

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on June 8, 2000, regarding Detailed Site Plan SP-00006 for Glen Dale Business Campus Self Storage Plus, the Planning Board finds:

1. Detailed Site Plan SP-00006 was submitted in accordance with the requirements of Section 27-475.04, Miniwarehouses, of the Zoning Ordinance, which requires a Detailed Site Plan for all miniwarehouses in Industrial Zones.
2. The subject site (Parcel A) in the I-1 (Light Industrial) Zone, consisting of approximately 3.2 acres, is located on the south side of Aerospace Road, just west of its intersection with Forbes Road. Miniwarehouses are permitted uses in the I-1 Zone according to Section 27-473 of the Zoning Ordinance. The existing uses on the adjacent properties are as follows:

North - Aerospace Road

South - Office (zoned I-1)

East - Office (zoned I-1)

West - Office (zoned I-1)

3. The subject property is developed with an existing 53,732-square-foot warehouse building. The applicant proposes to use the existing warehouse building for consolidated storage with 360 internally accessed storage units and a 150-square foot accessory office. The site has access to Aerospace Road through a 26-foot-wide easement for ingress and egress along the northern end of the property and a 41-foot-wide easement along the southern end of the property. There are no exterior changes proposed for the existing building. There is no additional square footage added by the proposal. Four loading spaces are provided on the rear of the property. Access to the building is also provided from the west side of the building. Parking is provided in the west side yard. There is an existing concrete sidewalk along the west and south sides of the building.
4. Section 27-475.04 (a)(1), Miniwarehouses, establishes the following parameters for miniwarehouse proposals:
  - (A) *No entrances to individual miniwarehouse units shall be visible from a street or from adjoining land in any residential or commercial zone (or land 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 miniwarehouse 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 miniwarehouses are located within the existing building and the loading and unloading for the building is from the rear of the property. Therefore, the entrances to the individual miniwarehouses will not be visible from Aerospace Road and the adjacent properties. The loading area for the building would, however, be visible from the property to the south. Although the adjacent property to the south is zoned industrial, there are existing offices located on this property. Although the screening required by the above section does not apply to this proposal, it would be appropriate to screen the loading areas from the office property to the south to avoid visual impacts. Therefore, a condition of approval has been added to require a sight-tight fence along the south property line. The sight-tight fence will completely screen the loading area from the adjacent properties.

5. The proposal is exempt from the requirements of the *Landscape Manual* because it involves no increase of gross floor area, no new parking areas and no change of use category. The site was developed prior to September 9, 1974. The existing landscaping will be retained.
6. The proposed parking is consistent with the following requirements of Section 27-568, Parking Requirements, and Section 27-582, Loading Requirements, of the Zoning Ordinance:

REQUIRED PARKING SPACES		PROPOSED
One per 50 internally accessed units	7 for 350 units	16
Two per 1,000 sq.ft. of office space	1 for 150-sq.ft. of office space	1
Two spaces for the resident manager	0	0
Total number of parking spaces	8	17
REQUIRED LOADING SPACES		PROPOSED
Two per 10,000 sq.ft. of gross floor area of the building	2	2
One (1) for each additional 40,000 sq.ft. of gross floor area or fraction	2	2

Total number of loading spaces	4	4
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7. The applicant has not provided any information on the proposed signage for the miniware-houses. A condition of approval has been added that the applicant provide information on the proposed signage.
8. The Permits Review Section (Gallagher to Srinivas, April 24, 2000) has requested minor changes to the parking schedule. A condition of approval has been added to require the parking schedule to include parking information for the storage units, office and the resident manager.
9. The Transportation Planning Section (Masog to Srinivas, May 24, 2000) has stated that there are no transportation issues related to this project.
10. The Subdivision Section (Chellis to Srinivas, April 21, 2000) has stated that the minor discrepancies between the recorded plat and the proposed site plan must be corrected. A condition of approval has been added to require these changes.
11. The City of Greenbelt (Craze to Srinivas, April 20, 2000) has no comments regarding the proposal.
12. The Department of Environmental Resources (Guzman to Srinivas, May 8, 2000) has no comments regarding the proposal.
13. The Environmental Planning Section (Miller to Srinivas, April 18, 2000) has stated that the proposal is exempt from the requirements of the Tree Conservation Ordinance because there is less than 10,000 square feet of woodlands and no pre-existing Tree Conservation Plan for the property. A condition of approval has been added to require a letter of exemption for this property.
14. The Community Planning Division (Fields to Srinivas, April 25, 2000) has stated that there are no master plan issues regarding this proposal.
15. The Department of Public Works and Transportation (Hijazi to Srinivas, April 27, 2000) has stated that the frontage improvements along Aerospace Road must be in accordance with DPW&T standards #13.
16. With the proposed conditions, the Detailed Site Plan SP-00006 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

17. The existing easement (Liber 4242, folio 505) serving both Parcel ■A• and Lot 7 was previously authorized for use as vehicular ingress/egress to the subject property pursuant to the approval of Preliminary Plat 4-83012. Parcel ■A• has no frontage on a public right-of-way and the area of land where Lot 7 has public street frontage is predominately encumbered with a requirement for use as a landscape buffer. Vehicular access via this private right-of-way is in accordance the Subdivision Regulations of Prince George's County.

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 SP-00006, subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the site/landscape plans shall be revised to show the following:
  - a. A sight-tight fence along the south property line to screen the loading spaces.
  - b. The location, details and lighting of any proposed identification signs.
  - c. The parking schedule revised to include parking information on the storage units, office and the resident manager.
  - d. Correct delineation of the ingress and egress easements, the recorded 10-foot public utility easement and the extent of the WSSC easement on Lot 7, as described on the final plat of subdivision NLP 136@48.
2. Prior to issuance of any permits, the applicant shall obtain a letter of exemption from the Environmental Planning Section.

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

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Brown, seconded by Commissioner McNeill, with Commissioners Brown, McNeill and Hewlett voting in favor of the motion, and with Commissioner Boone absent, at its regular meeting held on Thursday, June 8, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of July 2000.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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