

Case No.: DSP-15031-01
EZ Storage College Park

Applicant: Siena Corporation

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to the Land Use Article, Md. Ann. Code (2012, 2018 Supp.) and the Prince George’s County Code, Subtitle 27 (as amended), the District Council issues the final decision in Detailed Site Plan Application Number 15031-01 (“DSP-15031-01”). The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 19-65 (“PGCPB No. 19-65”).

PGCPB No. 19-65, recommending approval of a Variance to Section 27-474(b) and Section 27-475.04(a)(1)(c), approval of Type 2 Tree Conservation Plan TCP2-020-2016-01, and approval of Detailed Site Plan DSP-15031-01, for a consolidated storage facility on 1.82 acres located on the south side of Branchville Road, approximately 1,800 feet east of its intersection with Rhode Island Avenue, known as 5151 Branchville Road, in the City of College Park, in Planning Area 66, in Councilmanic 1, is hereby AFFIRMED.

In conjunction with this DSP, the District Council, through separate orders, will affirm Planning Board Resolution No. 19-66, approving Departure from Parking and Loading Standards 459 (“DPLS 459”), to allow a reduction of 11 parking spaces, and Planning Board Resolution No. 19-67, approving Departure from Design Standards (“DDS-648”), for a reduction in the loading space size on the same date.

Approval of DSP-15031-01 and Type 2 Tree Conservation Plan TCP2-020-2016-01 for EZ Storage College Park, including variances to Section 27-474(b) for minimum setback from the street and Section 27-475.04(a)(1)(c) for maximum building height, is subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
 - a. Pursuant to a proffer from the applicant, through People's Zoning Counsel, the consolidated storage facility or building, including any parapet or any other protrusion, shall be constructed not to exceed fifty-seven (57) feet in height. The revised site plans shall clearly label the size and disposition of existing structures on the DSP.
 - b. Clearly show bottom wall elevations to correspond with top wall elevations on Sheet 3.
 - c. The applicant should add "Handrail" to the detail title (e.g.: Key Retaining Wall Guard Rail and Handrail) on both Sheets 3 and 6.
 - d. Sheet 4 contains information at the top right that appears to have been cut off. Correct this error to either show the information fully or remove it, if not relevant.
 - e. Provide a footnote on Sheet 1 for the height variance, as has been done for the setback variance. Include code references for both variance footnotes.
 - f. Correct the proposed green area in the Zoning Summary and Site Data chart to reflect the proposed and existing conditions.
 - g. Relabel the landscape plan to "Landscape and Lighting Plan."
 - h. Provide plant quantities on the tables to reflect what is presented on the plan.
 - i. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - (1) Revise the TCP2 notes by completing the Invasive Plant Removal notes and providing an invasive species management plan.

- (2) Label all structures as either existing or proposed.
 - (3) Label the proposed retaining wall.
 - (4) Revise the location of all temporary tree protection fencing shown to be placed approximately two feet outside of the limits of disturbance.
 - (5) Add a north arrow on the plan.
 - (6) Identify and label all existing and proposed stormdrain easements. Label all woodlands within existing stormdrain easements to remain on-site as “woodland retained-assumed cleared” and all woodlands within proposed stormdrain easements as cleared using the appropriate symbol per the Environmental Technical Manual on the TCP2 plan and legend.
 - (7) Show all areas within 40 feet of the front and rear of the proposed building as cleared, and expand the limits of disturbance accordingly on the TCP2 and all relevant sets of plans associated with this DSP application.
 - (8) In the TCP2 legend re-label “Woodland Retained Assumed Cleared (WP-NC)” to “Woodland Retained Assumed Cleared (WP-AC),” as labeled on the plan.
 - (9) Revise the TCP worksheet to reflect the same area of net tract woodland retained, not part of requirements, as shown on the plan.
 - (10) Complete the revision box on the TCP2.
 - (11) After all revisions and corrections have been made, the plan shall be signed and dated by the qualified professional who prepared it.
- j. Prior to certificate of approval of the DSP, revise the plans to clearly delineate and label any right-of-way dedication and ultimate right-of-way delineation.

ORDERED this 7th day of October, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Harrison,
Hawkins, Ivey, Streeter, and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin, Glaros and Taveras.

Vote: 8-0.

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: _____
Todd M. Turner, Chair

ATTEST:

Donna J. Brown
Acting Clerk of the Council