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

PGCPB No. 2020-43 File No. DPLS-465

RESOLUTION

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Parking and Loading Spaces DPLS-465, EZ Storage Capitol Heights, requesting a departure of one parking space, from the required 35 spaces, and 2 loading spaces, from the required seven loading spaces in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on March 26, 2020, the Prince George's County Planning Board finds:

1. **Requests:** A Departure from Parking and Loading Spaces DPLS-465 is requested from the requirements of Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of parking and loading spaces. This DPLS is the companion case of Detailed Site Plan DSP-04013-01 (PGCPB Resolution No. 2020-42) that was approved on the same date by the Prince George's County Planning Board.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1/M-I-O	I-1/M-I-O
Use	Consolidated Storage	Consolidated Storage
Total Acreage	3.94	3.94
Green Area (10 percent required)		1.58 acre/40 percent
Parcels	1	1
Gross Floor Area (square feet)	135,780	185,780 (50,000 proposed)
Number of Storage Units	1,020	1,450 (430 proposed)

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Office Space - 866 sq. ft. @ 4/1,000 sq. ft.	4	4
Storage Units - 1,450 @ 1/50 units	29	28
Resident Manager	2	2
Total Parking Spaces	**35**	**34***
Handicap-Accessible	2	2
Van Accessible		1
Standard Spaces		21
Compact		9
Parallel Spaces		1
Total Loading Spaces	**7**	**5**
Up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	5	3*

Note: * DPLS-465 was approved to reduce the quantity of parking and loading spaces.

3. **Location:** The site is in Planning Area 75A, Council District 6. More specifically, it is located on the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive. The site is known as 800 Ritchie Road in Capitol Heights, Maryland.

4. **Surrounding Uses:** The site is bounded to the north and east by commercial/industrial uses in the Light Industrial (I-1) Zone; to the south by a Potomac Electric Power Company (PEPCO) right-of-way, with industrial uses in the I-1 Zone beyond; and to the west by Ritchie Road, with industrial uses in the I-1 Zone beyond.

5. **Previous Approvals:** DSP-04013, for development of a consolidated storage facility, was approved by the Prince George's County Planning Board on September 30, 2004, through PGCPB Resolution No. 04-233. The site is the subject of an approved Stormwater Management (SWM) Concept Plan, 2294-2019-00, which was approved on November 8, 2019 and is valid until November 8, 2022.

   In accordance with Section 24-107(c)(7)(D) of the Subdivision Regulations, this site is exempt from the requirement of filing a preliminary plan of subdivision and a final plat of subdivision because the site contained more than 5,000 square feet of gross floor area, which was originally constructed prior to 1991 and constituted more than 10 percent of the site.

6. **Design Features:** The site has a single point of access from the frontage on Ritchie Road to the west, which leads to two parking lots in front of the storage facility building. The parking lot to the south serves the facility office, and the parking lot to the north is enclosed by a screen wall and gate to serve storage facility customers and the resident manager. The proposed 180-foot by

94-foot, three-story addition will extend from the rear of the existing building, with a continuation of the 36-foot roof height.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Parking and Loading Spaces DPLS-465:** The applicant has requested a departure of one parking space, from the required 35 spaces, and 2 loading spaces, from the required 7 loading spaces. Pursuant to Section 27-588(b)(7) of the Zoning Ordinance, the Planning Board must make the following findings:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

The proposal meets the purposes of Section 27-550 of the Zoning Ordinance by providing enough allowances for safely maneuvering vehicles in and out of parking spaces. The parking area is enclosed by fencing, which helps screen the facility from adjacent public rights-of-way, for the protection of patrons and to prevent non-users from gaining access to the facility. To account for the increase in spaces required, the applicant proposed a reconfiguration of the existing spaces on-site, incorporating compact spaces into the configuration to increase the spaces proposed. The reduction in one parking space and two loading spaces will have no negative effect on health, safety, comfort, or welfare of patrons. Consolidated storage facilities, in general, provide a useful and convenient service for the surrounding community.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The applicant indicates that the proposed number of parking spaces is appropriate, given the proposed use and low turnover of parking. Section 27-559(a) of the Zoning Ordinance allows one-third of the required spaces to be compact. The applicant is reconfiguring the existing striping to create nine compact spaces, resulting in seven more spaces on the site. Therefore, the departure is the minimum necessary, given the specific circumstances of the site.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the

County which were predominantly developed prior to November 29, 1949;

The applicant provided a parking analysis performed by the current consolidated storage tenant, demonstrating that the proposed number of spaces is adequate to serve the site. This is consistent with the needs of similar facilities run by the tenant in the area.

(iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

The applicant's statement of justification indicates that all methods for calculating the number of spaces required were utilized. Given the site constraints on this property, with the current developed condition and location of the existing building on the site, an overall reduction in the number of parking spaces is necessary.

(v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

The property is primarily in an industrial/commercial area. The nearest residential area is over 1,500 feet away, and the proposed development should have no impact on that community. In addition, as parking and business needs of the development are self-contained and fenced in, there will be no impact on surrounding businesses.

(B) **In making its findings, the Planning Board shall consider the following:**

(i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on--and off-street spaces within five hundred (500) feet of the subject property;**

This property is in an industrial area and the number of on- and off-street parking spaces, in the general vicinity and more specifically within 500 feet of the subject property, is more than adequate to serve the needs of existing uses and the planned consolidated storage facility. The applicant contends that, in more than 30 years of operating consolidated storage facilities throughout the region, the facilities all have a general surplus of parking and loading spaces.

(ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* retained the subject property in the I-1 Zone and recommended an industrial future land use. Consolidated storage is a permitted use in the zone. Therefore, the continued use of consolidated storage on the property is consistent with the recommendations of the master plan.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

This property is not located within a municipality.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

There are no parking facilities proposed in the County's capital improvement programs that would benefit the subject property. This specific use requires customers to utilize the on-site parking compound to load and unload vehicles. As a result, off-site parking facilities would have no bearing on the applicant's request.

(C) In making its findings, the Planning Board may consider the following:

(i) Public transportation available in the area;

The Prince George's County Transit System Map shows that bus Route 24 serves the subject site, with a stop directly in front of the site.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

There are no alternative design solutions to off-street facilities, which might yield additional spaces. The applicant utilized the provision for compact spaces to achieve additional spaces.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The subject property will be a consolidated storage facility. Its hours of operation will be Monday through Friday, 9:30 a.m.–6:00 p.m., and Saturday and Sunday, 9:00 a.m.–5:30 p.m. Other businesses within 500 feet of the subject property keep traditional business hours, as well.

(iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is in the I-1 Zone. Therefore, this finding is not applicable to the subject application.

Based on the analysis above, the Planning Board approved the Departure from Parking and Loading Standards, DPLS-465, to allow a reduction of one parking space and two loading spaces.

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 above-noted application.

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

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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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 26, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of April 2020.

Elizabeth M. Hewlett
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:gh

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner /s/
M-NCPPC Legal Department

Date: April 8, 2020