



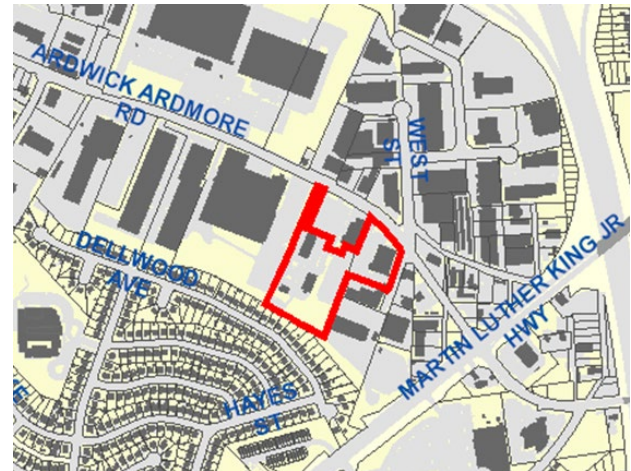
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Steamfitters Property

4-23045

| REQUEST | STAFF RECOMMENDATION |
|---|---|
| Two parcels for 59,124 square feet of nonresidential use. | With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision 4-23045• Approval of Type 1 Tree Conservation Plan TCP1-015-2024 |

| | |
|--|-----------------|
| Location: At the southwest corner of the intersection of Ardwick-Ardmore Road and Preston Drive. | |
| Gross Acreage: | 8.28 |
| Zone: | IE/RR |
| Prior Zone: | I-1/R-R |
| Reviewed per prior Subdivision Regulations: | Section 24-1900 |
| Gross Floor Area: | 59,124 sq. ft. |
| Dwelling Units: | N/A |
| Lots: | 0 |
| Parcels: | 2 |
| Planning Area: | 72 |
| Council District: | 05 |
| Municipality: | N/A |
| Applicant/Address: U.A. Mechanical Trades School, Inc. 8509 Ardwick-Ardmore Road Landover, MD 20783-2304 | |
| Staff Reviewer: Eddie Diaz-Campbell Phone Number: 301-952-3665 Email: Eddie.DiazCampbell@ppd.mncppc.org | |



| | |
|------------------------------|------------|
| Planning Board Date: | 07/11/2024 |
| Planning Board Action Limit: | 09/16/2024 |
| Mandatory Action Timeframe: | 140 days |
| Staff Report Date: | 06/27/2024 |
| Date Accepted: | 03/29/2024 |
| Informational Mailing: | 12/18/2023 |
| Acceptance Mailing: | 03/26/2024 |
| Sign Posting Deadline: | 06/11/2024 |

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

Table of Contents

| | |
|---|----|
| OVERVIEW | 3 |
| SETTING..... | 4 |
| FINDINGS AND REASONS FOR STAFF RECOMMENDATION | 4 |
| 1. Development Data Summary..... | 4 |
| 2. Previous Approvals..... | 5 |
| 3. Community Planning..... | 5 |
| 4. Stormwater Management..... | 7 |
| 5. Parks and Recreation..... | 7 |
| 6. Transportation..... | 7 |
| 7. Public Facilities..... | 9 |
| 8. Public Utility Easement..... | 10 |
| 9. Historic..... | 10 |
| 10. Environmental..... | 10 |
| 11. Urban Design..... | 14 |
| 12. Community Feedback..... | 14 |
| RECOMMENDATION | 14 |

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-23045
Type 1 Tree Conservation Plan TCP1-015-2024
Steamfitters Property

OVERVIEW

The subject site is located at the southwest corner of the intersection of Ardwick-Ardmore Road and Preston Drive. The property totals 8.28 acres and consists of two existing parcels known as Parcel 10 of the Ardwick-Ardmore Industrial Park, and Parcel C of the Hess Oil and Chemical Corporation Property, recorded in Plat Book WWW 85 Plat No. 37 and Plat Book NLP 139 Plat No. 79 of the Prince George's County Land Records, respectively. The property is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*.

The property is in the Industrial, Employment (IE) and Residential, Rural (RR) Zones. However, this application has been submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2002 ("prior Zoning Ordinance" and "prior Subdivision Regulations"), pursuant to Section 24-1900 of the Subdivision Regulations. Under the prior Zoning Ordinance, the site was in the Light Industrial (I-1) Zone, and the prior version of the Rural Residential (R-R) Zone, which were effective prior to April 1, 2022. The portion of the property zoned R-R is limited to an approximately 0.67-acre area at the rear of Parcel C, which is not proposed to be developed.

Parcel 10 and Parcel C are currently developed with a private school (trade school) utilizing a 31,646-square-foot building on Parcel 10, a 7,000-square-foot building and a 20,478-square-foot building on Parcel C, and several accessory structures not contributing to the gross floor area (GFA) of the property, totaling 59,124 square feet of existing development. The accessory structures do not count towards the GFA because they are not enclosed and are not attached to any building, nor used for parking. All existing structures are proposed to remain. The applicant proposes to develop a parking garage on Parcel C, which will not contribute to the property GFA.

Parcel 10 is subject to Preliminary Plan of Subdivision (PPS) 4-68085, approved in 1968, and Parcel C is subject to PPS 12-2689, approved in 1964. This PPS proposes resubdivision of the existing parcels into two new parcels known as Parcels 1 and 2 of the Steamfitters Property. Parcel 1 will correspond to the area of Parcel 10, while Parcel 2 will correspond to the area of Parcel C. The applicant has submitted the subject PPS in order to continue to develop the site under the prior Zoning Ordinance and prior Subdivision Regulations, pursuant to Section 27-1704(b) of the Zoning Ordinance.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on December 4, 2023. In accordance with Section 24-1904(b), the applicant provided a statement of justification explaining why they requested to use the prior regulations. In accordance with Section 24-1904(c), this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2023-078.

Staff recommend **approval** of the PPS and accompanying Type 1 tree conservation plan, with conditions.

SETTING

The site is located on Tax Map 52, Grid B-3 and is within Planning Area 72. Ardwick-Ardmore Road abuts the subject property to the north, with industrial development in the IE Zone (formerly in the I-1 Zone) beyond. Preston Drive abuts the property to the east, with industrial development in the IE Zone (formerly in the I-1 Zone) beyond. The property also abuts industrial development in the IE Zone (formerly in the I-1 Zone) to the southeast and west. South of the property are single-family detached dwellings in the City of Glenarden, zoned Residential, Single-Family-65 (formerly zoned One-Family Detached Residential). Parcel C, Parcel 10, and Ardwick-Ardmore Road together surround a property known as Parcel 1 of the Ardwick-Ardmore Consolidated Self Storage subdivision. This property is zoned IE (formerly zoned I-1) and contains a self-storage building developed pursuant to Detailed Site Plan DSP-18055.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

- Development Data Summary**—The following information relates to the subject preliminary plan of subdivision (PPS) application and the evaluated development.

| | EXISTING | EVALUATED |
|---------------------------------|----------------|----------------|
| Zones | IE/RR | I-1/R-R |
| Use(s) | Industrial | Industrial |
| Acreage | 8.28 | 8.28 |
| Parcels | 2 | 2 |
| Nonresidential Gross Floor Area | 59,124 sq. ft. | 59,124 sq. ft. |
| Subtitle 25 Variance | No | No |
| Variation | No | No |

The subject PPS, 4-23045, was accepted for review on March 29, 2024. Pursuant to Section 24-119(d)(2) of the prior Prince George's County Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee, which held a meeting on April 26, 2024, at which comments were provided to the applicant. Revised plans were received on May 30, 2024, and June 6, 2024, which were used for the analysis contained herein.

2. **Previous Approvals**—Parcel 10 is subject to PPS 4-68085, which was approved in 1968, and a final plat recorded in Plat Book WWW 85 page 37 of the Prince George’s County Land records, in 1973. Parcel C is subject to PPS 12-2689, approved in 1964; and a final plat recorded in Plat Book NLP 139 page 79, in 1988. There are no longer any records available for 4-68085 or 12-2689. The subject PPS, once approved, will supersede both of the prior PPS applications for the subject property.
3. **Community Planning**—The 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and conformance with the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan) are evaluated, as follows:

Plan 2035

The subject property is located in the Established Communities Growth Policy Area of Plan 2035. Plan 2035 classifies established communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks), to ensure that the needs of existing residents are met (page 20).

Master Plan

The master plan recommends industrial use on the subject property. According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the Prince George’s County District Council has not imposed the recommended zoning. Staff find that, pursuant to Section 24-121(a)(5), the proposed development of a parking garage to support the existing private school (trade school) use conforms to the recommended land use of the master plan.

The master plan envisions that industrial areas are improved and buffered to minimize their visual and environmental impacts while maintaining their presence as key employment centers for the region (page 59).

In addition, the master plan places the subject property in Zone 1 - Living Area A and the adjacent Ardmore Park Industrial Center (Map 5-2: Living Area A, page 73).

Aside from land use, conformance with the recommendations of the master plan is evaluated below and throughout this technical staff report. Relevant goals, policies, and strategies of the master plan are listed below in bold text, and findings addressing conformance are given in plain text.

Zone 1 - Living Area A and C - Land Use and Community Design Recommendations (page 82)

Preserve and expand industrial land use wherever possible along the northern and eastern perimeter of the subregion.

Action Site: Ardwick-Ardmore industrial area.

The proposed parking garage will enable continued functioning of the trade school, thereby preserving existing industrial use in the Ardwick-Ardmore Industrial Area.

Proposed Industrial Use Development Pattern (pages 123 and 124)

Policy 1- Preserve and enhance existing industrial uses wherever possible along the northern and eastern perimeter of the subregion.

Sites where policy should be enacted:

- **Ardwick-Ardmore industrial areas (Zone 1).**

Policy 2- Improve the relationship between viable industrial and nonindustrial areas by enhancing buffers.

Sites where policy should be enacted:

- **Ardwick-Ardmore industrial areas (Zone 1).**

Strategy:

- **Ensure enforcement of existing regulations to ensure that adequate buffers exist between industrial and nonindustrial uses.**

The proposed parking garage will enable continued functioning of the trade school, thereby preserving and enhancing existing industrial use in the Ardwick-Ardmore Industrial Area. The property abuts a residential area to the south. Buffering for non-compatible uses will be reviewed and evaluated for compliance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), at the time of permitting, to ensure Policy 2 is met.

Based on the above findings, and further analysis of the master plan goals, policies, and strategies given throughout this technical staff report, staff find that the PPS will conform to the relevant recommendations of the master plan.

Sectional Map Amendment/Zoning

Pursuant to the adoption of the 2010 *Subregion 4 Sectional Map Amendment*, the subject property was placed in the Light Industrial (I-1) and Rural Residential (R-R) Zones. On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Map Amendment, which reclassified the subject

property from the I-1 and R-R Zones to the Industrial, Employment (IE) and Residential, Rural (RR) Zones, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior zoning.

4. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An unapproved SWM Concept Plan (38799-2024) and a previously approved SWM technical plan (42024-2018-0) for the site were submitted with this PPS. The approved SWM technical plan shows seven micro-bioretention facilities on-site. The unapproved SWM concept plan, which is for the addition of the garage to the site, shows the use of the same micro-bioretention facilities that were approved with the technical plan. This plan is reflective of the proposed layout and will be further reviewed by, and is under the approval authority of, the Prince George’s County Department of Permitting, Inspections and Enforcement (DPiE). In accordance with Section 24-121(a)(15) of the prior Subdivision Regulations, staff find that an approved SWM concept plan is not necessary at this time, since such an approval will not affect the subdivision layout. There is no proposed change to the existing SWM facilities. No further information pertaining to SWM is required at this time.

Staff find that development of the site, in conformance with the SWM concept plan and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

5. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
6. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), master plan, and prior Subdivision Regulations to provide the appropriate transportation recommendations.

MPOT and Master Plan Conformance

Master Plan Right-of-Way

The subject property has frontage on Ardwick-Ardmore Road (I-400), along the northern boundary of the site. The MPOT and master plan recommend this portion of Ardwick-Ardmore Road as a two to four lane industrial roadway, with 70 feet of right-of-way width. The existing right-of-way width conforms to the master plan, and no additional right-of-way is proposed or required. In addition, the subject property has frontage on Preston Drive, along the eastern boundary of the site. Neither the MPOT nor the master plan contain recommendations for this portion of Preston Drive. Staff find that the applicant’s submission conforms to the requirements of the MPOT and master plan and will be adequate to serve the additional traffic generated by the project.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following master-planned facilities:

- Planned Shared Roadway: Ardwick-Ardmore Road

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The master plan has identified policies to improve bicycle and pedestrian facilities within the plan limits:

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased non-motorized connectivity between neighborhoods (page 252).

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities (page 252).

Per the MPOT and master plan, Ardwick-Ardmore Road is a planned shared roadway. As a condition of approval, staff recommend the applicant provide a “Share the Road with a Bicycle” signage assembly along the subject property’s frontage of Ardwick-Ardmore Road, unless modified with written correspondence from the operating agency. In addition, staff recommend a minimum total of nine bicycle racks be provided, three at each of the three existing primary buildings on-site. The bike racks should be an inverted-U style or similar model that provides two points of contact for a parked bicycle. This would be sufficient bicycle parking for six bicycles at each building, or two bicycles per inverted-U. The New Carrollton Metro Station is approximately 0.75 miles northwest of the subject property. These improvements will help facilitate bicycle and pedestrian movement to the metro station, as well as in the area surrounding the site.

The site’s frontage along Ardwick-Ardmore Road and Preston Drive has existing sidewalks. A series of existing internal sidewalks and crosswalks provide for on-site pedestrian movement. Crosswalks traversing the points of vehicle entry are recommended as a condition of approval, to be shown at the time of permitting.

Access and Circulation

The site has three existing access driveways, all of which are to remain. Two of the access driveways are located along Ardwick-Ardmore Road, and both allow for full turning movements. The third access driveway is located along Preston Street. Internal vehicle circulation is confined to the site, thereby ensuring that no cut-through traffic will take place. The applicant has provided a truck turning plan which shows that heavy vehicles can move throughout the site without any encumbrances. Staff find the vehicular access and circulation for the proposed development to be sufficient.

Based on the findings presented above, staff conclude that multimodal transportation facilities will exist to serve the proposed subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and master plan, with the recommended conditions provided in this technical staff report.

7. **Public Facilities**—In accordance with Section 24-121(a)(5), this PPS was reviewed for conformance to the master plan. The master plan has a Chapter (9) regarding public facilities and contains the following overall goals:

Schools

- **Provide residents with public schools that are conveniently located, of adequate size, feature state-of-the-art technology and quality instructional opportunities, and serve as active centers for their communities.**

Public Safety

- **Locate police and fire and rescue facilities and services that meet the size and location needs of the community to minimize response time.**
- **Provide fire and rescue facilities that meet the needs of the community based upon established county standards and able to accommodate modern vehicles and equipment.**

Water and Sewer

- **Provide adequate public water and sewer service to areas eligible for service.**
- **Ensure that sewer capacity at the wastewater treatment plants serving Subregion 4 is sufficient to meet the county's future needs.**

The proposed development will not impede the achievement of the above-referenced goals or any specific facility improvements. The analysis provided with approved Certificate of Adequacy ADQ-2023-078 illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. As discussed below, water and sewer service are also adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 Water and Sewer Plan placed this property in Water and Sewer Category 3, Community System. Category 3 comprises all

developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act, which includes those properties served by public sewerage systems.

8. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along both sides of all public rights-of-way. The site abuts Ardwick-Ardmore Road to the north and Preston Drive to the east. The required PUEs are reflected on the PPS, along both public rights-of-way.

During review of the PPS, it was noted that the plat recorded in Plat Book WWW 35 Plat No. 87 shows an existing easement along the Ardwick-Ardmore Road frontage. This easement is of variable width, but is approximately 2 feet wide at its widest extent. Neither staff nor the applicant were able to conclusively determine the purpose of this easement. Due to its small size, the easement should not pose an impediment to recording an overlapping PUE. However, the applicant noted that if it were determined at a future time that the easements could not overlap, they would seek a variation from Section 24-122(a), to allow for alternative placement of the PUE. Such a variation may be sought at the time of final plat.

9. **Historic**—The master plan contains goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicate the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
10. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

| Review Case | Associated Tree Conservation Plan | Authority | Status | Action Date | Resolution Number |
|--------------|-----------------------------------|----------------|----------|-------------|-------------------|
| NRI-215-2017 | N/A | Staff | Approved | 3/16/2018 | N/A |
| N/A | TCP2-043-90 | Staff | Pending | Pending | N/A |
| N/A | TCP2-043-90-01 | Staff | Approved | 8/15/2002 | N/A |
| N/A | TCP2-043-90-02 | Staff | Approved | 5/17/2019 | N/A |
| 4-23045 | TCP1-015-2024 | Planning Board | Pending | Pending | Pending |

Grandfathering

The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 of the County Code because the application is for a new PPS.

Site Description

A review of the available information indicates that no regulated environmental features (REF) are present on-site. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, there are no rare, threatened, or endangered species found to occur on or near this property.

Plan 2035

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035.

Environmental Conformance with Applicable Plans

Master Plan Conformance

The master plan contains environmental policies that should be addressed during the review of developments within the plan area. The text in **BOLD** is the text from the master plan, and the plain text provides comments on the plan's conformance.

Green Infrastructure Policy 1: Protect, preserve, and enhance the green infrastructure network in Subregion 4 (page 200).

The site does not contain regulated or evaluation areas, as shown in the Green Infrastructure Plan of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017).

Green Infrastructure Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's (page 200).

The site does not contain regulated or evaluation areas, as shown in the Green Infrastructure Plan, and is not in the vicinity of a special conservation area.

Water Quality and Stormwater Management Policy 1: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded (page 205).

The submitted SWM Concept Plan (38799-2024) is in review with DPIE to determine if the plan meets water quality and quantity requirements, in accordance with the current provisions of the County Code, which address state regulations for stormwater. The unapproved SWM concept plan shows the use of the same micro-bioretenment facilities that were approved with a prior technical plan. DPIE will continue to review these requirements at the time of final design, prior to permit. Meeting the water quality requirements of the County Code will ensure this policy is met.

Water Quality and Stormwater Management Policy 2: Improve the base information needed for the County to undertake and support stream restoration and mitigation projects (page 205).

There are no streams on or in the vicinity of the site.

Water Quality and Stormwater Management 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 projects (page 205).

The SWM concept plan is in review with DPIE to determine if the plan meets water quality and quantity requirements in accordance with the current provisions of the County Code which address state regulations. The unapproved concept plan shows the use of the same micro-bioretenion facilities that were approved with the technical plan. DPIE will continue to review these requirements at the time of final design, prior to permit issuance. Approval of the SWM concept plan will ensure this policy is met.

Water Quality and Stormwater Management Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilized design measures to protect water quality (page 205).

There are no streams on or in the vicinity of this site.

Air Quality and Greenhouse Gas Emissions Policy 1: Reduce air pollution to support public health and wellness by placing a high priority on transit-oriented development and transportation demand management (TDM) projects and programs (page 206).

Air quality is a regional issue that is currently being addressed by the Council of Governments.

Green Buildings/Sustainability Policy 1: Implement environmentally sensitive building techniques that reduce overall energy consumption (page 208).

The proposed development of a parking garage will not require architectural approval at the time of permitting; however, the applicant is encouraged to incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented to the greatest extent possible.

Chesapeake Bay Critical Area Policy 1: Ensure that the Chesapeake Bay Critical Area is protected to the maximum extent possible through the implementation of water quality and other related measures (page 209).

The subject property is not located in the Chesapeake Bay Critical Area.

Tree Canopy and Green Space Policy 1: Preserve, restore, and enhance the existing tree canopy (page 210).

Tree Canopy and Green Space Policy 2: Improve the county's capacity to support increases in the tree canopy (page 210).

Compliance with the Prince George's County Tree Canopy Coverage Ordinance (Subtitle 25 Division 3) must be addressed at the time of permitting. Compliance with tree canopy coverage requirements will enhance the existing tree canopy of the County to ensure the above two policies are met.

Conformance with the Green Infrastructure Plan

The Green Infrastructure Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* on March 7, 2017. According to the approved Green Infrastructure Plan, the site is not within the green infrastructure network, as no regulated or evaluation areas exist on-site. Therefore, the proposed development is in conformance with the Green Infrastructure Plan.

Environmental Review

Natural Resources Inventory/Environmental Features

The site has an approved Natural Resources Inventory Plan (NRI-215-2017), which expires on January 29, 2025. This site is not associated with any REFs such as streams, wetlands, 100-year floodplain, or associated buffers, and there are no primary management areas. The NRI shows one specimen tree on-site, and a woodland stand along the southeastern portion of the site.

Woodland Conservation

The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Type 1 Tree Conservation Plan (TCP1-015-2024) was submitted with this application.

Based on the TCP1, the site is 8.29 acres, contains 2.34 acres of woodland in the net tract, and has a woodland conservation threshold of 1.27 acres (15.37 percent). The woodland conservation worksheet on the TCP1 proposes the removal of 1.56 acres of woodland for a woodland conservation requirement of 2.04 acres. According to the TCP1 worksheet, the requirement is proposed to be met with 0.78 acre of on-site woodland preservation, and 1.27 acres of off-site woodland mitigation credits. The required 1.27 acres of off-site woodland mitigation credits were obtained with permits associated with Type 2 Tree Conservation Plan TCP2-043-90-02, which were previously approved for this site. Staff support the on-site woodland clearing and the request to use off-site woodland mitigation credits.

Specimen Trees

There are no specimen trees on-site. The specimen tree shown on the NRI was approved for removal by the Planning Director with the approval of TCP2-043-90-02 and has since been removed with the previous development of the site.

Preservation of Regulated Environmental Features/Primary Management Area

The site does not contain any REFs.

Soils

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the predominant soils found to occur include Urban land-Russett Christiana complex, Christiana-Downer Urban land complex, and Christiana-Downer complex. According to available mapping information, unsafe soils containing Marlboro clay do not occur on this property, however, Christiana clay is present.

This site is in the vicinity of Christiana clay according to PGAtlas. The geotechnical report, titled "Steamfitters Parking Structure," prepared by ECS Mid-Atlantic, LLC, dated February 9, 2024, and submitted with the PPS, confirmed that Christiana clay is present on-site. The Prince George's County Planning Department's geotechnical planner has reviewed this report and provided that a global stability analysis has been performed on the critical slope sections of the site, and they have verified that the factors of safety of the slope stability have exceeded the minimum required factors of safety of 1.5. Grading in Christiana clay areas must not be steeper than the slope ratio of five horizontal to one vertical without specific geotechnical analysis. Site grading permit plans shall be prepared to comply with the geotechnical engineering recommendations. The geotechnical report shall be submitted and reviewed by DPIE, for approval, at the time of permitting.

Erosion and Sediment Control

The County requires the approval of an erosion and sediment control plan. Erosion and sediment control plans are reviewed for conformance with the Maryland Standards and Specifications for soil erosion and sediment control.

Based on the preceding findings, staff find that the PPS conforms to the relevant environmental policies of the master plan and Green Infrastructure Plan, and the relevant environmental requirements of prior Subtitle 24 and Subtitle 25, with the recommended conditions of approval.

- 11. Urban Design**—The applicant proposes a garage on the portion of the property zoned I-1, where it is permitted by right, and a detailed site plan is not required.

The subject PPS satisfies the minimum lot requirements of the I-1 and R-R Zones, as required by the prior Zoning Ordinance. The proposed development will be required to demonstrate conformance with the applicable requirements of the Zoning Ordinance, at the time of permit review, including but not limited to the regulations in Section 27-474 of the prior Zoning Ordinance. Conformance with the Landscape Manual and the Tree Canopy Coverage Ordinance will also be evaluated at the time of permitting.

- 12. Community Feedback**—At the time of the writing of this technical staff report, the Planning Department had not received any correspondence from the community for this subject application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. Revise General Note 1 to indicate that U.A. Mechanical Trades School, Inc. is both the owner and the applicant.
 - b. Add a general note indicating the number of the associated Type 1 Tree Conservation Plan (TCP1-015-2024).
 - c. Revise General Notes 28 and 29 to indicate that there are no wetlands or streams on-site per approved Natural Resources Inventory Plan NRI-215-2017.
 - d. Revise the building square footage labeled on the plan drawing to show the gross floor area (GFA), rather than the footprint of each building, and to be consistent with the GFAs specified in General Note 19.
 - e. Revise the label for the existing easement along Parcel 1's Ardwick-Ardmore Road frontage, so that it does not say it is a public water and sewer easement. The easement shall be labeled as an "existing easement area," consistent with the plat recorded in Plat Book WWW 35 Plat No. 87.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Revise the plan to label the redlined areas formerly identified as "Woodland Preserved- Not Credited" as woodland preservation. Ensure these areas use the correct symbology for woodland preservation and ensure the woodland conservation worksheet reflects an amount of woodland preservation consistent with the total woodland preservation shown on the plan drawing.
 - b. Add TCP1 Note 7, as shown in the Environmental Technical Manual.
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.
3. Development of this site shall be in conformance with Stormwater Management Concept Plan 38799-2024 (once approved) and any subsequent revisions.
4. Prior to approval, the final plat of subdivision shall include the following:
 - a. The granting of public utility easements along the abutting public rights-of-way, in accordance with the preliminary plan of subdivision, unless a variation from Section 24-122(a) of the prior Prince George's County Subdivision Regulations is granted at the time of final plat.

5. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Subregion 4 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and shall show the facilities on the site plan at the time of permitting:
 - a. A "Share the Road with a Bicycle" signage assembly along the subject property's frontage of Ardwick-Ardmore Road, unless modified with written correspondence from the operating agency.
 - b. A total of nine (9) bicycle racks (inverted-U style or a similar model that provides two points of contact for a parked bicycle) shall be installed, three (3) at each of the three (3) existing primary buildings, located no more than 50 feet from the building entrance.
 - c. Continental style crosswalks at each vehicular access point.
6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-015-2024). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-015-2024, or most recent revision, or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."
7. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

"This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B), with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."
8. Prior to the issuance of the first permit, the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent on all plans.
9. Prior to issuance of the first permit, the final location of stormwater management (SWM) features on the Type 2 tree conservation plan shall be reflective of the approved SWM concept plan. The limits of disturbance shall be consistent on all plans.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-23045
- Approval of Type 1 Tree Conservation Plan TCP1-015-2024