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Detailed Site Plan Premier A-2 Bowie

DET-2022-012

REQUEST	STAFF RECOMMENDATION
Development of an 80,652-square-foot consolidated storage facility.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DET-2022-012

Location: On the south side of MD 450 (Annapolis Road), east of its intersection with Old Annapolis Road.	
Gross Acreage:	0.84
Zone:	CGO
Dwelling Units:	N/A
Gross Floor Area:	80,652 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	Bowie
Applicant/Address: Premier A-2 Bowie MD, LLC 530 Oak Court Drive, Suite 155 Memphis, TN 38117	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	05/30/2024
Planning Board Action Limit:	05/30/2024
Staff Report Date:	05/16/2024
Date Accepted:	03/21/2024
Informational Mailing:	07/27/2022
Acceptance Mailing:	03/05/2024
Sign Posting Deadline:	04/30/2024

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: Detailed Site Plan DET-2022-012
Premier A-2 Bowie

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

I. EVALUATION CRITERIA

A. Prince George's County Zoning Ordinance. Detailed site plans (DETs) are reviewed and decided by the Prince George's County Planning Board. Pursuant to Section 27-3605(e) of the Prince George's County Zoning Ordinance, a DET may only be approved upon a finding that all the following standards are met (See III. A.):

- (1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**
- (2) The proposed development complies with all conditions of approval in any development approvals and permits to which the detailed site plan is subject;**
- (3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**
- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**
- (5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;**
- (6) The development in the detailed site plan (minor and major) shall be consistent with the General Plan and shall conform to the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, applicable Functional Master Plans, and the Growth Policy Map as it**

relates to centers in the 2014 General Plan, *Plan Prince George's 2035*, for the subject property and its surrounding area (unless the subject property has been rezoned pursuant to a Zoning Map Amendment subsequent to the adoption of the relevant Area Master Plan, Sector Plan, or Functional Master Plan);

- (7) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge; and
- (8) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:
 - (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
 - (B) When possible, there should be no parking or loading spaces located in the front yard; and
 - (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

- B. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, applications for a detailed site plan (DET) shall include a Type 2 tree conservation plan (TCP2), or a standard letter of exemption. If a site requires approval of a TCP2, with an associated DET application, the TCP2 is reviewed simultaneously with the associated plan (See IV).
- C. **Prince George's County Tree Canopy Coverage Ordinance.** The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance (See V.).

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) is for the development of an 80,652-square-foot building, in which the applicant proposes to locate a consolidated storage facility.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	CGO	CGO
Use	Commercial/Institutional Uses	Consolidated Storage
Total Gross Acreage	0.84	0.84
Parcel(s)	2*	1
Gross Floor Area (GFA)	6,241 sq. ft.**	80,652 sq. ft.

Note: *Parcel 51 and Lot 1 are to be consolidated into one parcel per the approved Preliminary Plan of Subdivision, PPS-2022-014.

**The property is currently improved with three buildings for commercial and institutional uses. The three buildings include a 1,525-square-foot restaurant, an 1,823-square-foot restaurant, and a 2,893-square-foot church/community building. All existing buildings on the property are proposed to be razed.

C. Location: The subject DET is located on the south side of MD 450 (Annapolis Road), east of its intersection with Old Annapolis Road. The subject site consists of Parcel 51, recorded in the Prince George's County Land Records in Book 49437 page 173, and Lot 1, recorded in Plat Book WWW 68 Plat 65.

D. Proposed Uses: The subject DET proposes development to serve as a consolidated storage use. Consolidated storage uses are not permitted in the Commercial, General, Office (CGO) Zone. On March 28, 2023, the Prince George's County District Council adopted Prince George's County Council Bill CB-011-2023, for the purpose of prohibiting consolidated storage in certain Non-Residential and Transit-Oriented/Activity Center Base Zones of Prince George's County; providing a limited transition period, subject to additional development requirements; defining community non-profit space; and specifying that existing uses shall not be deemed nonconforming. The council bill also noted, in Section 3, that any proposed development of a consolidated storage use located outside I-95/495 (the Capital Beltway) that has completed a pre-application neighborhood meeting for a special exception or DET, pursuant to Section 27-3402 of the Prince George's County Zoning Ordinance, prior to April 1, 2023, may be reviewed and decided in accordance with the use regulations in effect prior to the effective date of this Ordinance. Prior to the effective date of the council bill, a consolidated storage use was permitted by right in the CGO Zone. The applicant held the first of two pre-application neighborhood meetings for this DET on August 29, 2022. The second pre-application neighborhood meeting was held on January 18, 2024.

In order to issue a use and occupancy permit for a consolidated storage use, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) will be required to find compliance with the use specific standards for consolidated storage, as contained in Section 27-5102(f)(4)(A) of the Zoning Ordinance.

1. Use Specific Standards for Consolidated Storage as a Permitted Principal Use

Staff find that the DET is in conformance with the use specific standards for consolidated storage in Section 27-5102(f)(4)(A). The following discussion is offered:

- (i) The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.**

One point of vehicle access is proposed along Old Annapolis Road. This internal driveway 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 site is also bounded to the north by MD 450, an arterial roadway, but direct access to this roadway is not proposed.

Old Annapolis Road has sufficient capacity to serve the site and accommodate the vehicle trips generated. The previously approved PPS-2022-014 and Certificate of Adequacy (ADQ-2022-041) conditioned that the total development shall be limited to uses that generate no more than 7 AM and 12 PM peak-hour vehicular trips. The subject application proposes to construct a consolidated storage facility, which is a low traffic generating use that will not exceed the trip-cap established with the prior approvals.

- (ii) The exterior and architectural façade of the building shall be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood.**

An exhibit was provided by the applicant to show the uses in the surrounding neighborhood, which include the following:

- Within 400 feet of the site is the residential neighborhood Stewarts Landing and Afrik International Food Market grocery store.
- Within 500 feet of the site sits a Texas Roadhouse restaurant, Exxon gas station, and a Verizon office.
- Within 600 feet of the site is CVS pharmacy, KLNK retail center, and Victory Temple.

The building styles in the vicinity feature both traditional and contemporary styles, which primarily include glass, metal accents, and masonry veneer/infill materials. The architecture for the

proposed development takes on a similar style to the surrounding uses. The building will be composed of a mix of masonry/brick veneer, metal coping, and various accent bands in an earth tone color palette. The proposed architecture of the consolidated storage building will be consistent with the existing architecture of nearby development.

- (iii) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Rural and Agricultural or Residential base zone, Transit-Oriented/Activity Center base or PD zone, or the CN, CS, or CGO zones, or from land approved for a residential or commercial use.**

Entrances to all consolidated storage units are located interior to the building and will not be visible from a street or any adjoining developments.

- (iv) 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.**

All storage units will be located within the proposed building. Entrances to the individual storage units will not be visible from outside of the building.

- (v) For consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading, and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual consolidated storage unit. In no case shall a width of more than 25 feet be required.**

All storage units will be located within the proposed building, with no direct access to areas outside of the building.

- (vi) In the IE Zone, the expansion of an existing consolidated storage use within a building shall be limited to a maximum of 50 additional individual units and shall not be located within one-half mile of another consolidated storage use in the IE Zone. However, this Subsection shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan of subdivision, final plat, and detailed site plan, where the consolidated storage use is buffered from view from any public right-of-way. 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.

The subject property is not located within the Industrial, Employment (IE) Zone. Therefore, this finding is not applicable.

- (vii) In the CGO Zone, the property owner shall set aside of minimum of 1,500 square feet of gross floor area of commercial/retail/office space at ground level or above ground level at zero base rent to be leased as a business incubator or Community Non-Profit Space, as defined in Section 27-2500 of this Code, subject to the following:**
 - (aa) If the Community Non-Profit Space is located above ground level, the property owner shall ensure that space is handicapped accessible, and shall provide adequate signage so that the public can locate the space.**
 - (bb) Occupancy and use of the Community Non-Profit Space shall be subject to a Community Benefit Agreement executed by the property owner and Community Non-Profit Organization, as approved by the District Council. Said Community Benefit Agreement shall be binding on all successors, heirs, and assigns of the property.**

The DET shows the location of a 1,500-square-foot community non-profit/business incubator space to be located on the fifth floor of the consolidated storage building. The community space will be accessible by an elevator, as shown on the submitted floor plans.

- (viii) Property in the IE Zone that was rezoned from the I-3 Zone, and that is adjacent to land in the RE Zone, shall not develop with Consolidated Storage uses.**
 - (aa) The property owner shall ensure that the Community Non-Profit tenant access to at least one (1) large storage unit on the property.**

The subject property is not located within the IE Zone. Therefore, this finding is not applicable.

- E. Surrounding Uses:** The site is bounded to the north by MD 450, undeveloped land, and commercial uses in the Legacy Comprehensive Design (LCD) Zone; to the south by Old Annapolis Road and residential uses in the Residential, Rural (RR) Zone; to the east by undeveloped land and Potomac Electric Power Company (PEPCO) transmission lines in the LCD, RR and Agriculture and Preservation Zones; and to the west by undeveloped land, the intersection of MD 450 and Old Annapolis Road, residential uses, and commercial uses in the RR, CGO, and LCD Zones.

- F. Previous Approvals:** The subject property includes a tax parcel known as Parcel 51, which has never been the subject of a PPS or a final plat. The subject property also includes Lot 1, which was previously platted in June 1968, on a plat titled Schneider Subdivision, recorded in Plat Book WWW 68 Plat 65. Lot 1 is the subject of a prior PPS, 4-68038, approved on June 26, 1968.

Detailed Site Plan DSP-12008 was approved by the Prince George's County Planning Board on November 8, 2012 (PGCPB Resolution No. 12-106), for a day care center. However, the DSP was remanded by the District Council on May 6, 2013. The case was subsequently dismissed by the Planning Director in 2015, due to inactive status.

PPS-2022-014 was approved on April 4, 2024 (PGCPB Resolution No. 2024-022), for one parcel for development of 80,189 square feet of industrial use on the property. The site also has an approved Certificate of Adequacy, ADQ-2022-041, associated with PPS-2022-014, which is valid for 12 years from its date of approval (March 19, 2024).

Prior to the approval of the PPS, the applicant indicated that there would be a slight increase in the gross floor area (GFA) of the development proposed in this DET (80,652 square feet) from what was evaluated by the PPS (80,189 square feet). The increase in GFA proposed with this DET does not impact the layout, access, or conditions of approval of the PPS, or the approved ADQ.

- G. Design Features:** The subject property is currently improved with three buildings which include a 1,525-square-foot restaurant, a 1,823-square-foot restaurant, and a 2,893-square-foot church/community building. All existing buildings on the property are proposed to be razed. Access to the facility is proposed from Old Annapolis Road, where a 25-foot-wide drive aisle connects to the parking area.

The applicant proposes to construct a five-story, 80,652-square-foot, consolidated storage facility. The building will be 57 feet high and is proposed to include approximately 576 individual storage units of varying sizes. All units will be accessed from inside the building. The front of the building also features a step-down to four stories, where this portion of the building will have a height of approximately 45 feet.

1. **Architecture.** The proposed building uses a mix of material, color, and fenestration patterning to add visual interest and break up the building massing. The building will be constructed of brick veneer, glass, and exterior insulation and finish system paneling in multiple shades of grey and black. The brick veneer will contain earth toned colors of rust and warm gray. Additional contrast is provided through roofline height variations, as the building steps down from five stories to four stories. The building elevations feature multiple aluminum storefront windows and door system sections. Roof canopies and metal coping provide additional accents. The west facing side elevation fronting the parking area shows the 500-square-foot sales office is surrounded by glass, and its prominent front corner location offers a clear visual entrance marker for visitors from the street.

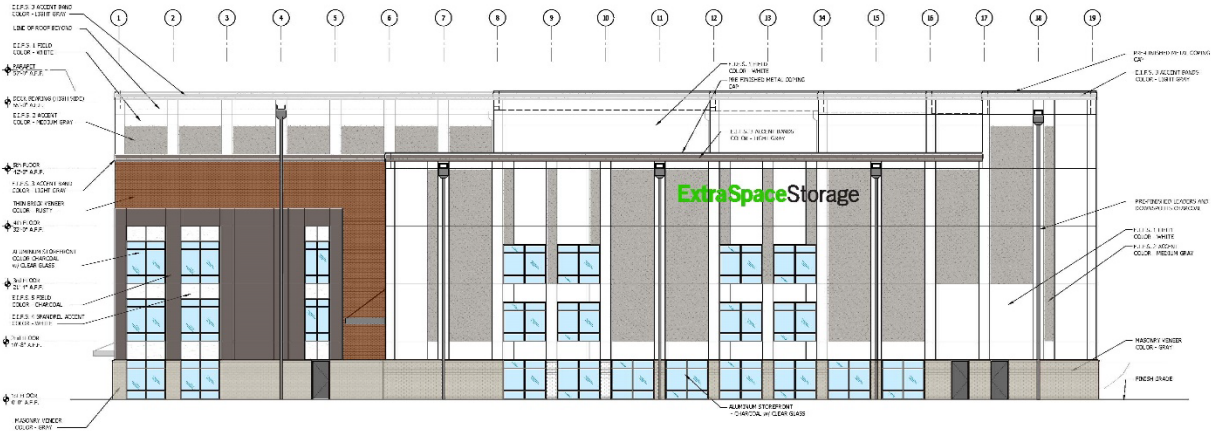


Figure 1: Front Elevation – South Facing MD 450 (Annapolis Road)



Figure 2: Rear Elevation – North Facing Old Annapolis Road

2. **Parking.** A surface parking lot is proposed on the west side of the consolidated storage building. There is one vehicular access point proposed off Old Annapolis Road. Three U-style bicycle racks will be placed near the first building entrance. The required and proposed parking for the development project has been provided. Analysis of the proposed parking is provided below in Finding III(C)(b).
3. **Signage.** The applicant proposes a total of four signs to include two wall-mounted signs and two canopy signs. Analysis of the proposed signage is provided below in Finding III(C)(l).
4. **Lighting.** The applicant will provide lighting throughout the surface parking lot and on all sides of the proposed consolidated storage building. A photometric plan and lighting details have been provided. Analysis of the proposed lighting is provided below in Finding III(C)(f).

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Detailed Site Plan Decision Standards (Section 27-3605(e))

- (1) **The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

The applicable standards of this Subtitle consist of standards applicable in the CGO Zone – Intensity and Dimensional Standards (Section 27-4203(d)(2)) and the applicable Development Standards (Part 27-6), as analyzed below.

Standards Applicable in Commercial, General, and Office Zones Intensity and Dimensional Standards

The DET is in conformance with the applicable commercial, general, and office intensity and dimensional standards of the Zoning Ordinance. The subject application proposes an industrial use that falls within the “Other Uses” category for the CGO Zone intensity and dimensional standards. There is no requirement for maximum density, minimum net lot area, minimum lot width, and maximum lot coverage. There are requirements for the building yard depths and the principal structure height. The DET is in conformance with the applicable CGO Zone intensity and dimensional standards as shown below:

CGO ZONING STANDARDS		
SETBACKS	REQUIRED	EVALUATED
Minimum Front Yard Depth	0 feet	20 feet
Minimum Side Yard Depth	0 feet	10 feet
Minimum Rear Yard Depth	0 feet	10 feet
Maximum Principal Structure Height	No requirement*	57 feet

Note: *Per Footnote 5, “Provided those portions of the structure greater than 50 feet high are set back from the minimum front, side, and rear yard depths an additional 0.5 feet for each 1-foot (or major fraction thereof) the height of the portion exceeds 50 feet”.

The proposed building height is 57 feet. Per the footnote, the portion of the proposed building that is greater than 50 feet in height must be set back from the front, side, and rear yard depths by 3.5 feet. The minimum required front, side, and rear yard depths are zero feet. The proposed building configuration complies with this requirement by providing yard depths beyond 3.5 feet.

Applicable Development Standards

The DET is consistent with the applicable standards in Part 27-6 of the Zoning Ordinance. The following discussion is offered:

a. **Section 27-6200 Roadway Access, Mobility, and Circulation**

The DET meets the purposes of this section by providing a multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, bicyclists, and pedestrians within the development.

The DET is also in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as analyzed below.

Section 27-6202: The design and construction of access and circulation systems associated with the DET is consistent with the transportation goals, objectives, and actions in the County's 2014 *Plan Prince George's 2035 Approved General Plan* the 2009 *Approved Countywide Master Plan of Transportation*, and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (See Finding III.A).

Section 27-6203: Integrated access and circulation systems are provided for multiple travel modes (pedestrian, bicycle, and vehicular). Access to the site will be from Old Annapolis Road via a full access driveway. Three bicycle racks providing parking for six bicycles are provided on-site, and sidewalks are provided on all sides of the building for pedestrian access. The bicycle racks are situated near the primary entrance of the building.

Section 27-6204: A circulation plan was submitted showing the vehicular and pedestrian circulation proposed throughout the site. Multiple travel modes including pedestrian, bicycle, and vehicular, are shown to facilitate safe and efficient mobility throughout the site. Subject to approval by the operating agency, the applicant proposes to construct the master-planned bicycle lane along Old Annapolis Road, across the property frontage.

The applicant also provided a truck turning plan, which shows that larger vehicles can move throughout the site without any encumbrances. The DET has been designed to conform to these standards and provides adequate access and circulation for vehicles normally accessing a consolidated storage facility, as well as fire trucks and other emergency vehicles.

Section 27-6205: There are no streets proposed within the development.

Section 27-6206: The site is a through lot with frontages on an arterial road, MD 450, and a primary road, Old Annapolis Road. One point of vehicular access will be provided from the lower-classified fronting street, Old Annapolis Road. No access is provided directly from MD 450, which is an arterial roadway. Site

access is provided via a driveway. The driveway is designed for two-way traffic and is 25 feet wide.

Section 27-6207: The proposed development is served by an internal pedestrian circulation system, complete with 5-foot-wide sidewalks in front of all building entrances.

Section 27-6208: The proposed development features internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient, and intuitive. The DET shows three bicycle racks near the entrance to the facility, which will allow for the parking of up to six bicycles. In addition, subject to approval by the operating agency, the applicant proposes to construct the master-planned bicycle lane along Old Annapolis Road, across the property frontage.

Requests for Waivers from Development Standards

In the submitted statement of justification (SOJ), the applicant has requested waivers from several development standards within Section 27-6200.

The first waiver request is from Section 27-6207(a)(2) of the Zoning Ordinance. Pursuant to sub-subpart (2)(C), "The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs."

More specifically, the applicant requests a waiver from Section 27-6207(a)(2)(A), which requires that "All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting County standards is already in place)." The applicant contends it is infeasible and impractical to provide a sidewalk along MD 450. The subject property is a through lot with frontages on Old Annapolis Road, along the southern bounds of the site, and also on MD 450, along the northern bounds of the site. No sidewalk exists or is proposed along MD 450. Topographic conditions exist, as the site sits below MD 450, by approximately 10 feet, which makes installing sidewalks impractical.

Staff agree that providing a sidewalk along MD 450 is impractical or infeasible due to topographical challenges from steep grade changes. Installing sidewalks on steep slopes is known to cause drainage and stability issues. Sidewalks must also be compliant with the

Americans with Disabilities Act, which is difficult to achieve with a grade change of 10 feet without additional structural support. For these reasons, staff recommend approval of this waiver request.

The second waiver request is from Section 27-6207(b) of the Zoning Ordinance. Pursuant to sub-subpart (b)(2), "The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees."

More specifically, the applicant requests a waiver from Section 27-6207(b)(1), which requires that "The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, non-residential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones)." The applicant contends that the subject property is surrounded on three sides by road rights-of-way. On the fourth (eastern) side, the subject property abuts a narrow property within the LCD Zone and owned by the State of Maryland. Beyond this property, within a single-family zone (RR), is land that is developed with a public utility use. Cross-access from the subject property to the east would be inappropriate due to the low potential of adjoining properties being developed in future.

The land adjoining the subject property is Parcel U, which is owned by the State of Maryland, and lies to the east of the site. This property is currently vacant. Parcel U is zoned LCD, which would allow mixed-use development. However, the site is unbuildable due to existing site constraints, as the property is only 25 feet at its widest point. Parcel U also contains tree canopy which should be left undisturbed, as it provides a natural visual and physical buffer between the development and a property owned by PEPCO, which houses high-voltage overhead power lines and a utility pole. Staff agree that providing cross access to the adjoining lot is impractical due to the existence of mature or protected trees and recommend approval of this waiver request.

The third waiver request is from Section 27-6208(b) of the Zoning Ordinance. Pursuant to subsection (b)(2), "The Planning Director may waive or modify the requirement for bicycle cross-access on

determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable."

More specifically, the applicant requests a waiver from Section 27-6208(b)(1), which states "Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multi family, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones)." The applicant contends that it is infeasible and impractical to provide this connection, as the subject property is bounded by a state highway right-of-way on the north, west and south sides. To the east, there is a narrow state-owned strip of property (Parcel U), and beyond lies a 250-foot-wide parcel owned by PEPCO and improved with a high-tension overhead power line (Parcel 336). These properties cannot be redeveloped and should not accommodate cross-access.

Staff agree that providing bicycle access to the adjoining property, (Parcel U) is impractical and undesirable for typical bicyclists. The existing vegetation on Parcel U is currently acting as a natural and physical buffer between the proposed development and the PEPCO-owned property. It would be a safety concern for bicyclists to connect to a property that is developed with active public utility structures and power lines. Staff recommend approval of this waiver request.

b. Section 27-6300 Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, and the parking area is convenient, accessible, and designed to avoid conflict between vehicles. A circulation and parking plan was submitted which shows the number and location of parking spaces, access aisles, driveways, relation of the off-street parking facilities to the development, sidewalks, and bike lanes. As shown on the DET, the off-street parking area includes the appropriate pavement markings, surface materials, wheel stops, and methods of identifying individual parking spaces, and adheres to the dimensional and marking standards. Therefore, the vehicle parking complies with the applicable standards of Sections 27-6304 and 27-6306 of the Zoning Ordinance.

A parking tabulation was provided which shows the required and proposed parking spaces for the consolidated storage facility, as demonstrated below:

Proposed Use	Parking Standard	Parking Required	Parking Evaluated
Consolidated Storage	1.0 spaces / 3,000 sq.ft. rentable storage area (58,876 sq.ft.);	20	22
	4.0 spaces / 1,000 sq. ft. Office (500 sq.ft.);	2	
Total Parking Spaces		22	22 (Including 1 van accessible handicapped space)

Bicycle Parking Standard	Spaces Required	Spaces Evaluated
2.0 spaces for first 10 vehicle parking spaces;	2	6
1.0 spaces for each additional 10 vehicle parking spaces or major fraction thereof	1	
Total Bicycle Parking Spaces	3	6*

The bicycle racks will be installed on a paved surface and located in a visible, well-lit area, conveniently accessible to the primary entrances of the building. The three U-style bicycle racks will be located less than 50 feet from the two main entrance doors. The racks will be extended U racks that will allow bicycle frames to rest against the rack in at least two places, and for both a wheel and a section of the rack to be secured to the rack simultaneously. Accordingly, the bicycle parking complies with Section 27-6309 of the Zoning Ordinance.

Loading spaces are not required for consolidated storage uses. Pursuant to Section 27-5101 of the Zoning Ordinance, a consolidated storage use is categorized within the warehouse and freight movement uses, principal use category. In Table 27-6310(a), under Warehouse and Freight Movement Uses, consolidated storage is listed as an exemption, which indicates there is no loading space requirement.

c. Section 27-6400 Open Space Set-Asides

The DET is in conformance with the applicable standards in Section 27-6400 of the Zoning Ordinance. The DET shows 22 percent (8,256 square feet) of open space set-aside, exceeding the required 5 percent (1,837 square feet). Landscaped buffer areas are being used to meet this requirement.

d. Section 27-6500 Landscaping

The DET is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

Section 4.2, Requirements for Landscape Strips Along Streets

The applicant is using Option 6 to fulfill the requirements for a landscape strip along MD 450. Option 6 requires a landscape strip not less than 6-foot-wide with an ornamental, non-opaque fence placed within the landscape strip to be planted with a minimum of one shade tree or ornamental tree and 10 shrubs per 30 feet of street frontage. The linear street frontage is 364 feet. There are 13 shade trees and 122 shrubs required. The applicant is providing 13 shade trees, 123 shrubs, and an ornamental fence to meet this requirement.

Section 4.3, Parking Lot Requirements

The minimum parking lot interior planting requirement is calculated as a percentage of the parking lot area based on the size of the parking lot. In this DET, the parking lot area is approximately 8,544 square feet. Table 4.3-1, Parking Lot Interior Planting Requirements, of the Landscape Manual, requires eight percent of the interior planting area, which is approximately 684 square feet. Schedule 4.3-2 on the landscape plan shows 711 square feet of the interior planting area is provided.

Section 4.4, Screening Requirements

Section 4.4 requires screening of trash facilities. The submitted DET shows the proposed trash dumpster to be screened by an enclosure and landscaping.

Section 4.6, Buffering Development from Streets

Old Annapolis Road is a historic roadway. Per Section 4.6 of the Landscape Manual, a minimum 20-foot-wide buffer is to be planted with a minimum of 80 plant units per 100 linear feet of frontage. The linear street frontage is 245 feet, requiring a minimum of 196 plant

units. Schedule 4.6-2 on the landscape plan shows 200 plant units to be provided.

Section 4.8, Building Frontage Landscape Requirements

Building frontage zones less than 25 feet in depth shall provide a minimum of 8 percent planted areas, including tree planters. Building frontage zones that are 25 to 40 feet in depth shall provide a minimum of 20 percent planted area, including tree planters. Building frontages shall provide an average of one shade tree for every 40 linear feet of building frontage. The landscape plan shows two building frontage zones, one less than 25 feet and one greater than 25 feet. Schedule 4-8-1 has been provided demonstrating conformance. A condition has been included herein for the applicant to revise the landscape plan, to dimension both building frontage zones.

Section 4.9, Sustainable Landscaping

Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is 80 percent for shade trees, 70 percent for ornamental trees, 40 percent for evergreen trees, and 60 percent for shrubs. Schedule 4.9-1 provided on the landscape plans meets this requirement.

e. Section 27-6600 Fences and Walls

The DET is in conformance with the applicable standards of Section 27-6600 of the Zoning Ordinance, as analyzed below. Specifically, the DET proposes two fence types. A 6-foot-tall, board-on-board wood trash enclosure fence is shown on the western portion of the site. In addition, a 4-foot-tall, steel ornamental fence is proposed along a portion of the northern property boundary, in conjunction with the required 6-foot-wide landscape buffer. No retaining walls are proposed.

Section 27-6602: The proposed fences are located outside of the public right-of-way. The ornamental fence is located within the rear yard, and within a required landscaped area as shown on the submitted landscape plan. The trash enclosure fence is located within the side yard. No temporary fences are proposed.

Section 27-6603: The maximum fence height allowed according to Table 27-6603(a) is six feet. The proposed height for the trash enclosure fence is six feet, and the proposed height for the ornamental fence is four feet.

Section 27-6604: The proposed fence types are constructed of allowed materials including ornamental metal and pressure treated wood.

Section 27-6605: A condition has been included herein for the applicant to provide the distance from the ornamental fence to the abutting street right-of-way. If the distance is within 15 feet, compliance with this section must be demonstrated.

f. Section 27-6700 Exterior Lighting

The DET submission includes a photometric plan, which demonstrates conformance with the applicable standards in Section 27-6700 of the Zoning Ordinance, including the maximum illumination measured in foot candles at ground level, at the lot lines. As demonstrated on the photometric plan, the proposed exterior lighting will be full cut-off fixtures that are directed downward, and maximum illumination at ground level at any lot line is to be 0.5-foot candles. Proposed lighting is a combination of wall sconces and pole-mounted lighting to illuminate both the exterior of the building and the parking areas. All lighting wall sconces are to be mounted at a height of either 10 feet or 14 feet, while pole-mounted lighting will be at a height of 16 feet. All exterior light fixtures will generate beyond the minimum requirement of 80 lumens per watt of energy consumed.

g. Section 27-6800 Environmental Protection and Noise Controls

Natural Resources Inventory

An approved Natural Resources Inventory Plan, NRI-184-2022, was submitted. The site contains a small area of vegetation in the northeast portion of the property, which does not meet the qualifications to be considered woodland. The site does not contain any specimen trees, regulated environmental features (REF), or primary management areas (PMAs).

Woodland Conservation

This application is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is less than 40,000 square feet in size. The site has an approved Standard Letter of Exemption (S-155-2022) from the WCO, which was approved on August 19, 2022, and expires on August 19, 2024.

Floodplain Management

According to NRI-184-2022, General Note 5, DPIE stated that no regulated 100-year floodplain is located on-site.

Erosion and Sedimentation Control

An approved Concept Erosion and Sediment Control Plan (CSC No. 48-23-01) was submitted. This plan was approved on January 27, 2023, and expires on January 27, 2026.

Stormwater Management

An approved City of Bowie Stormwater Management (SWM) Concept Plan (02-0823-208NE12) was submitted which shows the use of micro-bioretenment facilities. This SWM plan was approved on August 28, 2023, and expires on August 28, 2026. The development proposal will reduce the existing impervious area by 0.19 acre.

Regulated Environmental Features

NRI-184-2022 confirms that the site does not contain REFs.

Unsafe Lands

The predominant soils found to occur, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Collington-Wist-Urban land complex and Udorthents, highway. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on or within the immediate vicinity of this property. No major geotechnical issues are anticipated.

h. Section 27-61100 Industrial Form and Design Standards**Building Orientation**

The proposed development consists of a single building and the primary patron entrance faces Old Annapolis Road, which is the street from which the building derives its street address.

Facade Articulation

As illustrated in the elevations provided, each street facing facade contains both horizontal, vertical articulation, and roofline variation details, which staff find to be in compliance with the articulation requirements of Section 27-61102(b) of the Zoning Ordinance.

Entrance

The primary patron entrance is accentuated by a canopy and display windows, in accordance with Section 27-61102(c) of the Zoning Ordinance.

Building Facade Materials

The proposed building materials comply with Section 27-61102(d) of the Zoning Ordinance. Specifically, the base of the building consists of a light-gray brick veneer. The upper levels include sections of rust color brick veneer coupled with a dark color exterior insulation and finish system (EIFS) field. White and light gray EIFS accents create a regular, vertical pattern to complement the brick and dark EIFS fields. Roof canopies and accent metals provide

additional accents. Clear glazing, strategically located, provides visual access into the building.

Location of Loading and Service Areas

The DET does not contain loading and service areas.

Off-Street Parking Location

Eighteen (18) percent of the parking spaces (4 of 22) is located between the front building facade and Old Annapolis Road. This is below the maximum 60 percent allowed per Section 27-61102(f) of the Zoning Ordinance.

i. Section 27-61200 Neighborhood Compatibility Standards

Building Height and Setbacks

The proposed development is located across a street from existing residential dwellings in the Residential, Rural Zone. Per Section 27-61203(a)(2) of the Zoning Ordinance, "Building height shall not exceed the maximum height established in Table 27-61203(a)(2): Maximum Height in Transitional Areas." The single-family dwellings across Old Annapolis Road are within 150 feet to 200 feet from the proposed development. Per Table 27-61203(a)(2), the maximum building height allowed is the lesser of 4 stories, or 45 feet.

Per the applicant's SOJ, the portion of the proposed building that falls within 150 to 200 feet of the dwelling will be four stories, and the portion of the building that is greater than 200 feet from the closest portion of the nearest dwelling steps up to five stories.

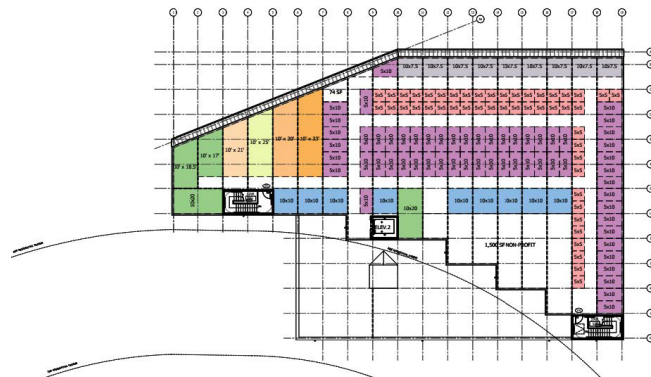


Figure 3: Building Distance from Single-Family Dwellings

Building Orientation

The building is oriented toward Old Annapolis Road, which is the street from which the building derives its street address.

Building Design

The nearest single-family dwelling to the south is within 150 to 200 feet of the proposed development. The single-family dwellings primarily contain sloped roofs. The proposed building will feature a flat roof with height variations. As illustrated in the submitted elevations/renderings, the façade is comprised of a combination of masonry, EIFS, aluminum storefront and glass windows, which complements the surrounding neighborhood.

Building Materials

The southern façade of the building will face single-family detached dwellings across Old Annapolis Road, and meets the transparency standards contained in Section 27-61203(d)(1) of the Zoning Ordinance, as follows:

- First Floor = 35 percent required, 36.9 percent provided (Façade area = 1,573 square feet with 551 square feet transparency required, 580 square feet provided)
- Second Floor = 20 percent required, 20.2 percent provided (Façade area = 1,936 square feet with 387 square feet transparency required, 392 square feet provided)
- Third or Higher Floor = 20 percent required, 20.2 percent provided (Façade area = 1,936 square feet with 387 square feet transparency required, 392 square feet provided)

A condition has been included herein requiring the applicant to add the required and proposed transparency percentages to the building elevations.

Off-Street Parking

The total amount of off-street parking does not exceed 1.1 times the required minimum parking standard. The minimum parking requirement is 22 spaces, and the applicant is providing 22 spaces. Therefore, the requirements of Section 27-61203(f) of the Zoning Ordinance are met.

Other Site Features

The service area will be located greater than 50 feet from residential land and will be fully screened per Section 27-61203(g)(1) of the Zoning Ordinance.

As provided on the photometric plan, the DET complies with Section 27-61203(g)(3). The mounting height of all pole-mounted fixtures located between 100 and 150 feet of the single-family lots to the south is proposed to be 16 feet, while the wall-mounted sconces

will be mounted at 14 feet. Illumination at the lot line will average 0.09-foot candles and will not exceed 0.5-foot candles.

Per Section 27-61203(g)(5), the required open space set-asides have been located between the proposed development and single-family detached dwellings across Old Annapolis Road to the maximum extent practicable.

j. Section 27-61300 Agricultural Compatibility Standards

The subject application is exempt from this section because it is not adjacent to an ongoing agricultural use or activity in the Reserved Open Space, Agriculture and Preservation, and Agricultural-Residential base zones.

k. Section 27-61400 Urban Agriculture Compatibility Standards

The subject application is exempt from this section because it is not adjacent to on-going urban agriculture use.

l. Section 27-61500 Signage

The applicant proposes a total of four signs; to include two wall mounted signs, and two canopy signs. The proposed signage meets all applicable area, location, and height requirements in the regulations and standards. The applicant provided a signage schedule showing compliance with the maximum allowed sign area per Table 27-61505. The proposed building mounted signage is within allowable sizes based on the proposed linear width of the building and does not exceed 400 square feet.

The wall mounted signs will be approximately 95 square feet. The canopy signs will be approximately 4 square feet. All four wall mounted signs will feature channel lettering of the tenant's name and be internally illuminated.

No signage details were included for the proposed freestanding sign. Conditions have been provided herein requiring the applicant to provide the details for the freestanding sign.

In compliance with Section 27-61504(a) of the Zoning Ordinance, the proposed development will not have any external light source directed toward any sign and will not cast direct light or create glare upon adjacent lands or streets, nor will it use animated sign illumination. The sign materials proposed comply with Section 27-61504(b). Sections 27-61504(c) and (d) of the Zoning Ordinance do not apply because neither digital displays nor signs in the right-of-way are proposed.

m. Section 27-61600 Green Building Standards

The proposed development meets the minimum Green Building score requirement of 4.0 points for new nonresidential development greater than 75,000 square feet, as follows:

Table 27-61603(b): Green Building Point System	Point Earned
Water Conservation and Water Quality: All toilets are 1.28 GPF or less	0.50
Transportation: Provide a covered and secure bicycle parking room that protects parked bicycles from the elements and from theft	1.00
Energy Conservation: Meet AHSRAE standards for lighting	0.75
Energy Conservation: Stated water heater efficiency of 0.82 or more	1.25
Energy Conservation: Air conditioner with stated efficiency greater than 16 SEER is included as standard	1.25
Energy Conservation: Use central air conditioners that are Energy Star Qualified	0.50
Total	5.25

Based on the analysis herein (See Findings III.B and III.C), the proposed development, if revised as conditioned, will represent a reasonable alternative for satisfying the applicable standards of Subtitle 27, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

(2) The proposed development complies with all conditions of approval in any development approvals and permits to which the detailed site plan is subject;

The property is subject to Preliminary Plan of Subdivision PPS-2022-014, which was approved on April 4, 2024 (PGCPB Resolution No. 2024-022), for one parcel for the 80,652 square feet of industrial development. If the application is revised as conditioned herein, the conditions of approval in PPS 4-01023 will be satisfied.

PPS-2022-014 was approved with 4 conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

- 2. In conformance with the recommendations of the 2009 Approved Countywide Master Plan of Transportation and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following bicycle and pedestrian facilities, and shall show these facilities on the detailed site plan prior to approval:**

- a. **A minimum 5-foot-wide sidewalk and standard bicycle lane along the site's frontage of Old Annapolis Road, unless modified by the operating agency, with written correspondence.**

A bicycle lane and a 5-foot-wide sidewalk are shown along the site's frontage of Old Annapolis Road, as required by the above condition.

3. Prior to approval, the final plat of subdivision shall include:

- a. **The granting of a public utility easement along Old Annapolis Road, as delineated on the approved preliminary plan of subdivision.**

The required public utility easement (PUE) along Old Annapolis Road is provided on the DET, in accordance with the approved PPS. However, this PUE is not labeled. Conformance to this condition will be further reviewed at the time of final plat.

4. Development of this site shall be in conformance with City of Bowie Stormwater Management Concept Plan 02-0823 208NE12, and any subsequent revisions.

A copy of the approved SWM Concept Plan 02-0823-208NE12 was submitted with this application. The proposed site layout shown in the DET is in conformance with the SWM concept plan.

The site also has an approved Certificate of Adequacy, ADQ-2022-041, associated with PPS-2022-014. ADQ-2022-041 was approved with four conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

2. Total development within the Preliminary Plan of Subdivision shall be limited to uses that generate no more than 7 AM peak-hour trips and 12 PM peak-hour trips.

While there is a slight increase in the gross floor area of the development proposed in this DET (80,652 square feet), from what was evaluated by the PPS (80,189 square feet), there is no increase in the trips beyond the trip cap established with the ADQ.

3. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.

A bicycle and pedestrian facility exhibit was submitted with this DET detailing the required on-site bicycle and pedestrian facilities.

- (3) **The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

The approved NRI-184-2022 confirmed that there are no mapped regulated or evaluation areas on or abutting this property.

- (4) **Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The DET is not within a Planned Development Zone; therefore, this finding is not applicable.

- (5) **The proposed development conforms to an approved Tree Conservation Plan, if applicable;**

This application is not subject to the provisions of the WCO because the property is less than 40,000 square feet in size. The site has an approved standard letter of exemption from the WCO, S-155-2022, which was approved on August 19, 2022, and expires on August 19, 2024. In addition, the approved NRI-184-2022 confirms the site does not contain any specimen trees.

- (6) **The development in the detailed site plan (minor and major) shall be consistent with the General Plan and shall conform to the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, applicable Functional Master Plans, and the Growth Policy Map as it relates to centers in the 2014 General Plan, *Plan Prince George's 2035*, for the subject property and its surrounding area (unless the subject property has been rezoned pursuant to a Zoning Map Amendment subsequent to the adoption of the relevant Area Master Plan, Sector Plan, or Functional Master Plan);**

This DET is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and conforms to the relevant goals, policies, and strategies of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan).

Master Plan

The master plan recommends commercial land use on the subject property. The industrial land use proposed by the applicant does not conform to the master plan's recommended land use. However, on February 21, 2023, the Prince George's County District Council adopted Prince George's County Council Bill CB-011-2023, which permitted consolidated storage use in the Commercial, General, Office (CGO) Zone, subject to certain requirements.

Even though the master plan recommendation is in direct conflict with the zoning of the property (CGO) that permits consolidated storage use, the DET conforms to other relevant strategies of the master plan that are applicable to the subject property.

The master plan contains several transportation goals that are applicable to this application (page 106):

- **There is a robust bicycle, pedestrian, and micro-mobility infrastructure that allows residents, workers, students, and visitors to travel safely and efficiently to a wide range of destinations while reducing the share of travel by single-occupant vehicle and vehicle miles traveled (VMT).**
- **The needs of the population are met with greater connectivity and a built environment conducive to active transportation.**
- **There is a comprehensive trail network that connects key centers and destinations and provides multimodal options for residents and visitors alike.**

The DET includes a sidewalk and bicycle lane along the roadway frontage, to include a crosswalk across the access point, to meet the intent of the master-planned policies and goals. The site also proposes three bicycle racks to provide parking for six bicycles. In addition, as outlined in the bicycle and pedestrian impact statement submitted in conjunction with PPS-2022-014, the proposal will include off-site improvements, to include bus shelters at the intersection of MD 450 and Church Road/Highbridge Road, or, alternatively, the thermoplastic continental crosswalks at the western legs of two nearby intersections.

The master plan identifies the following environmentally related policies and strategies (pages 145–147):

Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

The approved SWM concept plan shows the use of micro-bioretenion facilities for SWM on the site and the reduction of impervious area.

Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

The landscape plans depict tree and shrub plantings along both MD 450 and Old Annapolis Road. The site does not contain existing woodland on-site that could be retained along transportation corridors.

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

The landscape plans depict 20 major shade trees and eight ornamental trees to be planted in compliance with the required tree canopy coverage requirement. The approved SWM concept plan shows micro-bioretenion facilities for SWM on the site. In addition, the development proposal will reduce the existing impervious area and proposes to provide 8,256 square feet of open space.

Plan 2035

Plan 2035 places this subject site in the Established Communities Growth Policy Area (Map 1. Prince George's County Growth Policy Map, page 18). 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. This DET is consistent with Plan 2035's Land Use and Growth Management goals because the intensity of the consolidated storage facility is compatible (context-sensitive infill) with surrounding nonresidential uses and low- to medium-density development. The proposed building is designed in a contemporary style intended to integrate into the existing fabric of the larger neighborhood. The infill redevelopment will further be served by existing infrastructure and further improve the site with reduced impervious surfaces, SWM facilities, and landscaping.

- (7) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge; and**

This application is not a DET for infrastructure. Therefore, this finding is not applicable.

- (8) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:**

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**

- (C) **The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

The DET does not propose a place of worship. Therefore, this finding is not applicable.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 1993 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This application is not subject to the provisions of the WCO because the property is less than 40,000 square feet in size. The site has an approved Standard Letter of Exemption (S-155-2022) from the WCO, which was approved on August 19, 2022, and expires on August 19, 2024.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on properties that require a grading permit. Properties zoned CGO are required to provide a minimum of 10 percent of the gross tract area in TCC. The overall legal lot has a gross tract area of 0.84 acre, and a TCC of 0.084 acre, or 3,659.04 square feet, is required. The submitted landscape plan includes a TCC worksheet and the requirement has been satisfied.

VI. REFERRAL COMMENTS

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

- A. **Community Planning**—In a memorandum dated April 22, 2024 (Lester to Lockhart), the Community Planning Division indicated that master plan conformance is required for this application. Pursuant to Section 27-3605(e)(6) of the Zoning Ordinance, this DET application is consistent with Plan 2035 and conforms to the relevant goals, policies, and strategies of the master plan. A summary of the analysis of Plan 2035 and the master plan is found in Finding III. A.
- B. **Transportation Planning**—In a memorandum dated April 30, 2024 (Shaw to Lockhart), the Transportation Planning Section provided a review of conditions attached to prior approvals, compliance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and a review of the applicable Part 27-6 development standards, which are incorporated into the findings above. The MPOT's Complete Streets element reinforces the need for multimodal transportation. The Transportation Planning Section determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable and consistent with the site design guidelines, pursuant to Subtitle 27.

- C. **Environmental Planning**—In a memorandum dated April 29, 2024 (Meoli to Lockhart), the Environmental Planning Section included a discussion of relevant previous conditions of approval and demonstrated conformance with the master plan and applicable sections of the Zoning Ordinance.

The approved NRI-184-2022 determined that the site is not wooded. The site contains a small area of vegetation in the northeast of the property, which does not meet the qualifications to be considered woodland. The site does not contain specimen trees, REFs, or PMAs.

An approved City of Bowie SWM Concept Plan (02-0823-208NE12) was submitted which shows the use of micro-bioretenment facilities. This SWM concept plan was approved on August 28, 2023, and expires on August 28, 2026. The development proposal will reduce the existing impervious area by 0.19 acre.

- D. **Subdivision**—In a memorandum dated May 3, 2024 (Mridula to Lockhart), the Subdivision Section provided a review of conditions attached to prior approvals, and noted technical revisions to the DET, which have been included as conditions in the Recommendation section of this technical staff report.
- E. **Historic Preservation**—In a memorandum dated May 3, 2024 (Stabler to Lockhart), the Historic Preservation Section indicated that 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 is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
- F. **Permit Review**—In a memorandum dated April 20, 2024 (Jacobs to Mitchum), the Permit Review Section indicated three technical corrections needed to the DET, which have been included as conditions in the Recommendation section of this technical staff report.
- G. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated April 9, 2024 (Thompson to Lockhart), DPR had no comments on the proposed development.
- H. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.
- I. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
- J. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
- K. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this

application.

- L. **City of Bowie**—In a memorandum dated March 25, 2024 (Adams to Shapiro), the City of Bowie stated that on March 18, 2024, the City’s Council conducted a public hearing on the DET and voted to recommend approval.
- M. **Citizen Input**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any written correspondence from citizens for this subject application.

VII. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2022-012, subject to the following condition:

- 1. Prior to certification of this detailed site plan, the applicant shall:
 - a. Revise the signage schedule to include the monument sign on the signage plan sheet.
 - b. Provide the monument sign details on the signage detail plan sheet.
 - c. Revise the Tree Canopy Coverage Schedule to reflect the zone label.
 - d. Label the 10-foot-wide public utility easement property along Old Annapolis Road, as delineated on the approved Preliminary Plan of Subdivision, PPS-2022-014.
 - e. Revise the architectural elevations to include the required and proposed transparency percentages.
 - f. Revise the landscape plan to dimension the building frontage zone that is less than 25 feet in depth, according to Section 4.8 of the 2018 *Prince George’s County Landscape Manual*.
 - g. Revise the landscape plan to dimension the building frontage zone that is 25 feet to 40 feet, according to Section 4.8 of the 2018 *Prince George’s County Landscape Manual*.
 - h. Revise site plan to provide the distance from the ornamental fence to the abutting street (MD 450 (Annapolis Road)) right-of-way. If the distance is less than 15 feet, demonstrate compliance with Section 27-6605 of the Prince George’s County Zoning Ordinance.
 - i. Provide the fence detail for the 6-foot-tall, board-on-board wood trash enclosure fence on the detail sheet.