

MANDATORY REFERRAL REVIEW

PROPOSED BELTSVILLE VOLUNTEER FIRE DEPARTMENT (VFD) STORAGE FACILITY BELTSVILLE, MARYLAND

For Review by

**PRINCE GEORGE'S COUNTY PLANNING BOARD
APRIL 2, 2015**



**AGENDA ITEM: #6
APPLICATION: MR-1501F**

WHY MANDATORY REFERRAL REVIEW?

The Maryland-National Capital Park and Planning Commission (M-NCPPC)
Prince George's County Planning Department

Mandatory Referral Review Objectives:

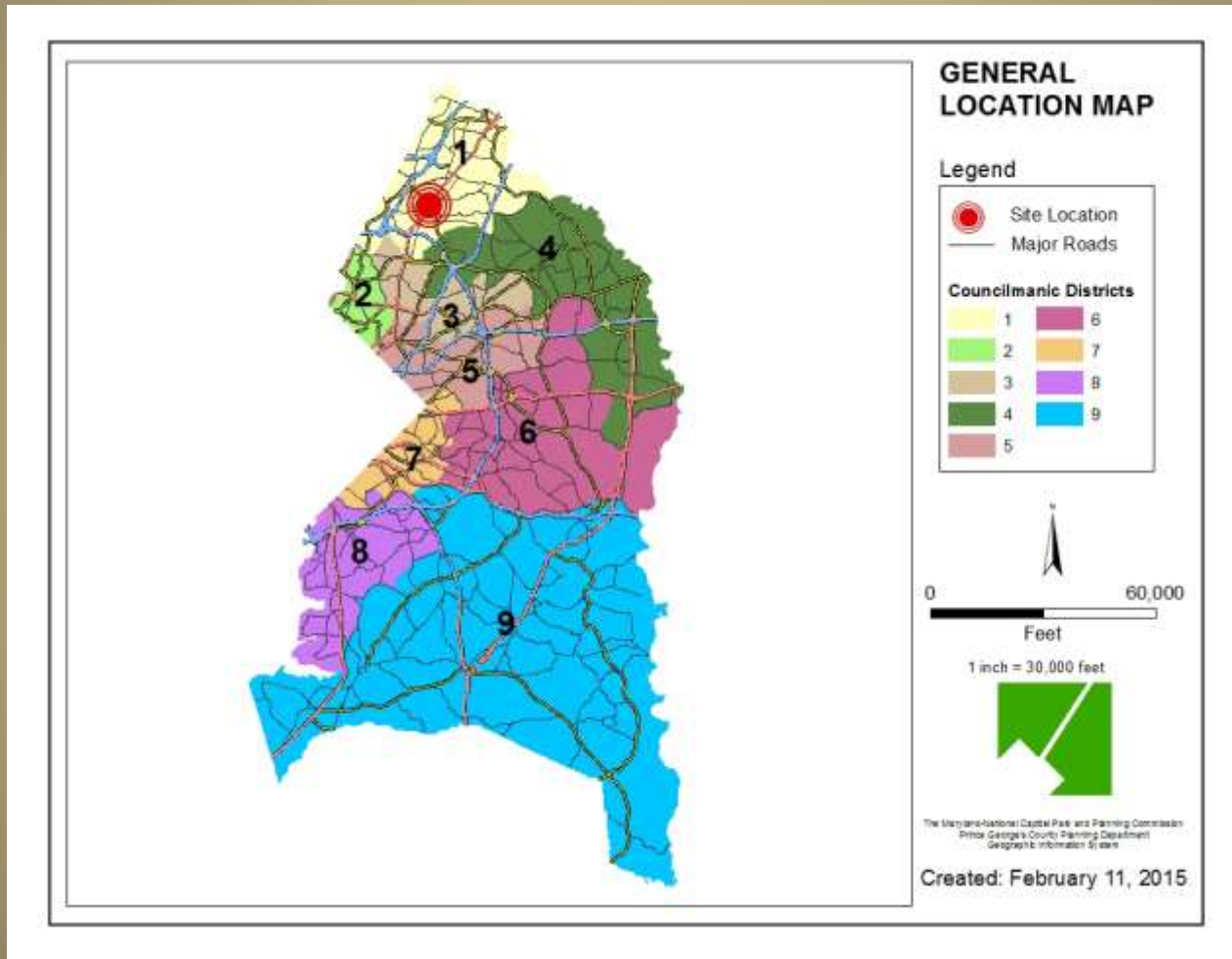
- To be in compliance with state law - Sections 20-301 through 305 of the Land Use Article.
- To build consensus with other public agencies: federal, state, public/private utilities.
- To engage in dialogue with federal, state and local counterparts.
- To inform/educate adjacent private owners of any impending impacts.

PROPOSED BELTSVILLE VFD STORAGE FACILITY

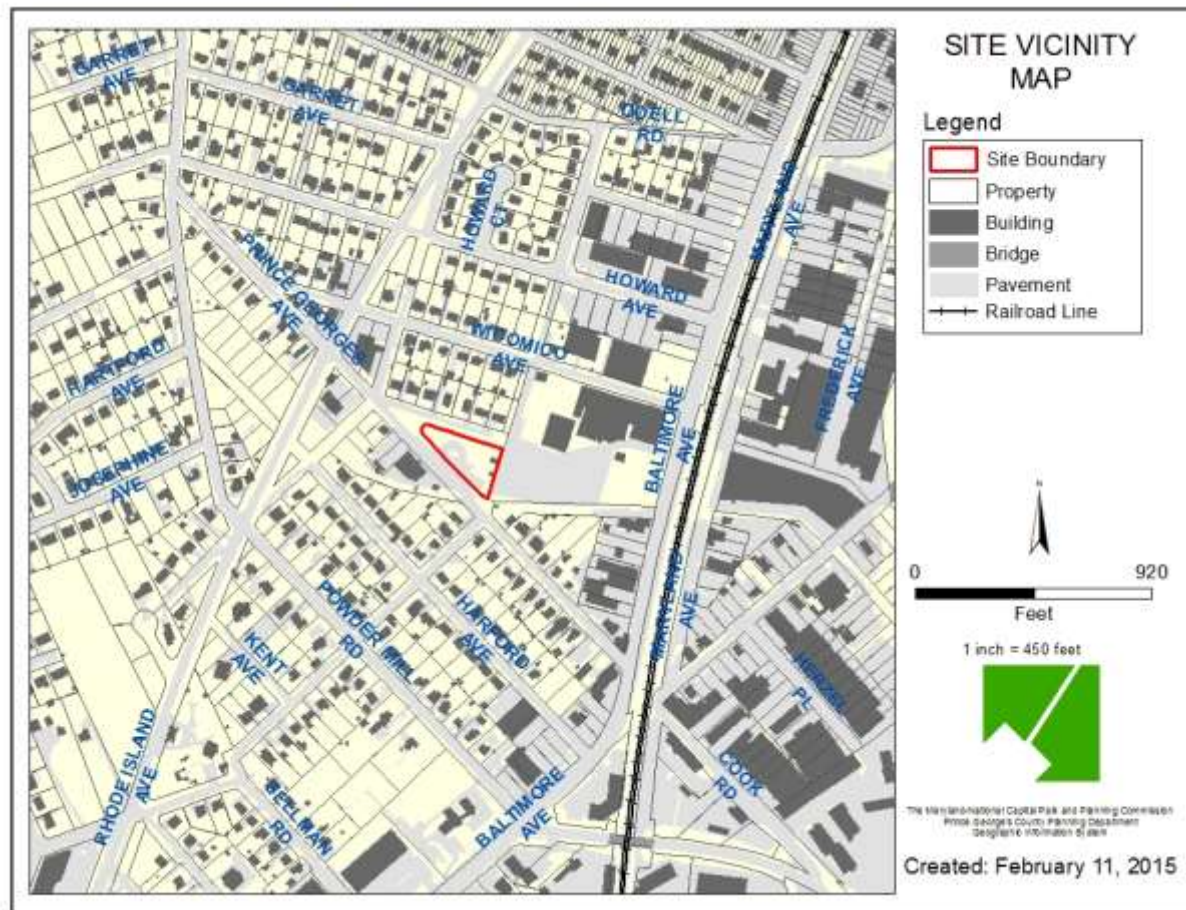
PURPOSE

- **To Serve a Ancillary Support Function for the Department's Emergency Services, and as a Storage Facility for Fire Safety Maintenance and Other Equipment and Products.**

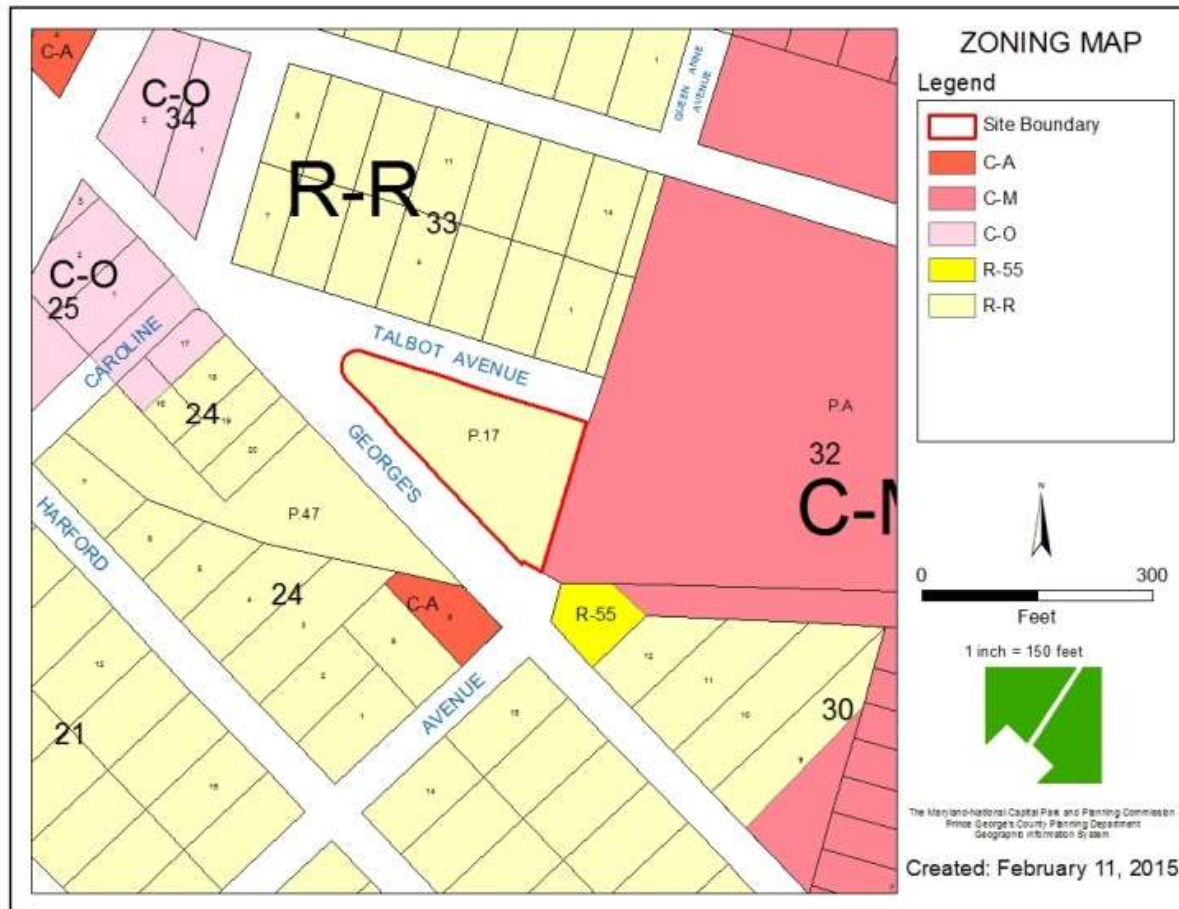
GENERAL LOCATION



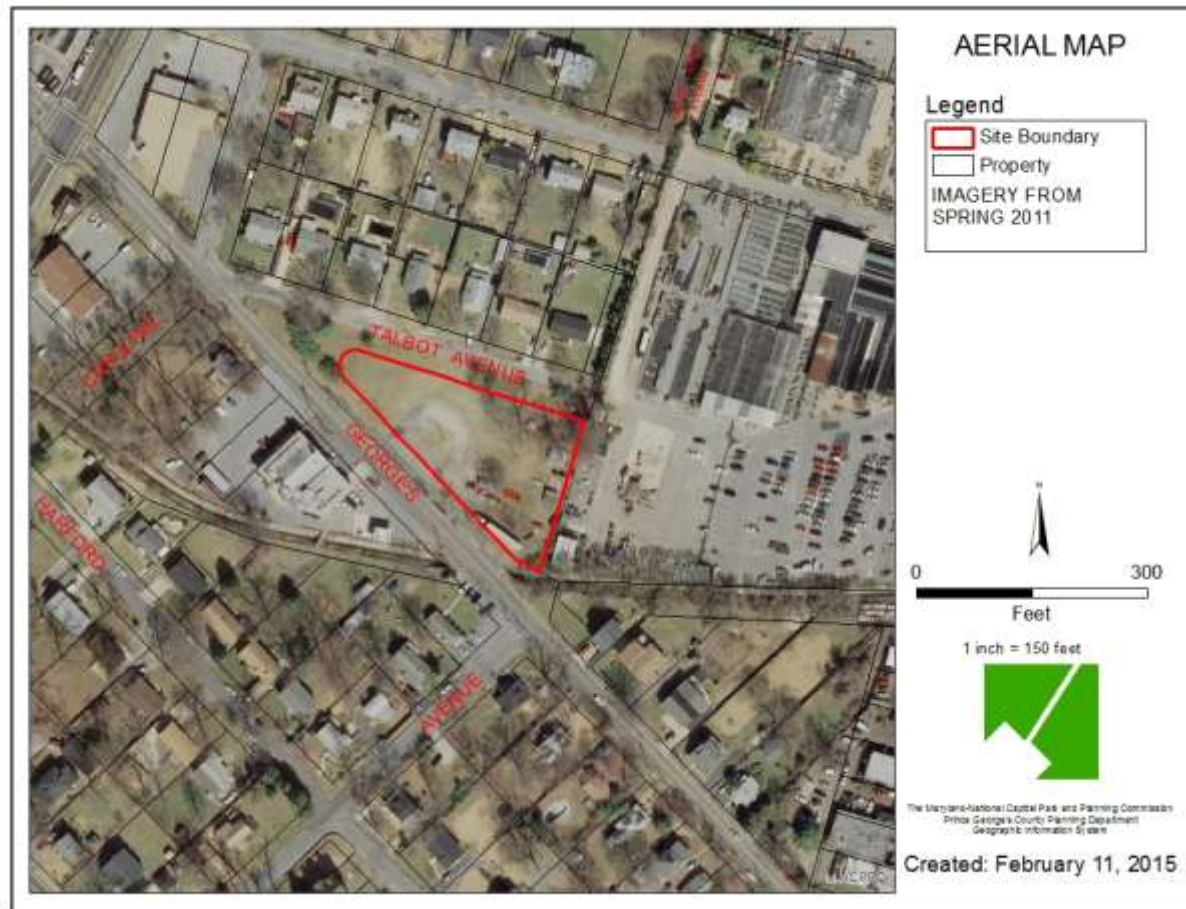
SITE VICINITY



EXISTING ZONING



AERIAL VIEW



BELTSVILLE VFD STORAGE FACILITY

Existing Conditions

- **The Beltsville VFD Storage Facility is proposed to be across the street from the existing fire station on Prince Georges Avenue in Beltsville.**
- **There are no existing buildings on the site, Parcel 17, other than structures serving as training facilities.**
- **The Parcel consists of 0.94 acres of grassy land with some gravel areas.**
- **The site, located in Council District 1, has access to public water and sewer service.**
- **It is located near single-family residential and commercial uses.**

BELTSVILLE VFD STORAGE FACILITY

Project Features

- **Proposed new one-story, 4,000 square foot building.**
- **Provides for emergency and various support services.**
- **Replaces multiple separate storage sheds adjacent to the fire station.**
- **Makes available an interior engine bay space at the fire station.**
- **Allows for better protection of fire safety equipment.**
- **Allows for better circulation within the fire station complex.**
- **Provides a functionally and aesthetically pleasing asset for the community.**
- **No existing stormwater management (SWM) facilities or drainage structures presently on site.**
- **Environmental site design (ESD) planned for the site.**

SAMPLE STORAGE FACILITY



M-NCPPC STAFF REVIEW

Staff Comments/Recommendations

- A review of the site plan indicates that the site may be located within a 100-year floodplain. Applicant should work with the Department of Permitting, Inspections and Enforcement (DPIE) to determine if a floodplain study is required.
- The applicant should re-stripe any existing vehicle parking spaces that are affected by the proposed storage facility's construction, according to County standards and specifications. Applicant should provide parking spaces, including accessible spaces required by the Americans with Disabilities Act (ADA), as prescribed in the Zoning Ordinance for similar uses.
- If bicycle parking is needed in the future to accommodate firefighters who may bike to work, then the local department would pursue the construction of bicycle parking spaces.
- Because the proposed storage is located in an established single-family neighborhood directly across the street from the existing Beltsville Volunteer Fire Station, the applicant should work with adjacent homeowners to ensure the facility's design, which includes the color of the building, the landscaping, and lighting on the site is compatible with the surrounding neighborhood.
- Applicant should provide enhanced landscaping to screen the proposed storage structure from public view and full cut-off lighting to minimize light intrusion into surrounding homes.

M-NCPPC STAFF REVIEW

Staff Comments/Recommendations

- The proposed storage facility represents a civic function in the existing residential community. Attention to details should be included in the design/architecture to convey a sense of civic pride. Building materials should be similar to the existing Beltsville Volunteer Fire Station structure across the street to exhibit sensitivity to the surrounding residential character. In this regard, the applicant should consider the following revisions to the architecture:
 - Utilize brickface as the external finishing material.
 - Consider alternatives to the roll-up doors that would be more attractive, such as carriage style garage doors, including windows and carriage-door-style hardware.
 - Include a cupola or other design element on the roof similar to the fire station across the street.
 - Include larger, residential-style windows and architectural detail (sills, transoms, sidelights and/or shutters, mullions) to make the proposed building a better fit with both the fire station across the street and the residential architecture predominant in the vicinity of the project site.
- Due to the residential zoning and adjacent residential land uses, there should be no outdoor storage on the site.
- The proposed street tree and shrub plantings would improve the appearance of the storage building from the public rights-of-way. Applicant should plant shade trees and shrubs behind the public utility easement to create a consistent street treatment.
- Applicant should reconsider the need for an external loading space and, if it is determined necessary, relocate it entirely outside of the public right-of-way.

Example of Aesthetic Improvements



Sample Storage Facility – image from cbstructuresinc.com

PROPOSED BELTSVILLE VFD STORAGE FACILITY

This concludes the staff presentation

Questions?