

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on February 14, 2002, regarding Detailed Site Plan DSP-01055 for U-Haul of Landover, the Planning Board finds:

1. The subject site is located at the terminus of Whitetire Road south of US 50 and north of Ardwick-Armore Road. The proposed use is for consolidated storage and truck rental. The existing building is approximately 21 feet in height and encompasses 90,546 square feet of existing gross floor area. The architectural elevations indicate that the existing facade is a combination of brick, block, and metal siding. The roof is flat and no mechanical equipment is designated on the elevations

2. The site development data is as follows:

Zone	I-1
Area	2.71 ac.
Use	Consolidated Storage/U-Haul Rental

Interior accessed units	821 units
Exterior accessed units	<u>0 units</u>
*Total Units	821 units

Parking spaces required

Interior units only, 1 space per 50 units (821/50)	16.42 spaces
plus 4 spaces per 1,000 square feet of office space	4 spaces
One space per 500 square feet showroom (2,595/500)	5.19 spaces
One space per 1,000 square feet vehicle rental (6200/1000)	6.2 spaces
	31.81 = 32 spaces

*Parking spaces provided	38 spaces
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Loading spaces required (interior units only)

2 spaces for first 10,000 square feet	4 spaces
plus one space per 40,000 square feet thereafter or fraction of	<u>2 spaces</u>

Total required	6 spaces
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Loading spaces provided	10 spaces
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*The notes on sheet A1.0 indicate that 34 parking spaces are required. The note should be revised to reflect 32 parking spaces are required. The notes on sheet A2.1 indicate that

858 storage units are being provided while the notes on sheet A1.0 indicate 821 storage units are being provided. These notes should be revised to reflect the correct number of storage units being provided.

3. Section 27-475.04(a) of the Prince George's County Zoning Ordinance states:
 - (A) *No entrances to individual mini-warehouse units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).*
 - (B) *Entrances to individual mini-warehouse units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.*

The proposed consolidated storage and U-Haul facility are located within an existing building. All entrances to individual mini-warehouse units are located in the interior of the building. However, several access points are located along the exterior of the building. Staff conducted a site visit and concluded that these doors are not visible from either US 50 or Whitetire Road. Staff is of the opinion that the facade of the building fulfills the function of the wall required by Section 27-475.04. The plans should be revised to include landscaping adjacent to US 50 to fulfill the above requirement and soften the appearance of the wall. The subject site is surrounded by land zoned I-1 within the same use category; therefore, the site is not subject to the requirements of Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*.

4. Signage was not included in the package provided by the applicant for review. The applicant should submit any proposed signage prior to signature approval for this plan. No pylon signage that would be visible from US 50 should be allowed. This portion of US 50 serves as a gateway to and from the county; therefore signage in this location has a significant impact on the perception of and appearance of the county.

The Planning Board is of the opinion that the addition of pylon signage along this corridor would not enhance the image of the county. Building-mounted signage would be more appropriate.

5. The site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. However, a Letter of Exemption should be required prior to issuance of any permits.
6. The Permit Review Section had numerous comments which have been addressed in the recommendation section of this report.

7. The State Highway Administration and the Transportation Planning Section have found the plans acceptable as submitted.
8. No master plan issues are raised with this application.
9.

No subdivision issues are raised
with this application.
10. The Department of Public Works and Transportation provided comments concerning road improvements. The plans should address these comments at the time of review of permits.
11. The City of Glenarden, by letter dated December 20, 2001 (Wynn to Whitmore), had no comment on the subject application.
12. The plan will, if revised in accordance with the proposed conditions of approval, represent a reasonable alternative for satisfying the Site Design Guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

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 Detailed Site Plan for the above-described land, subject to the following conditions:

1. Prior to signature approval the following revisions and or notes shall be provided:
 - a. Adjacent uses and zones shall be added to the plans.
 - b. The plans shall be revised to include a staggered row of evergreens (white pines), eight feet in height, along US 50.
 - c. The plans shall be revised to include signage. A note shall be placed on the plans indicating that pylon-mounted signage shall not be allowed.
 - d. The interior layout of the storage units shall be provided.
2. Prior to issuance of any permits the applicant shall obtain a Letter of Exemption from the Woodland Conservation Ordinance.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following 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 Brown, seconded by Commissioner Lowe, with Commissioners Brown, Lowe and Hewlett voting in favor of the motion, and with Commissioner Eley and Scott absent at its regular meeting held on Thursday, February 14, 2002, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of March 2002.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LW:rmk