



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

CONCEPTUAL SITE PLAN CSP-02006

Application	General Data
Project Name: Kaizen Property Location: 12802 Baltimore Avenue (US 1), one mile south of its intersection with Contee Road and north of its intersection with Muirkirk Road. Applicant/Address: Sam Kaizen c/o Larry Taub O'Malley, Miles, Nylen & Gilmore 11785 Beltsville Drive, 10 th Floor Calverton, MD 20705	Date Accepted: 12/31/2002
	Planning Board Action Limit: 3/14/2003
	Plan Acreage: 2.37
	Zone: I-1
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 60
	Council District: 1
	Municipality: NA
	200-Scale Base Map: 216 NE 6

Purpose of Application	Notice Dates
To create six fenced outdoor storage areas for lease on the subject property.	Adjoining Property Owners: Jan. 9, 2003 (CB-15-1998)
	Previous Parties of Record: Feb. 23, 2003 (CB-13-1997)
	Sign(s) Posted on Site: Feb. 21, 2003
	Variance(s): Adjoining Property Owners: Not Applicable

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 4, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Conceptual Site Plan CSP-02006
Kaizen Property

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

EVALUATION

This conceptual site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Referral comments.
- e. Zoning Ordinance No. 8—1998, Case No. A-9919.

FINDINGS

Based on the evaluation and analysis of the subject conceptual site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The request is to create six fenced, outdoor storage areas for lease on the subject property.

2. **Site Plan Data**

	Existing	Proposed
Zone(s)	I-1	I-1
Use(s)	Site is currently vacant.	Six fenced, outdoor storage areas for lease.
Acreage	Approximately 2.37 acres	Approximately 2.25** acres (Approximately 84,000 square feet usable storage space.)
Lots/Parcels	Parcel 1	Lot 1 and roadway to be dedicated to public use. *
Square footage/GFA	None	None
Dwelling Units:	0	0

*Proposed in companion case of 4-02129 for preliminary subdivision approval.

**After the dedication of .14 acre of roadway frontage to the State Highway Administration.

3. **Location:** The subject site is located at 12802 Baltimore Avenue (US 1), one mile southwest of its intersection with Contee Road and northeast of its intersection with Muirkirk Road and is shown on Tax Map 9 at Grid E-04. Additionally, the site is located in the 1st Councilmanic District and Planning Area 60.
4. **Surroundings and Use:** The property is surrounded by similar industrial uses and/or vacant land zoned I-3.
5. **Previous Actions:** On May 11, 1998, the District Council of Prince George's County enacted an ordinance to amend the Zoning Map, rezoning the property that was the subject of Application No. A-9919 from the I-3 Zone to the I-1 Zone, subject to a condition requiring conceptual and detailed site plan approval.

COMPLIANCE WITH EVALUATION CRITERIA

6. **The Requirements of the Prince Georges' County Zoning Ordinance:** The subject application has been reviewed against Zoning Ordinance requirements for the I-1 zone and the site plan design guidelines and found to be acceptable. No parking, loading or signage is proposed, nor required for the project.
7. **Landscape Manual:** The project has been reviewed against the applicable sections of the *Landscape Manual* and was found to be in compliance. However, in support of the Community Planning Section's recommendation, staff would recommend that the Planning Board make it a condition of approval that, in accordance with Section 4.2, Commercial and Industrial Landscaped Strip Requirements, the applicant provide landscaping along its US1 frontage.
8. **Woodland Conservation Ordinance:** As per the Environmental Planning Section, the application is exempt for the Woodland Conservation Ordinance. The applicant has proffered a letter of exemption to the Prince George's County Woodland Conservation and Tree Preservation Ordinance issued October 5, 1999, and reissued December 31, 2004, with an expiration date of December 31, 2004. It states that the site is exempt from the Ordinance because there are less than 10,000 square feet of woodlands and there is no previous tree conservation plan for the site.

9. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Referral comments are summarized as follows:

- a) State Highway Administration—In its comments, the State Highway Administration noted that there is adequate access onto the property via an existing driveway at southbound US 1, that the annual average daily trip volume on US 1 at this location is 41,075 vehicle trips per day and that the posted speed is 55 MPH. Additionally, they note a proposed dedication area along the frontage of the subject property in accordance with the Master Plan of Transportation and the Maryland State Highway Administration's Consolidated Transportation Program. However, they request that the phrase on the plan, "roadway to be dedicated to public use," be rephrased in accordance with their current requirement to read "dedicated to the State of Maryland for public use." Finally, noting that improvements to upgrade the existing ingress and egress must be consistent with rules and regulations of the State Highway Administration, they request coordination with their office and that their comments be made a condition of conceptual site plan approval, noting that a permit granted by their office is a prerequisite to the issuance of a building permit for the site.
- b) Transportation—The Transportation Planning Section concluded that the limited trip generation from the proposed use would have only a marginal impact on the nearby transportation network. However, since the current Subregion I master plan shows the future Intercounty Connector highway adversely impacting the entire subject property, they recommend that it be placed in reservation.
- c) Stormwater Management—The Department of Environmental Resources has issued a stormwater management concept approval for the proposed preliminary plan of subdivision, with no improvements on the site. In that case, they state, no stormwater management is required. A response from DER, dated January 28, 2003, states that they do not have an approved stormwater concept for the project. However, because the proposed project does not involve the creation of additional impervious surfaces, and the site received DER stormwater management concept approval for its proposed subdivision, staff finds that approval acceptable for the subject project.
- d) Subdivision—The Subdivision Section notes only that Preliminary Plan 4-02129 is pending and that it will come before the Planning Board, like this application, on March 13, 2003.
- e) Trails—Regarding trails, the Transportation Planning Section notes that the adopted and approved Subregion I master plan recommends that a Class II trail be constructed along US 1, including the frontage of the subject site. Additionally, the section notes that approximately one mile of this trail has already been constructed south of the subject site from Virginia Manor Road to just north of Quimby Avenue in Beltsville and suggests that the applicant and the applicant's heirs, successors, and/or assigns be required to construct the required trail if road frontage improvements are required by the State Highway Administration. Staff recommends that, should the Board choose to approve the subject project, they condition that approval on construction of the required trail along the US 1 frontage.
- f) Environmental—Besides noting that the project is exempt from the Woodland Conservation

- Ordinance, the Environmental Planning Section had no comments on the project.
 - g) Fire Department—The Fire Department stated that access, signage, location of structures with respect to fire hydrants, and fire lanes must be provided in accordance with their requirements. A separate Fire Department permitting process will ensure compliance with these requirements.
 - h) Department of Public Works and Transportation—We have not yet received comments from the Department of Public Works and Transportation.
 - i) Community Planning—The Community Planning Section recommended that, due to the subject site’s location along a General Plan designated corridor, US 1, and its proximity to I-3- zoned properties planned for development as an employment center, that special consideration be given to the appearance of the project. Specifically, they recommend attractive landscaping and fencing be considered to create a more attractive appearance from the roadway and with the future I-3 development. Staff, in support of that recommendation, would suggest that, if the Planning Board chooses to approve the subject project, a condition of approval be attached that the applicant provide a commercial and industrial landscaped strip along the subject site’s frontage on US 1 in accordance with Section 4.2 of the *Landscape Manual*. The Community Planning Section also recommended that a determination be made regarding the appropriateness of the area to be placed in reservation for the proposed Intercounty Connector A44. This will be done in conjunction with the preliminary plan of subdivision.
 - j) City of Laurel—The Planning Department of the City of Laurel has informed the Urban Design Section that they have no concerns regarding the proposed project.
11. Zoning Ordinance No. 8—1998, Case No. A-9919—This action by the District Council was taken in order to protect adjacent properties, Zoned I-3, and the surrounding neighborhood. A six-foot board-on-board fence, which will help accomplish this goal, will surround the entire project. The recommended trail and landscape strip along the project’s US 1 frontage will even better meet the intent of Zoning Ordinance No. 8—1998, Case No. A-9919.
 12. The conceptual site plan, if approved subject to the proposed conditions, will satisfy site design guidelines and the required findings of Section 27-276 of the Zoning Ordinance. That is, the plan represents a most reasonable alternative for satisfying design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02006, subject to the following conditions:

1. The applicant and the applicant’s heirs, successors, and/or assigns shall construct the Class II trail recommended by the adopted and approved Subregion I master plan as part of US 1 road frontage improvements if such improvements are required by the State Highway Administration.
2. Prior to the certificate of approval, the applicant shall provide a commercial and industrial landscaped strip along the site’s US 1 frontage on the plans in accordance with the requirements of

Section 4.2 of the *Landscape Manual*.