

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 14-100

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

File No. DSP-14002

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on September 18, 2014, regarding Detailed Site Plan DSP-14002 for Annapolis Road Self Storage Zone, the Planning Board finds:

1. **Request:** The subject application is for approval of a 112,990-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units within the Light Industrial (I-1) Zone.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	I-1	I-1
Use(s)	Vacant	Consolidated Storage, Accessory Office and Residential
Acreage	4.09	4.09
Lots	1	1
Building square footage/GFA	0	112,990

Other Development Data:

Parking Required

Storage Units—913 units* @ 1 space per 50 units
Office Space—1,500 sq. ft. @ 4 spaces per 1,000 sq. ft.
Resident Manager—1 manager @ 2 spaces per manager

27 spaces
19 spaces
6 spaces
2 spaces

Parking Approved

Standard Spaces
Compact Spaces
Van-Accessible ADA Spaces

27 spaces
20 spaces
5 spaces
2 spaces

Loading Spaces Required

83,400 sq. ft.* @ 2 spaces for first 10,000 sq. ft. + 1 space per
40,000 sq. ft. thereafter

4 spaces

Loading Spaces Approved

4 spaces

*Note: Loading space and parking space requirements only apply to the 913 storage units that do not have direct external access per Sections 27-568(a)(7) and 27-582(a), Footnote 1, of the Zoning Ordinance.

3. **Location:** The subject property is known as Lot 6, Block C, within Section Two of Washington Business Park, and is located in the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450), in Planning Area 70, in Council District 5.
4. **Surrounding Uses:** The Z-shaped subject property is bounded to the northeast by the public right-of-way of Annapolis Road (MD 450) and beyond it by residentially developed properties in the One-Family Detached Residential (R-80) Zone; to the east by the public right-of-way of Forbes Boulevard and beyond it by a gas station and consolidated storage facility in the I-1 Zone; to the south and southeast by two I-1-zoned vacant lots in the Washington Business Park; to the southwest by a vacant lot zoned Heavy Industrial (I-2) in the Washington Business Park; to the west by a residentially developed property in the I-1 Zone; and to the north by three parcels in the I-1 Zone, of which one is vacant, one residentially developed, and one developed with a contractor's office with outside storage.
5. **Previous Approvals:** Preliminary Plan of Subdivision 4-86120 (PGCPB Resolution No. 86-370) was approved with seven conditions for 16 lots on 56.27 acres on September 25, 1986. The record plat was recorded in the Prince George's County Land Records as Plat MMB 240-53 on May 28, 2014. The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glen Dale-Seabrook-Lanham Sector Plan and SMA) retained the property in the I-1 Zone.
6. **Design Features:** The subject application is for approval of a 112,990-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units. The main building, Building A, is a 35.5-foot-high, three-story, 86,400-square-foot, roughly rectangular consolidated storage building with 913 interior storage units on the northeast corner of Lot 6. This building also includes a 1,500-square-foot accessory office use and a 1,500-square-foot accessory apartment for the resident manager in the southeastern corner with entrances for customers. Building A sits within 35 feet of the right-of-way of Annapolis Road (MD 450) and within 27 feet of the right-of-way of Forbes Boulevard. The main vehicular entrance is off of Forbes Boulevard to the south of Building A and leads into the general parking area. At the far end of the parking area is a black, metal, ornamental gate and keypad that offers access into the enclosed consolidated storage area of the site. The main entrances to the storage unit areas in Building A, as well as the four loading spaces, are along this southern façade. The proposed concrete block trash enclosure, to match the building, is located in this central portion of the site, south of Building A. A 36-foot-wide drive aisle leads to the six other buildings, Buildings B, C, D, E, F, and G, arranged in a rectilinear fashion at the western end of the site. All of these buildings are one-story, 12.5-feet-high, and feature exterior garage doors that face into the site offering access to the 141 total storage units. Stormwater from the site is

proposed to be treated on-site in micro-bioretenion and submerged wetland facilities located along the eastern and southern property lines.

The main proposed consolidated storage building, Building A, is a typical franchise-scale three-story building with a flat roof and a moderate number of windows or doors. The exterior will be finished with a combination of red split-face concrete block; cream concrete block accents; white, cream, and green exterior insulation finishing system (EIFS); tan, prefinished, insulated, metal panel; and yellow and green metal trim. The front elevation of the building facing Forbes Boulevard features a balanced, three-part design, with the ends being fully finished in red block, along with a decorative arrangement of cream blocks and EIFS and a small section of hipped, green, metal standing seam roof. The southern end, which contains the office and apartment uses, is mainly finished with storefront windows and metal canopies with a green and yellow stripe above the entrances. The middle portion of the front façade consists of red blocks with some cream blocks along approximately the bottom half, metal storefront windows at mid-level, and tan, prefinished, insulated metal panel along the top of the building, including a green and yellow stripe along the flat roofline. The northern elevation which faces MD 450 is a shorter length that is finished fully in the red block, with cream EIFS and block accents, and a green, hipped, metal standing seam roof, and metal storefront windows, similar to that on the front elevation. The rear elevation which faces the parking area and adjacent property to the south is flat and is faced mainly in tan metal panel, with a green and yellow stripe along the roof line of the flat roof. This elevation also has three green metal sliding doors that allow access to the building and three separate green, metal, rolling garage doors that offer direct access to individual storage units. The western elevation, which faces the adjacent property, is faced with red block along the base and the remainder is finished with tan metal panel with the same green and yellow stripe painted along the roof line of the flat roof. All elevations include some integrated building-mounted lighting. Internally-illuminated building-mounted channel signs in white reading "Storage Zone," with a white and green lock symbol, are attached just below the roof on the northern, eastern, and southern building elevations facing Forbes Boulevard and MD 450. The subject DSP does not propose any freestanding signage. The remaining six buildings are all similar in design with a continuous line of green metal, rolling garage doors along the front elevations, a slightly sloped, flat, green metal roof, and sides and rears finished with tan metal panels, with no fenestration.

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of 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(b) of the Zoning Ordinance, which governs uses in industrial zones. The proposed consolidated storage building is permitted in the I-1 Zone in accordance with Section 27-475.04, which sets forth additional requirements as follows:
 - (a) **Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of this Section.**

Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.

The subject DSP application has been submitted in fulfillment of this requirement.

(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).**

No entrances to individual units are visible from the surrounding streets, and all adjoining land is industrially-zoned and not proposed to be used for residential or commercial purposes on any approved plans.

- (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 of the entrances to individual units are either oriented toward the interior of the building or development, or are completely screened from view by a solid wall.

- (C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

The maximum height of the proposed building is 35.5 feet at the high point of the flat roof, which meets this requirement.

- (b) In order for a consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify**

the consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a).

This requirement does not apply to the subject DSP since it was submitted after June 23, 1988.

- b. The DSP shows a site layout that is consistent with Section 27-474 of the Zoning Ordinance, regulations regarding building setbacks. The DSP is also in conformance with the applicable site design guidelines.
 - c. The signage within the DSP has been reviewed per Section 27-613 of the Zoning Ordinance, which governs signs attached to a building or canopy. The three proposed building-mounted signs are in conformance with the applicable regulations. No proposed freestanding signage was submitted, reviewed, or approved with this DSP application.
8. **Conformance to Preliminary Plan of Subdivision 4-86120:** Preliminary Plan of Subdivision 4-86120 (PGCPB Resolution No. 86-370) was approved for 16 lots on 56.27 acres on September 25, 1986. The Planning Board approved the preliminary plan with seven conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:
- 1. **As revised in red on Staff Exhibit #1 to provide street dedication on Route 450 and to show street reservation area;**
- The subject property was originally platted in 1988 (NLP-141-63), and that plat included street dedication along Annapolis Road (MD 450) in conformance with this condition.
- 2. **Combined entrances between lots shall be required to minimize curb cuts on Maryland Route 450;**
- In conformance with this requirement, the subject DSP does not show any curb cuts or entrances onto MD 450.
9. **2010 Prince George's County Landscape Manual:** The proposed consolidated storage building is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- a. **Section 4.2—Requirements for Landscape Strips along Streets,** applies to all public and private road frontages, which would include the northern and eastern edges of the subject site. The requirements of Section 4.2 include a minimum ten-foot-wide strip planted with one tree and ten shrubs for every 35 feet of road frontage, excluding driveway openings. The submitted DSP meets this requirement for the road frontages and provides the correct schedule.

In response to citizen's concerns presented at the Planning Board hearing regarding the appearance of the site from Annapolis Road, the applicant proffered to add three to five evergreen trees at the northwest corner of Building A, in addition to the Section 4.2 planting requirements along this frontage.

- b. **Section 4.3(c)(1)—Parking Lot Perimeter Landscape Strip Requirements**, applies when proposed parking lots are adjacent to a property line, which applies to a portion of the southern edge of the subject property. The submitted landscape plan did not provide the required schedule or notes showing this requirement being met, although it appears that conformance will be possible with some minor adjustments. Therefore, a condition has been included in this approval requiring this schedule to be added.

Section 4.3(c)(2), **Parking Lot Interior Planting Requirements**, requires that a certain percentage of the parking area, in accordance with the size of the parking lot, be interior planting area with one shade tree for each 300 square feet of planting area. The landscape plan identifies one parking lot of 11,816 square feet, which would be subject to the eight percent requirement because the total parking lot area is between 7,000 and 49,999 square feet. The landscape plan provides 10.9 percent of the total parking lot area in interior planting area and a total of five shade trees, which satisfies the requirements of Section 4.3(c)(2).

- c. **Section 4.4—Screening Requirements**, requires that all loading spaces and dumpsters be screened from all adjacent public roads. The proposed trash area in the center of the site is proposed to be enclosed with a six-foot-high concrete masonry unit wall, which will match the proposed building architecture. The proposed four loading spaces located in the center of the site will be screened from the adjacent properties and the public roads by the proposed buildings and an eight-foot-high concrete masonry unit wall. These sight-tight walls are consistent with the Landscape Manual requirements in this section.
- d. **Section 4.7—Buffering Incompatible Uses**, requires a buffer between adjacent incompatible land uses, which includes only the existing residential uses to the north and west, as the remaining properties are both vacant and industrially-zoned or developed with compatible uses. The applicant requested, and the Planning Board approved an Alternative Compliance application, AC-14016, for the Section 4.7 requirements along the northern and western property lines as follows:

The underlying detailed site plan application (DSP-14002) is for a proposed 112,990-square-foot consolidated self-storage facility in seven buildings with accessory office and apartment uses. The site is zoned I-1 (Light Industrial) and is part of the Washington Business Park. The site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*

(Landscape Manual) because it involves construction of new buildings on the subject property. The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the building setback and landscape yard provided adjacent to the existing single-family detached homes located to the north and west on Parcels 85 and 200.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northern and western property lines, adjacent to existing single-family detached homes.

Length of bufferyard	433 feet
Minimum building setback	50 feet
Landscape yard	40 feet
Bufferyard occupied by ex. trees	0 percent
Fence or wall	Yes
Plant Units (160 per 100 l. f.)	347

PROVIDED: 4.7 Buffering Incompatible Uses, along the northern and western property lines, adjacent to existing single-family detached homes.

Length of bufferyard	433 feet
Minimum building setback	20 feet
Landscape yard	20 feet
Bufferyard occupied by ex. trees	0 percent
Fence or wall	Yes
Plant units	425

Justification

The underlying DSP application proposes a large, multi-building consolidated self-storage facility spread across the Z-shaped subject property. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. A Section 4.7 Type "D" bufferyard, which includes a 50-foot building setback and a 40-foot-wide landscaped yard, is required along the western end of the northern property boundary and the western property boundary adjacent to the existing single-family detached homes on Parcels 85 and 200. The proposed one-story, 12.5-foot-high, storage buildings are setback 20 feet from the northern property line and 30 feet from the western property line. This reduces both the building setback and landscape yard to a minimum of 20 feet wide for approximately 50 linear feet and 30 feet wide for approximately 260 linear feet. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing 78 plant units more than required. Additionally, the applicant noted that the proposed buildings are positioned such that they face into the subject property, with all entrances and activity located away from the property line. The buildings are set into the slope such that the grade along the property lines is four to ten feet above the finished floor elevation of the buildings. The proposed

six-foot-high, vinyl-privacy fence is to be located at the top of the slope so that it, in combination with the grade change, will practically screen the entire building height. The Planning Board agrees that the grade change, proposed fence and building orientation help in creating a physical and visual separation between the two adjacent incompatible uses. However, the applicant proposes to plant the buffer with evergreen trees only and the Planning Board found that a portion of these be changed to shade trees in order to provide seasonal variety and complementary screening of different species and height along the northern and western property lines. Given the grade change coupled with the proposed fence, along with the provision of additional plant units, the Planning Board found the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual, if revised as conditioned below.

The Planning Board approved Alternative Compliance for Section 4.7 of the 2010 *Prince George's County Landscape Manual*, along the northern and western property lines, adjacent to Parcels 85 and 200, for Annapolis Road Self Storage Zone, Lot 6, Block C, subject to the following condition:

- (1) Convert approximately one-third of the proposed evergreen trees along the northern and western property boundaries to an equivalent plant unit number of shade trees. Revise the schedules as necessary.
- e. **Section 4.9—Sustainable Landscaping Requirements**, requires certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three-to-one. The submitted landscape plan provides the required schedule and notes.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. A standard letter of exemption was approved for the site on March 12, 2014.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the subject property is ten percent of the gross tract area, or 0.409 acre (17,803 square feet), based on the I-1 zoning. There are no existing trees left on the site, so the included tree canopy coverage schedule shows the requirement being met through the proposed landscape trees.
12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The comments are summarized as follows:
 - a. **Archeological**—A Phase I archeological survey is not recommended on the subject property located at the southwest quadrant of the intersection of Forbes Boulevard and

Annapolis Road (MD 450) in Lanham, Maryland. The application proposes 112,990 square feet of consolidated self-storage in seven buildings. The subject property has been previously graded. 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. This proposal will not impact any documented historic sites or resources, documented properties, or archeological resources.

- b. **Community Planning**—The proposed development is located in the Washington Business Park, which covers over 390 acres, contains over four million square feet of gross floor area, employs over 1,000 workers, and is the largest concentration of employment within the sector plan area.

The master plan encourages office-type uses along the Annapolis Road (MD 450) frontage for greater compatibility with the residential area to the north of MD 450, opposite the proposed development. Screening and landscaping measures, if determined to be adequate, address the intent of the master plan to enhance compatibility between residential and nonresidential uses, in this case along the MD 450 frontage. The master plan recommends future industrial land use. A guideline in the master plan states that structures which are a combination of office and warehouse uses may be permitted on parcels adjacent to highways as long as the office portion fronts the highway. It further states that efforts should be made to provide architectural compatibility with the overall employment park development.

The Urban Design Section should determine the adequacy of the proposed buffering, landscaping, or screening along MD 450 to address compatibility issues raised in the master plan. The applicant should demonstrate that efforts have been made to provide for architectural compatibility with the overall Washington Business Park development.

The submitted DSP provides a landscaped strip along MD 450 as is required by Section 4.2 of the Landscape Manual. Although the proposed buildings are physically separate from the overall Washington Business Park development, the submitted architecture is compatible with the rest of the park as it maintains a clean modern design with a majority masonry façade.

- c. **Transportation Planning**—The site is within the I-1 Zone. The applicant is seeking approval of a DSP for a consolidated storage facility as required by Section 27-475.04 of the Zoning Ordinance. It is a permitted use in the zone. The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required. There are no previous transportation conditions imposed on the site.

The applicant proposes a self-storage facility of one 85,965-square-foot building containing 913 storage units and six one-story buildings totaling 26,595 square feet and 141 storage units.

Forbes Boulevard is listed in the Glen Dale-Seabrook-Lanham Sector Plan and SMA as a collector roadway with 80 feet of right-of-way. Annapolis Road (MD 450) is listed as an arterial with 120 feet of right-of-way. The right-of-way of MD 450 needs to be depicted on the site plan. There is no presence of buildings, parking, landscape elements, signage, fences, retaining walls, and any other structures within the master plan rights-of-way. There is one access point serving the site along Forbes Boulevard. On-site circulation and parking is adequate. No sidewalks are shown on the west side of Forbes Boulevard along the applicant's frontage. It is observed that the plan has no provision for pedestrian access to the site.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285.

Various conditions are included in this approval regarding the provision of sidewalks along the adjacent rights-of-way and into the site.

- d. **Subdivision**—The site is the subject of Preliminary Plan of Subdivision 4-86120 for Washington Business Park. The resolution of approval (PGCPB Resolution No. 86-370) contains seven conditions and there are no record plat notes. However, a memorandum from the Transportation Planning Section to the Development Review Division for 4-86120, dated September 23, 1986, states that: "Developed under the I-1 Zone, the subject property would develop a complex of approximately 735,000 square feet generating an additional 632 a.m. and 632 p.m. peak-hour trips. The site would generate 3,528 daily trips." Being a part of the overall site area for 4-86120, the proposed development for the DSP was reviewed for conformance to this trip cap.

PGAtlas indicates that a portion of the subject property is situated within the master plan right-of-way for Annapolis Road (MD 450). Section 27-259(a)(1) of the Zoning Ordinance states the following:

With the exception of an arena (stadium) proposed to be constructed on land leased or purchased from a public agency, no building or sign permit (except as provided in Part 12 of this Subtitle) may generally be issued for any structure on land located within the right-of-way or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility, as shown on a Master Plan; however, the Council may authorize the issuance of the building or sign permit in accordance with this Section.

The DSP shows landscape planting within land that appears to be in the master plan right-of-way, as well as within a Maryland State Highway Administration (SHA) slope easement. The plan should show the master plan right-of-way for MD 450 and the SHA slope easement.

Subdivision provided the following conditions:

- (1) Prior to approval of the revision to the detailed site plan (DSP), the following technical corrections shall be required:
 - (a) Clarify the proposed square footage for the DSP and revise the plan, if necessary.
 - (b) Provide all of the bearings and distances for the property boundary as shown on Plat MMB 240-53.
 - (c) Show the master plan right-of-way for Annapolis Road (MD 450) on the plan.
 - (d) Provide the distance to the centerline from property boundary for Annapolis Road (MD 450).
 - (e) Show the ten-foot-wide public utility easement at the corner of Forbes Boulevard and Annapolis Road (MD 450) as delineated on Plat MMB 240-53.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Neither SHA nor the Transportation Planning Section indicated that there is an ultimate master plan right-of-way width for MD 450 that needs to be shown on the plan. The DSP was revised to address all of the other conditions. Therefore, none have been included in this approval.

- e. **Trails**—The subject application is a DSP for a self-storage facility in the I-1 zone. The application is located on a 4.09-acre parcel within the Washington Business Park, at the intersection of Annapolis Road (MD 450) and Forbes Boulevard. The site is covered by the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment (area master plan)*.

The MPOT and area master plan recommend two master plan trails issues that impact the subject property. A master plan trail or sidepath is recommended along MD 450, outside the Capital Beltway (I-95/495), and this trail has been constructed by SHA along the portion of MD 450 that abuts the subject site. This trail is located on the opposite side of MD 450 from the subject site. Also, the MPOT and area master plan recommends continuous sidewalks and designated bike lanes along Forbes Boulevard.

SHA has completed a side path along MD 450 as part of road improvement projects from Race Track Road in Bowie west to Seabrook Road. This side path/wide sidewalk should be extended along MD 450 to the Capital Beltway. This facility, in conjunction with sidewalk construction inside the Beltway, will improve pedestrian access to the New Carrollton Metro. Where MD 450 has been reconstructed, wide outside curb lanes have been provided for on-road bicyclists (MPOT, page 23).

The Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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

Sidewalks are currently fragmented along Forbes Boulevard. Sidewalk construction is recommended along the site's frontage. Striping for designated bike lanes (or other appropriate on-road bicycle facility) can be considered by the Prince George's County Department of Public Works and Transportation (DPW&T) at the time of road resurfacing. The master plan trail exists along the north side of MD 450, which is opposite the subject site. However, no sidewalk exists along the south side of the road. Sidewalk construction is recommended along the site's frontage of MD 450, as well. The plans also reflect a possible sidewalk connection linking the internal site with the public right-of-way along Forbes Boulevard. The Planning Board supports this connection as it will link the internal use with the public sidewalk network from the surrounding community.

Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of the applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance if the following conditions were to be placed.

- (1) In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall make the following revisions to the plans prior to certification:
 - (a) Provide a standard sidewalk along the subject site's entire frontage of Annapolis Road (MD 450), unless modified by the Maryland State Highway Administration (SHA).
 - (b) Provide a standard sidewalk along the subject site's entire frontage of Forbes Boulevard, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
 - (c) Extend the internal sidewalk to the proposed sidewalk along Forbes Boulevard as indicated on the subject plan, unless modified by Prince George's County Department of Public Works and Transportation (DPW&T).

The specified conditions have been included in this approval.

- f. **Permit Review**—Permit Review comments are either not applicable at this time, have been addressed through revisions to the plans, or are addressed through conditions of approval of this DSP.
- g. **Environmental Planning**—The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site contains less than 10,000 square feet of existing woodland and has no previous tree conservation plan approvals. The exemption number is S-024-14 and is valid through March 12, 2016. A Natural Resources Inventory (NRI) Equivalency Letter has been issued for the site because the site qualifies for a standard exemption from the WCO and because there are no regulated environmental features on site. The NRI Equivalency Letter number is NRI-030-14 and is valid through March 12, 2019.

An approved stormwater management concept plan and Department of Permitting, Inspections and Enforcement (DPIE) approval letter have been submitted which indicates the use of micro-bioretenention and a submerged gravel wetland for water quality purposes. A stormwater fee of \$12,747 has been approved in lieu of providing on-site quantity controls. The stormwater approval for case 6576-2014-00 is valid through May 8, 2017.

The site has frontage on Forbes Boulevard, which is a master-planned collector roadway that is not a traffic noise generator. The site also has frontage on Annapolis Road (MD 450), which is a master-planned arterial roadway that is a traffic noise generator; however, because of the proposed commercial/industrial use, traffic-generated noise is not

regulated with respect to the subject application. The proposal is not expected to be a noise generator. The site does not front on any scenic or historic roadways.

No other environmental requirements have been identified for this application.

- h. **Prince George's County Fire/EMS Department**—The Prince George's County Fire/EMS Department, in a memorandum dated June 22, 2014, provided standard comments regarding fire apparatus, hydrants, and lane requirements. Those issues will be enforced by the Fire/EMS Department at the time of issuance of permits.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated August 1, 2014, DPIE offered the following summarized comments on the subject application:
 - (1) The property is located at the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450). Annapolis Road is a state-maintained roadway; therefore, coordination with the SHA is required. Frontage improvements in accordance with DPW&T urban collector roadway standards are required for Forbes Boulevard. Additional right-of-way dedication may be necessary to accommodate the improvements.
 - (2) All improvements within the public rights-of-way, as dedicated for public use to the county, are to be in accordance with the County's Road Ordinance, DPWT's specifications and standards, and the Americans with Disabilities Act (ADA).
 - (3) Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay, in accordance with DPW&T's Policy and Specification for Utility Installation and Maintenance Permits, are required.
 - (4) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
 - (5) Sidewalk is required along the roadways within the property limits including along MD 450.
 - (6) All storm drainage systems and facilities are to be in accordance with DPWT's specifications and standards.
 - (7) Conformance with DPWT's street tree and street lighting specifications and standards is required.
 - (8) The proposed site plan is consistent with approved Stormwater Management Concept Plan 6576-2014.

- (9) This memorandum incorporates the site development plan review pertaining to Stormwater Management (Prince George's County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
- (a) Final site layout, exact impervious area locations are shown on the plans.
 - (b) Exact acreage of impervious area has not been provided.
 - (c) Proposed grading is shown on the plans. A grading easement will be required for proposed off-site grading.
 - (d) Delineated drainage areas at all points of discharge from the site have not been provided.
 - (e) Stormwater volume computations have not been provided.
 - (f) Erosion/sediment control plans that contain the construction sequence and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and location of environmental site design devices and erosion and sediment control practices are not included in the submittal.
 - (g) A narrative in accordance with the County Code has not been provided.

The majority of DPIE's comments are required to be addressed prior to issuance of permits at the time of technical plan approvals. However, the DSP does not show sidewalks along MD 450 or Forbes Boulevard as is specified. Therefore, a condition has been included in this approval requiring this to be added.

- j. **Prince George's County Police Department**—In a memorandum dated June 11, 2014, the Police Department indicated that there are no crime prevention through environmental design (CPTED) related issues with the subject application.
- k. **Prince George's County Health Department**—In a memorandum dated July 1, 2014, the Health Department provided the following comments:

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.

The submitted DSP includes a general note indicating that the construction activity will conform to the specified dust control requirements.

- l. **Maryland State Highway Administration (SHA)**—In two letters dated July 11, 2014 and August 15, 2014, SHA offered standard comments on the subject DSP as well as information regarding the applicable landscape design documents, needed information and details about the proposed stormwater management structures and hydraulics that may have possible impacts on the SHA right-of-way, and a request for a five-foot-wide sidewalk along the entire frontage of the property along Annapolis Road (MD 450).

The requested sidewalk has been included as a condition of this approval.

- m. **Washington Suburban Sanitary Commission (WSSC)** — In a memorandum received June 23, 2014, WSSC offered comments regarding needed coordination with other buried utilities, suggested modifications to the plans to better reflect WSSC facilities, and procedures for the applicant to follow to establish water and sewer service.

- n. **Verizon**—In an e-mail dated June 19, 2014, Verizon commented that they will require a ten-foot-wide public utility easement parallel, adjacent, and contiguous to all public and private road and alley rights-of-way, free and clear of any permanent structures, buildings, sidewalks, curbs, paving, trees, shrubs, retaining walls, landscape buffers, and trails. The trench area shouldn't be more than a four-to-one slope.

The record plat for the subject property includes a ten-foot-wide public utility easement along all public rights-of-way.

- o. **Baltimore Gas and Electric Company (BG&E)**—BG&E did not provide comments on the subject application.

13. Based on the foregoing and as required by Section 27-285(b) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent 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.

14. Per Section 27-285(b)(4) of the Zoning Ordinance, a required finding for approval of a DSP is as follows:

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 requirement of Subtitle 24-130 (b)(5).

The site does not contain any regulated environmental features, such as streams, wetlands, or floodplain. Therefore, no preservation or restoration of environmental features is required as part of this DSP approval.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-14002 and further APPROVED Alternative Compliance No. AC-14016, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made to the detailed site plan (DSP) or the following information shall be provided:
 - a. Provide a standard sidewalk along the subject site's entire frontage of Annapolis Road (MD 450), unless modified by the Maryland State Highway Administration (SHA).
 - b. Provide a standard sidewalk along the subject site's entire frontage of Forbes Boulevard, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
 - c. Extend the internal sidewalk to the proposed sidewalk along Forbes Boulevard as indicated on the subject plan, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
 - d. Convert approximately one-third of the proposed evergreen trees along the northern and western property boundaries to an equivalent plant unit number of shade trees. Revise the landscape schedules as necessary.
 - e. Correct the bufferyard numbers in the Section 4.7 schedules.
 - f. Revise the plan to provide a schedule for Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip Requirements, showing the requirements being met as necessary.
 - g. Revise the landscape plan to provide 3-5 evergreen trees at the northwest corner of Building A. The applicant shall work with the Urban Design Section, as designee of the Planning Board, to determine the appropriate species.

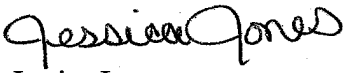
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

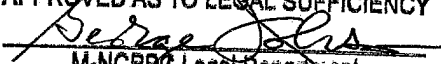
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey and Hewlett voting in favor of the motion, and with Commissioners Washington and Shoaff absent at its regular meeting held on Thursday, September 18, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of September 2014.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:JK:arj

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 9/19/14