

PGCPB No. 2025-017

File No. DSP-23020

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the applicant, American Resource Management Group Limited Partnership, submitted an application for approval of a detailed site plan; and

WHEREAS, pursuant to Section 27-1900 *et. seq.* of the Zoning Ordinance, development applications submitted and accepted as complete before April 1, 2022, but still pending final action as of that date, may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; 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 February 27, 2025, regarding Detailed Site Plan DSP-23020 for Central Industrial Park, the Planning Board finds:

1. **Request:** This application proposes a change to the list of permitted uses for the subject property, within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones, to allow the following uses:
  - a. Contractor's office (general) as a permanent use, including the business of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:
    - (1) With storage of materials or equipment:
      - (aa) Indoors
      - (bb) Outdoors
    - (2) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site
    - (3) Including the retail sale of parts and supplies as an accessory use
  - b. Contractor's plant or storage yard:
    - (1) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight
    - (2) All others

- c. Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard
- d. Storage building accessory to:
  - (1) A permitted use
- e. Storage yard, except as otherwise specified

This request also includes proposed site improvements to the parking and pedestrian circulation. Pursuant to Section 27-548.26(b) of the prior Prince George's County Zoning Ordinance, a request to change the underlying list of allowed uses requires the submission and approval of a conceptual site plan (CSP), or detailed site plan (DSP).

## 2. Development Data Summary:

	EXISTING	EVALUATED
Zone (s)	LTO-E/MIO (prior I-1/DDO/MIO)	I-1/D-D-O/M-I-O
Use(s)	Vacant	Contractor's office and storage for materials/equipment
Gross tract acreage	1.63	1.63
Parcel(s)	1 (Parcel 15)	1 (Parcel 1)
Total Gross floor area (sq. ft.)	6,600	6,600
One-story brick building	5,831 sq. ft.	5,831 sq. ft.
One-story block shed building	329.49 sq. ft.	329.49 sq. ft.
One-story metal-sided building	439.51 sq. ft.	439.51 sq. ft.

## Development Standards (I-1/D-D-O/M-I-O):

	REQUIRED	EVALUATED
All Yards	-	-
Side Yard	30 ft.	Greater than 30 ft.
Rear Yard	None	None
Green Area*	0 square feet per PGCPB 10-73*	0 square feet

**Notes:** \*The D-D-O Zone standards contained in the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan) supersede the I-1 Zone standards where a conflict exists. The I-1 Zone requires 10 percent green area. There is no conflicting

requirement in the D-D-O Zone standards. Accordingly, the I-1 Zone green area requirement applies. However, per Prince George’s County Planning Board Resolution PGCPB 10-73, the subject property was granted a variance to the green area requirements of the I-1 Zone, to allow for no green area on the subject property.

**Parking Requirements** per the master plan (pages 554–555)

<b>Required</b>		<b>Evaluated</b>
Warehouse unit: 3 spaces for first 1,500 sq. ft. of GFA + 1 additional space per 1,500 sq. ft. of GFA, up to 10,000 sq. ft.	3 spaces + (5,100 sq. ft./1,500 sq. ft.) = 7 parking spaces	
Minimum Parking Required*	0.8 x 7 = 6	
90-degree standard nonparallel (9.5 feet x 19 feet)		4
90-degree compact nonparallel** (8 feet x 16.5 feet)		2
Handicap van-accessible	1	1
<b>Total</b>	<b>7</b>	<b>7</b>

**Note:** \*The master plan and the applicable D-D-O Zone require that the minimum required parking spaces shall be 80 percent of the minimum required by Section 27-568(a) of Part 11, of the prior Zoning Ordinance.

\*\*Per Section 27-558(a) of the prior Zoning Ordinance, the minimum size of a compact car parking space is 8.0 feet by 16.5 feet. This DSP provides compact parking spaces with a size of 8.0 feet by 19 feet.

**Loading Spaces** (Per Section 27-582(a) of the prior Zoning Ordinance)

	<b>Required</b>	<b>Evaluated</b>
Loading spaces (12 feet x 45 feet)	1	1

3. **Location:** The subject site is in Planning Area 75A and Council District 6. Geographically, it is located on the east side of Westhampton Avenue, approximately 200 feet south of its intersection with MD 214 (Central Avenue).
4. **Surrounding Uses:** The subject site is located on Tax Map 67 in Grid B4, and Westhampton Avenue abuts it to the west. The site is surrounded by properties in the Local Transit-Oriented-Edge Zone (previously in the Light Industrial and D-D-O Zones), which are developed with existing commercial and industrial uses. Like the subject property, the surrounding properties are also located in the Military Installation Overlay Zone, for height.

5. **Previous Approvals:** A Preliminary Plan of Subdivision (PPS), 4-09031, was approved by the Prince George's County Planning Board on June 24, 2010 (PGCPB Resolution No. 10-73), subdividing the previously designated Parcel 3, measuring 16,914 square feet, into two separate parcels: Parcel 14 and Parcel 15.

On June 20, 2024, PPS 4-23046, along with Certificate of Adequacy ADQ-2023-079, were approved by the Planning Board (PGCPB Resolution No. 2024-042). This PPS and ADQ were necessary to support the development expansion on Parcel 15, which will be redesignated as Parcel 1, and to establish its independent trip capacity, separate from the shared capacity with the adjacent Parcel 14, as originally defined by PPS 4-09031.

6. **Design Features:** This application is for the purpose of modifying the list of allowed uses for the subject property within the D-D-O Zone, to allow for the property to be utilized as a contractor's office, and an indoor and outdoor storage yard of materials and heavy motorized equipment. No new gross floor area (GFA) is proposed for the site.

The only proposed site improvements include one new bike rack and the striping of a pedestrian pathway and seven parking spaces (one handicap van-accessible, four standard, and two compact).

#### **Architecture**

The subject DSP does not propose any new structures on the property. The site currently includes a one-story, 5,831-square-foot brick veneer building, a one-story, 329.49-square-foot block shed, and a one-story, 439.51-square-foot metal-sided building on the north side of the property. In addition, two open-sided roofed structures covering approximately 7,673 square feet and 8,524 square feet are located within the middle of the property.

#### **Other**

The subject DSP does not propose any new signage, lighting, or trash facilities as part of the submission.

### **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2010 Approved Subregion 4 Master Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The DSP is situated within the Development District Overlay (D-D-O) Zone established by the master plan, which is guided by a distinct set of goals and development district standards designed to implement the concepts and recommendations of the master plan. However, the subject property is exempt from these development district standards, as it is classified as a legally existing development. Furthermore, as noted in the exemptions section on page 488 of the master plan, the resurfacing, restriping, or adding of landscape to parking facilities not required by the standards, are exempt from the development district standards, if the facilities were lawful and nonconforming on the date of approval of the sectional map amendment. Though the proposed improvements to stripe the existing pavement for parking spaces and a pedestrian pathway are not required by the

development district standards, the improvements are subject to the applicable standards of the prior Zoning Ordinance, and the Planning Board finds that the proposed improvements are in compliance.

8. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1, D-D-O, and Military Installation Overlay (M-I-O) Zones, and the site design guidelines of the prior Zoning Ordinance. The following discussion is offered regarding these requirements:
- a. The DSP is in conformance with the following provision, which addresses the property owner's right to request a change to the list of allowed uses for the subject property, as contained in Section 27-548.26(b), which provides in part:

**(b) Property Owner.**

- (1) Notwithstanding the provisions of subsection (a), above, a property owner may request that the District Council amend development requirements for the owner's property, as follows:**

- (B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.**

- (i) A request for changes to the underlying zone or list of allowed uses may include requested amendments to the applicable Development District Standards for the applicable D-D-O Zone.**

The applicant filed this application to request a change to the list of allowed uses for the subject property. Section 27-548.26(b)(5) of the prior Zoning Ordinance states that, in approving an application to change the allowed uses as modified by development district standards, the Prince George's County District Council must find that "the proposed development conforms with the purposes and recommendations for the development district, as stated in the Master Plan, Master Plan Amendment or sector plan, and meets applicable site plan requirement, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal."

The subject application is within the 2010 *Subregion 4 Master Plan and Sectional Map Amendment* (master plan) and "envisions balancing new development, that optimizes existing infrastructure, with maintaining and revitalizing existing neighborhoods and commercial areas through redevelopment, adaptive reuse, preservation, and conservation" (page 48). The master plan recommends industrial use on the subject property (page 62). The proposed use is consistent with the recommended land use.

Industrial uses are not specifically defined in the master plan, and the plan is silent on a description of industrial land use. However, the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) defines industrial use as areas including manufacturing and industrial parks, warehouses, and distribution, and may include other employment, such as office and service uses (Plan 2035, page 100).

The applicant intends to use the subject property as a contractor's office and a storage yard. However, a contractor's office and storage yard are not permitted uses in the master plan. This application seeks to amend the use table of the master plan, to allow the use on the subject property, in accordance with Section 27-548.26(b)(5). An analysis for how this application meets the requirements of the master plan and discussion of how it will not substantially impair the implementation of the master plan is provided below.

The master plan designates this property within Living Area E (page 107). The applicant should consider the following master plan recommended goals, policies, and strategies to help advance the intent and purpose of the plan.

#### **Recommendations (pages XVIII–XX)**

##### **Transportation and Trails System**

- **Ensure the transportation facilities are adequate prior to approval of any new development within established neighborhoods and in the designated centers in accordance with the procedures provided in the County Code.**
- **Facilitate the safe and orderly movement of traffic.**

No new development is proposed with this application, and the applicant intends to utilize the existing structures on the site without modification. Circulation around the property blends with the existing surface parking lot and is accessed from West Hampton Avenue. Adequacy for the property was found with the approval of PPS 4-23046.

##### **Environmental**

- **Support a subregion policy to direct redevelopment and infill development to existing and planned development areas instead of “greenfield” areas.**
- **Provide a continuous network of sidewalks and bikeways to facilitate pedestrian use and access.**

The use of this property as a contractor's office and storage yard is not considered “green field” development, and the applicant intends to continue use of the site consistent with how the property has been used for the past 50 years. The applicant proposes no improvements to the property, and only seeks to utilize the existing improvements. A

5-foot-wide striped pathway is shown from the parking area to the existing sidewalk on Westhampton Avenue. This will allow safe and orderly movement of pedestrian traffic on-site.

### **Living Areas E and F (Zone 3) Recommendations**

#### **Land Use and Community Design (pages 116–117)**

- **Remove or relocate the land uses that cause truck traffic impacts in the residential areas.**

The contractor's office and storage yard are located within an industrial area and are not adjacent to any residential uses. However, it is noted that the property is near residential uses which are located north of Central Avenue. The use is not expected to generate truck traffic impacts that will affect these homes.

#### **Chapter 7 Environment, Environmental Site Design (page 204)**

**Environmental Site Design (ESD) processes have been identified as ways to improve water quality throughout Prince George's County, and these methods can be applied in Subregion 4.**

**Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities.**

#### ***Strategies***

- **Increase stormwater storage in appropriate areas, such as open space and preserved and constructed wetlands.**

No new development is proposed with this application, and the applicant intends to utilize the existing structures on the site without modification. The site plan has received approval from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) per Case Number 33081-2024-SDC. The applicant should continue to work with DPIE, the Environmental Planning Section, and the applicable agencies to ensure preservation of on-site natural resources, use low-impact development techniques, and meet development standards, if construction is planned on-site in the future.

### **Tree Canopy and Green Space (page 209)**

#### **Policy 1 - Preserve, restore, and enhance the existing tree canopy (page 210).**

##### **Strategies**

- **Require a minimum of ten percent tree canopy coverage on all new development and redevelopment projects.**
- **Encourage the preservation of existing specimen trees (defined as trees 30 inches or greater in diameter at breast height) at the time of development review.**
- **Increase the percentage of urban tree canopy by planting trees and other vegetation in public and private open spaces, along roadways, in median strips, and in residential communities.**
- **Ensure that root space is sufficient for long-term survival.**

There are no existing trees on the site, and no new development is intended with this application. The applicant intends to utilize the existing structures on the site without modification. The requirements for landscaping and tree canopy coverage (TCC) are not required. If development is planned in the future, the applicant should consider increasing the tree canopy to reduce the overall heat island effect created by the proposed contractor's storage yard and surface parking lot.

### **Chapter 8 Transportation Systems, Transportation Recommendations**

##### **Goals**

- **Provide a safe, affordable, and attractive multimodal transportation system in the Subregion 4 area that:**
  - **Supports the development pattern, and the land uses associated with that development pattern, recommended by this master plan (page 233).**

Circulation around the contractor's office blends with the existing surface parking lot and provides a safe well-defined roadway system that includes areas for pedestrians and motor vehicles. Adequacy for the property was found with the approval of PPS 4-23046. The use of this site as a contractor's office and storage yard adds to the mix of uses in the area, which include industrial, commercial, institutional, and residential uses.

When the D-D-O Zone was established, it did not include a property-by-property analysis to determine which use restrictions should or should not apply to individual properties. After review, the Planning Board finds that the requested uses align with the purposes



and recommendations for the development district, as stated in the master plan, meets applicable site plan requirements, and does not otherwise substantially impair the implementation of the master plan. Although the subject property is located within the D-D-O Zone, its lack of frontage on Central Avenue ensures that the proposed uses do not substantially impair the implementation of the master plan.

9. **Preliminary Plan of Subdivision 4-23046:** PPS 4-23046 was approved by the Planning Board on June 20, 2024 (PGCPB Resolution No. 2024-042), subject to three conditions. The conditions relevant to this DSP are listed below, in **bold** text. The Planning Board's analysis of the PPS conditions follows each one, in plain text:

2. **Development of this site shall be in conformance with Stormwater Management Concept Plan 33081-2024, and any subsequent revisions.**

The proposed DSP has an approved Stormwater Management Concept Plan and associated letter, 33081-2024-SDC, which was approved on April 4, 2024, and expires April 4, 2027.

3. **Should future redevelopment of the subject property include demolition of the existing building at the northern corner of the subject property, prior to issuance of building permits, the applicant shall dedicate a 10-foot-wide PUE along the ±39 linear feet of Westhampton Avenue frontage, which is currently occupied by the existing building. This requirement shall be noted on the final plat of subdivision.**

The applicant does not intend to redevelop the subject property, and plans to use the existing structures without modification. If future redevelopment is intended, this condition will apply. The required note shall be included on the final plat of subdivision.

10. **Certificate of Adequacy ADQ-2023-079:** ADQ-2023-079 was approved by the Prince George's County Planning Director on May 16, 2024, subject to four conditions. The following conditions are applicable to this DSP and are provided below in **bold**, with the Planning Board's analysis following each condition in plain text:

1. **Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 19AM peak-hour trips and 19 PM peak hour vehicle trips.**

The square footage of the proposed construction office/storage yard is within the established trip cap. This condition has been met.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.**

A bicycle and pedestrian improvement exhibit was provided with this DSP submission. This condition has been met.

3. **Prior to the acceptance of the Detailed Site Plan (DET), the applicant and the applicant's heirs, successors and/or assignees shall show the following:**
  - a) **One bicycle rack (Inverted-U style or a similar model that provides two points of contact for a parked bicycle) within 50 feet of the entrance of the northernmost building on-site.**

The site plan shows an inverted U-shaped bicycle rack located on the northeast side of the site, directly adjacent to the one-story building, in the northernmost part of the site. This condition has been met.

11. **2010 Prince George's County Landscape Manual:** Per page 490 of the master plan, except as modified by the development district standards, the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 1.3, Alternative Compliance; Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; and Section 4.7, Buffering Incompatible Uses, do not apply within the development district. All other standards and regulations of the Landscape Manual, including Section 4.4, Screening Requirements and Section 4.9, Sustainable Landscaping Requirements, are not applicable as this DSP proposes no GFA, no new impervious surface, and no change of use intensity on the property.
12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This DSP is subject to the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; however, the site is exempt as it has a valid standard letter of exemption, in accordance with Prince George's County Council Bill CB-077-2024. At this time, no ground disturbance is proposed. If at any point ground disturbance is intended, however, this site will require a Type 2 tree conservation plan as the site is larger than one acre in size.
13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of TCC on projects that require a grading permit. Per Section 25-127(a)(1) of the Prince George's County Code, in accordance with Prince George's County Council Bill CB-21-2024, building and grading permits that propose 2,500 square feet or greater of GFA or disturbance shall be in compliance with the Tree Canopy Coverage Ordinance. There are no additional structures or ground disturbances proposed. Therefore, the subject DSP is exempt from these requirements.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:
  - a. **Community Planning**—In a memorandum dated January 27, 2025 (Bishop to Cofield), an evaluation of the application was provided, stating that no development nor change in

use intensity is approved with this application. The master plan states “the development district standards are specifically intended to address new development and redevelopment proposals in the district.” The proposed change to the list of permitted uses, and the parking and pedestrian improvements, are not considered new development or redevelopment, and therefore, are not subject to the development district standards. The Planning Board finds that, pursuant to Section 27-548.25(b) of the prior Zoning Ordinance, this application is exempt from requirements of the development district standards, as stated in the master plan.

- b. **Transportation Planning**—In a memorandum dated January 21, 2025 (Shaw to Cofield), comments were provided relative to the prior approvals and pertaining to the parking schedule, which have been incorporated into the conditions contained in this resolution.
- c. **Subdivision**—In a memorandum dated January 28, 2025 (Vatandoost to Cofield), it was noted that the DSP has been found to meet the requirements of the approved PPS and ADQ. All bearings and distances must be clearly shown on the DSP, and must be consistent with the record plat, once it is approved, or permits will be placed on hold until the plans are corrected.
- d. **Environmental Planning**—In a memorandum dated January 27, 2025 (Kirchhof to Cofield), comments were provided which have been incorporated into Finding 12 above.
- e. **Permit Review**—In a memorandum dated January 13, 2025 (Greenwall to Cofield), technical comments regarding plan notes were provided. The applicable comments are included in this resolution as conditions of approval.
- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 15, 2025 (Lord-Attivor to Hancock), no comments were provided by DPIE regarding the traffic statement provided by the applicant, which includes the Transportation Pre-submittal Checklist, traffic count, and traffic analyses at Central Avenue and Westhampton Avenue. DPIE provided a recommendation to install handicap-accessible pedestrian ramps and crosswalks along Truck Way, at the intersection of Ritchie Road and Truck Way, as an off-site improvement, in reference to the bicycle pedestrian impact statement provided by applicant.
- g. **Price George’s County Police Department**—The Police Department did not offer comments on this application.
- h. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not offer comments on this application.
- i. **City of Seat Pleasant**—The City of Seat Pleasant did not offer comments on the subject application.

15. **Community Feedback:** On February 25, 2025, two citizens, Danielle Champion and Khaalida Forbes, signed up to speak at the Planning Board hearing. Prior to the hearing on February 26, 2025, the reviewer (Cofield) contacted Danielle Champion by phone to address any questions or concerns she had regarding the application. On the morning of February 27, 2025, Danielle Champion called the reviewer to request the removal of both her name and Khaalida Forbes's name from the speakers list for the Planning Board hearing scheduled that day.
16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the proposed DSP subject to the conditions below represent a reasonable alternative for satisfying the site design guidelines of prior Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the approved development for its intended use.
17. Section 27-285(b)(2) of the prior Zoning Ordinance is not applicable because there is no CSP.
18. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
19. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the regulated environmental features (REF) have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirement of Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. There are no REF on the subject property; therefore, this finding is met.

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 RECOMMENDS APPROVAL of Detailed Site Plan DSP-23020 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
  - a. Revise the plan to include a required and provided parking schedule on the site plan.
  - b. Provide standard general notes on the site plan, as indicated below:
    - (1) Existing uses.
    - (2) Existing green area.
  - c. Label the height on the existing canopies.
  - d. Label the proposed pedestrian pathway.
  - e. Label the setbacks for all existing buildings.
  - f. Revise the street connection driveway to a minimum 22 feet wide.


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 Washington, seconded by Commissioner Geraldo , with Commissioners Washington, Geraldo, and Shapiro voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, February 27, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of March 2025.

Peter A. Shapiro  
Chairman

By   
Jessica Jones  
Planning Board Administrator

PAS:JJ:DC:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner  
M-NCPPC Legal Department  
Date: March 12, 2025