THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

PGCPB No. 12-108

File No. DSP-88072/09

RESOLUTION

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 November 15, 2012, regarding Detailed Site Plan DSP-88072/09 for Forestville Center–Parcel 13, the Planning Board finds:

1. **Request:** The subject application is for approval to develop Parcel 13 into a contractor's storage yard with a 4,264-square-foot combined warehouse/office building in two phases in the I-1 Zone. A variance for the height of the existing retaining walls along the site's frontage on Kaverton Road, the northern property line and the southern property line and for a portion of the proposed fencing is also approved. The property is currently being used as a storage yard for construction supplies and equipment and the applicant has filed this application to validate that use.

2. **Location:** The subject site is located on the east side of Kaverton Road, approximately ¼ mile north of Cryden Way and adjacent to the Capital Beltway (I-95), in Council District 6 and Planning Area 75A in the Developed Tier.

3. **Surrounding Uses:** The subject property is surrounded to the north and south by industrial uses, to the west by the Capital Beltway and to the east by Kaverton Road.

4. **Previous Approvals:** The subject property was rezoned from the I-4 to the I-1 Zone through the March 1986 *Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity Planning Area 75.* The I-1 Zoning of the subject property was retained with the June 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment.*

   The Final Plat of Subdivision was approved on August 19, 1988 for Parcels 8 through 13 and required detailed site plan approval prior to the issuance of building permits.

5. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	Light Industrial (I-1)	Light Industrial (I-1)
Use(s)	Storage Yard (not legally permitted)	Contractor's Warehouse with Offices and Outdoor Storage
Acreage	1.70	1.70
Parcels	1	1
Building Square Footage (GFA)	None	4,264

Parking Required:

Contractor's Offices - 430 sf (1 space per 250 sf)	2 spaces
Warehouse- 3,834 sf (3 spaces for first 1,500 sf and 1 space per each additional 1.500 sf)	5 spaces (1 which must be handicap van accessible)
Total:	**7 spaces**
Parking Provided:	7 standard spaces
	1 handicap van accessible space
Total:	**8 spaces**

Note: The improvements approved in Phase 1 do not include any gross floor area (GFA) and do not require parking.

6. **Design Features:** The subject site currently features existing retaining walls, storage structures that are to be removed and a concrete access drive with steel gate. The subject detailed site plan is approved to develop the site into a contractor's storage yard with a warehouse/office building in two phases. Phase one includes the addition of an eight-foot-high steel privacy fence with barbed wire along Kaverton Road, for the site's interim use as a storage yard, with landscaping improvements as required by the 2010 *Prince George's County Landscape Manual.* A variance for the height of the existing retaining walls along the site's frontage on Kaverton Road, and along the northern and southern property lines, is also approved. A portion of the proposed steel screen fence which extends into the northern and southern side yards is also included in the variance approval. The existing retaining wall along Kaverton Road is 24 inches thick, varies in height from

six to eleven feet and is faced with a faux-stone finish. There are also existing retaining walls along the entire northern property line varying in height from three to ten feet, and along a portion of the southern property line, varying in height from two to seven feet. Those portions of the existing retaining walls which are greater than six feet high require a variance in order to remain on the subject property and are further discussed in Finding 7 below. A condition of approval of this application requires the existing steel gate and proposed steel screen fence to be painted a natural color, consistent with the faux stone finish of the existing retaining wall.

Phase 2 includes the construction of a combined contractor's warehouse and office building, parking lot and removal of a portion of the Phase 1 retaining wall and fence along Kaverton Road. The building approved in Phase 2 is one story constructed of poured concrete with a brick pattern finish. The front façade, which faces Kaverton Road, features two office space entries, one to the far right and one to the far left side of the building, with two loading/bay doors in the middle of the façade. The side elevations are both designed to feature two windows in the area of the front office spaces. The gables exhibit two-foot round windows with four-inch trim integrated with a stair-patterned offset detailing in the gable. The gables are proposed to be constructed of painted plywood. The rear façade features two entry doors, one on the far right and one on the far left of the façade, each under a double window. The parking lot is located directly in front of the building and is designed so that it is accessed separately from Kaverton Road and is divided by an internal retaining wall from the storage yard. The steel screen fence and retaining wall are to be removed in the area of the Phase 2 parking lot and the area graded to provide direct access to the front of the building.

The elevations provided by the applicant show the proposed building with a blue finish. The Planning Board found that the poured brick-form concrete façade should be finished in a color consistent with natural brick or stone and that the plywood gables should be revised to be clad with a durable material such as vinyl or cementitious siding. The approved building also features loading doors on the front façade of the building, inconsistent with the location of the loading space which is on the left side of the building and accessed from the storage yard. Furthermore, the front of the building is directly adjacent to the parking lot and does not provide for sufficient space to allow for loading and circulation in conjunction with the proposed parking. At the hearing, the applicant proposed to relocate the loading space within the building. These revisions were accepted by the Planning Board and have been included as conditions of approval of this application.

7. **Conformance to the applicable sections of the Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of Industrial Zones and, in particular, the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

   a. The detailed site plan is in conformance with the general requirements of Industrial Zones with the exception of Section 27-465 which sets forth requirements for fences and walls as follows:

Section 27-465 Fences and Walls

(a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.)

The subject application proposes to preserve existing retaining walls within the required 25-foot front building setback to the west and the 30-foot combined side yard setback to the north and south, and proposes two sections of screen fencing beyond the 30-foot combined side yard setback to the north and south, all of which exceed the six-foot height limit. A variance from this requirement is approved as part of this application.

Pursuant to Section 27-230(a) (Criteria for granting appeals involving variances) of the Zoning Ordinance:

(a) A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:

(1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;

The subject site features exceptional topographic conditions with steep slopes falling on the west to Kaverton Road, on the north falling into the stream valley and on the east falling toward the Capital Beltway. The retaining walls which are in place provide for a relatively flat plateau on the subject site which abuts the property to the south. Additionally, the flatter areas behind retaining walls along the western and northern portions of the site have been rip-rapped in accordance with an approved stormwater management system which has been designed to accommodate the steep grade change on-site. Together, the retaining walls and stormwater management system leave only approximately 50 percent of the parcel available for its intended development as a contractor's office with storage yard.

(2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

The strict application of this setback requirement would result in exceptional hardship and unusual practical difficulties to the owner. Imposing the required setback would require the applicant to remove one to two courses of the pre-cast concrete retaining wall and in turn affect the stormwater management system which is in place. The rip-rapped areas would need to be lowered to prevent

stormwater from flowing over the retaining walls. Such a modification to the existing wall would also reduce the flat, developable area of the site or necessitate additional walls interior to the site which would themselves create additional complexity in developing a workable layout for the site. The eight-foot-high steel fence proposed along Kaverton Road is for the purpose of conformance to Section 27-469 of the Zoning Ordinance which requires that outdoor storage not to be visible from a street. The proposed screen fence meets the required 25-foot setback from Kaverton Road but extends into the northern and southern side yards, where a 30-foot combined side yard setback is required, in order to provide full screening to the storage yard.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

As stated in Finding 13 below, The Vision Statement for the Subregion 4 master plan indicates that industrial areas should be improved and buffered to minimize their visual and environmental impacts. The granting of the variance facilitates such development by allowing the existing wall to remain in its current form as an attractive screen for the storage yard and as part of the structural arrangements for mitigating stormwater runoff. The fencing will also minimize visual impacts of the storage yard. As a result, the granting of the variance will not substantially impair the intent, purpose or integrity of the General Plan or Master Plan.

The Planning Board found that the variance application has satisfied the above three criteria for approval. A variance is needed for this development because of the existing steep slopes within the site and the provisions of Section 27-469 of the Zoning Ordinance which requires the screening of storage yards. The retaining walls provide for stormwater management measures designed to accommodate the steep slopes, in addition to security and screening for the storage yard, all of which are consistent with the recommendations of the Subregion 4 master plan. The Planning Board therefore approves the variance from the requirements of Section 27-465(a).

b. The detailed site plan is in conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in industrial zones. The contractor's warehouse, office and storage yard is a permitted use in the I-1 Zone.

c. The detailed site plan is in general conformance with Section 27-474, Regulations in Industrial Zones, regarding setbacks and green area. The building approved in Phase 2 meets the required 30-foot combined side and 25-foot front building setback requirement. However, retaining walls and fencing exceeding six feet in height are also required to meet the building setbacks. A variance is approved as part of this application for retaining walls and fencing over six feet in height which do not meet the required building setbacks, and the variance is discussed in this Finding above. A condition of approval requires the

plan be revised to clearly dimension the building setbacks on all sides of the building. The plan notes that 54.3 percent green space is provided in Phase 1 and 59.9 percent green space is provided in Phase 2. A condition of approval requires that the applicant affirmatively demonstrate the green area calculations pursuant to Section 27-469(b), and provide a note on the plan which includes the required and provided green area, as discussed further below.

d. Section 27-469, I-1 Zone (Light Industrial), establishes parameters for landscaping, screening and buffering of development in the I-1 Zone. The following parameters are applicable to the subject application:

Section 27-469(b) I-1 Zone (Light Industrial).

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

(1) At least ten percent (10%) of the net lot area shall be maintained as green area.

(2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.

The plan notes 54.3 percent green space is provided in Phase 1 and 59.9 percent green space is provided in Phase 2, which is well above the required ten percent green area. However, the landscape strips provided along the rights-of-way pursuant to Section 4.2 of the Landscape Manual appear to have been used as part of the provided green area calculations. A condition of approval requires the applicant to affirmatively demonstrate the green area calculations pursuant to Section 27-469(b) of the Zoning Ordinance and provide a note on the plan which includes the required and provided green area.

(c) Outdoor storage.

(1) Outdoor storage shall not be visible from a street.

The subject plan indicates an eight-foot-high steel screen fence with barbed wire is to be constructed, in combination with the existing retaining wall, along the site's frontage on Kaverton Road, both to screen the storage yard and provide security to the storage area.

8. **Conformance to Record Plat NLP 140 @ 96:** The subject property, Parcel 13, was recorded in 1986 in plat book NLP 128 @ 100. A plat of correction was recorded in 1988 in plat book

NLP 140 @ 96. The detailed site plan was referred to the Subdivision Review Section, found to be in conformance with the final plat and is further discussed in Finding 13 below. The final plat contains the following note:

> "Development of these lots must be in accordance with site plans approved by the Prince George's County Planning Board for each individual lot prior to the issuance of grading sediment control or building permits. The site plans shall provide for adequate landscape buffering to limit direct views from adjoining neighborhoods and I-95."
>
> This application has been filed in order to fulfill this requirement. There are no adjoining neighborhoods and the landscaping requirements along the Capital Beltway (I-95) are further discussed in Finding 10, below.

9. **Detailed Site Plan DSP-88072 and its revisions:** On September 22, 1988, Detailed Site Plan DSP-88072 (PGCPB Resolution No. 88-444) was approved by the Prince George's County Planning Board for the development of Parcels 11 and 12, subject to three conditions.

On March 10, 1997, Detailed Site Plan DSP-88072-02 was approved by the District Council for a revision to the development of Parcel 12, subject to three conditions. The conditions of previous approvals for Detailed Site Plan DSP-88072 are not applicable to the review of this application because the previous approvals were for the development of adjacent Parcels 11 and 12 only.

10. **Conformance to the Prince George's County Landscape Manual:** This application is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) Sections 4.2, 4.3, 4.4, 4.7 and 4.9.

a. **Section 4.2**—Requirements for Landscape Strips along Streets, requires that a landscape strip be provided on a property for all nonresidential uses in any zone, abutting all public and private streets. For Phase 1, the applicant chose Option 4 which requires one shade tree to be planted per 35 linear feet of street frontage, excluding driveway openings, in a four-foot-wide landscape strip in combination with a three-to-four-foot-high masonry wall along Kaverton Road. The applicant is utilizing the existing masonry retaining wall which is six to eleven feet high and located ten feet back from the right-of-way in fulfillment of this requirement. However, the entire length of frontage along Kaverton Road, excluding the one driveway opening, has not been correctly reflected in the 4.2 Landscape Schedule. The current calculation excludes a portion of the southern site frontage which is proposed to be paved with a second driveway opening in Phase 2. A condition of approval requires the Section 4.2 Schedule and associated landscaping be revised to meet the minimum requirements for only that development approved in Phase 1. For Phase 2, the plan shows the partial removal of the retaining wall at the southern end of the frontage along Kaverton Road, where a parking lot and additional driveway access are to be located. The applicant chose to use Option 2, requiring one shade tree and five shrubs per 35 linear feet of frontage in a minimum ten-foot-wide landscape strip with an average width of 15 feet, for only that portion of the southern frontage which will be revised in Phase 2. The required

plant material is proposed to be provided. For the frontage along the Capital Beltway (I-95), the applicant chose to use Option 2 of the Section 4.2 requirement. Existing tree cover for a variable width of ten to thirty feet wide is directly adjacent to the Capital Beltway right-of-way and located in a 50-foot-wide Washington Suburban Sanitary Commission (WSSC) easement, which is proposed to be undisturbed, on the subject property. The applicant is proposing to provide the required eight shade trees and 39 shrubs directly adjacent to the WSSC easement for a total width of over 50 feet of landscaping and green area. A record plat note also requires that the site plans shall provide for adequate landscape buffering to limit direct views from I-95. The Planning Board found that the proposed plant material, in combination with the existing tree canopy, limits the direct views from I-95.

b. **Section 4.3**—Parking Lot Requirements, requires parking lots over 7,000 square feet to provide a perimeter landscape strip, when located within 30 feet of an adjacent property where there is no intervening building, and interior parking lot planting area. The parking lot included in Phase 2 of this plan is less than 7,000 square feet and is not required to provide a perimeter landscape strip or interior planting.

c. **Section 4.4**—Screening Requirements, requires that outdoor storage areas and mechanical equipment be screened from various areas and adjacent uses which are not industrial. The subject property and all adjacent properties have industrial uses. Therefore, the subject property is not required to provide screening for the outdoor storage pursuant to the Landscape Manual. Loading spaces are also required to be screened from adjacent residential land or uses and constructed public streets. The loading space is to be located within the building and will be screened from the public streets.

d. **Section 4.7**—Buffering Incompatible Uses, requires a landscape buffer to be planted between incompatible adjacent uses. Both parcels which adjoin the subject property are also zoned I-1. Parcel 12 to the south is an outdoor storage yard with a monopole and Parcel 16 to the north is also an outdoor storage yard. The adjacent uses are considered to be high impact uses, compatible with the use of the subject site, as defined by the Landscape Manual. Thus, no 4.7 bufferyard is required between the properties. It should be noted that the proposed plans indicate adjacent Parcel 16 to be undeveloped and vacant. A condition of approval of this application requires the applicant to revise the labeling of the adjacent parcel and the applicable 4.7 Schedule to reflect its use as a storage yard.

e. **Section 4.9**—Sustainable Landscape Requirements, requires a certain percentage of plant material proposed to meet the requirements of the Landscape Manual to be native species. The applicant is proposing 100 percent native species for trees and approximately 38 percent native species for shrubs in Phase 1 which satisfies the requirements of this section. Phase 2 includes one additional native shade tree and nine additional native shrubs to be planted. The proposed plan reflects two separate 4.9 schedules for Phase 1 and Phase 2. The Section 4.9 Schedule for Phase 2 only reflects the additional plant

material of one shade tree and nine shrubs that are to be added in Phase 2. It should be noted that all plant material under Phase 1 is proposed to remain as part of the Phase 2 development. A condition of approval of this application requires the applicant to include such a note on the Landscape Plan.

11. **Conformance to the Woodland and Wildlife Habitat Conservation Ordinance:** The Environmental Planning Section indicated that the subject detailed site plan is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance, as further discussed in the referral comments shown in Finding 13 below.

12. **Conformance to the Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the subject property is 10 percent of the gross tract area or 0.17 acres (7,405 square feet) based on the I-1 zoning. The applicant has provided a Tree Canopy Coverage schedule on the plan which demonstrates the requirement as being met through existing and proposed trees.

13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The comments are summarized as follows:

a. **Community Planning**—The Planning Board accepts the following findings:

(1) The Vision Statement for the Subregion 4 master plan indicates industrial areas are improved and buffered to minimize their visual and environmental impacts. (See p.48 of the Subregion 4 master plan)

(2) Policy 1 under the Proposed Industrial Use Development Pattern of the Subregion 4 master plan is to "Preserve and enhance existing industrial uses wherever possible along the northern and eastern perimeter of the subregion." (p.123 of the Subregion 4 master plan)

(3) Sufficient screening or landscaping should be provided to screen the proposed storage yard from Kaverton Road.

(4) Approval of the variance from Section 27-465 of the Zoning Ordinance, to allow a ten-foot retaining wall, will not substantially impair the intent, purpose, or integrity of the Subregion 4 master plan.

Screening is to be achieved by an eight-foot-high steel fence, in combination with a six-to eleven-foot-high retaining wall, along Kaverton Road.

b. **Environmental Planning**—The Planning Board accepts the following findings:

(1) The site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance. A standard letter of exemption was issued on June 22, 2011.

(2) The site has a Natural Resources Equivalency Letter (NRI-EL-043-11-01).

(3) There are no environmental constraints associated with this site or the proposed development.

c. **Subdivision Review**—The Planning Board finds that the application is exempt from the requirement of filing a preliminary plan of subdivision pursuant to Section 24-111 of the Subdivision Regulations. The Detailed Site Plan DSP-88072-09 is in substantial conformance with the record plat and the Planning Board accepts that, prior to certificate approval the detailed site plan, sheet 4 of the plan shall be revised to add the gross floor area (GFA) of the proposed building.

Prior to the hearing, the plans were revised to include the labeling of the gross floor area of the proposed building as required.

d. **Historic Preservation**—The Planning Board finds that a Phase I archeological survey is not recommended and that the probability of archeological sites within the subject property is low.

e. **Transportation Planning**—The Planning Board finds that no traffic related findings are required and ingress, egress and on-site circulation are acceptable.

f. **Permit Review**—The Planning Board accepts the following findings:

(1) The site plan should be revised to clarify the proposed use. The parking schedule indicates the use being a warehouse with an incidental office due to the square footage. However, the proposed use is showing a contractor's office with an outdoor storage yard. Need to clarify.

(2) The site plan should be revised for a loading schedule if the use is for a warehouse. The required loading ratio is 1 space per 1,500-10,000 square feet. Need to demonstrate the loading space as well on the site plan.

(3) The site plan should be revised to clarify the number of provided parking spaces. The parking schedule demonstrates seven total spaces provided. However, the site plan demonstrates eight parking spaces. Need to clarify.

(4) The site plan should be revised to demonstrate the length of the one handicapped and two standard parking spaces. These spaces must be delineated at 19 feet.

(5) The site plan should be revised to demonstrate the dimensions and total square footage of the proposed building.

(6) The site plan should be revised to demonstrate the limits of the outdoor storage area/yard.

(7) The site plan should be revised to show the required ten percent green area, calculations and location.

(8) The detail sheet should be revised to include the proposed 9.5-foot-high fence with barbed wire.

(9) The Landscape Plan should be revised per Section 4.2 along Kaverton Road (south end) to include the nine shrubs. All landscaping must be provided within the 10-15-foot landscape strip.

(10) The Landscape Plan should be revised per Section 4.2 along Kaverton Road (north end) to clarify the height and type of the existing masonry wall.

(11) The Landscape Plan should be revised per Section 4.2 along the Capitol Beltway (I-95). Per Section 4.7-3(C) there can only be a substitute of trees and shrubs within the required buffer yard of section 4.7. Need to demonstrate the required eight shade trees.

(12) The Landscape Plan should be revised per Section 4.9 of the 2010 *Prince George's County Landscape Manual* to clarify the answer to Number 3, if existing invasive species on-site are to remain undisturbed.

(13) The Landscape Plan may need to be revised per Section 4.9 if the substituted plants in section 4.2 cannot be used since substituted plants are only allowed in Section 4.7.

The above comments have either been addressed or are included as conditions of approval of this application.

g. **Department of Public Works and Transportation (DPW&T)**—DPW&T offered the following comments on the subject application:

(1) The property is located on the east side of Kaverton Road, approximately 25 miles north of Cryden Way. Kaverton Road is a Master-Planned industrial roadway (I-414). The necessary right-of-way (70 feet) exists along Kaverton Road roadway frontage. Frontage improvements will be required, including street trees and street lighting.

(2) Full-width, two-inch mill overlay for all County roadway frontages may be required.

(3) Adequate site distance and turning radii are necessary for all access/exit points off this site in accordance with American Association of State Highway Transportation Officials (AASHTO) standards.

(4) All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's Road Ordinance, DPW&T's Standards and Specifications and the Americans with Disabilities Act (ADA).

(5) Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T's Policy and Specification for Utility Installation and Maintenance Permits" are required.

(6) All storm drainage systems and facilities are to be in accordance with DPW&T's Specifications and Standards.

(7) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.

(8) Conformance with DPW&T's street tree and street lighting standards and specification is required.

(9) Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.

(10) The proposed detailed site plan is consistent with the approved DPW&T Stormwater Management Concept Plan 34405-2011, dated January 12, 2012.

(11) A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for the proposed building, is required.

The above comments which require revisions to the proposed plans have been included as conditions of approval of this application. A street construction permit will be required for road frontage improvements and driveway apron improvements. The comments related to those improvements will be addressed at the time those permits are issued.

h. **Prince George's County Health Department**—The Prince George's County Health Department provided the following recommendations on the subject application:

(1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light. It is recommended that light levels at the commercial property line should not exceed 0.1 footcandles (fc).

(2) During the construction phase of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The dust control recommendation of the Health Department has been included as a condition of approval of this application. The Planning Board found that light trespass is not a particular concern in this application given the surrounding industrial area.

i. **State Highway Administration (SHA)**—SHA indicated no objection to the proposed plan.

j. **Washington Suburban Sanitation Commission (WSSC)**—WSSC gave regulatory information regarding WSSC rights-of-way and the following comments specific to this application:

(1) Add the proposed pipeline alignment(s) with water and sewer house connection(s) to the plan. Additionally, if easements are required, their limits and locations must be shown. *See WSSC Design Manual C-2.1

(2) Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number. Existing twelve-inch water and existing eight-inch sewer along Kaverton Road needs to be shown on the plans.

(3) There is a 54-inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Cast Iron (CI). It is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material prior to System Extension Permits (SEP) Phase-2 System Integrity Review submittal. A WSSC inspector must be present at the time of the test pit.

(4) Commercial sites and proposed water systems (greater than three-inch diameter) with a developed length of more than 80 feet will require an outside meter setting in a vault. Show and label vault and required WSSC right-of-way.

(5) WSSC easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Under certain conditions (and by special request)

storm drains may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement between WSSC and the developer.

The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

The plans have been revised to show the location of the existing water and sewer mains along Kaverton Road and to show the location of the proposed water and sewer line connections to the subject property on the Phase 2 site plan. Additional requirements shall be evaluated by WSSC at the time of application for water and sewer services by the owner or developer.

k. **Prince George's County Police Department**—The Prince George's County Police Department provided the following recommendations on the subject application:

(1) Ensure adequate lighting to the rear of the building. In the evening hours and overnight the rear of the facility will be dark and may be subject to criminal activity. The lighting will allow for natural surveillance and illuminate activities to the rear of the building in the storage yard deterring the potential for criminal activity.

(2) Natural Surveillance is known as the crime prevention through environmental design (CPTED) principle. Natural Surveillance limits the opportunity for crime by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction. Potential offenders feel increased scrutiny and limitations on their escape routes. In a nutshell it is "seeing and being seen."

A condition of approval requiring building-mounted lighting be provided by the entryways on the left side and rear elevations of the building is required prior to certification of this detailed site plan.

l. **City of District Heights**—At the time of the Planning Board hearing, there had not been any comments provided on the subject application.

14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without detracting substantially from the utility of the proposed development for its intended use. The conditions of approval will enhance the site's conformance to the design guidelines regarding parking, loading,

circulation and lighting. Moreover, the proposed storage yard and building are in keeping with the purposes of the June 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* and the I-1 Zone in which it is to be located.

15. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features this required finding does not apply.

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 DSP-88072/09, and a variance from Section 27-465(a) subject to the following conditions:

1. Prior to certification, the applicant shall revise the architectural elevations as indicated, or provide additional information as follows:

   a. Show and label the brick form poured concrete façades to be finished in a color consistent with a natural stone or brick.

   b. Show and label the painted plywood gables to be constructed or clad with a durable façade material such as vinyl or cementitious siding in a color that coordinates with the main façade of the building.

   c. Show the required loading space within the building.

   d. Provide samples of the proposed finishes of the building and revised architectural elevations to be reviewed and approved by the Urban Design Section as designee of the Planning Board.

   e. Provide building-mounted light fixtures on the rear and left side elevation to illuminate entryways to the building. Details of the proposed light fixtures shall be provided on the plans.

2. Prior to certificate of approval, the detailed site plan shall be revised to:

   a. Clearly label the building setbacks on all sides of the building.

   b. Provide the green area calculations pursuant to Section 27-469(b) of the Zoning Ordinance, and place a note on the plan which includes the required and provided green area.

   c. Label the limits of the outdoor storage area/yard for Phase 2.

d. Submit a site distance analysis demonstrating that adequate sight distance and turning radii have been provided for all access/exit points off this site in accordance with the American Association of State Highway Transportation Officials (AASHTO) standards.

e. Provide sidewalks along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance, unless modified by the Department of Public Works and Transportation (DPW&T).

f. Indicate in the notes the applicant's intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

g. Indicate the color of the proposed steel screen fence and existing gate on the provided detail site plan. The color selected shall be a non-white natural color consistent with the faux stone finish of the existing retaining wall.

3. Prior to certificate of approval, the landscape plan shall be revised to:

a. Reflect the correct the linear frontage, as proposed in Phase 1, in the 4.2 Schedule for the southern portion of the Kaverton Road frontage and provide the minimum required landscaping.

b. Provide a note under the Plant List and Section 4.9 Schedule for Phase 2 that all plant material shown under Phase 1 is proposed to remain as part of the Phase 2 development.

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey and Hewlett voting in favor of the motion, with Commissioner Geraldo recused, and with Commissioner Shoaff absent at its regular meeting held on Thursday, November 15, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of December 2012.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:SM:arj

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 11/26/2012