



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

DETAILED SITE PLAN

DSP-01055

| Application | General Data |
|---|---|
| Project Name U-HAUL OF LANDOVER Location WHITETIRE ROAD SOUTH OF US 50 AND WEST OF I-95 ■ 3900 WHITETIRE ROAD, LANDOVER, MD 20785 Applicant/Address RICHARD COLLINS U-HAUL METRO DC 2421 CHILLUM ROAD HYATTSVILLE, MD 20782 | Date Accepted 11/30/2001 |
| | Planning Board Action Limit 2/23/2002 |
| | ZHE Hearing Date NA |
| | Plan Acreage 2.71 ac. |
| | Zone I-1 |
| | Dwelling Units NA |
| | Square Footage 90,546 sq. ft. existing |
| | Planning Area 72 |
| | Council District 06 |
| | Municipality NA |
| | 200-Scale Base Map 205NE07 |

| Purpose of Application | Notice Dates |
|--|--|
| CONVERSION OF EXISTING STORAGE WAREHOUSE TO CONSOLIDATED STORAGE AND U-HAUL RENTAL | Adjoining Property Owners 10/13/01 (CB-15-1998) |
| | Previous Parties of Record N/A (CB-13-1997) |
| | Sign(s) Posted on Site 01/25/02 |
| | Variance(s): Adjoining Property Owners N/A |

| Staff Recommendation | | | Staff Reviewer: WHITMORE |
|----------------------|-----------------------------|-------------|--------------------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan, DSP-01055
U-Haul Landover with Consolidated Storage

The Urban Design staff has reviewed the Detailed Site Plan for U-Haul Landover with 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 at the terminus of Whitetire Road south of US 50 and north of Ardwick-Armore Road. The proposed use is for consolidated storage and truck rental. The existing building is approximately 21 feet in height and encompasses 90,546 square feet of existing gross floor area. The architectural elevations indicate that the existing facade is a combination of brick, block, and metal siding. The roof is flat and no mechanical equipment is designated on the elevations
2. The site development data is as follows:

Zone

| | |
|---|------------------------------------|
| Area | 2.71 ac. |
| Use | Consolidated Storage/U-Haul Rental |
| Interior accessed units | 821 units |
| Exterior accessed units | <u>0 units</u> |
| *Total Units | 821 units |
| Parking spaces required | |
| Interior units only, 1 space per 50 units (821/50) | 16.42 spaces |
| plus 4 spaces per 1,000 square feet of office space | 4 spaces |
| One space per 500 square feet showroom (2,595/500) | 5.19 spaces |
| One space per 1,000 square feet vehicle rental (6200/1000) | 6.2 spaces |
| | 31.81 = 32 spaces |
| *Parking spaces provided | 38 spaces |
| Loading spaces required (interior units only) | |
| 2 spaces for first 10,000 square feet | 4 spaces |
| plus one space per 40,000 square feet thereafter or fraction of | <u>2 spaces</u> |
| Total required | 6 spaces |
| Loading spaces provided | 10 spaces |

*The notes on sheet A1.0 indicate that 34 parking spaces are required. The note should be revised to reflect 32 parking spaces are required. The notes on sheet A2.1 indicate that 858 storage units are being provided while the notes on sheet A1.0 indicate 821 storage units are being provided. These notes should be revised to reflect the correct number of storage units being provided.

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 proposed consolidated storage and U-Haul facility are located within an existing building. All entrances to individual mini-warehouse units are located in the interior of the building. However, several access points are located along the exterior of the building. Staff conducted a site visit and concluded that these doors are not visible from either US 50 or Whitetire Road. Staff is of the opinion that the facade of the building fulfills the function of the wall required by Section 27-475.04. The plans should be revised to include landscaping adjacent to US 50 to fulfill the above requirement and soften the appearance of the wall. The subject site is surrounded by land zoned I-1 within the same use category; therefore, the site is not subject to the requirements of Section 4.7 (Buffering Incompatible Uses) of the

Landscape Manual.

4. Signage was not included in the package provided by the applicant for review. The applicant should submit any proposed signage prior to signature approval for this plan. No pylon signage that would be visible from US 50 should be allowed. This portion of US 50 serves as a gateway to and from the county; therefore signage in this location has a significant impact on the perception of and appearance of the county.

Staff is of the opinion that the addition of pylon signage along this corridor would not enhance the image of the county. Building-mounted signage would be more appropriate.

5. The site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. However, a Letter of Exemption should be required prior to issuance of any permits.
6. The Permit Review Section had numerous comments which have been addressed in the recommendation section of this report.
7. The State Highway Administration and the Transportation Planning Section have found the plans acceptable as submitted.
8. No master plan issues are raised with this application.
9. No subdivision issues are raised with this application.
10. The Department of Public Works and Transportation provided comments concerning road improvements. The plans should address these comments at the time of review of permits.
11. The City of Glenarden, by letter dated December 20, 2001 (Wynn to Whitmore), had no comment on the subject application.
12. 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-01055 for U-Haul Landover with Consolidated Storage, with the following conditions:

1. Prior to signature approval the following revisions and or notes shall be provided:
 - a. The date of the construction of the building shall be added to the detailed site plan.
 - b. All building dimensions shall be provided on the site plan.

- c. The right-of-way of John Hanson Highway shall be added to the plan.
 - d. All fencing that encroaches on the adjacent property shall be relocated onto the subject site or removed from the site plan.
 - e. The numbers and types of all parking spaces provided on the site shall be added to the parking schedule.
 - f. The dimensions (15 feet wide by 25 feet in length) of the loading spaces (4 spaces) shall be added to the site plan, as well as to the loading schedule.
 - g. The plans shall be revised to reflect the correct number of individual storage units.
 - h. Adjacent uses and zones shall be added to the plans.
 - i. The plans shall be revised to indicate that the site is accessible for the handicap parking spaces.
 - j. The plans shall be revised to include a staggered row of evergreens (white pines), eight feet in height, along US 50.
 - k. The plans shall be revised to include signage. A note shall be placed on the plans indicating that pylon-mounted signage shall not be allowed.
 - l. The interior layout of the storage units shall be provided.
2. Prior to issuance of any permits the applicant shall obtain a Letter of Exemption from the Woodland Conservation Ordinance.