable by the Maryland State Highway Administration (MD-SHA), the applicant shall enter into an agreement to construct parallel on-street parking spaces in accordance with MD-SHA standards. The spaces will be located outside of the existing travel lanes, along the property frontage with the northbound lanes of Rhode Island Avenue.
- 3. Should market forces dictate and/or additional parking become available to the project, the mix of storage versus retail and/or artist studio space may be adjusted by application to the Planning Board or its designee.

Ordered this 22nd day of January, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Olson and Turner

Opposed: Council Member Dernoga

Abstained:

Absent: Council Members Harrington and Knotts

Vote: 6-1

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council