



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Detailed Site Plan
Departure from Design Standards
Alternative Compliance
Suitland Self Storage Zone

DSP-20048
DDS-680
AC-05014-01

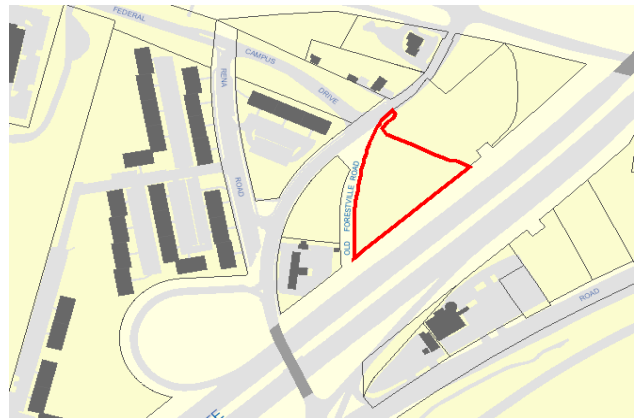
REQUEST	STAFF RECOMMENDATION
DSP: Construction of a 110,674 square-foot, 999-unit consolidated storage facility.	APPROVAL with conditions
DDS: To reduce the width of the landscape strip required by Section 4.2 of the Landscape Manual from 10-feet to 0-feet, and provide a reduction in the required amount of plant material	APPROVAL
AC: To reduce the width of the landscape strip and the amount of plant material required by Section 4.2 of the Landscape Manual on a portion of the western boundary.	DISAPPROVAL

Location: On the south side Forestville Road at its intersection with Suitland Parkway.

Gross Acreage:	1.99
Zone:	I-1
Dwelling Units:	N/A
Gross Floor Area:	110,674
Planning Area:	76A
Council District:	06
Election District:	06
Municipality:	0
200-Scale Base Map:	206SE07

Applicant/Address:
SSZ Suitland Self Storage, LLC
8391 Old Courthouse Road, Suite 210
Vienna, VA 22182

Staff Reviewer: Andrew Bishop
Phone Number: 301-952-4897
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Planning Board Date:	10/21/2021
Planning Board Action Limit:	10/21/2021
Staff Report Date:	10/05/2021
Date Accepted:	09/09/2021
Informational Mailing:	07/06/2021
Acceptance Mailing:	09/09/2021
Sign Posting Deadline:	09/21/2021

Table of Contents

EVALUATION.....	3
FINDINGS	3
1. Request.....	3
2. Development Data Summary.....	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals.....	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA.....	7
7. Prince George’s County Zoning Ordinance.....	7
8. Preliminary Plan of Subdivision 4-20033.....	12
9. 2010 Prince George’s County Landscape Manual	14
10. 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance	14
11. Prince George’s County Tree Canopy Coverage Ordinance.....	14
12. Referral Comments:.....	14
RECOMMENDATION	16

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20048
Type 2 Tree Conservation Plan TCP2-029-2021
Departure from Design Standards DDS-680
Alternative Compliance AC-05014-01
Suitland Self Storage

The Urban Design staff has reviewed the application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone, Military Installation Overlay (M-I-O) Zone, and the site design guidelines.
- b. The requirements of Preliminary Plan of Subdivision 4-20033.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for development of a 110,674-square-foot/999-unit consolidated storage facility.

The companion Departure from Design Standards, DDS-680, requests a reduction to the requirements of Section 4.2 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	I-1/M-I-O	I-1/M-I-O
Use(s)	Vacant	Consolidated Storage
Gross Acreage	1.99	1.99
Floodplain	0.00	0.00
Right-of-way Dedication	0.00	0.03
Total Net Acreage	1.50	1.50
Consolidated Storage		109,924
Office		750
Total Gross Floor Area (GFA)	-	110,674 sq. ft.
Parcels	1	1
Green Area (10 percent required)	-	21,626 sq. ft./ 25 percent
Number of Storage Units	-	999

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

Use	Required	Provided
999 storage units @ 1 space per 50 units	20	20
750-square-foot office @ 4 spaces per 1,000 square feet	3	3
Handicap-Accessible*	1	2
Total Parking	23	23**
Loading	Required	Provided
2 spaces for up to 10,000 square feet of gross floor area	2	2
1 additional space for each additional 40,000 square feet of gross floor area (or fraction)	3	3
Total Loading	5	5

Note: *Total required and provided parking includes accessible spaces.

**The total number of parking spaces provided includes seven compact spaces.

- 3. Location:** The subject property is located in the northeast quadrant of the Forestville Road and the I-95/I-495 (Capital Beltway) interchange, approximately 400 feet south of its intersection with Suitland Parkway. More specifically, the property is known as Parcel 153 as shown on Tax Map 089-F3 and is located at 4350 Forestville Road. The property is located in Planning Area 76A and Council District 6.
- 4. Surrounding Uses:** The property is triangular and is currently vacant. The site is bounded to the north by Forestville Road and by unimproved property in the Limited Intensity Industrial (I-4) Zone beyond; to the south and east by I-95/495; and to the west by the unimproved right-of-way of Old Forestville Road with vacant property in the I-4 Zone and a

gas station in the Commercial Miscellaneous Zone beyond. The subject property and the surrounding properties are all within the M-I-O Zone.

5. **Previous Approvals:** The site is subject to Preliminary Plan of Subdivision (PPS) 4-20033, which was approved by the Prince George's County Planning Board on June 17, 2021 (PGCPB Resolution No. 2021-70), for development of 115,000 square feet of industrial development. The site also has a Stormwater Management (SWM) Concept Plan, 48436-2020-00 which was approved on April 23, 2021, and will expire on April 23, 2024.
6. **Design Features:** The subject site is comprised of 1.99 acres of land and is currently undeveloped. When constructed, the property will be served by a single 22-foot-wide driveway connection along Forestville Road. On-site vehicular circulation will be facilitated by a two-way drive aisle that provides access to 23 parking and 5 loading spaces located on the northern and western sides of the site. The proposed consolidated storage building is three stories, or 36 feet, in height with a gross floor area of 110,674 square feet. The facility includes 999 internally accessed storage units and a 750-square-foot office space.

The consolidated storage facility and parking compound on the west side of the building will be secured by a varied height (ranging in 6 to 8 feet), decorative, estate-style fence, a 6-foot-high chain-link fence with a fabric security mesh located on the back to prevent visibility into the site, and an 8-foot-high security gate. However, it is noted that fences shall not be more than 6 feet in height in the I-1 Zone. Therefore, a condition has been included herein requiring the applicant to reduce the height of fence and security gate to 6 feet, in accordance with Section 27-465 of the Prince George's County Zoning Ordinance.

Parking to serve the use is provided on the north and west sides of the building, with 9 unsecured parking spaces proposed on the north side of the building, and 14 secured parking spaces on the west side of the building, and accessed through a keyed entry gate.



Figure 1: Illustrative Site Plan

Lighting

The photometric plan submitted with this DSP shows building-mounted lighting structures to illuminate the building, parking, pedestrian walkways, and loading areas. The proposed lighting is designed to highlight building entrances, to provide sufficient illumination for patrons on-site, and to reduce glare onto adjoining properties and roadways.

Architecture

The 36-foot-high building is generally square and includes a flat roof with some variation in the parapet height. The building proposes a slightly raised roof accenting the office entrance. The primary entrance and multiple secondary entrances are shown on the northeast and southwest sides of the facility. The loading areas for the site are located on the north and east sides of the building. The building elevations include windows, vertical and horizontal banding, and a variation of colors to break up the long expanses of the façades and to create a visual interest.

The three-story building incorporates a variety of materials, such as metal, glass, and masonry, which creates a clean design that will complement the surrounding uses. The building is generally constructed in red and tan masonry block, with green and yellow accents, and proposes horizontal bands around the base of the building. A green metal parapet is proposed above the entrance on the upper story and a yellow band is proposed on the cornice in combination with metal canopies over the doorways to create architectural interest.

The facilities proposed with this consolidated storage include 999 storage units and a 750-square-foot office on the first floor. Floorplans demonstrating the size and location of these internal facilities have been submitted and are acceptable.



Figure 2: Northwest Architectural Elevation

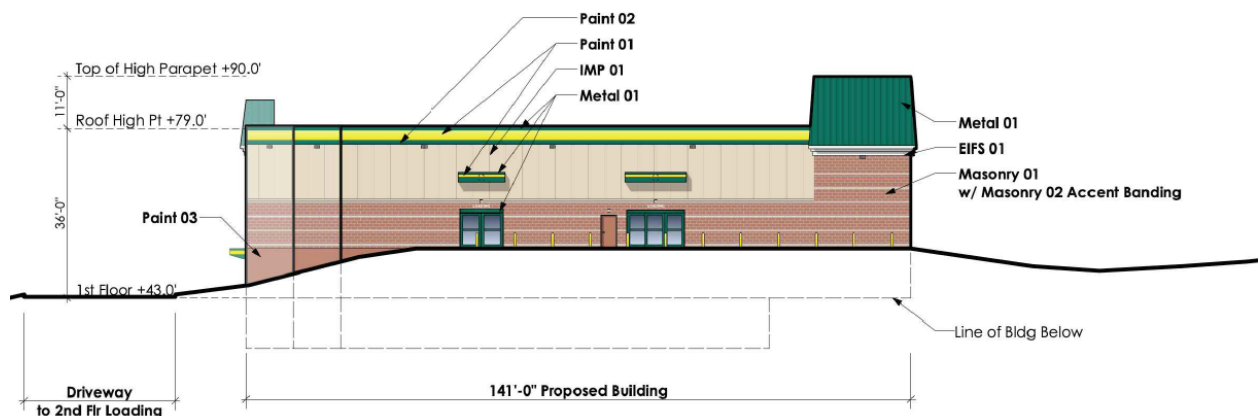


Figure 3: Southwest Architectural Elevation

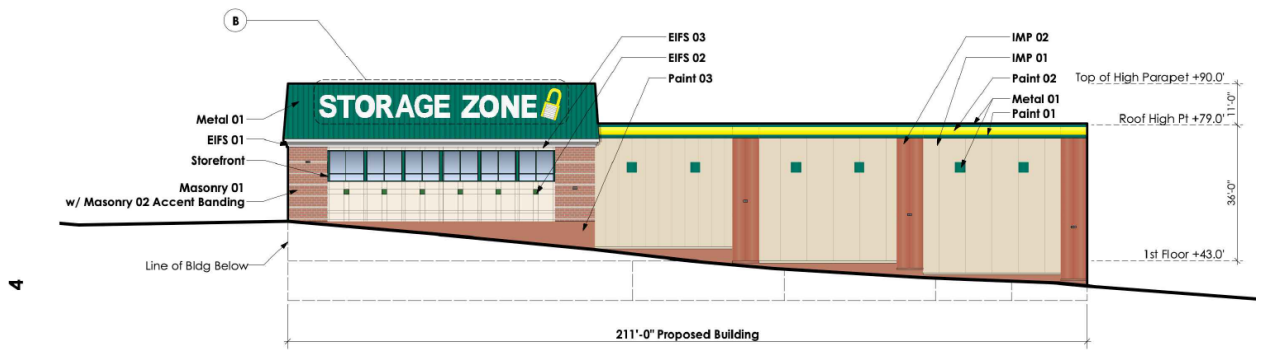


Figure 4: Southeast Architectural Elevation

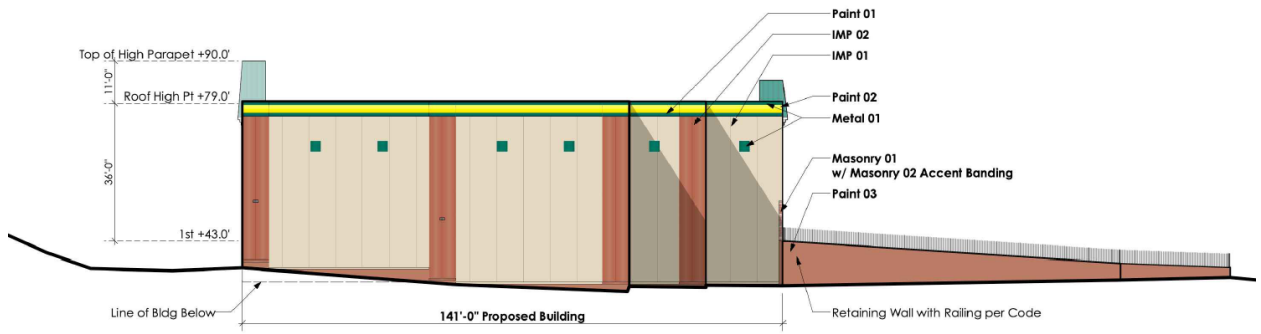


Figure 5: Northeast Architectural Elevation

Signage

Two building-mounted signs are proposed on the northwest and southeast façades and are mounted on the green parapet along the roofline. The calculation of the proposed building-mounted signage includes a reduction to the total sign area because of the proposed channel letters, which is allowed by Section 27-591(a) of the Zoning Ordinance. The total area of the signs is 399.75 square feet, which is below the maximum allowable limit of 400 square feet for this development, as established by Section 27-613 of the Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-1 Zone and the site design guidelines:
 - a. This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones.
 - b. The DSP is consistent with those regulations in the I-1 Zone, including Section 27-469(a) of the Zoning Ordinance, regarding purposes; Section 27-474 of the Zoning Ordinance, regarding regulations in the industrial zones; and is generally consistent with Section 27-469(b), regarding landscaping, screening, and the required amount of green space on-site with the exception of the streetscape on the western portion of the site, as discussed in Finding 9 below.

- c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the Zoning Ordinance. Specific requirements of Section 27-475.04(a) are as follows:

(1) Requirements.

- (A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed 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 consolidated storage 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 property does not adjoin any residential or commercial zoned land, and all entrances to individual consolidated storage units are within the proposed building, in conformance with requirements (A) and (B).

- (C) The maximum height shall be thirty-six (36) feet.**

The proposed building is a maximum of 36 feet in height.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

This DSP proposes a 999-unit consolidated storage facility. The use is proposed pursuant to approved PPS 4-20033, and pending final plat of subdivision. The site is designed with adequate visual screening and provides sufficient buffering from the nearby public rights-of-ways, as described in the findings of DDS-680.

Section 27-475.04(c) includes additional applicable requirements, as follows:

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.**

- (ii) **The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located.**
- (iii) **The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The subject application was submitted in fulfillment of these requirements and is being reviewed, in accordance with Part 3, Division 9, of the Zoning Ordinance. Regarding the current, countywide inventory of consolidated storage uses, it is noted that there are two consolidated storage facilities located within 0.5 mile of the subject site. These include a U-Haul Moving & Storage at 4014 Forestville Road, which was the subject of DSP-01003, and a SmartStop Self Storage at 4100 Forestville Road, for which there are no records. Conditions of approval for DSP-01003 are not applicable to the review of the subject application. There is no record of any other development application associated with this use or any conditions of approval prohibiting its construction within 0.5 mile of this property. The applicant has submitted an exhibit showing the location of these facilities and all conditions associated with the approval of these facilities, which have been included in the backup for this DSP.

- d. **Military Installation Overlay Zone:** Part 10(c) of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The subject property is located within the Joint Base Andrews M-I-O Zone area. The site is within the Transitional Surface Left Runway Area G, and the High Intensity Noise Area, which establish maximum height and noise intensity requirements of approximately 135 feet and 45 dBA Ldn or less for new residential dwellings. The use is not proposing residential development and is no more than 36 feet in height and therefore, meets the requirements of the M-I-O Zone.

However, it is noted that by Subtitle 4 of the Prince George's Zoning Ordinance (Building Code), at the time of building permit, a nonresidential use is required to provide acceptable noise levels within the interior of a building, and must be certified by an acoustical engineer or qualified professional of competent expertise. A condition requiring acceptable noise levels and conformance to the International Building Code, at time of building permit, is included herein.

- e. **Departure from Design Standards DDS-680:** Section 4.2 of the Landscape Manual requires a minimum width landscape strip and a required number of plantings along the frontage with Old Forest Road, which is an unplatted right-of-way that has been unused for approximately 50 years and is overgrown. Due to existing site limitations, the applicant has not provided the required landscape strip width and

number of planting units on a portion of the boundary equal to approximately 216 feet, or 50 percent of the property's frontage with Old Forestville Road.

The applicant's Alternative Compliance application, AC-05014-01, was recommended for disapproval by the Planning Director. Therefore, the applicant requests a DDS from Section 4.2, Requirements for Landscape Strips Along Streets, of the Landscape Manual.

Section 27-239.01(b)(7) of the Zoning Ordinance contains the following required findings for the Planning Board to grant the departure:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this subtitle will be equally well or better served by the applicant's proposal;

The site is bound on all sides by the physical constraints of adjacent roadways that have been constructed on the adjacent properties and by the development of the subject property. Strict compliance with the requirements of the Landscape Manual cannot be effectively applied without redesigning the site. The applicant is proposing a solution to meet the landscaping requirement on the property by proposing a fence along the portion of the right-of-way where landscaping requirements outlined in Section 4.2 of the Landscaping Manual cannot be met, and providing the required amount of planting on the remaining portion of the western boundary with Old Forestville Road, as shown on the DSP.

The applicant has indicated that they have tried to vacate the right-of-way of Old Forestville Road, but have had difficulty vacating the right-of-way due to ownership issues. In addition, it is noted that the western boundary is the subject of prior approvals for alternate setbacks. In 2006 the Board of Appeals approved Variance V-14-2006, and found that granting relief from the required setback would not substantially impair the intent, purpose, and integrity of the General Plan or master plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owner of the property. Therefore, due to these reasons staff agrees that the proposed improvements to the property will equally serve the purposes of this subtitle.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

Given the character of Old Forestville Road, its alignment with I-95/I-495, in combination with the unimproved state of the roadway it may not be used for public purposes as a roadway, and therefore the departure is the minimum necessary given the circumstances.



Figure 6: Existing Old Forestville Road

The applicant is proposing a 6-foot-high fence and landscaping to screen the use, and define the property boundary in accordance with the purpose of Section 4.2 of the Landscape Manual. Further, the fence and additional landscaping will improve the site and enhance the business's commercial viability by improving its aesthetic appeal. Given the applicant's proposed treatment of the boundary and the current state of the right-of-way, staff agrees that the applicant has minimized the impacts to the extent practical.

- (iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 1949;**

The subject property is currently vacant and is unimproved; therefore, this does not apply.

- (iv) The departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.**

The applicant's statement of justification indicates that given the unique circumstances associated with the location of the requested departure along the unimproved right-of-way of Old Forestville Road, the existing and proposed landscaping, in addition to the proposed fence, will effectively screen the visual impact of the consolidated storage facility and define the edge. The site improvements, as conditioned, will improve the environmental quality of the site and reduce the visual impacts to the surrounding neighborhood.

- (B) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A), above, that there is no feasible proposal for**

alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.

With respect to the specific departure requested, the applicant cannot provide a feasible proposal for alternative compliance that would exhibit equally effective design characteristics. The applicant proposed AC-05014-01, which was recommended for disapproval.

Based on the analysis above, staff recommends that the Planning Board approve DDS-680, to allow a departure from the Section 4.2, Requirements for Landscape Strips Along Streets on the west boundary line.

- f. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross referenced in Section 27-283 of the Zoning Ordinance. Specifically, the subject development provides vehicular and pedestrian access to the site from the public right-of-way, adequate lighting on-site, and the architecture proposed is constructed of high-quality building materials.
- 8. Preliminary Plan of Subdivision 4-20033:** The PPS was approved on May 27, 2021, for development of up to 115,000 square feet of industrial use. (PGCPB Resolution No. 2021-70). This approval is subject to 11 conditions. Those applicable to the review of this DSP are as follows:
- 2. Prior to acceptance of a detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall illustrate the location, limits, specifications, and details displaying the following:**
 - a. A minimum of two inverted u-style bicycle racks, or a style similar that allows two points of secure contact, at a location convenient to the building entrance.**
 - b. Standard sidewalks, crosswalks, and Americans with Disabilities Act-accessible curb ramps throughout the site to facilitate continuous pathways between the parking lot and the building entrance.**

This DSP provides two inverted U-style bicycle racks, standard sidewalks, crosswalks, and Americans with Disabilities Act accessible curb ramps. These requirements have been reviewed by our Transportation Planning Section and in their revised memorandum dated September 20, 2021, stated that these requirements been addressed.

- 3. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to issuance of any permits.**

The DSP does not propose any residential development.

- 6. Development of this site shall be in conformance with Stormwater Management Concept Plan (48436-2020-00), once approved, and any subsequent revisions.**

This DSP is in general conformance with SWM Concept Plan 48436-2020-00.

7. **The final plat of subdivision shall grant 10-foot-wide public utility easements along the public right-of-way MD 337 (Forestville Road) abutting the site, in accordance with the approved preliminary plan of subdivision.**

This DSP depicts 10-foot-wide public utility easements along the public right-of-way for Forestville Road, in accordance with the approved PPS. Conformance to this condition will be reviewed again, prior to approval of final plats.

9. **Development of this subdivision shall be in compliance with an approved Type 1 Tree Conservation Plan (TCP1-006-2021). The following notes shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2021), 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.”

In a memorandum received on September 20, 2021 (Kirchhof to Bishop), the Environmental Planning Section noted that this DSP is in general conformance with the approved Type 1 Tree Conservation Plan TCP1-006-2021.

10. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, the applicant and the applicant’s heirs, successors, and/or assignees shall provide and depict in the detailed site plan, prior to its certification, the following:**
 - a. **Shared road pavement markings (sharrows), along the frontage of MD 337 (Forestville Road), unless modified by the Maryland State Highway Administration, with written correspondence.**
 - b. **Shared road bikeway signage along the frontage of MD 337 (Forestville Road), unless modified by the Maryland State Highway Administration, with written correspondence.**
 - c. **Standard sidewalk along the subject site’s frontage of MD 337 (Forestville Road), unless modified by the Maryland State Highway Administration, with written correspondence.**

The site plan includes the standard sidewalk along the property frontage; however, the DSP does not show shared road pavement markings or shared road bikeway signage along the frontage of MD 337 (Forestville Road). Staff recommends the shared road pavement markings and signage be depicted on plan sheets unless modified by the operating agency. Conditions requiring these improvements have been included herein.

11. **Total development within the subject property shall be limited to uses that would generate no more than 12 AM and 20 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

This DSP proposes development totaling 110,674 square feet of gross floor area, and does not exceed the gross floor area of development approved with PPS 4-20033. In the revised referral from the Transportation Planning Section, they indicated that the proposed development will not exceed the trip cap included with the approved PPS.

9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP amendment is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Staff finds that the proposal generally conforms with the applicable requirements of the Landscape Manual, with the exception of Sections 4.2 and 4.4. A condition has been included herein requiring the applicant to screen the transformer on the northwest portion of the site from the public right-of-way of Forestville Road.

AC-05014-01 was submitted and reviewed and the Planning Director did not find the applicant's proposal to be equally effective as normal compliance with Section 4.2, Requirements for Landscape Strips Along Streets, of the Landscape Manual for the reasons discussed in the AC-05014-01 report. Therefore, the Planning Director recommends DISAPPROVAL of AC-095014-01 and the applicant filed DDS-680, as discussed in Finding 7e above.

10. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in area, contains more than 10,000 square feet of existing woodland, and is subject to TCP1-006-2021.

TCP2-029-202 was submitted with the current application and proposes to meet the woodland conservation requirements through fee-in-lieu. Technical revisions are required to the TCP2 and have been included as conditions in the Recommendation section of this report.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128, of the Tree Canopy Coverage Ordinance requires properties in the I-1 Zone to provide a minimum tree canopy coverage (TCC) of 10 percent. The 1.99-acre subject site is required to provide 0.19 acre (8,661 square feet) in TCC. Through the subject DSP, the applicant has shown that approximately 0.29 acre (13,031 square feet) of TCC will be provided from preservation and proposed plantings, satisfying this requirement.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- a. **Community Planning**—In a memorandum dated September 10, 2021 (Lester to Bishop), incorporated herein by reference, the Community Planning Division noted that master plan conformance is not required for this application.

- b. **Historic Preservation**—In a memorandum dated, September 21, 2021 (Stabler and Smith to Bishop), incorporated herein by reference, it was noted there are no Prince George’s County historic sites or resources on, or adjacent to the subject property. The probability of archeological sites within the subject property is low.
- c. **Pedestrian, Bike, and Vehicular Transportation Planning**—In revised memorandum dated September 24, 2021 (Smith to Bishop), incorporated herein by reference, the Pedestrian, Bike, and Vehicular Transportation Planner provided comments on the subject application relative to both vehicular transportation and pedestrian/bicycle planning issues. The transportation conditions of approval have been incorporated into this report. The memorandum also determined that the multimodal transportation site access and circulation of this plan is acceptable as conditioned, consistent with the site design guidelines, pursuant to Sections 27-283 and 27-274 and the parking requirements of Section 27-285(b) of the Zoning Ordinance, for a DSP for multimodal and vehicular transportation purposes.
- d. **Subdivision**—In a memorandum dated September 20, 2021 (Heath to Bishop), incorporated herein by reference, it was noted that the DSP is subject to approved PPS 4-20033. The conditions of the PPS applicable to this DSP have been outlined in Finding 8 of this report. The site plan is in substantial conformance with that application and maintains frontage and access to public streets consistent with the previous approval. Conditions related to technical corrections and revisions to the General Notes of the DSP were provided and have been included herein.
- e. **Permits**—In a memorandum dated September 28, 2021 (Bartlett to Bishop), four comments were provided, which have been addressed by the applicant in revisions to the DSP, or have been included as conditions herein.
- f. **Environmental Planning**—In a revised memorandum dated September 24, 2021 (Kirchhof to Bishop), incorporated herein by reference, the Environmental Planning Section noted that a Natural Resources Inventory plan, NRI-166-2020, was approved for the property, and that the site contains a total of 1.27 acres of net tract woodlands and 0.03 acre of wooded floodplain within the net tract area. There are no on-site specimen trees. The DSP shows all the required environmental information is in conformance with the NRI.

The applicant proposes two impacts to the primary management area for the placement of two stormwater outfall structures and for a retaining wall, and no new impacts are being proposed with the current application.

The site has a valid SWM Concept Plan (48436-2020-00), which was approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on April 23, 2021. The concept plan shows a rain harvesting system and a submerged gravel wetland, which are proposed to improve surface and ground water quality. The concept plan is generally consistent with the DSP and TCP2 submitted and proposes two stormwater outfalls placed at the limits of the 100-year floodplain.

In conclusion, the Environmental Planning Section recommends approval of DSP-20048 and TCP2-029-2021, subject to the conditions included herein.

- g. **Prince George's County Fire Department**—At the time of the writing of this technical staff report, the Fire Department did not offer comments on the subject application.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
 - i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - j. **Prince George's County Health Department**—In a memorandum dated September 21, 2021 (Adepoju to Bishop), incorporated herein by reference, the Health Department offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
 - k. **Maryland State Highway Association**—In an email dated September 9, 2021 (Woodroffe to Bishop), the Maryland State Highway Association noted that the traffic impact study included in the submittal was approved, this section of Forestville Road is actually County owned and maintained, so an access permit will not be required.
 - l. **Washington Suburban Sanitary Commission**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
13. As required by Section 27-285(b), the DSP, if revised as conditioned, 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 requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. As required by Section 27-285(b)(4), the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations. In their memorandum dated September 20, 2021 (Kirchhof to Bishop), the Environmental Planning Section noted that based on the limits of disturbance the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. DISAPPROVE Alternative Compliance AC-05014-01 to allow the reduction of the width of the landscape strip and the amount of plant material required by Section 4.2 of the 2010 *Prince George's County Landscape Manual* on a portion of the western boundary.

- B. APPROVE Departure from Design Standards DDS-680 to reduce the width of the landscape strip required by Section 4.2 of the 2010 *Prince George's County Landscape Manual* from 10 feet to 0 feet and provide a reduction in the required amount of plant material.
- C. APPROVE Detailed Site Plan DSP-20048 and Type 2 Tree Conservation Plan TCP2-029-2021 for Suitland Self Storage Zone, subject to the following conditions:
1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the general notes to reference the approved Preliminary Plan of Subdivision 4-20033, as well as the approved variation request from Section 24-122(a) of the Subdivision Regulations.
 - b. Label the right-of-way width for I-95/I-495 (Capital Beltway).
 - c. Provide top and bottom wall elevations for the retaining walls proposed on-site.
 - d. Provide a detail for the shared road bikeway signage along the frontage of MD 337 (Forestville Road) and clearly indicate their location(s) on the site plan. The shared road signage sheet shall be evaluated and approved by The Maryland-National Capital Park and Planning Commission, the Transportation Planning Section, and shall be constructed in general conformance to the DSP unless modified by the approval agency, with written correspondence.
 - e. Add the following note:

“During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”
 - f. Adequately screen the transformer from the public right of Forestville Road, in conformance with the 2010 *Prince George's County Landscape Manual*.
 - g. Provide a crosswalk crossing the site’s entrance at Forestville Road.
 - h. Provide shared road pavement markings on the DSP. The shared road pavement markings sheet shall be evaluated and approved by The Maryland-National Capital Park and Planning Commission, the Transportation Planning Section, and shall be constructed in general conformance to the DSP, unless modified by the Maryland Department of Transportation State Highway Administration, with written correspondence.

- i. Obtain certification of Preliminary Plan of Subdivision (PPS) 4-20033, and any modifications to 4-20033, required for approval which affect the DSP, shall be reflected on DSP-20048, prior to certification.
 - j. Revise General Note 6 to calculate the total number of parking spaces as a whole number not as a decimal.
 - k. Include a note that the consolidate storage facility does not include a resident manager.
 - l. Provide a plan view detail of the trash enclosure with dimensions.
 - m. Provide dimensions of angled parking on the site plan, adjacent to the loading space for clarification.
 - n. Reduce the height of the fence and security gate to 6 feet, in accordance with Section 27-465 or the Prince George's County Zoning Ordinance.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Show all appropriate graphics and notes regarding tree protection and fencing.
 - b. Add a tree protection fence to the required areas and add the symbol and label to the legend.
 - c. Revise the general note to be in conformance with the standard TCP2 note in the Environmental Technical Manual.
 - d. Add the tree preservation signs along the preservation areas at the required spacing.
 - e. Update the hatch patterns and symbols to be consistent with the standard symbols required in the Environmental Technical Manual.
 - f. Correct all references to the TCP2 plan number to TCP2-029-2021.
 - g. Revise tables in the detailed site plan, as necessary, to reconcile quantities or calculations.
 - h. Have the plans signed and dated by the qualified professional who prepared them.
3. At the time of building permit, provide certification from an acoustical engineer or qualified professional that interior noise levels are acceptable and meet the requirements of the International Building Code.