

May 31, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-00006
Glen Dale Business Campus - Self Storage Plus

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-473 governing permitted uses in the I-1 Zone
 - Section 27-475.04 regarding miniwarehouses
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
- b. The requirements of the *Landscape Manual*
- c. Referrals

FINDINGS

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

- 1. Detailed Site Plan SP-00006 was submitted in accordance with the requirements of Section 27-475.04, Miniwarehouses, of the Zoning Ordinance, which requires a Detailed Site Plan for all miniwarehouses in Industrial Zones.

2. The subject site (Parcel A) in the I-1 (Light Industrial) Zone, consisting of approximately 3.2 acres, is located on the south side of Aerospace Road, just west of its intersection with Forbes Road. Miniwarehouses are permitted uses in the I-1 Zone according to Section 27-473 of the Zoning Ordinance. The existing uses on the adjacent properties are as follows:

North - Aerospace Road
South - Office (zoned I-1)
East - Office (zoned I-1)
West - Office (zoned I-1)

3. The subject property is developed with an existing 53,732-square-foot warehouse building. The applicant proposes to use the existing warehouse building for consolidated storage with 360 internally accessed storage units and a 150-square foot accessory office. The site has access to Aerospace Road through a 26-foot-wide easement for ingress and egress along the northern end of the property and a 41-foot-wide easement along the southern end of the property. There are no exterior changes proposed for the existing building. There is no additional square footage added by the proposal. Four loading spaces are provided on the rear of the property. Access to the building is also provided from the west side of the building. Parking is provided in the west side yard. There is an existing concrete sidewalk along the west and south sides of the building.

4. Section 27-475.04 (a)(1), Miniwarehouses, establishes the following parameters for miniwarehouse proposals:

- (A) *No entrances to individual miniwarehouse units shall be visible from a street or from adjoining land in any residential or commercial zone (or land 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).*
- (B) *Entrances to individual miniwarehouse 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.*

The miniwarehouses are located within the existing building and the loading and unloading for the building is from the rear of the property. Therefore, the entrances to the individual miniwarehouses will not be visible from Aerospace Road and the adjacent properties. The loading area for the building would, however, be visible from the property to the south. Although the adjacent property to the south is zoned industrial, there are existing offices located on this property. Although the screening required by the above section does not apply to this proposal, it would be appropriate to screen the loading areas from the office property to the south to avoid visual impacts. Therefore, a condition of approval has been added to require a sight-tight fence along the south property line. The sight-tight fence will completely screen the loading area from the adjacent properties.

5. The proposal is exempt from the requirements of the *Landscape Manual* because it involves no increase of gross floor area, no new parking areas and no change of use

category. The site was developed prior to September 9, 1974. The existing landscaping will be retained.

6. The proposed parking is consistent with the following requirements of Section 27-568, Parking Requirements, and Section 27-582, Loading Requirements, of the Zoning Ordinance:

REQUIRED PARKING SPACES		PROPOSED
One per 50 internally accessed units	7 for 350 units	16
Two per 1,000 sq.ft. of office space	1 for 150-sq.ft. of office space	1
Two spaces for the resident manager	0	0
Total number of parking spaces	8	17
REQUIRED LOADING SPACES		PROPOSED
Two per 10,000 sq.ft. of gross floor area of the building	2	2
One (1) for each additional 40,000 sq.ft. of gross floor area or fraction	2	2
Total number of loading spaces	4	4

7. The applicant has not provided any information on the proposed signage for the miniwarehouses. A condition of approval has been added that the applicant provide information on the proposed signage.
8. The Permits Review Section (Gallagher to Srinivas, April 24, 2000) has requested minor changes to the parking schedule. A condition of approval has been added to require the parking schedule to include parking information for the storage units, office and the resident manager.
9. The Transportation Planning Section (Masog to Srinivas, May 24, 2000) has stated that there are no transportation issues related to this project.
10. The Subdivision Section (Chellis to Srinivas, April 21, 2000) has stated that the minor discrepancies between the recorded plat and the proposed site plan must be corrected. A condition of approval has been added to require these changes.

11. The City of Greenbelt (Craze to Srinivas, April 20, 2000) has no comments regarding the proposal.
12. The Department of Environmental Resources (Guzman to Srinivas, May 8, 2000) has no comments regarding the proposal.
13. The Environmental Planning Section (Miller to Srinivas, April 18, 2000) has stated that the proposal is exempt from the requirements of the Tree Conservation Ordinance because there is less than 10,000 square feet of woodlands and no pre-existing Tree Conservation Plan for the property. A condition of approval has been added to require a letter of exemption for this property.
14. The Community Planning Division (Fields to Srinivas, April 25, 2000) has stated that there are no master plan issues regarding this proposal.
15. The Department of Public Works and Transportation (Hijazi to Srinivas, April 27, 2000) has stated that the frontage improvements along Aerospace Road must be in accordance with DPW&T standards #13.
16. With the proposed conditions, the Detailed Site Plan SP-00006 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-00006 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the site/landscape plans shall be revised to show the following:
 - a. A sight-tight fence along the south property line to screen the loading spaces.
 - b. The location, details and lighting of any proposed identification signs.
 - c. The parking schedule revised to include parking information on the storage units, office and the resident manager.
 - d. Correct delineation of the ingress and egress easements, the recorded 10-foot public utility easement and the extent of the WSSC easement on Lot 7, as described on the final plat of subdivision NLP 136@48.

2. Prior to issuance of any permits, the applicant shall obtain a letter of exemption from the Environmental Planning Section.