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DETAILED SITE PLAN

DSP-00053/01

Application	General Data
Project Name: Brandywine 301 Industrial Park, Parcel 7, Block B Location: West side of Matapeake Drive, northeast of the intersection of Cedarville Road and US 301 Applicant/Address: GE Modular Space 426 W. Lancaster Avenue Devon, PA 19333	Date Accepted: 12/15/2003
	Planning Board Action Limit: 3/8/2004
	Plan Acreage: 21.61
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 7,884
	Planning Area: 85A
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 220SE07

Purpose of Application	Notice Dates
Add trailer maintenance building; adjust lot lines to expand property; add additional trailer storage bays.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	9/15/2003
	Sign(s) Posted on Site: 02/04/04

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 11, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan DSP-00053/01
Brandywine 301 Industrial Park

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 conformance with the following criteria:

- a. The requirements of Section 27-473 governing permitted uses in the I-1 Zone of the Zoning Ordinance.
- b. The requirements of the Preliminary Plan of Subdivision 4-97124.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments

FINDINGS

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

1. **Request:** The subject application is for a trailer storage facility in the I-1 Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Trailer Storage and office building	Existing trailer storage and office and a 6,232 sq.ft. maintenance building
Acreage	19.53	21.61
Lots	N/A	N/A
Parcels	1	1
Square Footage/GFA	1,652	7,884

3. **Location:** The subject site, Parcel 7, is in Council District 9, Planning Area 85A. It is located on the west side of Matapeake Drive, northeast of the intersection of Cedarville Road and US 301.
4. **Surroundings and Use:** The subject property is bounded on the north by a future access road for an adjacent I-1-zoned lot, on the south by a vacant lot zoned I-1, east by Matapeake Drive, and west by Long* Subdivision, single-family detached residential zoned I-3, and Brandywine Road.
5. **Previous Approvals:** On April 16, 1998, the Planning Board approved Preliminary Plan 4-97124 for 19 parcels including the subject Parcel 7 in the Brandywine 301 Industrial Park (PGCPB No. 98-84).

On March 29, 2001, the Planning Board approved Detailed Site Plan SP-00053 for a trailer storage facility and office on Parcel 7 (PGCPB No.01-46).

6. **Design Features:** The area of the subject site was 19.53 acres. The applicant has added Outlot A and Parcel A on the south side of the subject property to the subject parcel to increase the area of the subject site to 21.61 acres. The applicant is proposing a 6,232-square-foot maintenance building for maintaining the trailers on the north side of the trailer storage area. The proposed building will be 24 feet high and will have a galvanized metal roof and metal siding. The applicant has not shown the entrance for the proposed building on the site plan. A condition of approval has been added to require the same. The applicant has extended the sight-tight fence along the new property lines adjacent to Matapeake Road. The applicant has added additional storage bays. A condition of approval has been added to require the applicant to indicate the existing and proposed number of storage bays and trailers.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed use, trailer storage, is a permitted use in the I-1 Zone.

Section 27-469, I-1 Zone (Light Industrial), of the Zoning Ordinance establishes the following parameters for landscaping, screening and buffering of development in the I-1 Zone:

- (1) **At least ten percent (10%) of the net lot area shall be maintained as green area.**

The applicant has provided 5.76 acres or 26.6 percent of green area.

- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the *Landscape Manual* shall not be considered part of the required green area.**

The landscaping proposed along the public right-of-way has not been considered a part of the required green area.

The proposed maintenance building will not require any additional parking spaces. However, Section 27-582 of the Zoning Ordinance requires one loading space for buildings with 1,500 to 10,000 square feet of gross floor area. A condition of approval has been added to require one loading space.

8. **Preliminary Plan:** The conditions of the Zoning Map Amendment are listed in Finding #4 of Preliminary Plat 4-97124:

■ **Zoning Map Amendment A-9502-C** was approved in 1985 reclassifying the I-1 zoned portion of this property (and other adjacent property) from the E-I-A Zone to the I-1 Zone. In 1993, the Master Plan for Subregion V was approved recommending the property for employment land use; generally the employment land use category corresponds to industrial land uses. Accordingly, the 1993 Subregion V Sectional Map Amendment retained the I-1 and I-3 Zones on the property, including the conditions applied at the original Zoning Map Amendment. Conditions 1 and 3 are applicable to this part of the subject property:

- **a.** No corrugated metal or cinder block structure shall be visible from either US 301 or Cedarville Road.
- **b.** The initial 25 feet along the entrance road to the subject property shall be landscaped and planted with trees.

■ **A limited detailed site plan review** was required as a condition of approval of the previous preliminary plat application on this property to ensure compliance with these conditions. The detailed site plan review requirement is carried through in this application for the same reasons.●

Although the proposed building will have vertical metal siding, it will be screened from Matapeake Drive by the proposed landscaping and the existing sight-tight fence. US 301 is parallel to Matapeake Drive and the subject site will be completely screened from US 301 by the various lots in between Matapeake Drive and US 301 and the proposed landscaping on the subject site.

9. **Detailed Site Plan:** The proposal is also consistent with the previously approved Detailed Site Plan, SP-00053.
10. **Landscape Manual:** The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.3 (Parking Requirements), and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposal complies with these requirements. However, the applicant has not provided additional landscaping to meet the requirements of Section 4.7 along the new property lines (123 linear feet) adjacent to the single-family residences to the west of the subject property. A condition of approval has been added to require the additional landscaping.
11. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 12.b.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. In a memorandum dated November 7, 2003, the Permit Review Section has requested minor changes to the site plan. Conditions of approval have been added to require the same.
 - b. In a memorandum dated January 13, 2004, the Environmental Planning Section has stated that the proposed addition will not impact the approved Type II Tree Conservation Plan TCPII/133/91-02.
 - c. In a memorandum dated January 2, 2004, the Washington Suburban Sanitary Commission has stated that an engineer should submit an on-site plan package to Permit services.
 - d. In a memorandum dated January 26, 2004, the Transportation Planning Section has stated that the proposed maintenance building and the existing office building will be subject to the payment of road club fees of \$2.07 per square foot (as adjusted for inflation) per the underlying Preliminary Plan.
 - e. In a memorandum dated February 2, 2004, the Subdivision Section has stated that Preliminary Plan of Subdivision 4-97124 was approved by the Planning Board on March 26, 1998 (PGCPB No. 98-84). The proposed plan is in conformance with the approved preliminary plan.
 - f. In a memorandum dated January 12, 2004, the Department of Environmental Resources has stated that the proposal is consistent with approved stormwater concept #8328334-2000.
11. With the proposed conditions, the Detailed Site Plan DSP-00053/01 represents a reasonable alternative for satisfying site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost 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 DSP-00053/01 subject to the following condition:

- 1. Prior to certification of the Detailed Site Plan, the site/landscape and architectural plans shall be revised to show the following:
 - a. An entrance to the proposed maintenance building.
 - b. A loading space.
 - c. Additional landscaping to meet the requirements of Section 4.7 along the new property lines (123 linear feet) adjacent to the single-family residences to the west of the subject property.

- d. A note stating the proposed use of the maintenance building and the number of bays within the proposed building.
- e. The Zoning and use of the adjoining property to the south of the subject property.
- f. The existing and proposed number of external storage bays.
- g. The existing and proposed number of trailers stored.