

PRELIMINARY PLAN OF SUBDIVISION 4-23021

LOTS 2 & 3 U-HAUL CO. OF METRO D.C., INC.
6889 NEW HAMPSHIRE AVE
TAKOMA PARK, MD 20912

GENERAL NOTES:

1. PARCEL ID:
OWNER: AMERCO REAL ESTATE COMPANY
SUBDIVISION NAME: LOTS 2 & 3, U-HAUL CO. OF METRO DC., INC.
TAX ACCOUNT: 1954148 (LOT 2) ; 1954155 (LOT 3)
LIBER: 09153
FOLIO: 017
PLAT BOOK NLP 107, PLAT No.27
2. TAX MAP/GRID: 41/A1
3. WSSC GRID: 208NE01
4. PURPOSE OF SUBDIVISION:
THIS PRELIMINARY PLAN OF SUBDIVISION HAS BEEN PREPARED TO OBTAIN A CERTIFICATE OF ADEQUACY FOR THE PROPOSED DEVELOPMENT OF A 39,600 SF BUILDING ON THE SOUTHERN PORTION OF THE SUBJECT PARCEL. THE EXISTING +/- 15,800 SF BUILDING ON THE PROPERTY IS TO REMAIN. NO CONSOLIDATION OR SUBDIVISION IS PROPOSED AS PART OF THIS PPS.
5. PRIOR APPROVALS:
SITE DEVELOPMENT CONCEPT PLAN: 53029-2021-00
NATURAL RESOURCES INVENTORY: NRI-045-12-01
PRELIMINARY PLAN OF SUBDIVISION: 4-80034 (1980)
6. TOTAL ACREAGE: 4.682 AC
7. NET DEVELOPABLE AREA OUTSIDE PMA: 4.682-ACRE MORE OR LESS
8. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 0.00 AC.
9. ACREAGE OF 100-YR FLOODPLAIN: 0.00 AC.
10. ACREAGE OF ROAD DEDICATION: 0.00 AC.
11. EXISTING ZONING (PRIOR) AND USE: C-M, MOVING AND STORAGE OPERATION
12. EXISTING ZONING (CURRENT): C-S, COMMERCIAL SERVICE
13. PROPOSED USE OF PROPERTY: MOVING AND STORAGE OPERATION WITH FULLY ENCLOSED STORAGE AS AN ACCESSORY
14. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE: N/A
15. DENSITY CALCULATION: N/A
16. MINIMUM LOT SIZE: N/A
17. MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
18. SUSTAINABLE GROWTH TIER: TIER 1
19. MILITARY INSTALLATION OVERLAY ZONE: NO
20. CENTER OR CORRIDOR LOCATION: NO
21. GROSS FLOOR AREA:
EXISTING: 15,818 SF (TO REMAIN)
PROPOSED: 39,600 SF
22. STORMWATER MANAGEMENT CONCEPT: 53029-2021-00 (APPROVED 22 JUNE 2022)
23. WATER/SEWER CATEGORY DESIGNATION:
EXISTING/PROPOSED WATER CATEGORY: W-3
EXISTING/PROPOSED SEWER CATEGORY: S-3
24. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.
25. MANDATORY PARK DEDICATION NOT APPLICABLE.
26. NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
27. NO HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY.
28. TYPE ONE CONSERVATION PLAN: TBD
29. THE PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
30. THE PROPERTY DOES NOT CONTAIN WETLANDS.
31. THE PROPERTY DOES NOT CONTAIN STREAMS
32. REFER TO APPROVED NATURAL RESOURCES INVENTORY FOR UNDERLYING SOIL INFORMATION.
33. THE PROPERTY DOES NOT CONTAIN NOR IS IT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.

PROPERTY BOUNDARY:

PROPERTY BOUNDARY LINE TABLE		
LINE NO.	LENGTH (ft)	BEARING
L1	20.00	S10° 14' 50"E
L2	20.00	N79° 45' 10"E
L3	20.00	N10° 14' 50"W

PROPERTY BOUNDARY CURVE TABLE						
CURVE NO.	LENGTH (ft)	RADIUS (ft)	DELTA (DEG.)	CHORD LENGTH (ft)	CHORD BEARING	
C1	235.10	294.000	045° 49' 05"	228.89	N63° 21' 41"E	
C2	104.30	1004.93	005° 56' 47"	104.25	N83° 17' 48"E	
C3	9.43	1004.93	000° 32' 16"	9.43	N78° 54' 50"E	

NOTE, PROPERTY BOUNDARY INFORMATION SHOWN ON THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY OF THE SUBJECT PROPERTY PREPARED BY VALLEY LAND SERVICES, LLC DATED 02/01/24.

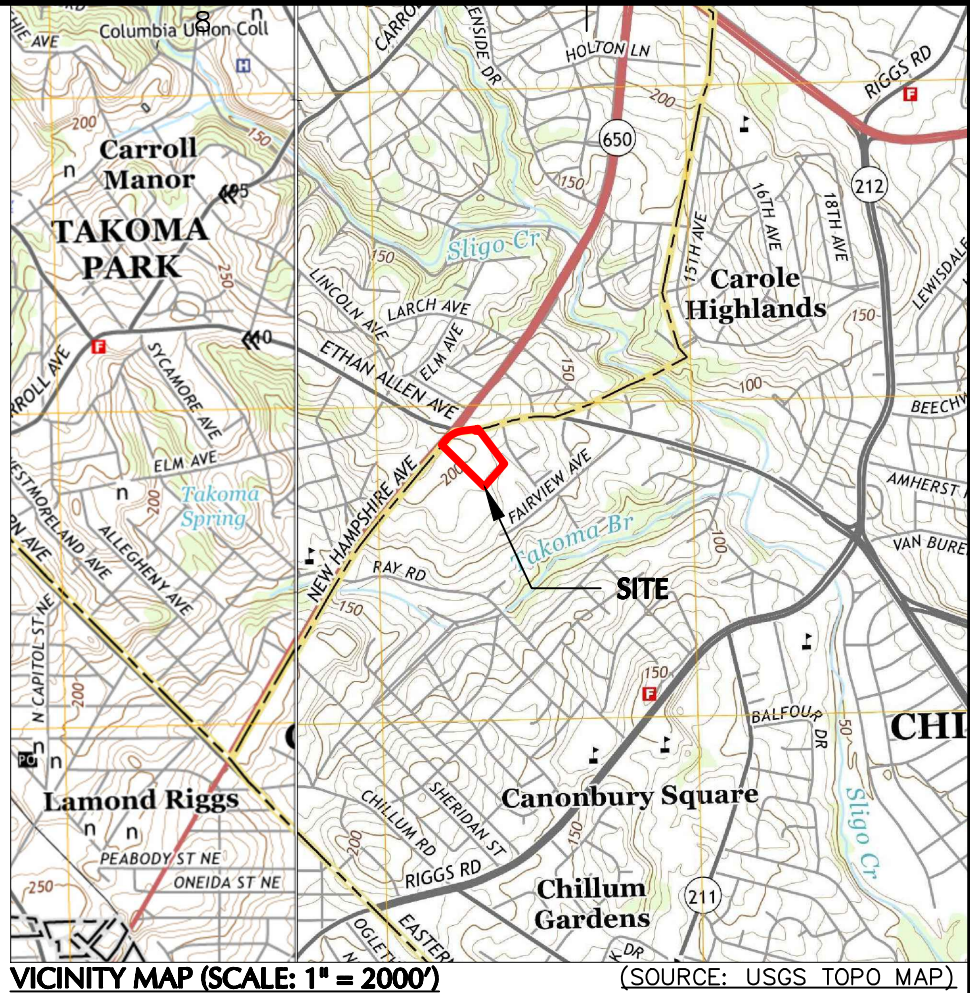
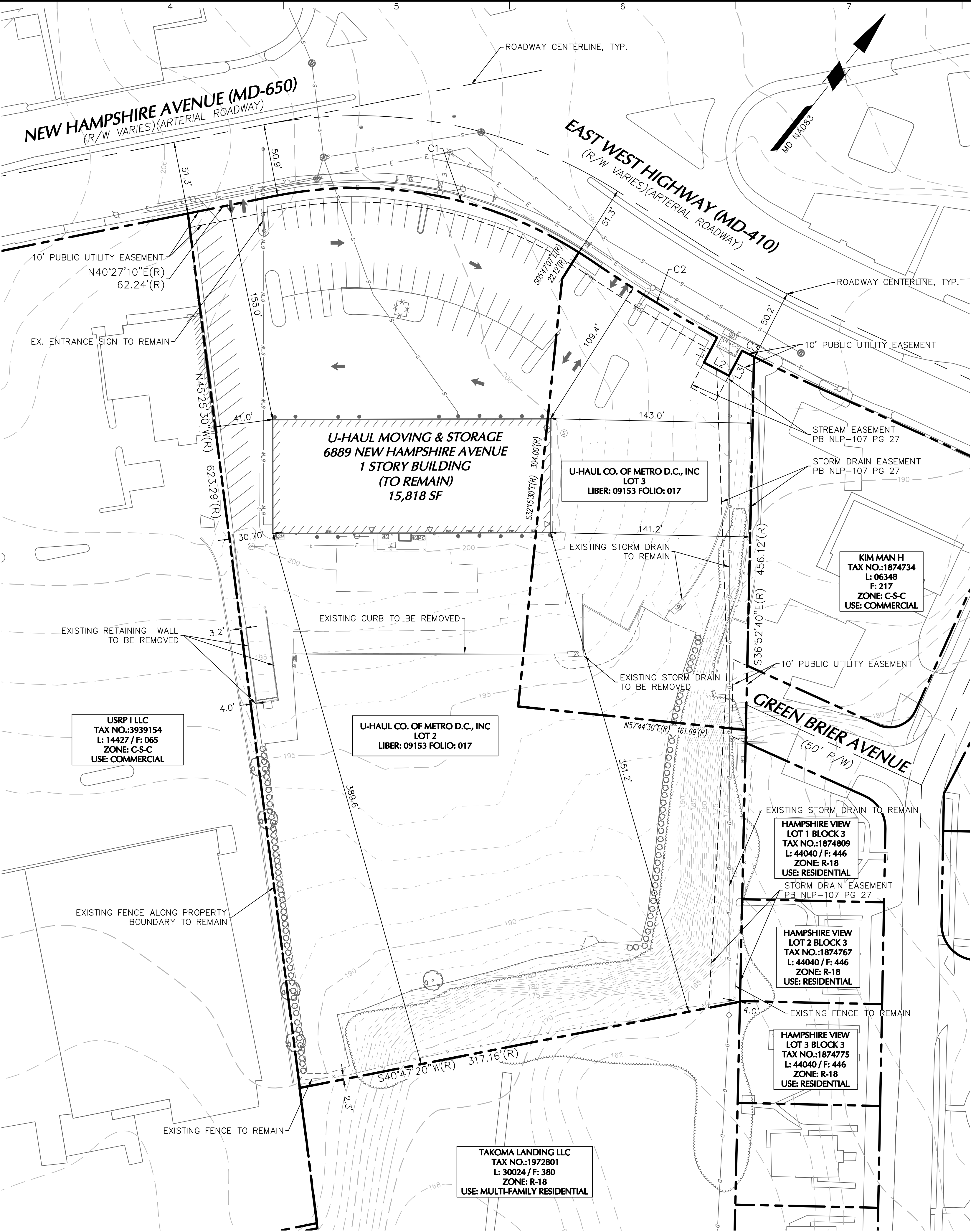
LEGEND

PROPERTY BOUNDARY	----
EASEMENT	----
EX. MINOR CONTOUR	—182—
EX. MAJOR CONTOUR	—180—
STEEP SLOPES (15-25%)	▬
STEEP SLOPES (> 25%)	▬

PROPERTY OWNERSHIP INFORMATION:

OWNER:
AMERCO REAL ESTATE COMPANY
2727 N CENTRAL AVE.
PHOENIX, AZ 85004

SUBDIVIDER/APPLICANT:
AMERCO REAL ESTATE COMPANY
2727 N CENTRAL AVE.
PHOENIX, AZ 85004



VICINITY MAP LEGEND:

- SCHOOL
- FIRE STATION
- POST OFFICE

Date	Description	No.

Revisions

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 34097
EXPIRATION DATE: 02/11/2025



Signature Date

LANGAN

Langan Engineering and Environmental Services, Inc.
1300 Wilson Boulevard, Suite 450
Arlington, VA 22209
T: 571.366.6800 F: 571.366.6801 www.langan.com

Project
U-HAUL MOVING & STORAGE - TAKOMA PARK

TAKOMA PARK
PRINCE GEORGE'S COUNTY MARYLAND
Drawing Title
PRELIMINARY PLAN OF SUBDIVISION NO. 4-23021

Project No.	270120901	C1.0
Date	02-14-2022	
Drawn By	JG	
Checked By	AA	

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N ☐ Phoenix, Arizona 85004

Phone : 602.263.6555 ☐ Fax : 602.277.5824 ☐

03-13-24

Maryland National Capital Park and Planning Commission
Prince George's County Planning Board
14741 Governor Oden Bowie Dr.
Upper Marlboro, MD, 20772

Re: 6889 New Hampshire Ave
Preliminary Plan of Subdivision 4-23021
Statement of Justification

Dear Sir or Madam,

I, Pat Goodwin of AMERCO Real Estate Company hereby submit this application for Preliminary Plan of Subdivision 4-23021. The site is known as Lots 2 and 3 of Subdivision: "U HAUL CO OF METRODC INC." The existing use is a Moving and Storage Operation, including rental for moving equipment. The proposed expansion includes a fully enclosed storage building serving as an accessory to the existing use. The existing use is a Moving and Storage Operation, permitted under the C-M Zone. The proposed storage building will be accessible only to employees during business hours, in order to store and ship Moving Containers. Storage containers are shipped to the customers front door, packed at their location then brought back to the storage building to be processed and shipped to their destination. Customers will not be permitted access to the new facility. The project is being developed under the zoning category of Storage, wholly enclosed, accessory to an allowed use.

U-Haul has been a successful and sustainable business at this location since 1979, for 45 years. We see a big opportunity and potential with the addition of a fully enclosed storage building serving as an accessory to the existing business. We would like to continue serving the moving and storage needs of the community by expanding our services. In addition, the proposed development allows us to better serve the storage needs of the community, increase business, and enhance surrounding property values.

Since there is already an approval for this site allowing the current use and operation of a U-Haul Moving and Storage Operation, including rental for moving equipment, we are electing to use prior Subdivision regulation in the C-M Zone because it allows the proposed expansion of a Storage, wholly enclosed, as an accessory to the existing use.

The 1990 adopted sectional map retained the C-M Zone for the subject site. On November 2021 the map was reclassified from C-M zone to C-S zone and became effective on April 1, 2022. Per the amended code Section 27-1700: Transitional Provisions, "a development application may be reviewed pursuant to the prior ordinance and is subject to a two-year approval period." The Transitional Provisions expire on April 1, 2024; therefore, we have opted for this application to be reviewed pursuant to the prior ordinance as permitted under Section 27-1700 of the current Prince George's County code. The subject property is

currently zoned CS, however this application is proceeding under the property's previous zoning classification of C-M.

Access to the property is provided by two commercial driveway entrances off New Hampshire Avenue (MD-650) and East West Highway (MD-410). A median in New Hampshire Avenue restricts turning movements to right-in/right-out. No modifications to the existing site access driveways or additional site access driveways are proposed as part of the proposed development. The property to the west of the site is developed as a retail auto parts store and is zoned (prior) C-S-C (Commercial Shopping Center). The properties to the south and southeast is developed as a multi-family housing and is zoned (prior) R-18 (Multifamily Medium Density Residential). The site is bordered to the northeast by a gas station, zoned (prior) C-S-C.

Stormwater management for the proposed development will be provided using Maryland Department of the Environment and Prince George's County design criteria. A Stormwater Management Concept Plan has been approved by Prince George's County Department of Inspections and Enforcement (Case No. 53029-2021-00).

Water service will be required to feed a sprinkler system within the proposed building. The proposed water service will originate from an existing onsite water lateral. No sewer service is proposed for the building. A Site Utility Plan (SU-4611-2023) for the proposed water lateral extension has been submitted to WSSC is currently under review.

Sincerely,

A handwritten signature in dark ink, appearing to read "Pat Goodwin".

Pat Goodwin

AMERCO Real Estate Company
2727 N Central Avenue
Phoenix, AZ 85004
Project Manager