THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2021-70 File No. 4-20033

RESOLUTION

WHEREAS, Diane Tipton is the owner of a 2.10-acre parcel of land known as Parcel 153, said property being in the 6th Election District of Prince George's County, Maryland, and being zoned Light Industrial (I-1) Zone and Military Installation Overlay (M-I-O); and

WHEREAS, on March 25, 2021, SSZ Suitland Self Storage, LLC filed an application for approval of a Preliminary Plan of Subdivision for 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-20033 for Suitland Self Storage was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on May 27, 2021, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended approval of the application with conditions; and

WHEREAS, on May 27, 2021, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-006-2021, and APPROVED Preliminary Plan of Subdivision 4-20033, including a Variation from Section 24-122(a), for 1 parcel with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:

    a. Correct general note number 17 to indicate 115,000 square feet of gross floor area.

    b. Include bearings and distances along the outer boundary of proposed vacation area, demonstrating its inclusion in the site boundary.

2. Prior to acceptance of a detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall illustrate the location, limits, specifications, and details displaying the following:

    a. A minimum of two inverted u-style bicycle racks, or a style similar that allows two points of secure contact, at a location convenient to the building entrance.

b. Standard sidewalks, crosswalks, and Americans with Disabilities Act-accessible curb ramps throughout the site to facilitate continuous pathways between the parking lot and the building entrance.

3. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to issuance of any permits.

4. Prior to signature approval of the preliminary plan, an approved stormwater management concept approval letter and associated plan shall be submitted.

5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for approved impacts, and shall be reviewed by the Environmental Planning section, prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (48436-2020-00), once approved, and any subsequent revisions.

7. The final plat of subdivision shall grant 10-foot-wide public utility easements along the public right-of-way MD 337 (Forestville Road) abutting the site, in accordance with the approved preliminary plan of subdivision.

8. Prior to certification of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:

a. Add the assigned TCP1 number, TCP1-006-2021, to the approval block and woodland conservation worksheet.

b. Add the correct site name to the woodland conservation worksheet and show no prior TCP revisions.

c. Add the proposed vacated land to the gross tract area and to the existing woodland total, in the woodland conservation worksheet and other TCP1 tables.

d. Add the following note under the woodland conservation worksheet:

> "As part of TCP1-006-2021, one-half of the proposed vacated right-of-way (Old Forestville Road) shall be added to the gross tract area. The approved NRI (NRI-016-2020) showed the proposed vacated area on the plan view and no

specimen trees or PMA was located within this subject area. No revisions are required to the NRI as part of this vacation process".

e. Add an updated note to the revision block.

f. Have the revised plan signed and dated by the qualified professional preparing the plan.

9. Development of this subdivision shall be in compliance with an approved Type 1 Tree Conservation Plan (TCP1-006-2021). The following notes shall be placed on the final plat of subdivision:

"Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission."

10. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide and depict in the detailed site plan, prior to its certification, the following:

a. Shared road pavement markings (sharrows), along the frontage of MD 337 (Forestville Road), unless modified by the Maryland State Highway Administration, with written correspondence.

b. Shared road bikeway signage along the frontage of MD 337 (Forestville Road), unless modified by the Maryland State Highway Administration, with written correspondence.

c. Standard sidewalk along the subject site's frontage of MD 337 (Forestville Road), unless modified by the Maryland State Highway Administration, with written correspondence.

11. Total development within the subject property shall be limited to uses that would generate no more than 12 AM and 20 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background—**The subject property is located southeast of the MD 337 (Forestville Road) and Andrews Federal Campus Drive intersection. The site is also flanked by I-95/495 (Capital Beltway) to the east. The property is currently vacant and is known as Parcel 153, described by deed recorded in Liber 30176 folio 447, and consists of 1.99 acres in the Light Industrial (I-1) Zone and Military Installation Overlay (M-I-O) Zone for height and noise. The site is subject to the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* (Central Branch Avenue Sector Plan). This preliminary plan of subdivision (PPS) includes one parcel for development of 115,000 square feet of industrial development. The proposed development is subject to a PPS, in accordance with Section 24-107 of the Prince George's County Subdivision Regulations. The site has frontage on both MD 337 (Forestville Road) and Old Forestville Road (unimproved) to the northwest and west, respectively. The applicant is proposing to vacate part of Old Forestville Road abutting the subject site and has included it in the total site area for this application. The area proposed to be vacated is 0.11 acres, bringing the total site acreage to 2.10 acres.

   Section 24-122(a) of the Subdivision Regulations requires that a 10-foot-wide public utility easement (PUE) be provided along public rights-of-way. The site abuts I-95/I-495, MD 337, and the unimproved Old Forestville Road. No PUEs currently exist on the subject property. The applicant requested approval of a variation to exclude PUE's along I-95/I-495 and Old Forestville Road, which is discussed further in this resolution.

3. **Setting—**The property is located on Tax Map 89 in Grid F3, in Planning Area 76A, and is zoned I-1. The abutting property to the north is vacant and located within the Limited Intensity Industrial (I-4) Zone. There are two properties beyond Old Forestville Road to the west. One is vacant and in the I-4 Zone, the other consists of a gas station, and is located within the Commercial Miscellaneous (C-M) Zone. The adjacent properties beyond MD 337, northwest of the site, are located within the I-4 and Multifamily Medium Density Residential (R-18) Zone. These properties are developed with an apartment building and a single-family detached dwelling. The adjacent properties beyond I-95/I-495 are located within the I-1, I-4, and C-M Zones.

4. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	APPROVED
Zone	I-1	I-1
Use(s)	Vacant	Industrial
Acreage	1.99	2.10
Lots	0	0
Parcels	1	1
Dwelling Units	N/A	N/A
Gross Floor Area	0	115,000
Variance	No	No
Variation	No	Yes Section 24-122(a)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee meeting on April 16,2021.

5. **Previous Approvals**—There are no prior approvals associated with this site.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the Central Branch Avenue Sector Plan are evaluated, as follows:

Plan 2035
The application is in the Established Communities Growth Policy area designated in Plan 2035. The vision for the Established Communities area is most appropriate for context-sensitive infill and low- to medium-density development (page 20).

Sector Plan Conformance
The Central Branch Avenue Sector Plan recommends commercial-production, distribution, and repair land uses for the subject property.

Zoning
The site is located within the M-I-O Zone for height, Transitional Surface (7:1)-Left Runway Area G. The site is also within the M-I-O Noise Intensity Zone 60-74 decibels. Pursuant to Section 27-548.54(e)(2)(D) of the Prince George's County Zoning Ordinance, the development must conform to the maximum height requirements. The height for proposed buildings will be further evaluated with the detailed site plan (DSP).

Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application conforms to the Central Branch Avenue Sector Plan.

7. **Stormwater Management**—The applicant has submitted an unapproved Stormwater Management (SWM) Concept Plan (48436-2020-00), which is currently under review by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). This plan proposes two different types of best management practices; a rain harvesting system and a submerged gravel wetland, which are proposed to improve surface and ground water

quality. The unapproved concept plan is generally consistent with the PPS and Type 1 tree conservation plan (TCP1) submitted, which shows the location of two stormwater outfalls placed at the limits of the 100-year floodplain.

Submittal of an approved SWM concept plan and approval letter will be required, prior to signature approval of the PPS. In accordance with Section 24-130 of the Subdivision Regulations, development of the site shall conform with the approved SWM concept plan and any subsequent revisions, to ensure no on-site or downstream flooding occurs.

8. **Parks**—In accordance with Section 24-134(a) of the Subdivision Regulations, the subject PPS is exempt from the mandatory dedication of parkland requirement because it consists of nonresidential development.

9. **Bicycle and Pedestrian**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Central Branch Avenue Sector Plan to provide the appropriate pedestrian and bicycle transportation facilities.

Existing Conditions, Sidewalks and Bike Infrastructure
The site frontages on MD 337 and Old Forestville Road do not contain any existing bicycle or pedestrian facilities.

Review of Connectivity to Adjacent/Nearby Properties
The subject site is adjacent to existing industrial uses, as well as a designated commercial use with no current connections along the property's frontage.

Review of Conformance with MPOT 2009
One master plan facility impacts the subject site, which includes a shared roadway along MD 337. This development case is subject to the MPOT, which provides policy guidance regarding multimodal transportation. The Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling (MPOT, pages 9–10), which recommends the following facilities:

> **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.**

In conformance with the MPOT, the applicant shall provide a sidewalk, as well as shared roadway pavement markings (sharrows), accompanied by appropriate bikeway signage, along the subject site's frontage of MD 337. These improvements fulfill the intent of the complete streets policies and master plan recommendations above.

Review of Sector Plan Conformance
This development is also subject to the Central Branch Avenue Sector Plan, which includes the following recommendations for pedestrian and bicyclist facilities (page 99):

> **Provide pedestrian amenities that include trash receptacles, benches, and bus shelters.**
>
> **This plan recommends high-quality walking and bicycling environment. The new environment will contain "friendly" infrastructure, trip-beginning, and end facilities such as bicycle parking, well-planned integration with other transport modes (page 120).**

Bicycle parking is required to accommodate nonmotorized access to the proposed building. Designated space for a minimum of two inverted U-style racks, or a style similar that allows for two points of secure contact, is required at a location convenient to the building entrance. The applicant shall provide standard sidewalk, crosswalks, and associated Americans with Disabilities Act (ADA)-accessible curb ramps throughout the site for continuous pathways between the parking lot and building entrance. These improvements will fulfill the intent of the Central Branch Avenue Sector Plan policies above.

The required pedestrian and bicycle improvements fulfill the intent of the policies recommended above and are in compliance with the Central Branch Avenue Sector Plan, and the MPOT.

10. **Transportation**—This PPS is for the purpose of creating one parcel to allow for 115,000 square feet of industrial development, in the form of a consolidated storage facility. Transportation-related findings related to adequacy are made with this application, along with any determinations related to dedication, access, and general subdivision layout.

Because the proposal is expected to generate fewer than 50 peak-hour trips, a traffic impact study (TIS) was not required, however a TIS was submitted by the applicant. The subject property is located within Transportation Service Area 1, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

(A) Links and signalized intersections: Level-of-service E, with signalized intersections operating at a critical lane volume of 1,600 or better.

(B) Unsignalized intersections: The procedure for unsignalized intersection is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections a three-part process is employed: (a) Vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed.

For all-way stop controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed.

Analysis of Traffic Impacts

The PPS is for a plan that includes industrial uses. The trip generation is estimated using trip rates and requirements in the "Transportation Review Guidelines, Part 1" (Guidelines) and *Trip Generation Manual* (Institute of Transportation Engineers). The table below summarizes trip generation in each peak hour that was used in reviewing traffic for the site:

Trip Generation Summary: 4-20033 Suitland Self Storage						
	AM Peak Hour			PM Peak Hour		
Land Use	In	Out	Total	In	Out	Total
Mini Warehouse (ITE -151)	7	5	12	9	11	20
Recommended Trip Cap			**12**			**20**

The traffic generated by the PPS would impact the following intersections, interchanges, and links in the transportation system:

- MD 337/Andrews Federal Campus Drive/Site Access (signalized)
- MD 337/I-495 SB Off-Ramp (signalized)
- MD 337/Allentown Road (signalized)

The following critical intersections, interchanges, and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 337 (Forestville Road)/ Andrews Federal Campus Drive/Site Access	485	764	A	A
MD 337 (Forestville Road)/I-495 SB Off-Ramp	836	1189	A	C
MD 337 (Forestville Road)/Allentown Road	770	952	A	A

None of the critical intersections identified above are programmed for improvements with 100 percent construction funding within the next six years in the current Maryland Department of

Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program. In addition, through a review of nearby properties, it is found that no background developments, as defined by approved but unbuilt developments with valid PPS, final plats, or special exceptions, would impact the critical intersections. While no background developments were identified, the traffic study has included a 1 percent regional growth rate over a two-year period along the MD 337 corridor.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 337 (Forestville Road)/ Andrews Federal Campus Drive/Site Access	495	780	A	A
MD 337 (Forestville Road)/I-495 SB Off-Ramp	853	1213	A	C
MD 337 (Forestville Road)/Allentown Road	785	971	A	A

The following critical intersections identified above, when analyzed with total future traffic as developed using the Guidelines, including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 337 (Forestville Road)/ Andrews Federal Campus Drive/Site Access	508	806	A	A
MD 337 (Forestville Road)/I-495 SB Off-Ramp	857	1226	A	C
MD 337 (Forestville Road)/Allentown Road	792	979	A	A

The results under total traffic conditions show that the critical intersections will operate adequately. The site access intersection of MD 337 and Andrews Federal Campus Drive is owned and maintained by Prince George’s County. Coordination with DPIE is required for any necessary signal modification, in addition to any physical improvements, at the time of permitting.

Sector Plan, MPOT, and Site Access

The PPS includes access via MD 337 at the intersection with Andrews Federal Campus Drive. The property’s location is governed by the Central Branch Avenue Sector Plan, as well as the MPOT. The subject property has frontage on both MD 337 and Old Forestville Road. MD 337 has been designated as master plan collector road and has an 80-foot right-of-way that is included on the submitted plans. The applicant proposes to vacate Old Forestville Road via Vacation application V-20004. The application is acceptable pursuant to Section 24-123 of the Subdivision Regulations and a trip cap for the subject site to not exceed 12 AM and 20 PM peak-hour trips is required.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required in accordance with Section 24-124 of the Subdivision Regulations.

11. **Schools**—This PPS was reviewed for impact on school facilities, in accordance with Section 24-122.02 and Prince George's County Council Resolutions CR-23-2001 and CR-38-2002, and it is concluded that the property is exempt from a review for schools because it is a nonresidential use.

12. **Public Facilities**—In accordance with Section 24-122.01, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects section, dated April 20, 2021 (Perry to Heath), incorporated by reference herein.

13. **Public Utility Easement (PUE)**—Section 24-122(a) requires that, when utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748."

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The required PUE is delineated on the PPS along the subject site frontage of the public right-of-way of MD 337. The subject site is also flanked by Old Forestville Road, which the applicant is proposing to vacate, as well as I-95/I-495. The applicant is requesting approval of a variation from the standard requirement to eliminate the PUE's along these two rights-of-way, in accordance with the findings below.

Variation Request—The applicant has requested a variation from the standard PUE requirement, in accordance with Section 24-113 of the Subdivision Regulations, which sets forth the following required findings for approval of a variation (in **BOLD**), followed by review comments:

Section 24-113 Variations

(a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

(1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

The granting of the variation will not be detrimental to public safety, health, or welfare, or injurious to other properties. As previously described, the standard PUE is not necessary for the proposed site along Old Forestville Road and I-95/I-495, as there is not a need to extend electric, telecommunications, and gas facilities around or through the property. The applicant has designed the site to provide a 10-foot-wide PUE along the property's frontage of MD 337.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The circumstances impacting the site are unique, as Old Forestville Road is undeveloped, and the applicant is proposing to vacate the road. If the vacation is granted, a 10-foot-wide PUE would not be serving its intended purpose. In addition to this, the property's frontage on 1-95/I-495 is currently occupied by a 40-foot-wide Washington Suburban Sanitary Commission (WSSC) easement, which contains a 54-inch water line. A 10-foot PUE would not be able to overlap this WSSC easement. These two variables of a proposed road vacation and an existing easement are not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and

The requested variation does not constitute a violation of any other applicable law, ordinance, or regulation. As stated above, the site will have a 10-foot-wide PUE along its frontage of MD 337, in order to extend utility services. The variation from Section 24-122(a) is unique to the Subdivision Regulations and under the sole authority of the Prince George's County Planning Board. This PPS and variation request for the location of PUE's was referred to the public utility companies and none have opposed this request.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

The property's physical surroundings give rise to a particular hardship that can be distinguished from a mere inconvenience. The site is flanked to the east by the undeveloped Old Forestville Road, which the applicant is proposing to vacate. The site is flanked to the east by I-95/I-495, which frontage is occupied by an existing 40-foot-wide WSSC easement. If the strict letter of these regulations were carried out, it would constrict an already constrained site on two sides, as well as be impractical and unnecessary if Old Forestville Road is vacated.

(5) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The subject property is zoned I-1; therefore, this provision does not apply.

The variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations, to facilitate providing adequate public facilities, and ensure that PUEs will be provided in functional locations.

Therefore, the variation from Section 24-122(a), for omission of the required PUEs along Old Forestville and I-95/I-495 is approved

14. **Historic**—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 Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.

15. **Environmental**—The following applications and associated plans have been reviewed for the subject site:

Background

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
N/A	TCP2-122-02	Staff	Approved	12/23/2002	N/A
N/A	TCP2-122-02-01	Staff	Approved	6/8/2006	N/A
NRI-166-2020	N/A	Staff	Approved	1/26/2021	N/A
4-20033	TCP1-006-2021	Planning Board	Approved	5/27/2021	2021-70

Proposed Activity
The applicant is requesting approval of a PPS and TCP1-006-2021, for development of 115,000 square feet of industrial use.

Grandfathering
This project is not grandfathered with respect to the environmental regulations contained in Subtitles 24 and 27 that came into effect on September 1, 2010 because the application is for a new PPS.

Site Description
This 1.99-acre site is zoned I-1 and is located at 4350 Forestville Road, across from Andrews Federal Campus Drive in Suitland. The property is bounded to the north by woodlands and 100-year floodplain associated with Henson Creek, to the east by I-95/I-495, to the west by an unimproved street (Old Forestville Road) and woodlands, and to the northwest by MD 337. A review of the available information indicates that regulated environmental features (100-year floodplain) are located on-site. The soil types found on-site according to the U.S. Department of Agriculture Natural Resources Conservation Services, Web Soil Survey are Beltsville-Urban land complex, Croom-Marr-Urban land complex, and Marr-Dodon-Urban land complex. Marlboro or Christiana Clays do not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. The on-site stormwater drains to the north, toward the off-site stream system. This site is in the Henson Creek watershed, which flows into the Potomac River. The site has frontage on MD 337, Old Forestville Road, and on I-95/I-495. The site is not adjacent to any roadways designated as scenic or historic. The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. The approved 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan) shows most of the site within the evaluation area, with the northern property line area identified as the regulated area, located within the 100-year floodplain.

The applicant proposes to vacate part of the adjacent, unimproved Old Forestville Road right-of-way, and the area of vacated land that will be added to the gross tract area is approximately 0.11 acre. The area of vacated land is shown on the Natural Resources Inventory Plan (NRI) and contains woodlands, but no regulated environmental features or specimen trees.

Sector Plan Conformance
The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035 and the Central Branch Avenue Sector Plan, and the proposed development is found to be consistent with the plan recommendations.

The Central Branch Avenue Sector Plan does not identify the property as within a core focus area. The proposed future land use map identifies commercial-production, distribution, and repair as the property's future use. The proposed industrial use conforms to the Central Branch Avenue Sector Plan.

Countywide Green Infrastructure Plan
The entire site is within the evaluation and regulated area of the Green Infrastructure Plan, because it is adjacent to Henson Creek and associated 100-year floodplain, stream buffers, wetlands, and steep slopes. The design of the site meets the zoning requirements and the intent of the growth pattern established in Plan 2035 and can be found to be in general conformance with the Green Infrastructure Network.

ENVIRONMENTAL REVIEW

Natural Resources Inventory Plan/Existing Features
The application has an approved NRI-166-2020. The TCP1 and PPS show all the required information correctly, in conformance with the NRI. No specimen trees are located on-site. No revisions are required for conformance to the NRI.

Woodland Conservation
This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland. TCP1-006-2021 was submitted with the current application.

Based on the submitted TCP1, the overall site contains a total of 1.27 acres of net tract woodlands and 0.03 acre of wooded floodplain. The plan proposes to clear 1.13 acres of net tract woodlands, 0.03 acre of wooded floodplain, and 0.07 acre of off-site woodlands. The resulting woodland conservation requirement is 0.93 acre, which is proposed to be met with 0.93 acre of payment into the woodland conservation fee-in-lieu fund. The proposed vacated land and additional woodlands were not added to the woodland conservation worksheet with the submitted TCP1 and will need to be added to the TCP1 and included in woodland conservation calculations, prior to the PPS certification.

Technical revisions are required to the TCP1 prior to certification.

Regulated Environmental Features
This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5). The site contains 100-year floodplain and steep slopes which comprise the primary management area (PMA).

Impacts to the regulated environmental features should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.
Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the regulated environmental features.
SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with County Code.

Impacts are proposed to the delineated PMA for the placement of two stormwater outfall structures and for a retaining wall. A statement of justification (SOJ) was received with the revised application dated January 31, 2021, for the proposed impacts to the PMA (100-year floodplain and steep slopes).

Statement of Justification
The SOJ includes a request for two PMA impacts totaling 2,397 square feet proposed to the 100-year floodplain and adjacent steep slopes.

The application area has a floodplain (Henson Creek) along the northern boundary line. These on-site floodplain and PMA impacts are necessary for the following reasons: the site needs to discharge the on-site waters to an on-site or adjacent existing water resource; there are steep slopes associated with the floodplain area that need to be impacted for adequate grading that cannot tie into existing grades; and there are two proposed outfall structures for the development that will outfall to the on-site floodplain. These stormwater outfalls and retaining wall are located along the northern property line, adjacent to the floodplain.

Analysis of Impacts
Based on the SOJ, the applicant is requesting a total of two impacts (1 and 2) as described below:

Impact 1
PMA impacts totaling 1,036 square feet are requested for the construction of a retaining wall and one SWM outfall structure. The impact areas will disturb 519 square feet of steep slopes and 517 square feet of 100-year floodplain.

Impact 2
PMA impacts totaling 1,361 square feet are requested for the construction of one SWM outfall structure. The impacts are to 160 square feet of steep slopes and 1,201 square feet of 100-year floodplain.

These PMA impacts are necessary for the orderly and efficient development of the subject property and are approved.

16. Urban Design—Conformance with the Zoning Ordinance (Subtitle 27) is evaluated as follows:

The subject application includes one 2.10-acre parcel for development of a consolidated storage facility. The consolidated storage use is permitted on this property, subject to the regulations of Section 27-475.04 of the Zoning Ordinance, requiring DSP approval.

Conformance with the Zoning Requirements
The proposed development will be required to demonstrate conformance with the appliable requirements of the Zoning Ordinance, at the time of DSP review, including but not limited to, the following;

- Section 27-469, I-1 Zone ;
- Section 27-473(b) regarding the Table of Uses for the I-1 Zone;
- Section 27-474 regarding regulation in the I-1 Zone;
- Part 10 C regarding the M-I-O Zone;
- Part 11, Off-street Parking and Loading; and
- Part 12, Signs.

Conformance with the 2010 Prince George's County Landscape Manual
This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* at the time of DSP. Specifically, 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. Conformance with the applicable landscaping requirements will be determined at the time of DSP review.

Conformance with the Tree Canopy Coverage Ordinance
Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. Properties in all industrial zones are required to provide a minimum of 10 percent of the gross tract area, which equals to approximately 0.21 acre for this property, to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DSP review.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

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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, Doerner and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, May 27, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of June 2021.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:AH:nz

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: June 8, 2021