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Detailed Site Plan

DSP-15031-01

Departure from Design Standards

DDS-648

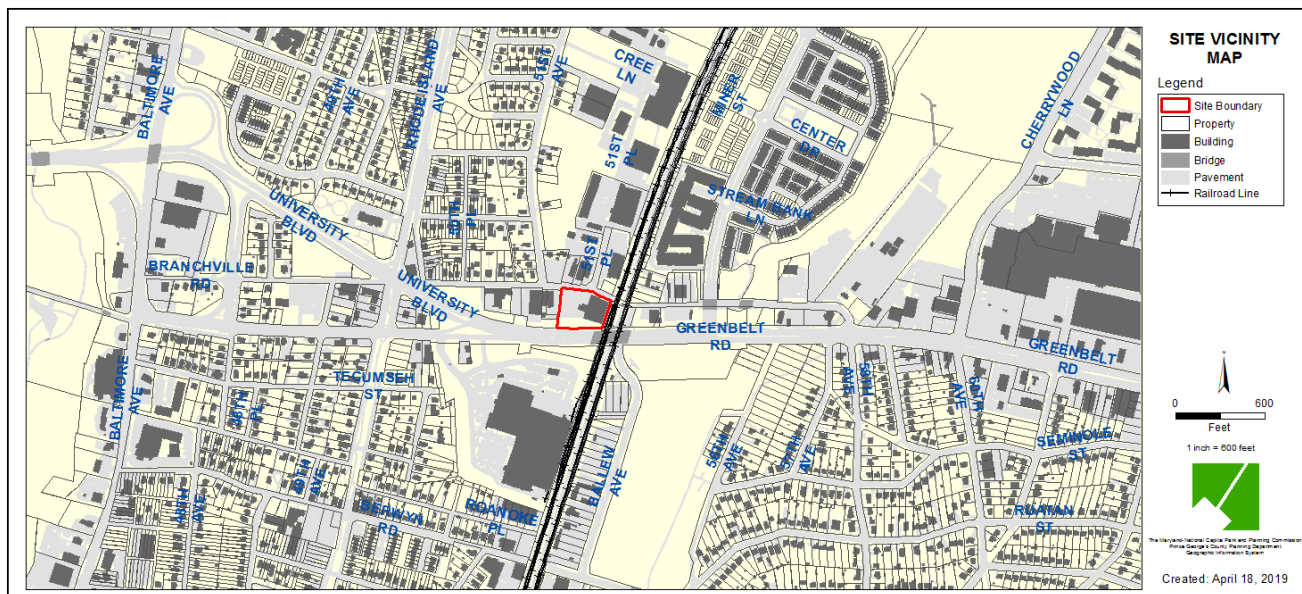
Departure from Parking and Loading Standards

DPLS-459

Application	General Data	
Project Name: EZ Storage College Park Location: On the south side of Branchville Road, approximately 1,080 feet east of its intersection with Rhode Island Avenue. Applicant/Address: Siena Corporation 8221 Snowden River Parkway Columbia, MD 21045	Planning Board Hearing Date:	05/23/19
	Staff Report Date:	05/07/19
	Date Accepted:	03/18/19
	Planning Board Action Limit:	05/27/19
	Plan Acreage:	1.82
	Zone:	I-2
	Dwelling Units:	N/A
	Gross Floor Area:	122,190 sq. ft.
	Planning Area:	66
	Council District:	01
	Election District:	21
	Municipality:	College Park
	200-Scale Base Map:	210NE05

Purpose of Application	Notice Dates	
A 122,190-square-foot consolidated storage facility Departure from design standards to allow the loading spaces to be 10 feet by 20 feet. Departure from parking and loading standards to allow a reduction of 11 parking spaces. Variances to Section 27-474(b) and Section 27-475.04(a)(1)(c)	Informational Mailing:	05/03/18
	Acceptance Mailing:	08/22/18
	Sign Posting Deadline:	04/23/19

Staff Recommendation			Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-15031-01
Departure from Design Standards DDS-648
Departure from Parking and Loading Standards DPLS-459
Type 2 Tree Conservation Plan TCP2-020-2016-01
EZ Storage, College Park

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 staff report.

EVALUATION CRITERIA

This detailed site plan, departure from design standards, and departure from parking and loading standards were reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Heavy Industrial Zone, for Variances in Section 27-230, and the site design guidelines;
- b. The requirements of Detailed Site Plan DSP-15031;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Requests:** The subject application is for approval of a detailed site plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height.

Departure from Design Standards DDS-648 requests to allow the loading spaces to be 10 feet wide by 20 feet long, and Departure from Parking and Loading Standards DPLS-459 requests a reduction of 11 parking spaces.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-2	I-2
Use	Truck Repair Facility	Consolidated Storage
Total Acreage	1.82	1.82
Green Area (10 percent required)		0.55 acre/30.1 percent
Parcels	1	1
Gross Floor Area (square feet)	21,378 (to be razed)	122,190
Number of Storage Units	0	950

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
1,000-square-foot Office Space	4 per 1,000 GFA = 4	4
950 Storage Units	1 per 50 units = 19	8
Total Required	23	12
Handicap-Accessible	1	1
Standard Spaces	22	11
Compact	0	0
Loading:		
2 spaces up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	3	3

3. **Location:** The site is in Planning Area 66, Council District 1. More specifically, it is located on the south side of Branchville Road approximately 1,80 feet east of its intersection with Rhode Island Avenue. The site is known as 5151 Branchville Road, in the City of College Park.
4. **Surrounding Uses:** The site is bounded to the north by Branchville Road; to the south by MD 193; to the east by the Chessie Seaboard (CSX) railroad lines; and to the west by contractor use in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The site is not subject to a previous preliminary plan of subdivision (PPS) or record plat. Parcel 85 was created by deed, recorded in Liber 36087 and folio 303 in the Prince George's County Land Records. The 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* (Greenbelt Metro Area Sector Plan and SMA) retained the property in the Heavy Industrial (I-2) Zone. DSP-15031, for the development of a consolidated storage facility, was approved by the Prince George's County Planning Board on November 3, 2016, through PGCPB Resolution No. 16-129. Changes to the floodplain mitigation on-site during technical plan preparation led to a redesign of the facility and the need for additional departures and variances. The site is the subject of an approved Stormwater Management (SWM) Concept Plan, 32569-2018-00, approved on February 28, 2019, and valid until February 28, 2022.

6. **Design Features:** The site is roughly rectangular in shape, with frontage along both Branchville Road to the north and MD 193 to the south. Access is proposed via an entrance onto Branchville Road in the northwest corner of the site leading into a parking lot enclosed by a decorative fence and gate. The five-story, approximately 57.58-foot-high, 122,190-square-foot building is located in the northeast corner of the site, within 15 feet of the Branchville Road right-of-way. The building will contain a small office space, but no resident manager. The entire southern portion of the site will be green area, including existing vegetation and a proposed floodplain storage area.

Architecture

The proposed consolidated storage building has a rectangular footprint and will be constructed with a mix of split-face concrete masonry units (CMU) and a stucco finish. The main section of the building will be finished in red, with a beige parapet. Doors and windows of anodized aluminum and clear glass will be decorated with white architectural cast stone headers and sills on all elevations. White CMU cornices serve to separate the red from the beige, to distinguish the office area, and to crown the parapet.

Signage

The applicant has provided a signage package for the application for building-mounted signage only. Three signs are proposed with the text of “ezStorage” in white light-emitting diode channel letters on the southern, eastern, and western elevations. The signs will measure approximately 108 square feet on the eastern elevation, and approximately 88 square feet on the southern and western elevations. Signage with secondary text of “Climate Controlled Self Storage,” measuring approximately 75 square feet, is shown on the eastern elevation.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-2 Zone and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:
- a. The subject DSP is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs uses in industrial zones. The proposed consolidated storage facility is a permitted use in the I-2 Zone, in accordance with Section 27-475.04.
 - b. The DSP is consistent with those regulations in the I-2 Zone including Section 27-470(a) regarding purposes; Section 27-470(b) regarding landscaping, screening, and buffering; and Section 27-474 regarding regulations in the industrial zones, with the exception of Section 27-474(b), Table 1, Setbacks, for which a variance of 10 feet has been requested.

Variance: Section 27-474(b) requires the building to be set back 25 feet from the street. Approximately 90 linear feet of the building does not meet the required setback relative to Branchville Road. At its closest point, the building is set back 15 feet from the street; therefore, a variance of 10 feet is requested.

Per Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

This property has been developed since the 1950s and is located at the southern edge of an established industrial area. Development is limited by the existing CSX tracks, which are adjacent to the site on the east, and MD 193 to the south. This property is subject to the County's 100-year floodplain, where property area is needed for compensatory storage and to allow for conveyance of water to continue through the site. There is an existing easement granted to the Maryland State Highway Administration (SHA) for drainage, which is located in the southern portion of the site. Since MD 193 is approximately 30 feet above the proposed development, this area is needed for the purpose of providing drainage for this site, the adjacent site, and the road. With these factors considered, the building is being located close to Branchville Road to allow adequate space for drainage and compensatory storage. These extraordinary conditions create an environment that is unique to the property and generally not applicable to other properties.

(2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

The maintenance of the stormdrain easement, the creation of a 100-year floodplain compensatory storage area, and supplementation of the underground drain under MD 193 creates an undue hardship upon the available building envelope. The applicant has located the proposed building closer to Branchville Road, in order to accommodate these site constraints.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.

The granting of this variance will not impair the intent, purpose, or integrity of the *Plan Prince George's 2035 Approved General Plan* (Plan 2035) or I-2 zoning. Rather, approval of this variance will allow the property to continue to operate concordantly with the surrounding commercial and industrial operations, thus contributing to the Plan 2035 goal of providing increased opportunities for redevelopment.

Staff recommends approval of a variance to Section 27-474(b), to allow a reduction of 10 feet to the 25-foot building setback from Branchville Road, pursuant to the findings above.

- c. The DSP is consistent with Section 27-475.04 regarding the requirements for consolidated storage, with the exception of Section 27-475.04(a)(1)(c), for which a variance of 21 feet has been requested.

Variance: Section 27-475.04(a)(1)(c) restricts consolidated storage buildings to a maximum height of 36 feet. The proposed consolidated storage building will be 57 feet in height and a height variance of 21 feet is requested.

Per Section 27-230(a), a variance may only be granted when the Planning Board finds that:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

This property has been developed since the 1950s and is located at the southern edge of an established industrial area. Development is limited by the existing CSX tracks, which are adjacent to the site on the east, and MD 193 to the south. This property is subject to the County's 100-year floodplain where property area is needed for compensatory storage and to allow for the conveyance of water to continue through the site. There is an existing easement granted to SHA for drainage, which is located in the southern portion of the site. Since MD 193 is approximately 30 feet above the proposed development, this area is needed for the purpose of providing drainage for this site, the adjacent site, and the road. With these factors considered, the building is being located close to Branchville Road to allow adequate space for drainage and compensatory storage. These extraordinary conditions create an environment that is unique to the property and generally not applicable to other properties.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The maintenance of the stormdrain easement, the creation of a 100-year floodplain compensatory storage area, and the supplementation of the underground drain under MD 193 creates an undue hardship upon the available building envelope. In order to accommodate the unique site constraints, the applicant must build vertically. In comparison with other new development in the immediate area, specifically the homes of Greenbelt Station, this proposal maintains a height relatively in keeping with the character of the community.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.**

The granting of this variance will not impair the intent, purpose, or integrity of Plan 2035 or I-2 zoning. Rather, approval of this height variance will allow the property to continue to operate concordantly with the surrounding commercial and industrial operations, thus contributing to the Plan 2035 goal of providing increased opportunities for redevelopment.

Staff recommends approval of a variance to Section 27-475.04(a)(1)(c), to allow an additional 21 feet to the 36-foot maximum building height, for construction of a consolidated storage facility, pursuant to the findings above.

- d. **Departure from Design Standards DDS-648:** Section 27-578(a) of the Zoning Ordinance requires loading spaces for storage uses to be a minimum of 12 feet wide by 45 feet long. Section 27-582(a) of the Zoning Ordinance requires that a total of 5 loading spaces be provided to serve the proposed use, which are shown on the submitted plan. However, the applicant requests a departure from Section 27-578(a) to provide 5 loading spaces that are 10 feet wide by 20 feet long.

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

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

The applicant's statement of justification (SOJ) indicates that loading spaces for consolidated storage are typically utilized by homeowners who are moving or storing items. These sites are not served by tractor trailers that would typically require a loading space to be 45 feet long by 12 feet wide. Most homeowners use a typical passenger car, a pick-up truck, or a single-unit rental truck to move items into these facilities. As a result, the proposed loading spaces are adequate to serve the use. All parking will be provided on-site and will not cause traffic congestion on nearby streets. Access to Branchville Road is limited to one driveway, which provides access to the subject property for loading and unloading and for renting of units. Thus, the number of access points is minimized, which enhances the safety, comfort, and convenience of those that use it.

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

Staff finds that the departure is appropriate, given the proposed use and low turnover of consolidated loading spaces. The applicant could have utilized compact parking spaces; however, compact parking spaces are not the best option for customers who need adequate room to leave car and truck doors open for loading and/or unloading purposes.

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

The existing structure on-site was completed in 1951, and the area is generally compact and serves an industrial/commercial business community, most of which existed prior to 1949. The site has several unique characteristics, which were prevalent prior to 1949. These characteristics include the proximity and abutment to railroad tracks and the flyover on MD 193. It is expected that traffic turnover will be low, given the proposed use of the property, which typically does not have a high volume of vehicular traffic.

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

The applicant's SOJ indicates that the parking area is enclosed with a fence and gates and contained on-site. Therefore, the departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.

Based on the analysis above, staff recommends that the Planning Board approve DDS-648, to allow loading spaces that are 10 feet wide by 20 feet long.

- e. **Departure from Parking and Loading Standards DPLS-459:** The applicant has requested a departure of 11 parking spaces from the required 23 spaces for the proposed consolidated storage building. Pursuant to Section 27-588(b)(7) of the Zoning Ordinance, the Planning Board must make the following findings:

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

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

The proposal meets the purposes of Section 27-550 of the Zoning Ordinance, by providing enough allowances for safely maneuvering vehicles in and out of parking spaces. The parking area will be enclosed by fencing, which helps screen the facility from adjacent public rights-of-way, for the protection of patrons and to prevent non-users from gaining access to the facility. The reduction in parking will have no negative effect on health, safety, comfort, or welfare. Consolidated storage facilities, in general, provide a useful and convenient service for the surrounding community. This facility aims to provide for the present and future inhabitants of the County and the City of College Park.

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

The applicant indicates that the proposed number of parking spaces is appropriate, given the proposed use and low turnover of parking. Section 27-559(a) allows one-third of the required spaces to be compact. The applicant is not proposing compact spaces, stating that the typical customer will require adequate room to leave car doors and trunks open for loading and unloading. Therefore, the departure of parking spaces is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

The existing structure was completed in 1951, and the area is generally compact and serves an industrial/commercial business community, most of which existed prior to 1949. The site has several unique characteristics, including the adjacent elevated roadway, railroad tracks, and on-site floodplain. It is expected that traffic turnover will be low, given the proposed use of the property, which typically does not have a lot of vehicular traffic.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

The applicant's SOJ indicates that all methods for calculating the number of spaces required were utilized. Given the site constraints on this property, such as floodplain, providing the number of spaces, while maintaining the building size, necessitates an overall reduction in the number of parking spaces.

(v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

The property is primarily in an industrial/commercial area. The nearest residential area is sufficiently far away, and the proposed development should have no impact on that community. Additionally, as parking and business needs of the development are self-contained and fenced in, there will be no impact on the surrounding businesses.

(B) In making its findings, the Planning Board shall consider the following:

(i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;

The applicant's SOJ indicates that the subject property is in an industrial area and the number of on- and off-street parking spaces, in the general vicinity and more specifically within 500 feet of the subject property, is more than adequate to serve the needs of existing uses and the planned consolidated storage facility.

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

The Greenbelt Metro Area Sector Plan and SMA retained the subject property in the I-2 Zone. Consolidated storage is an approved use within that zone.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

The City of College Park will be present at the Planning Board hearing to indicate their recommendations on the departure.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

There are no parking facilities in the County or City of College Park capital improvement programs that would benefit the subject property.

(C) In making its findings, the Planning Board may consider the following:

(i) Public transportation available in the area;

The C2 and 83 Metrobus routes serve the subject property along Rhode Island Avenue, which is approximately three blocks away. The nearest Metrorail is the Greenbelt Station, which is approximately 2.5 miles away.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

There are no alternative design solutions to off-street facilities, which might yield additional spaces; however, on-street parking is provided along Branchville Road. There is sufficient room for 10 to 12 on-street parking spaces along Branchville Road.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The subject property will be a consolidated storage facility. Its hours of operation will be Monday through Friday, 9:30 a.m.–6:00 p.m., Saturday and Sunday, 9:00 a.m.–5:00 p.m. Other businesses within 500 feet of the subject property keep traditional business hours as well.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The subject property is in the I-2 Zone. Therefore, this finding is not applicable to the subject application.

Based on the analysis above, staff recommends that the Planning Board approve DPLS-459, to allow a reduction of 11 parking spaces.

8. **Detailed Site Plan DSP-15031:** DSP-15031 was approved by the Planning Board on November 3, 2016 (PGCPB Resolution No. 16-129) for an 850-unit consolidated storage building. This approval was subject to two conditions, both of which are relevant to this application:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:

- h. The applicant shall provide dedication and frontage improvements as proffered for the project consistent with the exhibit provided by the applicant, and which conform to the following requirements:**

- **Dedication of 25 feet of frontage width to the City of College Park along Branchville Road, including a three-foot-wide planting strip, and a four-foot-wide sidewalk connecting to the entry walk and to the main entry of the building.**

The proposal includes a standard sidewalk along the frontage of the site, excluding the dead-end portion of the Branchville Road on the east, and shows pedestrian access provided to the building entrance.

- i. **Provide a minimum of two bicycle parking spaces on-site located close to the main entrance of the building. A detail of the bicycle rack shall show that it is anchored in a concrete base.**

Bicycle parking is identified on the plans and the necessary detail for the bike rack is included.

- n. **Revise the site plan to include the following elements proffered by the applicant:**

- (1) **A four-foot-wide sidewalk from Branchville Road connecting to the office entry walk;**

A sidewalk is shown on the submitted plans.

- (3) **A seven-foot-wide planting area along Branchville Road, east of the driveway entrance to the office parking lot; and**

The current proposal no longer provides a separate office parking lot. Landscape plantings are addressed with the landscape and lighting plan findings of this report.

- 2. **Prior to issuance of a grading permit, the detailed site plan and Type 2 tree conservation plan, if necessary, shall be revised to relocate the building out of the 100-year overflow path as referenced in Stormwater Management Concept Plan 41022-2015. The applicant shall coordinate with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) as to the appropriate location of the building.**

The applicant has submitted a revised SWM Concept Plan, 32569-2018-00, and associated letter approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The revised plans demonstrate that the proposed building has been relocated outside of the ultimate overflow path of the 100-year floodplain. Revisions to the DSP and Type 2 tree conservation plan (TCP2) are required due to the changes to the site layout, as this condition anticipated.

- 9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements.

10. **2010 Prince George's County Woodland and Wildlife Habitat Conservation:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, it contains more than 10,000 square feet of existing woodland, and has a previously approved TCP2.

The woodland conservation worksheet for the site shows a gross tract area of 1.82 acres, with 1.62 acres in the floodplain and a remaining 0.20 acre net tract area. A total of 0.18 acre of existing woodlands is on the net tract and 0.10 acre is within the floodplain. The site has a woodland conservation threshold of 0.03 acre, or 15 percent of the net tract, based on requirements for the I-2 Zone.

The TCP2 shows a total woodland conservation requirement of 0.06 acre and indicates that the entire requirement will be met by payment of fee-in-lieu totaling \$2,362.24.

The TCP2 worksheet requires technical corrections prior to certification of the TCP2. The worksheet must be updated to reflect the correct area of net tract woodland retained, not part of requirements, as shown on the plan.

The stormdrain pipe within the area of proposed "woodlands retained - not credited" must be labeled as existing or proposed, and the associated stormdrain easement must be identified. All woodlands within an existing or proposed stormdrain easement shall be labeled as "woodland retained - assumed cleared." If this area is proposed to be cleared, it must be shown as cleared instead. The standard symbols provided in the Environmental Technical Manual shall be used.

There is an area within 40 feet of the proposed building footprint shown as "woodlands retained - assumed cleared." Per Section 25-122(b)(1)(E) of the WCO, the limits of disturbance shall be revised to reflect 40 feet of cleared area to the front and rear of all building footprints, and the TCP2 shall be revised to account for any additional clearing.

There are additional minor technical revisions that are included in the recommended conditions below.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property.

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

- a. **Historic Preservation**—In a memorandum dated April 24, 2019 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section indicated that they have reviewed the subject DSP and determined that the proposal would have no impact on Prince George's County historic sites, historic resources, or known archeological sites.
- b. **Community Planning**—In a memorandum dated April 16, 2019 (Adams to Burke), incorporated herein by reference, the Community Planning Division provided the following summarized comments:

This application is located within the Established Communities and the Employment Area growth policy area of Plan 2035. The vision for the Established Communities area is context-sensitive infill and low- to medium-density development. The vision for Employment Areas is to have the highest concentrations of economic activity in four targeted industry clusters: healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.

The Greenbelt Metro Area Sector Plan and SMA retained the subject property in the I-2 Zone per County Council Resolution CR-63-2001. The previous approval for consolidated storage on this site establishes the use as causing no substantial impairment to the intent, purpose, or integrity of the sector plan.

- c. **Transportation Planning**—In a memorandum dated April 29, 2019 (Thompson to Burke), incorporated herein by reference, the Transportation Planning Section offered a discussion of the requested departures, which has been incorporated into the findings above. The site currently has one existing access point from Branchville Road, which will remain. Access and circulation are acceptable.

MD 193 is a master plan arterial facility with a proposed right-of-way of 120 to 200 feet and 4 to 6 lanes. No additional right-of-way dedication is required of this facility. Branchville Road is not a master plan facility. There are no structures proposed within the ultimate planned right-of-way. Therefore, no future dedication will be required.

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated April 2, 2019 (Turnquest to Burke), incorporated herein by reference, the Subdivision Review Section offered the following summarized comments, with conditions included in the Recommendation section of this report.

Based on the aerial photos provided on PGAtlas, the existing structure was built prior to 1991, and the plans should note the date that the original building was constructed on the site. The site is exempt from the requirement of filing a PPS pursuant to Section 24-107(c)(7)(D) of the Subdivision Regulations.

- (D) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of the total area of a site that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code, has been constructed pursuant to a building permit issued on or before December 31, 1991.**

In order for the above PPS exemption to remain valid, the applicant should be aware that a building permit for the proposed structure should be approved prior to razing of the existing structure.

MD 193 is a designated master plan right-of-way (A-16), with an ultimate right-of-way width of 120–200 feet. The limits of the right-of-way should be clearly delineated on the site plan. Based on PGAtlas, it appears that the master plan right-of-way extends onto the

property and should be delineated and labeled. Dedication is proposed along Branchville Road, which should be clearly labeled, and the existing and proposed parcel size should be indicated on the plan.

- e. **Trails**—In a memorandum dated April 23, 2019 (Shaffer to Burke), incorporated herein by reference, the Transportation Planning Section reviewed the proposal for bicycle and pedestrian access. Their comments have been addressed through revisions to the plan.
- f. **Permit Review**—In a memorandum dated April 1, 2019 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been either addressed by revisions to the plans or by conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated April 29, 2019 (Juba to Burke), incorporated herein by reference, the Environmental Planning Section recommended conditions relating to technical issues on the TCP2, which can be found in the Recommendation section of this report.

Stormwater Management

An approved SWM Concept Letter (32569-2018-00) and associated plan were submitted with the application for this site. The approval was issued on February 28, 2019 for this project from DPIE. Requirements are proposed to be met through a combination of on-site attenuation and fee-in-lieu. The approved plan proposes two micro-bioretenention facilities and a network of pipes and outfalls that drain to an existing drainage easement along MD-193. A fee-in-lieu amount of \$4,800.00 is required for on-site attenuation/ quality control measures.

There are several conditions of approval associated with this letter that the applicant must address prior to approval of a site development fine grading permit. These comments are not in conflict with the approval of this DSP application.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated April 24, 2019 (Reilly to Burke), incorporated herein by reference, the Office of the Fire Marshal provided comments relating to hydrant distances, hose drag, and fire department access, which the applicant will have to address at the time of permitting.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this report, a memorandum had not been provided by DPIE.
- j. **Prince George's County Police Department**—At the time of the writing of this report, a memorandum had not been provided by the Police Department.
- k. **Prince George's County Health Department**—At the time of the writing of this report, a memorandum had not been provided by the Health Department.
- l. **Maryland State Highway Administration (SHA)**—At the time of the writing of this report, a memorandum had not been provided by SHA.

- m. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated March 28, 2019 (Mapes to Burke), incorporated herein by reference, WSSC indicated that they reviewed the project under the original DSP.
 - n. **City of College Park**—The City of College Park’s comments will be presented to the Planning Board at the time of the public hearing on May 23, 2019.
13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 14. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).**

The site contains regulated environmental features, specifically 100-year floodplain within the primary management area (PMA). An SOJ for impacts was previously reviewed by the Planning Board, in conjunction with the approval of DSP-15031 and TCP2-020-2016, for 1.62 acres of impacts to the PMA and for the removal of three existing buildings and a parking lot, as well as for construction of a self-storage building and associated parking that had a much larger building footprint than currently proposed. No additional on-site impacts are proposed. Therefore, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, given the unusual development constraints of the property.

RECOMMENDATION

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

- A. APPROVE Departure from Design Standards DDS-648 to allow the loading spaces to be 10 feet wide by 20 feet long;
- B. APPROVE Departure from Parking and Loading Standards DPLS-459 to allow a reduction of 11 parking spaces;
- C. APPROVE Detailed Site Plan DSP-15031-01 and Type 2 Tree Conservation Plan TCP2-020-2016-01 for EZ Storage College Park, including variances to Section 27-474(b) for minimum setback from the street and Section 27-475.04(a)(1)(c) for maximum building height, subject to following condition:
 1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
 - a. Clearly label the size and disposition of existing structures on the DSP.

- b. Clearly show bottom wall elevations to correspond with top wall elevations on Sheet 3.
- c. The applicant should add “Handrail” to the detail title (e.g.: Key Retaining Wall Guard Rail and Handrail) on both Sheets 3 and 6.
- d. Sheet 4 contains information at the top right that appears to have been cut off. Correct this error to either show the information fully or remove it, if not relevant.
- e. Provide a footnote on Sheet 1 for the height variance, as has been done for the setback variance. Include code references for both variance footnotes.
- f. Correct the proposed green area in the Zoning Summary and Site Data chart to reflect the proposed and existing conditions.
- g. Relabel the landscape plan to “Landscape and Lighting Plan.”
- h. Provide plant quantities on the tables to reflect what is presented on the plan.
- i. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - (1) Revise the TCP2 notes by completing the Invasive Plant Removal notes and providing an invasive species management plan.
 - (2) Label all structures as either existing or proposed.
 - (3) Label the proposed retaining wall.
 - (4) Revise the location of all temporary tree protection fencing shown to be placed approximately two feet outside of the limits of disturbance.
 - (5) Add a north arrow on the plan.
 - (6) Identify and label all existing and proposed stormdrain easements. Label all woodlands within existing stormdrain easements to remain on-site as “woodland retained-assumed cleared” and all woodlands within proposed stormdrain easements as cleared using the appropriate symbol per the Environmental Technical Manual on the TCP2 plan and legend.
 - (7) Show all areas within 40 feet of the front and rear of the proposed building as cleared, and expand the limits of disturbance accordingly on the TCP2 and all relevant sets of plans associated with this DSP application.
 - (8) In the TCP2 legend re-label “Woodland Retained Assumed Cleared (WP-NC)” to “Woodland Retained Assumed Cleared (WP-AC),” as labeled on the plan.
 - (9) Revise the TCP worksheet to reflect the same area of net tract woodland retained, not part of requirements, as shown on the plan.

- (10) Complete the revision box on the TCP2.
- (11) After all revisions and corrections have been made, the plan shall be signed and dated by the qualified professional who prepared it.