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Preliminary Plan of Subdivision Space Maker Self Storage

4-24008

REQUEST	STAFF RECOMMENDATION
Two parcels for 137,115 square feet of industrial development.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision 4-24008

Location: On the east side of Westhampton Avenue, approximately 480 feet south of MD 214 (Central Avenue).

Gross Acreage:	3.30
Zone:	LTO-E/IE/MIO
Prior Zone:	I-1/M-I-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	137,115 sq. ft.
Dwelling Units:	N/A
Lots:	0
Parcels:	2
Planning Area:	75A
Council District:	06
Municipality:	N/A

Applicant/Address:
Layton Warehouse LLC
120 West Hampton Avenue
Capitol Heights, MD 20743

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Planning Board Date:	06/06/2024
Planning Board Action Limit:	09/12/2024
Mandatory Action Timeframe:	140 days
Staff Report Date:	05/24/2024
Date Accepted:	03/25/2024
Informational Mailing:	02/26/2024
Acceptance Mailing:	03/22/2024
Sign Posting Deadline:	05/07/2024

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-24008
Space Maker Self Storage

OVERVIEW

The subject site is located on the east side of Westhampton Avenue, approximately 480 feet south of MD 214 (Central Avenue). The property totals 3.30 acres and consists of three existing parcels. These parcels are recorded as Parcels 5, 6 and 7, Block A, of Central Industrial Park in the Prince George's County Land Records in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87. The property is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

Existing Parcel 5 is in the Industrial, Employment (IE) Zone and Parcels 6 and 7 are in the Local Transit-Oriented-Edge (LTO-E) Zone, with the Military Installation Overlay (MIO) Zone being superimposed on the entire site. 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, 2022 (the "prior Zoning Ordinance" and the "prior Subdivision Regulations"), pursuant to Section 24-1903(a) of the Subdivision Regulations. Under the prior Zoning Ordinance, the entire site was in the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zones, which were effective prior to April 1, 2022.

The property is currently developed with consolidated storage and auto sales uses, totaling 72,114 square feet of gross floor area (GFA). The proposed development includes repurposing the consolidated storage building, razing the existing auto sales building, and constructing a new building, all for climate controlled self-storage, totaling 137,115 square feet of gross floor area. The proposed development may be phased, with Phase 1 being the remodel of the existing building and Phase 2 being the demolition of the auto sales building and construction of a new storage building.

The existing parcels were all platted prior to October 27, 1970, and therefore, require resubdivision prior to the approval of development after 1990, which exceeds 5,000 square feet of GFA, in accordance with Section 24-111(c) of the prior Subdivision Regulations. This PPS proposes to resubdivide the property into two parcels, with Parcel 5 retaining its current configuration and Parcels 6 and 7 being consolidated to one parcel, to respect the current IE and LTO-E zoning lines. The PPS reflects the proposed parcels as Parcels 1 and 2. However, the land is within an existing block of parcels, as part of the Central Industrial Park subdivision, and should receive the next available consecutive parcel numbers when being resubdivided, in accordance with Section 24-120(b)(6)(E).

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 February 12, 2024. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were requesting 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-2024-009.

Staff recommend **APPROVAL** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The site is located on Tax Map 67, Grid B4, and Tax Map 74, Grid B1, and is within Planning Area 75A. Westhampton Avenue abuts the subject property to the west. The site is surrounded by properties also previously in the I-1 Zone, which are developed with existing commercial and industrial uses. The subject property and its surroundings are also located in the MIO Zone, for height.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	EVALUATED
Zones	LTO-E/IE/MIO	I-1/M-I-O
Use(s)	Industrial	Industrial
Acreage	3.30	3.30
Parcels	3	2
Outlots	0	1
Dwelling Units	0	0
Gross Floor Area	72,114 sf	137,115 sf
Variance	No	No
Variation	No	No

The subject PPS, 4-24008 was accepted for review on March 25, 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 12, 2024, at which comments were provided to the applicant. A revised PPS was received on May 2, 2024, which was used for the analysis contained herein.

- Previous Approvals**—Parcels 5, 6 and 7 are subject to prior Final Plat of Subdivision approvals 5-68150, 5-66183, and 5-58019, respectively. The plats were all approved prior to October 27, 1970, and are recorded in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87. A final plat of subdivision, approved prior to October 27, 1970, requires resubdivision prior to the approval of building permits, in accordance with Section 24-111(c) of the prior Subdivision Regulations, subject to certain

exemptions which are not met by the development proposed herein. Therefore, the PPS has been filed to fulfill the resubdivision requirements for the subject property. A new final plat will be required pursuant to this PPS, if approved.

3. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the 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

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 District Council has not imposed the recommended zoning. The master plan recommends commercial mixed-use and medium- to high-density residential land uses for the subject property.

The industrial land use proposed does not conform to the recommended land use of the master plan. However, the subject site was retained in the I-1 Zone with the adoption of the 2010 *Subregion 4 Sectional Map Amendment*, which accompanied the master plan. Therefore, staff find that, pursuant to Section 24-121(a)(5), events have occurred to render the land use recommendation of the master plan no longer relevant, given the Prince George's County District Council did not implement zoning that would require commercial and residential development on the subject property.

Sectional Map Amendment/Zoning

Pursuant to the adoption of the 2010 *Subregion 4 Sectional Map Amendment*, the subject property was retained in the I-1 Zone. 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 M-I-O Zones to the LTO-E, IE and MIO Zones, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior zoning.

Aviation/Military Installation Overlay Zone

This application is located within the M-I-O Zone for height. Development must comply with the maximum height requirements of Section 27-548.54 of the prior Zoning Ordinance, which will be evaluated further with the review of applications including proposed buildings.

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 (36443-2024-00) was submitted with this PPS application. The plan shows a submerged gravel wetland and grass swale to meet the SWM requirements on-site. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) provides the review, and is the approval authority, for the SWM concept plan. The approved SWM concept plan will be required at the time of DSP review.

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 Westhampton Avenue along the western bounds of the site. Neither the MPOT nor the master plan contain right-of-way (ROW) recommendations for this portion of Westhampton Avenue. The submitted plans display this portion of Westhampton Avenue as an 80-foot ROW. No additional dedication is required along Westhampton Avenue.

Master Plan Pedestrian and Bike Facilities

The MPOT does not recommend any planned bicycle or pedestrian facilities along Westhampton Avenue.

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 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

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

The master plan identifies policies to improve bicycle and pedestrian facilities within the plan limits. Policy 2 is copied below (page 252):

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 nonmotorized connectivity between neighborhoods.

Staff recommend the applicant provide a minimum 5-foot-wide sidewalk along the site's frontage of Westhampton Avenue as well as crosswalks and Americans with Disabilities Act-curb ramps crossing all points of vehicle entry. A direct path from the roadway frontage to the building entrances is also recommended, to facilitate pedestrian movement through the site. In addition, staff recommend a minimum of two bicycle racks be provided on-site, no more than 50 feet from the building entrance. The Morgan Boulevard Metro Station is approximately 0.25 mile northwest of the subject property. These improvements will help facilitate bicycle and pedestrian movement to the Metro Station as well as to areas surrounding the site.

Access and Circulation

The plan proposes two gated vehicular access points along West Hampton Avenue; one full access and one exit only. The internal vehicle circulation is confined only 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. The proposed parcels share access and circulation and are therefore, a lot, as defined under the prior Zoning Ordinance. The proposal to maintain two parcels for the site is strictly to respect the current zoning lines, as not to create a split-zoned property. However, the proposed parcels will be developed as one site. Staff find vehicular access and circulation for the proposed development to be sufficient.

Based on the findings presented above, staff conclude that 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**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5). The master plan contains a Chapter (9) regarding public facilities. The master plan also contains goals for the following facilities: schools, libraries, public safety, parks and recreation, solid waste management/recycling, and water and sewer facilities.

The introduction to the chapter provides the overall vision for the provision of public facilities:

“Public facilities are provided in locations that serve and promote a more livable community. Schools are not overcrowded and are convenient to foster learning. Police, fire, and rescue services are located where response time is minimal, and library services are located in proximity to users. There is a variety of high quality, safe, and convenient recreational facilities to service

all residents. Recreational opportunities contribute to community desirability and are critical to creating a preferred and livable community.”

The proposed development will not impede achievement of the above-referenced vision, policies, or specific facility improvements in the master plan. The analysis provided with approved ADQ-2022-015 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 proposed 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 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 public ROWs. The site abuts Westhampton Avenue to the west. The required PUE is reflected on the PPS, along the public ROW.

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, indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey will not be 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:

Development Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
N/A	NRI-024-2024	Staff	Approved	3/13/2024	N/A
4-24008	S-022-2024	Planning Board	Pending	Pending	Pending

Grandfathering

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

Site Description

The site is fully developed with frontage along Westhampton Avenue. A review of the approved Natural Resources Inventory Plan (NRI-024-2024) indicates that no regulated environmental features (REF) occur on the property. Forest interior dwelling species habitat is not mapped on-site. According to the sensitive species layer on PGAtlas as provided by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The site is located within the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* and is shown on the General Plan Generalized Future Land Use as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035) as mixed-use and residential medium-high. According to the Countywide Green Infrastructure Plan of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, the site does not contain regulated or evaluation areas.

Plan 2035

The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy of that same plan.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan Conformance

The master plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the master plan, and the plain text provides comments on plan conformance:

Environmental Infrastructure Section Recommendations

Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4.

According to approved NRI-024-2024, the site does not contain any REF within or adjacent to the subject property. Regulated and evaluation areas as part of the green infrastructure network are not present on-site.

Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's.

This site is not within a special conservation area (SCA) and does not feature any regulated or evaluation areas as defined in the green infrastructure network.

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.

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.

The applicant proposes one submerged gravel wetland area and one grass swale to handle SWM for the entire project; however, as of the date of this memorandum the stormwater concept has not been approved by DPIE. Approval of the SWM concept plan will be required prior to acceptance of the DSP.

Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilized design measures to protect water quality.

The approved NRI shows that no streams are present on or near the site.

Green Buildings/Sustainability

Policy 1: Implement environmental sensitive building techniques that reduce overall energy consumption.

The development applications for the subject property, which require architectural approval, should incorporate the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques are encouraged to be implemented to the greatest extent possible. Building techniques and materials will be evaluated with the DSP.

Conformance with the Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the Green Infrastructure Plan this site does not contain regulated or evaluation areas. The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the master plan and the plain text provides staff findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, re- stored, and/or established by:**
- a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**
- 1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**
- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

This property does not contain designated evaluation or regulated areas as defined in the Green Infrastructure Plan. The property is within the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. The site does not contain any streams or wetlands and is exempt from the Woodland and Wildlife Habitat Conservation Ordinance (WCO). SWM will be reviewed by DPIE, and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**

- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The site is exempt from the WCO. As such, mitigation for woodland clearing is not required with this application. No network gaps will be generated and there are no adjacent woodland areas to connect to.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
 - a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No fragmentation of REF by transportation systems is proposed with this PPS.
 - b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are proposed with this application.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

The site is exempt from the WCO. As such, mitigation for woodland clearing is not required with this application.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The proposal has not received stormwater concept approval from DPIE. The unapproved draft concept plan submitted with this application (36443-2024-00) shows use of a submerged gravel wetland and a grass swale to meet the current requirements of the environmental site design (ESD) to the maximum extent practicable (MEP). SWM will be further reviewed and evaluated by DPIE.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

This site was previously cleared and developed, and no woodlands exist on-site. Planting of native species as part of landscaping is required by the Landscape Manual, which can count toward the tree canopy coverage (TCC) requirement for the development. TCC requirements will be evaluated with the DSP review.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

Tree Canopy Strategies

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

Clearing of woodland is not proposed with the subject application. This site does not contain potential forest interior dwelling species. Green space is encouraged to serve multiple eco-services.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan (NRI-024-2024), which shows the existing conditions of the property. No specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. The site does not contain REF, but areas of steep slopes are scattered across the site. No revisions are required for conformance to the NRI.

Woodland Conservation

Pursuant to Section 25-119(b)(4)(B) of the WCO, this property is exempt from the provisions of the WCO because the property is greater than 40,000 square feet in size, does not contain more than 10,000 square feet of existing woodland, and is not subject to a prior TCP. A standard woodland conservation ordinance exemption (S-022-2024) was submitted with the PPS application.

Regulated Environmental Features (REF)

As shown on the approved NRI-024-2024 the site does not contain any REF or primary management area.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Urban land-Christiana-Downer complex (5-15 percent slopes) and Urban land-Russett-Christiana complex (0-5 percent slopes). According to available information, no unsafe soils containing Marlboro clay exist on-site. Christiana complexes are located on the property, but there are no geotechnical concerns at this time.

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

- 11. Urban Design**—The parcel proposed in this PPS conforms to the minim lot requirements of the I-1 Zone. The use conceptually proposed is classified as a consolidated storage facility under the prior Zoning Ordinance, which is permitted by right in the I-1 Zone subject to DSP approval, in accordance with Section 27-475.04. Although not applicable at the time of PPS review, the regulations and requirements of the prior Zoning Ordinance apply to development within the I-1 Zone with regards to landscaping, buffering, screening, fencing, and other bulk regulations such as building setbacks. At the time of DSP review, the applicant will be required to demonstrate conformance with the applicable requirements of the prior Zoning Ordinance for development of the site.

12. **Community Feedback**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department has 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 (PPS), the plan shall be revised as follows:
 - a. Revise the subdivision name and provide consecutive numbering of the proposed parcels in accordance with the existing subdivision block.
 - b. Provide the plat references for the existing parcels in General Note 1.
 - c. Update General Note 28 to provide the Woodland Conservation Ordinance Standard Letter of Exemption number.
2. Development of this site shall be in conformance with Stormwater Management Concept Plan 36443-2024-00 and any subsequent revisions.
3. Prior to approval, the final plat of subdivision shall include the granting of a public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.
4. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, the applicant and the applicant’s heirs, successors, and/or assignees shall construct the following facilities, and the detailed site plan shall show the details, location, and extent of the following facilities:
 - a. A minimum 5-foot-wide sidewalk with associated crosswalks and Americans with Disabilities Act curb ramps along the property frontage of West Hampton Avenue, unless modified by the operating agencies with written correspondence.
 - b. A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the perimeter of the buildings.
 - c. A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-24008