

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Urban Designer

SUBJECT: Detailed Site Plan, DSP-01003
Forestville Consolidated Storage

The Urban Design staff has reviewed the Detailed Site Plan for the Forestville Consolidated Storage. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation Section of this report.

EVALUATION CRITERIA

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

1. The Zoning Ordinance, Section 27-475.04 (Consolidated Storage) and the *Landscape Manual*.
2. Conformance with Site Design Guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
3. Referrals.

FINDINGS

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

1. The subject site is located approximately 1000 feet north of Suitland Parkway on the east side of Forestville Road. The proposed use is for consolidated storage. The proposed consolidated storage encompasses 48,075 square feet of gross floor area in three separate buildings. These buildings are one (1) story tall (15 feet in height). The facade of the proposed building is precision cut tan block with two horizontal accent bands of tan split face block. At the roof top is a metal wall cap which is brick red.
2. The site development data is as follows:

Site Development
Forestville Consolidated Storage
DSP-01003

Zone	I-1
Area	2.22 acres
Use	Consolidated Storage
Interior accessed units	333 units
Exterior accessed units	<u>111 units</u>
Total Units	444 units
Parking spaces required	
Interior Units only, 1 space per 50 units (333/50)	6.66 spaces
plus 4 spaces per 1000 sq. ft.	
of office space	<u>4 spaces</u>
	10.66 spaces/11 spaces
Parking spaces provided	11 spaces
Loading spaces required (interior units only)	
2 spaces for first 10,000 sq. ft. plus	2 spaces
one (1) space per 40,000 sq. ft. thereafter or fraction of	<u>5 spaces</u>
Total required	7 spaces
Loading spaces provided	7 spaces

3. Section 27-475.04(a) of the Prince George's County Zoning Ordinance states:

(A) No entrances to individual mini-warehouse 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).

(B) Entrances to individual mini-warehouse 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 western facade of Building *A* along Forestville Road acts as the above-referenced wall. The proposed commercial industrial landscape strip along Forestville Road effectively fulfills the requirement for landscaping along the outside of said wall. A perimeter landscape strip is proposed along the southern property line which ensures that the entrances to individual storage units are not visible from a street or from adjoining land in any residential or commercial zone.

4. Signage is part of the package provided by the applicant for review. The applicant is proposing a freestanding pylon sign and a building mounted sign on the building facing Forestville Road. Banner signage has not been proposed at this time. The signage has been found acceptable to the Urban Design Section.
5. The subject site is exempt from the Tree Conservation Ordinance because the property contains less than 10,000 square feet of woodland. It should be noted that this site is in close proximity to the Accident Potential Zone of Andrews Air Force Base and is also within the 70 to 75 DBH contour level. The Environmental Planning Section has found that the noise issues will not limit the development of this property as a consolidated storage warehouse.
6. The subject property has an approved Conceptual Stormwater Management Plan (approval #8324919-2000).
7. The Permit Review Section had numerous comments which have been addressed.
8. The State Highway Administration found the plans acceptable as submitted.
9. The Community Planning Division in a memorandum dated February 9, 2001 (Osei to Whitmore) offered the following comments:

■...the 1985 Master Plan for Suitland-District Heights and Vicinity supports the proposed land use, the following planning related issues need to be addressed:

- (a) The issue of providing adequate heavy vegetation screening along the Forestville Road and any other adjoining streets should be addressed in this application.
- (b) The location of proposed mini storage facility is within the Flight Path of Andrews Air Force Base in the Accident Potential Zone.
- (c) The height of the proposed development may be an issue with federal government authorities at Andrews Air Force Base. The applicant is advised to contact the Federal Aviation Administration at 1-718-553-3100.●

The applicant contacted the Federal Aviation Administration as recommended. In a memorandum dated February 15, 2001 (La Rocca to Osei) the applicant provided the following information:

■Bill Merrill at the FAA (718) 995-5693 indicated that unless Part 77.13 of the FAA regulations (which can be found on the web at <http://www.faa.gov/region/aea/atsoeaa/framedoc.html>) indicate that a site is within FAA jurisdiction, no Notice of Proposed Construction needs to be applied for (the process and review time is several months to a year based on the backlog). They will not send a letter saying a project does not need to file for a Notice; the rules on their face determine this.

■...At our Forestville site (DSP-01003) given the maximum building height of 15 feet we are not required to file a Notice of Proposed Construction.●

10. The Bureau of Fire Prevention and Special Hazards provided comments concerning accessibility and the requirement for fire hydrants (structures should not be more than 500 feet from a hydrant). The plans should address these comments at the time of the review of permits.
11. No subdivision issues are raised with this application.
12. The Town of Morningside by letter dated January 19, 2001 (Kiker to Whitmore) recommends approval of the application as submitted.
13. The plan will, if revised in accordance with the proposed conditions of approval, represent a reasonable alternative for satisfying the Site Design Guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE DSP-01003 for Forestville Consolidated Storage, as submitted.