



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Upper Marlboro, Maryland 20772
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PGCPB No. 2022-100(C)

File No. DSP-22007

C O R R E C T E D 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, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Industrial, Employment Zone (IE); and

WHEREAS, pursuant to Section 27-1903(c) of the Zoning Ordinance, certain development applications may be reviewed and decided in accordance with the prior Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on September 22, 2022, regarding Detailed Site Plan DSP-22007 for Cherry Lane Storage, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) requests the development of a 108,273-square-foot consolidated storage facility with 895 units and a manager's office.
2. **Development Data Summary:**

	Existing	Approved
Zone	I-1	IE (I-1 Prior)
Use(s)	Office	Consolidated Storage Facility
Acreage	2.33	2.33
Gross Floor Area (sq. ft.)	28,862	108,273

Zoning Regulations

	Required	Approved
Green Area (percentage)	10	11

OTHER DEVELOPMENT DATA

Parking Spaces

	Required	Approved
Consolidated Storage Facility–108,273 sq. ft.		
1 per 50 units with interior access	18	18
4 per 1,000 sq. ft. of gross floor area office	5	5
2 per employee (manager's office)	2	2

Note: *Accessible spaces are included in the total number of required and provided parking spaces.

Loading Spaces

	Required	Approved
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	2
1 loading space for each additional 40,000 sq. ft.	3	3
Total	5	5

Bicycle Spaces

	Required	Approved
6 spaces for up to 101 parking spaces	6	6
TOTAL	6	6

- Location:** The subject site is located in the southwest quadrant of Cherry Lane and Cherry Lane Court, in Planning Area 62 and Council District 1. The site is zoned Industrial, Employment (IE), previously the Light Industrial (I-1) Zone. The property is identified with a current street address of 14435 Cherry Lane Court, Laurel. The property is also known as Parcel 6 on Tax Map 006, Grid C4 and is subject to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*.
- Surrounding Uses:** The subject property is adjacent to a two-story office building to the north; to the east is the Cherry Lane right-of-way. There is an existing consolidated storage facility located to the south. Lastly, there are warehouse/distribution uses located to the west of the site. All of the surrounding properties are also zoned IE.
- Previous Approvals:** The subject property consists of 2.33 acres and is located on Tax Map 6 in Grid C-4 and consists of one parcel known as Parcel 6 recorded among the Prince George's

County Land Records in Plat Book NLP 119 at page 48 titled “Parcel 6, Cherry Lane Center,” dated March 30, 1984. Parcel 6 is developed with 28,862-square-foot gross floor area (GFA) of commercial office use. The subject DSP proposes to raze the existing building and construct a new 108,273-square-foot consolidated storage building.

On November 18, 1982, Preliminary Plan of Subdivision (PPS) 4-82096 titled “Cherry Lane Center” was approved by the Prince George’s County Planning Board (PGCPB Resolution No. 82-206) and approved five parcels on a 14.2-acre property for uses permitted in the I-1 Zone. All parcels were subsequently platted and have been developed except for Parcel 4. The site has an approved Stormwater Management Concept Plan 2354-2022.

6. **Design Features:** The site contains an existing four-story, 28,862-square-foot office building that is proposed to be razed for construction of a three-story, 108,273-square-foot consolidated storage facility with 895 storage units and a 1,200-square-foot manager’s office. The site will have two vehicular access points from Cherry Lane Court, with access gates and fencing surrounding the site. The site will contain 25 parking spaces to include one handicapped-accessible space, five 12-foot by 45-foot loading spaces, eleven RV and boat spaces, and three bike racks, to include a total of six bike spaces. The site will contain a 10-foot by 10-foot dumpster pad and enclosure.

Architecture

The applicant is proposing a modern architecture style for the building. The building will be three stories and 36 feet tall. The building materials will consist of a combination of masonry and decorative metal paneling. The building will include decorative canopies, colored wall panels in lighted display boxes, and automatic sliding doors and storage rollup doors in loading areas.

Signage

The site will contain two building-mounted signs. The first sign will be located on the side elevation facing Cherry Lane from the northeast and will be a total of 203.28 square feet and will be 6 feet by 33 feet long. The sign will include the logo with the words “CUBE SMART.” The second sign will be located on the front elevation facing Cherry Lane Court from the northwest, will total 411.63 square feet, will measure 16 feet by 24 feet long, and will include the logo with the words “CUBE SMART self-storage.”

Lighting

This DSP proposes building-mounted and pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site, with minimal spillover onto adjacent neighboring properties. Staff recommends approval of the lighting, as proposed.

Dumpster Enclosure

The dumpster enclosure is located on the southwest side of the building and will contain a 10-foot by 10-foot pad, with a composite plank gate and an 8-foot-tall masonry enclosure to match the color of the proposed building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.
- a. This DSP is in conformance with the requirements of Section 27-473(b) of the Prince George's County Zoning Ordinance, which governs uses in the I-1 Zone. The proposed consolidated storage use is a permitted use in the I-1 Zone. The consolidated storage use is permitted by-right in the I-1 Zone.
 - b. Section 27-474 of the Zoning Ordinance provides additional regulations for development in industrial zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all these requirements, as shown on the submitted plans, and is in conformance with the Zoning Ordinance. The proposed parcel for light industrial development is sufficient in size to meet the regulations for the I-1 Zone, as stated in Section 27-474. The property will be required to provide a 25-foot setback from the ultimate right-of-way line of all streets, which shall be at least 35 feet from the centerline, unless it is greater as shown on an approved plan, master plan, or capital improvement program per Section 27-474(b), Footnote 4. In addition, a minimum 30-foot setback combined total for both sides is required along the side yard adjoining non-residentially zoned land. This DSP complies with these requirements.
 - c. This DSP is in conformance with all of the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the prior Zoning Ordinance. The requirements of Section 27-274 have been satisfied in the following manner:

Section 27-274 - Design guidelines

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

This finding is not applicable to the subject application. There is no underlying conceptual design plan associated with the subject property.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on

the site. As a means of achieving these objectives, the following guidelines should be observed:

- (i) Parking lots should generally be provided to the rear or sides of structures;**
- (ii) Parking spaces should be located as near as possible to the uses they serve;**
- (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;**
- (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and**
- (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.**

The proposed parking compound is designed so that all loading requirements for the storage facility can be fully met on-site, without creating the need for a departure. All parking and loading space sizes and driveway aisles have been designed in accordance with Part 11 of the Zoning Ordinance.

- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:**

- (i) Loading docks should be oriented toward service roads and away from major streets or public view; and**
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

The submitted landscape plan demonstrates compliance with the above two design standards.

- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:**

- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
- (ii) Entrance drives should provide adequate space for queuing;**
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**
- (iv) Parking areas should be designed to discourage their use as through-access drives;**
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**
- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;**
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.**

The limits of the parking compound, on-site circulation driveway aisle widths, and parking space sizes have been fully designed, in accordance with the requirements of Part 11 of the Zoning Ordinance, and will provide safe, efficient on-site circulation for both pedestrians and drivers.

All pedestrian sidewalk routes are ADA compliant, to accommodate access into the building for the physically handicapped.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

- (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
- (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
- (iii) The pattern of light pooling should be directed on-site;**
- (iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;**
- (v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
- (vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

The lighting proposed in this DSP meets all of the above requirements. All prominent on-site elements, such as the main entrance to the building, will be consistently lit throughout the appropriate portions of the day. The site also utilized full cut-off optics to limit light spill-over into adjacent properties.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

There are no on-site or adjacent public areas or incompatible uses associated with the submitted DSP-22007 application. The proposed building reflects a modern architectural design with quality materials that should be aesthetically pleasing to passing motorists along Cherry Lane and Cherry Lane Court.

(5) Green area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:**
- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
 - (ii) Green area should link major site destinations such as buildings and parking areas;**
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**
 - (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**
 - (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
 - (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
 - (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**

Section 27-469(b)(1) of the Zoning Ordinance requires that, in the I-1 Zone, at least 10 percent of the net lot area be maintained as a green area. Based on the submitted site plan, approximately 11 percent of the property will be maintained as a green area. The subject application has also been designed to meet all applicable requirements of the Prince George's County Landscape Manual (Landscape Manual) and the Prince George's Tree Canopy Coverage Ordinance.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:**
- (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**
 - (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**
 - (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;**
 - (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;**
 - (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;**
 - (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and**
 - (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.**

Although no streetscape amenities are proposed as part of this light-industrial use, proposed features such as light fixtures, bike racks, and fencing have been designed to coordinate with and offer visual unity throughout the site. Street frontage improvements will be completed along all public rights-of-way that abut the subject property. These improvements will include pedestrian sidewalks, street trees, and full compliance with Sections 4.2 and 4.3 of the Landscape Manual.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and**

on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
- (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
- (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
- (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
- (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

All grading will conform to the above regulations and the approved site development concept plan.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
 - (i) Service areas should be located away from primary roads, when possible;**
 - (ii) Service areas should be located conveniently to all buildings served;**
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
 - (iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

The above guidelines largely do not apply to a consolidated storage facility in the I-1 Zone. Notwithstanding, the trash dumpster for the proposed building will be screened by an appropriate enclosure. A detail of said dumpster enclosure is reflected in the DSP set.

(9) Public spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:**
- (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
 - (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
 - (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
 - (iv) Public spaces should be readily accessible to potential users; and**
 - (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

The above guidelines do not apply to a consolidated storage facility in the I-1 Zone.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Other than the location of entrances to individual storage units, there are no specific architectural considerations, within Section 27-475.04 of the prior Zoning Ordinance, that apply to consolidated storage uses. The proposed 3-story building will contain 895 individual storage units (884 interior and 11 exterior accessed units). All exterior accessed units will be screened from view from any public street. The architectural elevations submitted with the subject application demonstrate that the materials and building signage proposed for the building will include high-quality materials, to create variations in façades and break up the overall building massing. The proposed materials include exterior masonry walls with energy-efficiency, textured metal-insulation, sandwich panel systems, and decorative metal panels. To facilitate façade variations and create visual interest, contrasting colors have been utilized in both the masonry and metal panels. The roofline also has height, material, and color variations to continue the visual effect of breaking up the building's massing. Storefront glazing windows are provided at various locations along the northwest and northeast façades. Building signage is proposed along façades with main street frontages (Cherry Lane Court, NW façade and Cherry Lane, NE façade) and is within allowable sizes, based on proposed street frontage.

- d. This DSP is in conformance with the requirements of Section 27-475.04, which governs consolidated storage uses. The proposed facility is in conformance with this section. The requirements of Section 27-475.04 have been satisfied in the following manner:

Section 27-475.04 – Consolidated Storage

- (a) Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to ensure compliance with the provisions of this Section. Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.**

(1) Requirements.

- (A) No entrances to individual consolidated storage 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 consolidated storage 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 building will contain 895 individual storage units (884 interior and 11 exterior accessed units). All exterior accessed units will be screened from view from any public street. There is no adjoining land to the site that is in a commercial or residential zone that would have any views of any externally accessed storage units.

- (C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

The maximum height of the proposed building addition is 36 feet.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

The proposed consolidated storage facility does not represent an expansion of an existing facility. Therefore, this section does not apply.

- (b) In order for a consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify the consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a). In addition, a proposed consolidated storage use within a business park development project with existing and proposed uses, within a detailed site plan application, filed and accepted by the Planning Board, and which is actively pending, pursuant to**

an approved preliminary plan of subdivision in a valid status as of November 30, 2016 shall be exempt from the prescriptions of Subsection (a) of this Section.

The proposed consolidated storage use is for new construction; therefore, this standard does not apply to this application.

- (c) **Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
- (i) **A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle;**
 - (ii) **The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located; and**
 - (iii) **The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The document titled “Staff Revisions to Technical Report,” dated September 22, 2022, provided an inventory of current consolidated storage facilities within 0.5 mile of the subject property, pursuant to Section 27-475.04(c)(ii), and the Planning Board considered said document during its review of the subject application.

8. **Preliminary Plan of Subdivision 4-82092:** The Planning Board approved PPS 4-82092 on November 18, 1982 (PGCPB Resolution No. 82-202), for five parcels on a 14.2-acre property, for uses permitted in the I-1 Zone. The PPS was approved without any conditions of approval and the record plat does not include any notes related to development of Parcel 6.
9. **2010 Prince George’s County Landscape Manual:** This DSP application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the 2018 *Environmental Technical Manual*. Type 2 Tree Conservation Plan TCP2-020-2022 was submitted with the subject application and requires revisions to be found in conformance with the WCO.

According to the TCP2, the woodland conservation threshold for this 2.33-acre property is 15 percent of the net tract area, or 0.35 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.10 acres. The woodland conservation requirement is proposed to be satisfied with 1.10 acres of off-site woodland conservation credits.

Section 25-122(c)(1) of the Prince George's County Code prioritizes methods to meet the woodland conservation requirements. The applicant submitted a revised statement of justification (SOJ) dated August 10, 2022, requesting approval of off-site woodland conservation, as reflected on the TCP2 worksheet. The applicant states that the existing forest stand is isolated, very young, and dominated with invasive species, such as callery pear, with a low priority for both preservation and restoration, per the approved forest stand delineation. The applicant explains that the site does not contain adequate amounts of native material to facilitate natural regeneration, or any existing planting areas to connect to off-site. There are no specimen, champion, or historic trees in good condition that can be used for preservation credit on-site. They further explain that the project's development viability is directly related to the proposed building size, therefore, a reduction in building footprint to accommodate on-site preservation or afforestation/reforestation is greatly diminished. The applicant states that the proposed parking and loading facilities are required for the successful operations of the proposed self-storage facility, and that any reduction to these site elements would have a detrimental impact on the operations and successful patronage of the building. The applicant states that the next logical step is to provide the requirement off-site, prioritizing off-site afforestation/reforestation of connected planting areas using transplanted native stock. This method would be prioritized above all other priorities on the remainder of the list. Staff supports the applicant's request to meet the woodland preservation requirements, as stated on their SOJ, through a combination of off-site afforestation/reforestation and preservation.

It was noted that the woodland net tract value (0.54 acre) in the site statistics table on Sheet 1 of the TCP2 is inconsistent with the TCP2 worksheet and associated table on Sheet 2 (0.56 acre). Furthermore, both of these values are inconsistent with the woodland net tract value (0.74 acre) in the site statistics table on the approved natural resources inventory (NRI). An extra line was added to the site statistics table on the TCP2 entitled "woodland in a utility easement" for the area of existing woodlands within the public utility easement, which appears to have been incorrectly deducted from the total existing woodland area to give these inconsistent net tract area values. The standard approved site statistics table format must be used on the TCP2. The existing woodland net tract value on the approved NRI (0.74 acre) must be reflected in all tables and in the TCP2 worksheet. The proposed woodland clearing value must be adjusted accordingly and calculations rerun in the TCP2 worksheet.

Additional technical revisions to the TCP2 are required and included in the conditions listed at the end of this memorandum.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to this requirement through woodland conservation and the provision of new plantings on the subject property.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Subdivision Section**—The Planning Board has reviewed and adopts the memorandum dated August 22, 2022 (Gupta to Butler), in which the Subdivision Section noted that the DSP is in general conformance with the approved PPS. Technical corrections have been added as conditions herein.
 - b. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated August 26, 2022 (Patrick to Butler), in which the Transportation Planning Section noted that the plan is acceptable and meets the finding required for a DSP, as described in the prior Zoning Ordinance.
 - c. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated August 17, 2022 (Juba to Butler), in which the Environmental Planning Section noted that the property does not contain any regulated environmental features and the area does not contain any specimen trees. Technical revisions for the TCP2 have been conditioned herein.
 - d. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated June 21, 2022 (Green to Butler), in which it was noted that, pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - e. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board has reviewed and adopts the memorandum dated June 24, 2022 (Watkins to Butler), in which WSSC provided standard comments on the subject DSP. WSSC's comments will be addressed through their own separate permitting process.
 - f. **Maryland State Highway Administration (SHA)**—The Planning Board has reviewed and adopts the email dated August 12, 2022 (Woodroffe to Butler), in which it was noted that SHA had no comments on the subject application.

- g. **Permit Review Section**—The Planning Board has reviewed and adopts the memorandum dated August 22, 2022 (Bartlett to Butler), in which the Permit Review Section provided technical comments that have been added as conditions.
 - h. **Prince George’s County Fire/EMS Department**—The Planning Board has reviewed and adopts the memorandum dated June 13, 2022 (Reilly to Butler), in which the Fire/EMS Department provided technical comments.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2.

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 Type 2 Conservation Plan TCP2-020-2022, and further APPROVED Detailed Site Plan DSP-22007 for the above-described land, subject to the following conditions:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised as follows:
 - a. Revise General Note 6 to state Parcel 6 instead of Lot 11.
 - b. Revise the property’s boundary bearings and distances to conform with the record plat.
 - c. Show dimensions of the handicapped-accessible space and access aisle on the plan to demonstrate that the required dimensions of 11 feet by 19 feet, with a 5-foot striped access aisle (the length of the space), or 8 feet by 19 feet, with an 8-foot striped access aisle are met. When one handicapped-accessible space is required for a site, that one space must be van accessible.

- d. Provide the total square footage of *~~108,237~~ 108,273 on the plan and on the storage building, in addition to the 36,091 square feet per story already shown.
 - e. Show any existing or proposed fire hydrants and fire department connections (FDC). A hydrant must be provided within 200 feet of the proposed FDC, as hose is laid by the fire department. The FDC should be arranged on the front, address side of the building, and be visible from the fire hydrant serving it.
 - f. A fire hydrant must be provided within 500 feet of the most remote portion of the building as hose is laid by the fire department.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Add the standard off-site woodland conservation notes.
 - b. The Liber and folio of the recorded easement shall be added to the standard TCP2 note on the plan. The following note is placed on the plan sheet during preparation, and is filled in by hand after recordation of the easement:

“Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation Guidance for Preparation and Recording of On-site Woodland Conservation Easements Environmental Planning Section, Prince George’s County Planning Department easement recorded in the Prince George’s County Land Records at Liber ____folio____. Revisions to this TCP2 may require a revision to the recorded easement.”
 - c. Make the following changes to the standard TCP notes on Sheet 1:
 - (1) Revise General Note 6 to state that "The property is within Environmental Strategy Area 2 (formerly the Developing Tier). This site is currently zoned Industrial, Employment (I-E). However, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Light Industrial (I-1) Zone."
 - (2) Add standard General Note 9 to the TCP2 plan.
 - d. Revise the Site Statistics Table on Sheet 1 to match the required standard table format, per the 2018 Environmental Technical Manual.

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~strike through~~ indicate deleted language

- e. Revise all references to woodland net tract value on the TCP2 to match that of the approved natural resources inventory.
- f. Revise the TCP2 worksheet, as follows:
 - (1) Add the correct TCP number to the worksheet.
 - (2) Add the correct project name in the "Property Description" or "Subdivision Name" box.
 - (3) Update the net tract value and revise the calculations.
- g. Remove all tree canopy coverage notes from the TCP2.
- h. Remove the Curve Data table from the TCP2.
- i. Darken the proposed building footprint and the proposed parking and circulation linework on each sheet of the TCP so they are clearly distinguishable from the existing building and parking.
- j. Add the TCP2 case number (TCP2-020-2022) to the TCP2 Environmental Planning Section approval block.
- k. The qualified professional must sign and date their certification on the TCP2.

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.

* * * * *

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 Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, September 22, 2022, in Upper Marlboro, Maryland.

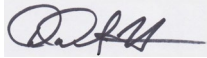
Adopted by the Prince George's County Planning Board this 27th day of October 2022 *and corrected administratively on February 6, 2023.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TB:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: February 7, 2023

*Denotes Correction

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