



## Detailed Site Plan Willowdale Self Storage

## DET-2023-021

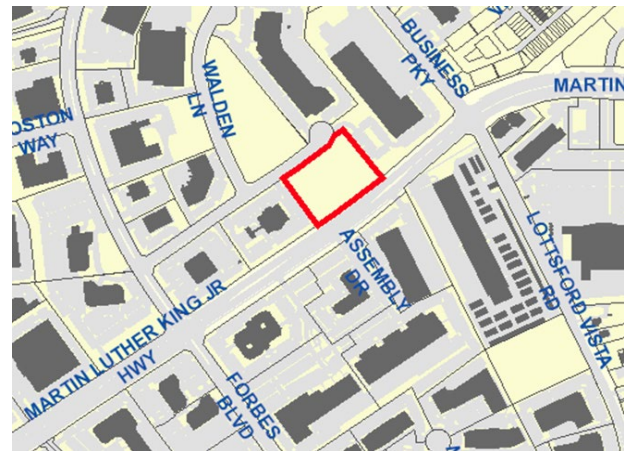
REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of May 30, 2024, to July 18, 2024.</p> <p>Development of a 122,324-square-foot consolidated storage facility, with accessory outdoor storage and office uses.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"><li>• APPROVAL of Detailed Site Plan DET-2023-021</li><li>• APPROVAL of Type 2 Tree Conservation Plan TCP2-016-14-02</li></ul>

**Location:** On the northwest side of MD 704 (Martin Luther King Jr Highway), approximately 700 feet west of Lottsford Vista Road.

Gross Acreage:	3.01
Zone:	IH
Dwelling Units:	N/A
Gross Floor Area:	122,324 sq. ft.
Planning Area:	70
Council District:	05
Municipality:	N/A

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

**Staff Reviewer:** Natalia Gomez-Rojas  
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Planning Board Date:	07/18/2024
Planning Board Action Limit:	07/24/2024
Staff Report Date:	06/25/2024
Date Accepted:	03/25/2024
Informational Mailing:	01/22/2024
Acceptance Mailing:	03/25/2024
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/](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-2023-021  
Type 2 Tree Conservation Plan TCP2-016-14-02  
Willowdale Self Storage

The Urban Design staff have reviewed the subject application and present 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 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 development of a 122,324-square-foot building, in which the applicant plans to locate a consolidated storage use consisting of 92,950 square feet of rentable storage area, and 900 square feet of accessory office, as well as approximately 12,317 square feet of accessory outdoor storage space.

**B. Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	IH (Industrial, Heavy)	IH (Industrial, Heavy)
Use	Vacant	Consolidated Storage, with accessory office and outdoor storage
Total Gross Acreage	3.01	3.01
Parcel(s)	1	1
Total Net Acreage	3.01	3.01
Gross Floor Area (GFA)	0	122,324 sq. ft.

**C. Location:** The subject DET is located on the northwest side of MD 704 (Martin Luther King Jr. Highway), approximately 700 feet west of Lottsford Vista Road, in Planning Area 70 and Council District 5. The subject property is bounded to the northeast by a consolidated storage facility in the Industrial, Heavy (IH) Zone; to the northwest by the public right-of-way (ROW) of Willowdale Road; to the southwest by a financial institution also in the IH Zone; and to the southeast by the public ROW of MD 704.

**D. Proposed Uses:** The subject DET proposes a consolidated storage facility use and outdoor storage permitted as accessory use. Use specific standards for consolidated storage uses are contained in Section 27-5102(f)(4)(A) of the Prince George's County Zoning Ordinance, as follows:

**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 as follows:

- (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.**

The proposed use fronts Willowdale Road and MD 704 and will have its sole access to/from Willowdale Road, a 70-foot-wide industrial roadway with adequate capacity to handle the vehicular trips generated by the proposed uses.

The subject application proposes to construct a consolidated storage facility that will generate 11 AM and 18 PM peak-hour vehicular trips. The site was previously approved for the development of a 130-room hotel via Special Exception SE-4794, which would generate 60 AM and 77 PM peak hour trips. Therefore, the traffic generated by the proposed consolidated storage will be significantly less.

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

The exterior and architectural façade of the proposed building is compatible with the industrial and commercial architecture within the Washington Business Park. The applicant proposes a masonry, metal panel, and exterior insulation finish system (EIFS) with roofline variations and storefront windows, to create attractive visuals for both motorists and customers visiting the site.

- (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.**

The proposed building has no entrances to any individual storage units that are visible from the street or adjoining land. Most of the individual storage units are located inside the building, but approximately 33 units can be accessed through roll-up garage doors, at the front and rear of the property. In addition, all exterior units will be screened from adjacent roadways using fencing, grading, and landscaping, in accordance with the Zoning Ordinance and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). To ensure that proper screening is provided to satisfy this provision, the applicant has provided a vinyl privacy fence as a non-see-through solid enclosure, compatible with the architectural character and materials of the proposed consolidated storage building. In addition, landscaping will be installed along the outside of the fence.

- (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 entrances to the individual consolidated storage units are located inside the building, and all storage units will be internally accessed from the main building. As previously mentioned, the storage facility will be screened by a solid vinyl privacy fence, and landscaping along the outside of the fence, as supplemental screening.

- (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.**

The proposed consolidated storage facility contains approximately 33 individual storage units that will be accessed from the exterior of the building. All exterior unit entrances have adjacent parking that allows for vehicular access and the loading and unloading of materials in a safe manner. The provided drive aisle is sufficient to allow the movement of vehicles on-site while parked vehicles are loading or unloading to access the exterior storage units.

- (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 property is zoned IH; 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 property is zoned IH; therefore, this finding is not applicable.

(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 property is zoned IH; therefore, this finding is not applicable.

**E. Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 4-86041, which was approved on May 22, 1986, for nine lots previously zoned Light Industrial. The resolution included three conditions, however, they are not applicable to this DET.

The site is also subject to SE-4794 and Alternative Compliance AC-17002, which were approved under the Zoning Ordinance that was effective prior to April 1, 2022. These applications were approved by the Prince George's County District Council via Zoning Ordinance No. 4-2018, on March 12, 2018, for the development of a hotel use with 130 rooms, with 7 conditions, which are not applicable to this request. A Revision of Site Plan, ROSP-4794-01, was approved by the Prince George's County Planning Director on June 5, 2019, for the relocation of parking and removal of a retaining wall. Some permits were then issued as a result of these previous approvals, but nothing was ever constructed. However, this application proposes a consolidated storage use, and therefore, the previously mentioned approvals do not apply to this DET.

**F. Design Features:**

1. **Architecture.** The proposed four-story building will include high-quality materials to create variations in façades to break up the overall building mass. Proposed materials include exterior masonry, EIFS, textured insulated metal panels, architectural profiled metal siding, and contrast metal detailing with contrasting colors to create façade variations and visual interest. The roofline also has height, material, and color variations to continue the visual effect of breaking up the building's massing. Storefront window systems, automatic sliding doors, painted doors, and prefinished canopy systems are used to highlight entry points.



**Figure 1: North Building Elevation facing Willowdale Road**



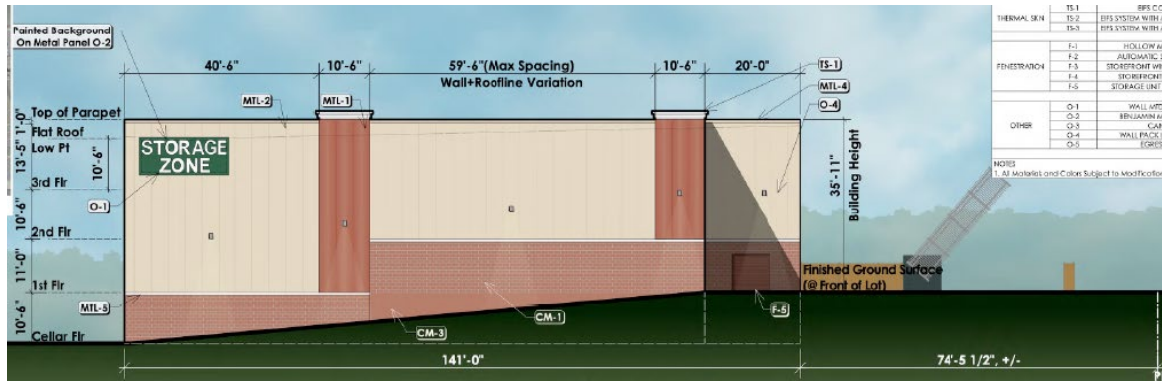


Figure 2: East Building Elevation facing adjacent parcels



Figure 3: West Building Elevation facing adjacent parcels



Figure 4: South Building Elevation facing MD-704

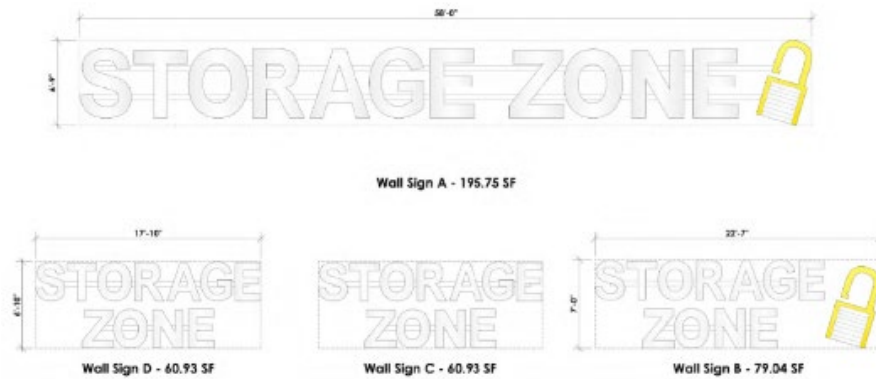
2. **Parking.** As shown in the plan set submitted with this application, a total of 35 parking spaces are proposed for the storage facility, distributed in the front yards facing Willowdale Road and MD 704. Out of these 35 parking spaces, 2 are designated as handicap-accessible and are located right in front of the office.

In addition, the DET proposes an additional 26 parking spaces for outdoor storage purposes. However, these 26 parking spaces are not included in the provided parking calculation shown on the submitted DET, as they will be used for storing goods, materials, merchandise, and vehicles associated with the consolidated storage use. These outdoor storage spaces will be identified as "RESERVED" with a designated space number (1 through 26). As such, the storage use complies with the definition of "Outdoor Storage (as an accessory use)," as specified in Section 27-2500 of the Zoning Ordinance.

Lastly, four loading spaces are proposed. All loading spaces are located adjacent to an entrance to the building and are designed to avoid interference with surrounding parking spaces, drive aisles, and pedestrian pathways. All loading spaces will only be accessible for customers once a security entrance code is obtained by renting a unit from the on-site office and proceeding through the easternmost gate.

All exterior unit entrances have adjacent parking that allows for vehicular access and the loading and unloading of materials in a safe manner. The provided drive aisle is sufficient to allow the movement of vehicles on-site while parked vehicles are loading or unloading to access the exterior storage units.

3. **Signage.** The applicant proposes a total of five signs, to include four building-mounted signs on each façade and a freestanding sign along the site's frontage on MD 704.



**Figure 5: Wall Signs**



Figure 6: Freestanding Signs

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.

### 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 IH Zone, Intensity and Dimensional Standards, Section 27-4203(f)(2) of the Zoning Ordinance, and applicable Development Standards (Part 27-6).

#### 1. **Standards Applicable in Industrial Heavy Zone Intensity and Dimensional Standards**

The DET is in conformance with the applicable IH Zone Intensity and Dimensional Standards as shown below:

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
Density, max	No requirement	N/A
Net lot area, min.	10,000	3.01 acres
Lot width, min.	75 ft.	approx. 407 ft.
Lot Coverage, max.	No requirement	N/A
Green area, min.	10 % of net lot area	40.29%
Front yard depth, min.	25 ft.	approx. 67 ft. and 102 ft.*
Side yard depth, min.	30 ft. both yards total	approx. 91 ft.
Rear yard depth, min.	0	N/A*
Principal structure height, max.	No requirement	approx. 35 ft.

**Note:** \*The property is a through lot, with frontage on two parallel roadways, and has two front yards, and no rear yard.

## 2. **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 is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance. The DET is served by a system of vehicular accessways that will accommodate appropriate vehicle turning movements including, but not limited to, firefighting and other emergency vehicles, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development. The proposed development's direct driveway access to its principal origin or destination points will have access from Willowdale Road, which is not classified as an arterial or a collector roadway. The internal pedestrian circulation system is designed to allow pedestrian walkway access to the development's building and parking areas.

Nevertheless, the applicant has submitted a waiver requesting relief pursuant to Sections 27-6207(b)(2), 27-6208(a)(2) and 27-6208(b) of the Zoning Ordinance. Approval of these waivers is recommended as follows:

Section 27-6207(b)(1) of the Zoning Ordinance requires that "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 [. . .] nonresidential [. . .] development." This provision applies because the DET proposes

nonresidential development and is adjacent to nonresidential development to the northeast and southwest. Section 27-6207(b)(2) allows the Planning Director to “waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to [...] the presence of any of the following at the point(s) where through-connections would otherwise be required: [...] visual obstructions or parking space locations that create traffic hazards.” [In that respect, the applicant has stated that providing a pedestrian cross-access connection to the eastern or western properties would be unsafe due to the nature of the use, as it would create a traffic hazard and security risk. Both proposed connections would lead to parking spaces on the adjacent properties, which could result in dangerous situations. Instead, pedestrians can use the sidewalk frontage improvements along Willowdale Road, to walk to adjoining properties, as proposed in the subject DET. In addition, a cross-access connection would make it difficult to properly screen the accessory outdoor storage use from the adjacent properties and reduce landscaping along the eastern and western perimeters.

Section 27-6208(a)(2)(A) requires that “[a]ll new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements.” Section 27-6208(a)(2)(B) allows the Planning Director to “waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards.” The applicant requests a waiver from the requirement to install bike lanes, bike paths, or other bicycle improvements. The applicant requested a waiver from the above-mentioned standard, as there are no current or planned master-planned bicycle trails or improvements for Willowdale Road, which is classified as an industrial road. In addition, the 70-foot ROW provided does not seem sufficient to accommodate a bicycle lane. A proposal for a bicycle path would hinder the proposed sidewalk improvements for the site along Willowdale Road and would not connect to any other bicycle path segments along the same road. The provision of a

bicycle lane along Willowdale Road would also pose a safety hazard, given the high volume of large vehicles that use the road to access nearby industrial warehouses and distribution centers.

Section 27-6208(b)(1) requires "[a]ny 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 [. . .] nonresidential". Section 27-6208(b)(1)(2) allows the Planning Director to "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." The applicant has stated that there is no internal bicycle circulation system on any adjacent parcels, and it is not practical to require such a bicycle connection between the existing commercial and industrial development. In addition, any such connection to the property would need to overcome significant safety factors, given the high volume of large vehicles entering the adjacent parking lots on the neighboring properties. The proposed cross-access presents a significant safety concern, as access could only be granted into adjoining parking lots, which would inhibit vehicular site patterns for the neighboring property owners.

Given the mentioned circumstances, staff recommend that pedestrian cross-access to adjoining sites be waived per Section 27-6207(b)(2), and bicycle cross-access to adjoining sites be waived per Sections 27-6208(a)(2) and 27-6208(b)(2), due to safety factors.

**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, including parking and bicycle parking requirements and standards.

### Parking Requirements

USE	DESCRIPTION	MIN. SPACES REQUIRED	TOTAL SPACES PROVIDED
Proposed Consolidated Storage – 122,324 sq. ft.	1.0 spaces / 3,000 sq. ft. rentable storage area (92,950 sq. ft.);	31	35
	4.0 spaces / 1,000 sq. ft. Office (900 sq. ft.);	4	
	2.0 spaces / Residential Manager	0	
Proposed Outdoor Storage	2.0 spaces / 1,000 sq. ft. GFA (office facilities)	0	0
<b>Total Parking Spaces</b>			35 (Including 2 handicap-van accessible spaces)

**Note:** Twenty-six (26) additional parking spaces will be utilized as accessory outdoor storage and will be distinguished from standard spaces by painting “RESERVED” with a designated space number (1 through 26). These outdoor storage spaces will be utilized for the storage of goods, material, merchandise, and/or vehicles, all associated with the consolidated storage use, and located in the same place for more than 24 hours.

### Loading Space Requirements

USE	DESCRIPTION	MINIMUM REQUIRED	TOTAL PROVIDED
Proposed Consolidated Storage – 122,324 sq. ft.	No requirement	0	4

### Bicycle Space Requirements

DESCRIPTION	MINIMUM REQUIRED	TOTAL PROVIDED
2.0 spaces for first 10 vehicle parking spaces; 1.0 spaces for each additional 10 vehicle parking spaces or major fraction thereof	6	6

#### c. Section 27-6400 — Open Space Set-Asides

These regulations have been met as approximately 33 percent of the site is being provided in required landscaping and stormwater management (SWM) areas, which meets the 5 percent open space set aside area required for industrial uses, such as consolidated storage, in Nonresidential Base Zones.

d. **Section 27-6500 — Landscaping**

The DET is in conformance with the applicable standards in the Landscape Manual as shown below:

SECTION	MINIMUM REQUIRED	PROVIDED
<b>Section 4.2</b> , Requirements for Landscape Strips along Streets	- 10 shade trees and 94 shrubs along Willowdale Road - 13 shade trees and 61 shrubs along Martin Luther King Highway	- 10 shade trees and 94 shrubs along Willowdale Road - 13 shade trees and 61 shrubs along Martin Luther King Highway
Section 4.4, Screening Requirements	Screening materials should consist of evergreen trees and shrubs, walls, fences, and berms.	See below Section 27-6600
Section 4.7, Buffering Incompatible Uses	Bufferyard type B: 376 planting units or 189 planting units and a 6-foot-high opaque fence or wall	- 210 planting units and a 6-foot-high opaque fence or wall
Section 4.9, Sustainable Landscaping Requirements	Native species: - 80% of shade trees - 70% of ornamental trees - 40% evergreen trees - 60% shrubs	- 100% of shade trees - 100% of ornamental trees - 100% evergreen trees - 73% shrubs and 0% of invasive species
Section 4.11, Requirements for Nonresidential and Mixed-Use Development	- 27 shade trees	26 shade trees are provided plus one shade tree substituted with one ornamental tree

e. **Section 27-6600 — Fences and Walls**

As evidenced in Sheet C-2 of the plan included with this application, the proposed development contains fencing that conforms to these requirements, including the applicable provisions of Sections 27-6602, 27-6603, 27-6604, 27-6605, 27-6606, 27-6607 and 27-6608. Specifically, a 6-foot-high, vinyl, privacy fence is proposed to enclose the storage building, outdoor storage, and parking areas. Landscaping will be added along the fence as supplemental screening. The maximum height of the proposed fence is 6 feet high.

Per Footnote 2 of the general height standards in Section 27-6603(a), the maximum height allowed for the wall within the front yard is up to 8 feet, since the wall is required by the use specific standards for consolidated storage, as stated in Section 27-5102(b)(4)(A)(iv).

In addition, two security gates will be provided: one on the southern driveway, and the other on the eastern driveway. These gates will be equipped with hardware to keep them closed when they are not in use. To operate the gate, customers will need to get an electronic code from the consolidated storage office, which is located at the entrance of the facility, outside the fenced and secured area, in the northwesternmost part of the building. After receiving the



code, customers will be able to access the secure side of the facility through the provided gates, allowing them to enter and exit the premises.

f. **Section 27-6700 — Exterior Lighting**

The DET includes a photometric plan, which demonstrates conformance with the applicable standards in Section 27-6700, including maximum illumination measured in foot-candles, at ground-level, at the lot lines. The proposed consolidated storage use will be accessible to tenants from 6:00 a.m. to 10:00 p.m. and is not adjacent to existing residential development. Management will utilize the accessory office use from 9:00 a.m. to 6:00 p.m. Monday through Saturday, and from 9:00 a.m. to 4:00 p.m. on Sunday. All proposed lighting fixtures adhere to the maximum height standard of 30 feet for the IH Zone, and there will be no lighting spillover to the adjacent nonresidential properties.

g. **Section 27-6800 — Environmental Protection and Noise Controls**

An approved Natural Resources Inventory Equivalency Letter, NRI-186-13-02, was submitted with the application. An equivalency letter was approved for this project because the site has an approved and implemented Type 2 Tree Conservation Plan (TCP2-016-14-01), and the proposed site plan does not result in significant changes to the previously approved limits of disturbance shown on the TCP2.

Sections 27-6804 is not applicable since no floodplain is present on the site.

Section 27-6805 requires an approved grading, erosion, and sediment control plan. Accordingly, the subject DET will comply with the above requirements, and shall be required to obtain an approved grading, erosion, and sediment control plan prior to issuance of any grading permits.

Section 27-6806 states that the development shall comply with the requirements of SWM, in accordance with Subtitle 32. The proposed development conforms with all applicable sections of Subtitle 32 related to SWM, as reflected on the approved SWM concept plan included in the DET submittal package.

Sections 27-6807 through 27-6810 do not apply to this application.

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

As shown on the architectural elevations included with this application, the DET is in conformance with the applicable standards in Section 27-61100 of the Zoning Ordinance, for the consolidated storage building, including the building orientation, entrances, location of off-street parking and loading areas, building façade materials, and articulation, as shown on the consolidated storage architectural elevations. The proposed materials are high quality, architectural level finishes. Decorative, integral color masonry units are used throughout. In addition, textured insulated metal panels, architectural profiled metal siding, and contrast metal detailing are used in differing colors and locations. EIFS is also used in various locations around the building's façades.

i. **Section 27-61200 — Neighborhood Compatibility Standards**

The subject application is exempt from this section because it is not adjacent to, or across a street or alley from existing residential uses or zones.

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, or 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 ongoing urban agriculture use.

l. **Section 27-61500 — Signage**

The DET proposes four building-mounted signs and one freestanding sign which meet all the 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 freestanding sign has a total area of 104 square feet, which is

below the 105.68-square-foot maximum allowed sign area, based on the length of the street frontage the sign faces.

In compliance with Section 27-61504(a), 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) do not apply because neither digital displays nor signs in the ROW 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:

<b>Table 27-61603(b): Green Building Point System</b>	<b>Point Earned</b>
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Use central air conditioners that are Energy Star-qualified	0.5
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.0
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50
All toilets have dual activated flushing	1.0
<b>Total</b>	<b>4.25</b>

Based on the analysis herein, in addition to the evidence filed in conjunction with this application, staff find that DET-2023-021 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 the intended uses.

(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 conditions of approval for the previous approvals listed in Section II.E above are not relevant to this DET.

- (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;**

This site does not contain any regulated environmental features and is relatively flat with no existing woodlands.

- (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 proposed development is not located in a planned development zone. Therefore, this criterion is inapplicable.

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

The DET has a companion TCP2-016-14-02, which staff recommend be approved.

- (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 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (sector plan).

This application is in the Established Communities Growth Policy Area. "Plan 2035 classifies Established Communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the need of the existing residents are met" (page 20). The proposed consolidated storage facility is consistent with Plan 2035 because the scale and intensity of the use is similar to the commercial character of the surrounding uses and the lack of residential uses in the immediate vicinity of the subject property.

This DET application is also consistent with the sector plan which describes mixed-use as “properties containing more than one land use: typically, residential and commercial uses” (page 201). Although the applicant proposes to develop the property as a consolidated storage facility, per the sector plan, “Designation as a mixed-use center does not mean that every property within this center must contain vertical or horizontal mixed-use development. Instead, it means that mixed-use buildings are encouraged and will be permitted in appropriately zoned areas; single-use buildings should be designed with sensitivity to neighboring uses within the center, and increased emphasis will be placed upon interfaces with the public realm” (page 202). The proposed development provides a mixture of nonresidential uses and contributes to the industrial use component of the overall Washington Business Park. Moreover, it will help to increase the supply of storage services for the surrounding mixed-use areas, which includes the residential units in Vista Gardens West and retail and commercial pad sites. In addition, the storage building is designed to blend in with neighboring light industrial and office uses and is positioned towards the street to ensure compatibility with the neighboring uses.

Other design principles, goals, policies, and strategies have been reviewed to confirm consistency with the sector plan:

#### **Natural Resources/Environment**

This DET is also consistent with the SWM practices and green building techniques listed in the sector plan which requires “environmental site design stormwater management techniques to be used on-site to the maximum extent practicable. Environmental site design techniques build on the idea that stormwater is dealt with on a site either by evapotranspiration through vegetation, infiltration back into the ground, or reused graywater in associated buildings. Techniques such as rain gardens, bioretention and infiltration areas, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grassed swales, and stream stabilization shall be utilized”, and supports “the development of a countywide green building program that provides incentives for reducing the overall impacts of buildings on the environment and cleaner, healthier buildings to support the health and wellness of county residents and employees. A green building program will not only allow for more sustainable development in the county but also will increase opportunities for the creation of more green jobs” (page 113).

Accordingly, the proposed storage facility includes a SWM plan to collect and convey runoff to an on-site micro-bioretention treatment system to provide sufficient environmental site design (ESD). This system will maintain the natural flow pattern of the surrounding watershed, with water flowing into the Western Branch through the Bald Hill Branch waterways once treated. This micro-bioretention system, with five basins, will ensure that stormwater runoff does not degrade the surrounding watershed when leaving the property at the southeast portion of the site. On-site landscaping will also be utilized to absorb water before its circulation into the micro-bioretention system.

Regarding energy conservation, light pollution and noise impacts, the proposed facility will use green building techniques outlined in Section 27-61600. These techniques include, but are not limited to, using central air conditioners that meet Energy Star qualifications with an efficiency greater than 14 SEER, implementing ESD techniques for the SWM system, and utilizing water conservation technology for restroom facilities.

### **Transportation**

The sector plan provides several goals and policies to increase multimodal transportation access to the overall Washington Business Park but there are no specific improvements recommended or required for the subject Property. Nevertheless, the subject DET proposes bicycle parking facilities for customers and employees to utilize for temporarily parking bicycles on-site, in addition to sidewalk and handicap-accessible crosswalk improvements along the site's frontage on Willowdale Road, which promotes connectivity between adjacent Washington Business Park lots and increases pedestrian safety. The mentioned improvements are affiliated with Goal 4 "improve pedestrian safety throughout the area" (page 165).

### **Community Design and Identity**

The DET aligns with the principles listed on page 75 of the sector plan for site and street design for commercial/employment centers. The building will face the street, and appropriate parking and landscaping areas will be provided. Functional lighting, as shown in the photometric plan, will also be present to ensure safety and security. The plan submitted with this application demonstrates a continuous network of sidewalks and crosswalks on the southern side of Willowdale Road, which will enhance pedestrian connectivity in the region.

As mentioned earlier, the storage building has been designed in a way that seamlessly blends with the surrounding light industrial and office spaces. Compatible with the building design standards listed in the site plan (see page 77). In addition, it has been strategically positioned towards the street to ensure it's in harmony with neighboring properties. Considering the type of use, the customer parking will be located at the front and back of the storage building to facilitate easy access. Moreover, the submitted landscape plan has identified and prioritized specific areas for landscaping and tree installation.

The building design calls for a quality mix of material, color, and fenestration patterning. The entrance will be clearly defined by distinct architectural features and will be oriented to be visible from the roadway entrance.

In short, the development proposal promotes the goals and strategies of the sector plan and will not substantially impair any of the recommendations of the sector plan. However, staff recommend the applicant should provide additional pedestrian pathways to connect the rear parking spaces to the building entrances and "provide streetscape improvements that enhance the character of the public realm and support private investment" (page 76).

A condition has been added herein to request the applicant to include additional pedestrian pathways to connect the rear parking spaces to the building entrances, in conformance with the sector plan's policy that calls for creating internal pedestrian pathways that connect parking areas to building entrances (page 75).

- (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**

The proposed development is not an infrastructure plan. Therefore, this criterion is inapplicable.

- (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.**

The proposed development does not include a place of worship. Therefore, this criterion is inapplicable.

#### **IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE**

This project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), as the site has a previously approved Type 2 Tree Conservation Plan, TCP2-016-14-01. As part of the submittal package for DET-2023-021, the applicant has provided an amendment (TCP2-016-14-02) to the previously approved TCP2, as required by the WCO.

The TCP2 has been broken out into phases with this DET, shown as the Lot 31 Phase of the project. This site is also subject to the Environmental Technical Manual.

This overall 12.11-acre property contains a total of 7.54 acres of woodland. The woodland conservation threshold is 15 percent, or 1.82 acres. The overall site has cleared 6.78 acres of the existing 7.54 acres and proposes to clear an additional 0.76 acre in this focused area for a total of 7.54 acres. The cumulative woodland conservation requirement is 5.06 acres. The TCP2 proposes to meet the subject site's portion of the overall requirement with 0.76 acre of off-site woodland conservation credits.

A statement of justification for not meeting the woodland conservation requirement on-site was provided with this application. The first phase of the TCP2, for Lot 32, has already obtained 8.6 acres of off-site woodland preservation credits to meet that phase's woodland requirement. The approval of TCP2-016-14-01, in association with SE-4794, allowed for the clearing of the entire Lot 31. The proposed TCP2-016-14-02 was revised only to show the new layout of the site.

**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 IH 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 3.01 acres, and a TCC of 0.301 acre, or 13,112 square feet, is required. The TCC worksheet included in the submitted landscape plan confirms that the requirement is 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 29, 2024 (Clouatre to Gomez), the Community Planning Division indicated that the proposed DET application is consistent with Plan 2035 policies and is in conformance with the sector plan.
- B. **Subdivision**—In a memorandum dated April 29, 2024 (Vatandoost to Gomez), the Subdivision Section determined that the DET has been found to be in conformance with the approved PPS. Staff recommended two conditions of approval that are included herein.
- C. **Transportation Planning**—In a memorandum dated April 30, 2024 (Smith to Gomez), the Transportation Planning Section provided a review of compliance with the 2009 *Approved Countywide Master Plan of Transportation*, and a review of the applicable Part 27-6 development standards, which are incorporated into the findings above. In addition, the Transportation Planning Section agreed with the waivers requested by the applicant, as discussed above in Section III.A. Lastly, the Transportation Planning Section determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Subtitle 27, and meets the findings for pedestrian and bicycle transportation purposes.
- D. **Environmental Planning**—In a memorandum dated April 29, 2024 (Rea to Gomez), the Environmental Planning Section found that the application is in conformance with the environmental regulations of Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within the



Environmental Protection and Noise Control section of the Zoning Ordinance, and recommended approval of DET-2023-021 and TCP2-016-14-02.

- E. **Prince George's County Health Department**—In a memorandum dated April 29, 2024 (Adepoju to Gomez), the Health Department provided two recommendations with respect to health-related issues on the property. These recommendations have been included herein as a condition of approval.
- F. **Prince George's County Fire/EMS Department**—In email dated May 6, 2024 (Reilly to Gomez), the Prince George's County Fire/EMS Department confirmed that the applicant adequately addressed the comments provided during the Subdivision and Development Review Committee meeting.
- G. **Historic Preservation**—In a memorandum dated April 12, 2024 (Smith, Chisholm and Stabler to Gomez), the Historic Preservation Section indicated that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
- H. **Permit Review**—In a memorandum dated April 30, 2024 (Jacobs to Gomez), the Permit Review Section provided comments that have been added herein as conditions of approval.
- I. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 6, 2024 (De Guzman to Gomez), DPIE indicated they do not have objections to the DET and determined that it is consistent with the Site Development Concept Plan, 32921-2024-SDC, approved on April 10, 2024. DPIE also recommended that the applicant "shall provide frontage improvements along Willowdale Road, in accordance with the Commercial and Industrial Road (DPW&T STD 100.05) standards. This is to include but is not limited to 5-foot sidewalks, ADA-compliant pedestrian ramps with detectable warning surface (DWS), street trees, and LED streetlights".
- J. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
- K. **Community Feedback**—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 the community regarding the subject application.

## VIII. 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 2023-021, and Type 2 Tree Conservation Plan TCP2-016-14-02, subject to the following condition:

- 1. Prior to certification of the detailed site plan (DET), the applicant and the applicant's heirs, successors, and/or assignees shall:

- a. Include additional pedestrian pathways along the west portion of the building to connect the rear parking spaces to the front building entrance(s).
- b. Add the gate height and width to the label of the security gate on the site plan.
- c. Clearly show all bearings and distances on the DET, which must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.
- d. Add the following notes:
  - (1) “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.”
  - (2) Add a general note to indicate Preliminary Plan of Subdivision 4-86041 as prior approval applicable for the property.
  - (3) Add a general note to the cover sheet to add the recording plat reference for Lot 31 as Plat Book SJH 241 Plat 98.
- e. Schedule of proposed green building points.
- f. Open space set aside schedule.
- g. Add an exhibit to the set plan that clearly designates the location of the outdoor storage area.
- h. Revise the landscape plan:
  - (1) Update the plant list and schedule for Section 4.9 of the 2018 *Prince George’s County Landscape Manual*, to reflect that *Ilex x attenuata* is not a native species.