



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

Detailed Site Plan

DSP-04013-01

Departure form Parking and Loading Spaces

DPLS-465

EZ Storage Capitol Heights

REQUEST	STAFF RECOMMENDATION
DSP: Approval of a 50,000-square-foot addition to an existing consolidated storage facility.	APPROVAL with conditions
DPLS: To allow a reduction in one parking space and two loading spaces.	APPROVAL

Location: On the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive.

Gross Acreage: 3.94

Zone: I-1/M-I-O

Dwelling Units: N/A

Gross Floor Area: 185,780 sq. ft.

Planning Area: 75A

Council District: 06

Election District: 13

Municipality: N/A

200-Scale Base Map: 202SE08

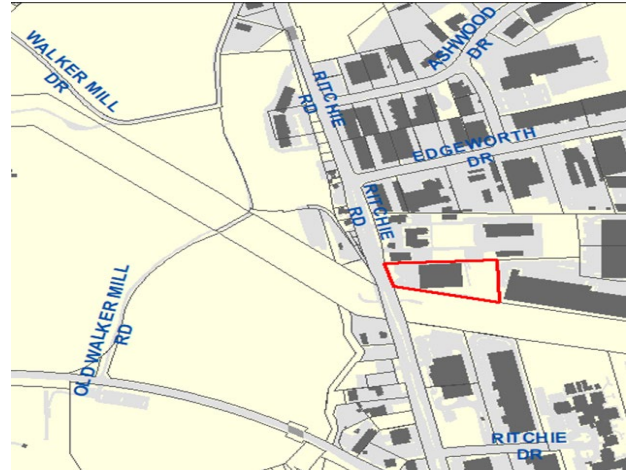
Applicant/Address:

Capitol Heights Land LLLP
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Columbia, Maryland 21045

Staff Reviewer: Burke, Thomas

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Planning Board Date: 03/26/2020

Planning Board Action Limit: 03/27/2020

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04013-01
 Departure from Parking and Loading Spaces DPLS-465
 Type 2 Tree Conservation Plan TCP2-087-04-01
 EZ Storage Capitol Heights

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

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone, the Military Installation Overlay (M-I-O) Zone, the site design guidelines, and the requirements for granting departures from parking and loading spaces;
- b. The requirements of Detailed Site Plan DSP-04013;
- 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 50,000-square-foot, 430-unit addition to an existing consolidated storage facility on 3.94 acres. The companion Departure from Parking and Loading Spaces DPLS-465 requests a reduction of one parking space and two loading spaces.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1/M-I-O	I-1/M-I-O
Use	Consolidated Storage	Consolidated Storage
Total Acreage	3.94	3.94
Green Area (10 percent required)		1.58 acre/40 percent
Parcels	1	1
Gross Floor Area (square feet)	135,780	185,780 (50,000 proposed)
Number of Storage Units	1,020	1,450 (430 proposed)

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Office Space - 866 sq. ft. @ 4/1,000 sq. ft.	4	4
Storage Units - 1,450 @ 1/50 units	29	28
Resident Manager	2	2
Total Parking Spaces	35	34*
Handicap-Accessible	2	2
Van Accessible		1
Standard Spaces		21
Compact		9
Parallel Spaces		1
Total Loading Spaces	7	5
Up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	5	3*

Note: *A Departure from Parking and Loading Spaces (DPLS-465) has been requested to reduce the quantity of parking and loading spaces.

3. **Location:** The site is in Planning Area 75A, Council District 6. More specifically, it is located on the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive. The site is known as 800 Ritchie Road in Capitol Heights, Maryland.
4. **Surrounding Uses:** The site is bounded to the north and east by commercial/industrial uses in the Light Industrial (I-1) Zone; to the south by a Potomac Electric Power Company (PEPCO) right-of-way, with industrial uses in the I-1 Zone beyond; and to the west by Ritchie Road, with industrial uses in the I-1 Zone beyond.
5. **Previous Approvals:** DSP-04013, for development of a consolidated storage facility, was approved by the Prince George's County Planning Board on September 30, 2004, through PGCPB Resolution No. 04-233. The site is the subject of an approved Stormwater

Management (SWM) Concept Plan, 2294-2019-00, which was approved on November 8, 2019 and is valid until November 8, 2022.

In accordance with Section 24-107(c)(7)(D) of the Subdivision Regulations, this site is exempt from the requirement of filing a preliminary plan of subdivision and a final plat of subdivision because the site contained more than 5,000 square feet of gross floor area, which was originally constructed prior to 1991 and constituted more than 10 percent of the site.

6. **Design Features:** The site has a single point of access from the frontage on Ritchie Road to the west, which leads to two parking lots in front of the storage facility building. The parking lot to the south serves the facility office, and the parking lot to the north is enclosed by a screen wall and gate to serve storage facility customers and the resident manager. The proposed 180-foot by 94-foot, three-story addition will extend from the rear of the existing building, with a continuation of the 36-foot roof height.

Architecture

The existing building is constructed of split-face concrete masonry units. The main section of the building is finished in red, with a beige parapet on the west and south sides where visible from Ritchie Road. Doors and windows of anodized aluminum and clear glass are decorated with white architectural cast stone headers and sills on all elevations. White concrete masonry unit cornices serve to separate the building from the parapet, to distinguish the office area and to crown the parapet at the corners. The addition will be a continuation of the color scheme, parapet, and cornices, but the siding and parapet material will be metal panels and the cornice will be exterior insulation finishing system.

Signage

The existing building-mounted and freestanding signage will remain, and no new signage is proposed with this application. One freestanding sign with “ezStorage” and “Self Storage Climate Controlled” is located at the site’s frontage along Ritchie Road. The same text is on the front and south side, on the parapet of the entrance tower.

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-1 Zone, the Military Installation Overlay (M-I-O) Zone, and the site plan design guidelines.
 - a. This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones.
 - b. The DSP is consistent with those regulations in the I-1 Zone, including Section 27-470(a) regarding purposes; Section 27-470(b) regarding landscaping, screening, and buffering; and Section 27-474 regarding regulations in the industrial zones.
 - c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04. Specific requirements of Section 27-475.04(a) are as follows:

(1) Requirements.

- (A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

All entrances to individual consolidated storage units are internal to the proposed building, in conformance with this requirement.

- (B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

All entrances to storage units are located within the interior of the building.

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

The architectural plans provided with the application show the existing building and proposed addition to be 36 feet in height.

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

Staff evaluated the countywide inventory of consolidated storage facilities and found that there are no consolidated storage uses within one-half mile of this facility. This consolidated storage use has an approved final plat and was constructed pursuant to an approved DSP. The use is adequately buffered from Ritchie Road, in accordance with the 2010 *Prince George's County Landscape Manual*. The DSP is exempt from the preliminary plan process, pursuant to Section 24-107(c)(7)(D).

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

- (c) **Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
 - (i) **A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.**
 - (ii) **The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located**
 - (iii) **The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The subject DSP was submitted in fulfillment of this requirement. Regarding the required, current, countywide inventory of consolidated storage uses, there are no consolidated storage facilities within one-half mile of the boundaries of this property.

- d. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The site is located within Imaginary Limit Surface Area B, with an approach-departure clearance (50:1) restriction from the north end. The property is 19,140 feet from Surface A. Therefore, the maximum height for structures at this location is 382 feet. The proposed building addition is 36 feet in height, and therefore, meets the requirements of the M-I-O Zone.
- e. **Departure from Parking and Loading Spaces DPLS-465:** The applicant has requested a departure of one parking space, from the required 35 spaces, and 2 loading spaces, from the required 7 loading spaces. 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 is 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. To account for the increase in spaces required, the applicant proposed a reconfiguration of the existing spaces on-site, incorporating compact spaces into the configuration to increase the spaces proposed. The reduction in one parking space and two loading spaces will have no negative effect on health, safety, comfort, or welfare of patrons. Consolidated storage facilities, in general, provide a useful and convenient service for the surrounding community.

(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) of the Zoning Ordinance allows one-third of the required spaces to be compact. The applicant is reconfiguring the existing striping to create nine compact spaces, resulting in seven more spaces on the site. Therefore, the departure is the minimum necessary, given the specific circumstances of the site.

(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 applicant provided a parking analysis performed by the current consolidated storage tenant, demonstrating that the proposed number of spaces is adequate to serve the site. This is consistent with the needs of similar facilities run by the tenant in the area.

(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 statement of justification indicates that all methods for calculating the number of spaces required were utilized. Given the site constraints on this property, with the current developed condition and location of the existing building on the site, an overall reduction in the number of parking spaces is necessary.

- (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 over 1,500 feet away, and the proposed development should have no impact on that community. In addition, as parking and business needs of the development are self-contained and fenced in, there will be no impact on 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;**

This 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. The applicant contends that, in more than 30 years of operating consolidated storage facilities throughout the region, the facilities all have a general surplus of parking and loading spaces.

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

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* retained the subject property in the I-1 Zone and recommended an industrial future land use. Consolidated storage is a permitted use in the zone. Therefore, the continued use of consolidated storage on the property is consistent with the recommendations of the master plan.

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

This property is not located within a municipality.

- (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 proposed in the County's capital improvement programs that would benefit the subject property. This specific use requires customers to utilize the on-site parking compound to load and unload vehicles. As a result, off-site parking facilities would have no bearing on the applicant's request.

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

(i) Public transportation available in the area;

The Prince George's County Transit System Map shows that bus Route 24 serves the subject site, with a stop directly in front of the site.

(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. The applicant utilized the provision for compact spaces to achieve additional spaces.

(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., and Saturday and Sunday, 9:00 a.m.–5:30 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-1 Zone. Therefore, this finding is not applicable to the subject application.

Based on the analysis above, staff recommends that the Planning Board approve DPLS-465, to allow a reduction of one parking space and two loading spaces.

- f. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; grading will be minimized to avoid clearing, to the extent practicable, and all disturbed areas will be restored; and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

8. **Detailed Site Plan DSP-04013:** DSP-04013 was approved by the Planning Board on September 30, 2004 (PGCPB Resolution No. 04-233), for a 1,020-unit consolidated storage building. This approval was subject to two conditions, both of which were addressed prior to certification of that application and construction of the existing building.
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; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided contains the required schedules, demonstrating conformance to the requirements. In addition, the applicant has provided a certificate of landscape maintenance, dated February 19, 2020 and certified by a registered landscape architect, demonstrating that plantings required by the previous DSP are still present.
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 because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-087-04-01, was submitted with the DSP.

Based on the TCP2 submitted with this application, the site contains 0.78 acre of woodland and has a woodland conservation threshold of 0.59 acre (15 percent). The Woodland Conservation Worksheet proposes the removal of 0.78 acre on the net tract area, for a woodland conservation requirement of 1.23 acres. The requirement is proposed to be met with 1.23 acres of off-site woodland credits. A minor revision to the TCP2 is needed prior to certification of the plan, as conditioned herein.

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 January 30, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section indicated that the probability of archeological sites within this property is low, and that the site does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
 - b. **Community Planning**—In a memorandum dated March 3, 2020 (Greene to Burke), incorporated herein by reference, the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this DSP.

- c. **Transportation Planning**—In a memorandum dated March 2, 2020 (Saunders 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. 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. **Trails**—In a memorandum dated February 18, 2020 (Smith to Burke), incorporated herein by reference, the Transportation Planning Section made findings regarding improvements to bicycle and pedestrian infrastructure, including the addition of bike racks as shown on the DSP, and recommended that a fee for bicycle signage, along Ritchie Road, be provided at the time of permit.
- e. **Permit Review**—In a memorandum dated January 30, 2020 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans.
- f. **Environmental Planning**—In a memorandum dated February 24, 2020 (Schneider to Burke), incorporated herein by reference, the Environmental Planning Section indicated that a Natural Resources Inventory Equivalency Letter, NRI-010-2019, in conformance with the environmental regulations, was issued on February 12, 2019. The site does not contain any regulated environmental features.

Stormwater Management

The site has a SWM Concept Plan, 2294-2019-00, which was approved on November 8, 2019 by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The concept plan shows the entire development and proposes to construct one bioswale and one grass swale. A SWM fee of \$23,245.00 is required for on-site attenuation/quality control measures. No further information concerning conformance with the SWM requirements is needed at this time.

- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this report, a memorandum had not been provided by the Fire/EMS Department.
- h. **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.
- i. **Prince George's County Police Department**—In a memorandum dated February 3, 2020 (Contic to Burke), incorporated herein by reference, the Police Department offered no comments for this review.
- j. **Prince George's County Health Department**—In a memorandum dated February 3, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department provided guidance regarding noise and dust impacts during the construction phases of this project.

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 does not contain regulated environmental features. Therefore, it can be found that regulated environmental features have been preserved and/or restored, to the fullest extent possible.

RECOMMENDATION

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

- A. APPROVE Departure from Parking and Loading Spaces DPLS-465 to allow a reduction of one parking space and two loading spaces.
- B. APPROVE Detailed Site Plan DSP-04013-01 and Type 2 Tree Conservation Plan TCP2-087-04-01 for EZ Storage Capitol Heights, subject to the following conditions:
 1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:
 - a. Provide the stormwater concept approval date in General Note 10.
 - b. Correct the parking tabulations to show each category rounded up to a whole number, with a total requirement of 35 spaces.
 - c. Correct the spelling of “parallel” in the parking and loading table.
 - d. Show the parking space size for the compact spaces as a minimum of 8 feet by 16.5 feet.
 - e. Place the following note on the Type 2 tree conservation plan (TCP2):

“Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George’s County. Proof of recordation of the off-site conservation shall be provided to

the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.”

“In accordance with Subtitle 25, Division 2, Section 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County.”

2. Prior to issuance of any building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420.00 to the Prince George's County Department of Public Works and Transportation for the placement of one bikeway signage assembly along Ritchie Road, subject to modification by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.