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DETAILED SITE PLAN

DSP-02002

Application	General Data
Project Name Walker Mill Business Park, Lot 17, Block B	Date Accepted 01/14/2002
	Planning Board Action Limit 03/25/2002
	ZHE Hearing Date NA
Location Northwest quadrant of Walker Mill Road and Hazelwood Drive	Plan Acreage 6.53 AC
	Zone I-1
	Dwelling Units NA
Applicant/Address Maisel-Rollins Development Company 8627 16th Street Silver Spring, MD 20910	Square Footage 90,440 SF
	Planning Area 75A &B
	Council District 7
	Municipality Capitol Heights
	200-Scale Base Map 203 SE06

Purpose of Application	Notice Dates
CONSOLIDATED STORAGE FACILITY	Adjoining Property Owners 01/15/2002 (CB-15-1998)
	Previous Parties of Record 01/28/2002 (CB-13-1997)
	Sign(s) Posted on Site 01/25/2002
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 5, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-02002
Walker Mill Business Park, Lot 17, Block B

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the ■Recommendation• section of this report.

EVALUATION

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

- a. The requirements of the *Zoning Ordinance*.
- b. The requirements of Preliminary Plat of Subdivision 4-01056
- 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 Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. Request: The subject application is for approval of a Detailed Site Plan for a consolidated storage facility in the I-1 zone.
2. Location: The site is located in Planning Areas 75A and 75B, Council District 7. It is situated specifically in the northwest quadrant of the intersection of Walker Mill Road and Hazelwood Drive.
3. Surroundings and Use: The subject site is bounded on its southern side by Walker Mill Road, which has a variable width right-of-way, and on the eastern side by Hazelwood Drive with a right-of-way of 80 feet. The adjacent property to the north is owned by Woodward Industrial Park Joint Venture. The adjacent property to the west of the subject site is owned by the Maryland State Highway Administration. Both properties are zoned I-1 and currently are vacant.

4. Previous Approvals: The subject site is part of a previously approved Preliminary Plan of Subdivision 4-01056, Walker Mill Business Park, including Tree Conservation Plan I (TCP I/20/01), and Stormwater Management Concept Plan # 13784-2001-00. The Preliminary Plan of Subdivision 4-01056 is a resubdivision of Lot 14, Block B, NLP 156@36, into Lots 15, 16, 17 and 18. The site also has an approved Type II Tree Conservation Plan, TCP II/160/01, which is being revised.

5. Site Plan Data:(As proposed by the applicant)

Zone	I-1 (Light industrial)
Existing Use	Vacant
Proposed Use	Consolidated Storage Facility
Total Site Area	6.53 acres
of which green	3.846 acres
Building Gross Floor Area	90,440 square feet
Parking Required	8 spaces
Parking Provided	13 spaces
of which Standard	12 spaces
HC Parking Space	1 spaces
Loading Space	Not required

6. Design Features: The subject site is in a rectangular shape bounded on the south and east sides by streets. The terrain of the site descends gradually from the southeast to the northeast and northwest. The site is open except for a wooded area in the northwestern corner of the property.

The site has been denied access from Walker Mill Road. The only entrance point leading to the subject site is located along Hazelwood Drive. The layout of the consolidated storage yard is divided into two major portions according to the orientation of the buildings. Buildings A to D are oriented toward Hazelwood Drive, while Buildings E through I are faced toward Walker Mill Road. The plan proposes a deep building setback from Hazelwood Drive around the entrance area to create a buffer space between the street and proposed consolidated storage facility. Twelve standard and one handicapped parking spaces are provided within this area. A landscaped strip is proposed along Hazelwood Drive.

The architectural intent, as reflected in the design drawings, is to propose a quiet, small massing, low-impact facility that maintains or exceeds the quality of its surroundings by utilizing a limited palette of high-quality materials in earth tones and articulated facades that would maintain a more appropriate scale and somewhat more residential massing for the project.

The main entrance elevation along Hazelwood Drive has an articulated building massing with a two-story office/caretaker's apartment structure to the right, and a low *hyphen* center connected to a one-and-half-story element with a pitched roof at the left. The rusticated bases of both the taller components are split-face masonry in a darker beige/brown with a two-tone band of lighter colored EIFS in either beige or off-white. The standing seam metal roof is proposed to be colonial red, as are the related parapet caps, accent light boxes, and the internally illuminated signage elements on this elevation.

The elevation along Walker Mill Road contains, from east to west, an end elevation of the main, shield buildings facing Hazelwood, the ends of three internal buildings (behind a decorative

aluminum fence), and a long elevation of a building facing the interior. All the elevations maintain the same materials and colors as those of the main entrance elevation along Hazelwood Drive. In addition, a series of matching, decorative elements with masonry base, pitched roof, and false window are used in the design of the building facade on the left in order to break the large building massing into smaller components. Neither elevation has any roll-up, metal doors. General area lighting is proposed to be lower intensity, sharp cutoff fixtures mounted low on the buildings on the interior drive aisles.

COMPLIANCE WITH EVALUATION CRITERIA:

7. *Zoning Ordinance*: The subject application has been reviewed for compliance with the requirements in the I-1 zone and the site plan design guidelines of the *Zoning Ordinance*.
 - a. The subject application is in conformance with the requirements of Section 27- 473(b), which governs permitted uses in industrial zones. The proposed consolidated storage facility is a permitted use. The entire property will be fenced with one controlled access to Hazelwood Drive.
 - b. The proposed self-storage facility is in compliance with regulations as stated in Section 27-474 regarding building setbacks and green area in the I-1 zone.
 - c. The proposed plan complies with specific requirements in Section 27-475.04, Consolidated Storage. Entrances to individual storage units are oriented toward the interior of the development.
 - d. Section 27-465, fences and walls, requires that if fences and walls (including retaining walls) are more than six feet high, they shall meet the setback requirements for the main building in any industrial zones. The applicant proposes to install an eight-foot-high aluminum fence along a portion of the property line fronting onto Walker Mill Road and the northern and western property line. The proposed fence has a setback more than 30 feet from the respective property lines and thus complies with the setback requirements.
8. Preliminary Plan of Subdivision 4-01056: Conditions attached to the approval of Preliminary Plan of Subdivision 4-01056 necessitate that approval of the Detailed Site Plan should be subject to the following:
 - 3. **Detailed site plan review shall be required prior to the issuance of building permits pursuant to CR-147-1985. The following shall be included in the review or the specified information shall be supplied:**
 - a. **The Planning Board shall review the development to assure its compliance with the following design guidelines:**
 - (1) **An effective visual buffer created by substantial berms and landscaping shall be provided along Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the**

residential character of surrounding properties.●

Comment: The proposed consolidated storage facility is adjacent to Walker Mill Road to its south. The Landscape Plan provides a 12-foot-wide landscaped strip with shade trees, evergreen trees, and low berms between the property line and rights-of-way of Walker Mill Road and Hazelwood Drive. In order to mitigate the visual impact of the proposed development, the applicant makes full use of different architectural treatments such as towers, blind windows, combinations of different materials, pattern, and color schemes in the building exterior decoration to create an attractive facade along Walker Mill Road. These mitigation efforts generally fulfil the intent of the requirements of design guideline (1) above.

■(2) The internal organization of the site shall address the following:

- A. Provide a continuous six-foot-high, sight-tight wood fence with swinging or sliding gates along property lines which have frontage on any vehicular right-of-way within the subdivision. Metal security fencing, including chain link, may be located behind and adjacent to the required wood fence if it is not visible from the street.●**

Comment: The applicant proposes to use a combination of building facade and upgraded aluminum fence to depart from the traditional monotonous image of the consolidated storage facility. The development has frontage on two vehicular rights-of-way, Walker Mill Road and Hazelwood Drive. The site plan locates the main entrance with a sliding aluminum gate deep back around the northeast corner of the property and places Building A oriented toward Hazelwood Drive. Along the Walker Mill Road frontage, the aluminum fence is installed along only a portion of the property line between the side elevations of buildings A and I. The carefully designed facade with cross-gable and windows, in addition to landscaping, generates a positive image that is quite different from many typical consolidated storage facilities. The staff believes that this alternative design treatment is equal or better to what is required by design guideline (2)A, which is based on the assumption that the outdoor storage or some other unsightly use would need to be screened from the street.

- (2)B. Provide 12 feet of commercial/industrial landscaped strip along property lines which have frontage on any vehicular right-of-way. Plant materials provided within the landscaped strip shall be evergreen trees planted 10 feet on center, or other acceptable planting arrangement utilizing the same quantity of trees which is approved by the Planning Board or the Urban Design staff as designee of the Planning Board. White pine trees shall constitute no more than 20 percent of the trees in this landscaped strip.●**

Comment: The Landscape Plan provides a 12-foot landscaped strip along both Walker Mill Road and Hazelwood Drive, which is two feet wider than the normal compliance with the *Landscape Manual*. For the landscaped strip along Walker

Mill Road, three species of plants with a total of 70 plant units are proposed: *Acer Rubrum* ■October Glory• (19 units); *Picea Abies* (27 units); and *Pinus Strobus*, (24 units). *Pinus Strobus*, the Eastern White Pine, accounts for approximately 34 percent of the trees in the landscaped strip. This plant composition does not comply with above-mentioned condition 3a.(2)B.

■(2) C. Provide cross-sections through the subject site to demonstrate that any area of outdoor storage visible from any adjacent right-of-way shall have the solid wood fence specified in condition 2.a.●

Comment: Two cross sections that illustrate the sight lines from the adjacent Walker Mill Road to the subject site have been provided. In the cross sections, landscaping and berm treatments have been illustrated that provide screening for the proposed consolidated storage facility. Since an alternative design treatment from the solid wood fence, as discussed above, has been proposed, the cross sections do not have the solid wood fence element as specified in condition 2.a. There is no cross section that reflects the view from Hazelwood Drive.

■8. Prior to signature approval the preliminary plat shall be revised:

■b. To note denied access to Walker Mill Road from Lot 17.●

■10. The final plat of subdivision shall deny access along Walker Mill Road to Lot 17.●

Comment: The subject application serves the purpose of these two conditions. The proposed development has one entrance point leading from Hazelwood Drive. No access is proposed along Walker Mill Road to the subject site.

9. *Landscape Manual:* The proposed consolidated storage facility is a high-impact use and is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements, Section 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

- a. The proposed development is adjacent to two public rights-of-way to its south and east. Per Section 4.2, Commercial and Industrial Landscaped Strip Requirements, a minimum 10-foot-wide landscaped strip to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings, is required. Condition 3a(2)B attached to the previously approved Preliminary Plan of Subdivision, 4-01056, Walker Mill Business Park, specifically prescribes 12-feet of commercial/ industrial landscaped strip along property lines which have frontage on any vehicular right-of-way. The condition supersedes the width requirement of Section 4.2 of the *Landscape Manual*. The Landscape Plan meets the requirements of Condition 3a(2)B of Preliminary Plan of Subdivision 4-01056.
- b. The proposed development has more than 7,000 square feet of parking lot. Per Section 4.3c, Interior Planting, five percent of the total parking area must be interior planting area to be planted with one shade tree for each 300 square feet. The Landscape Plan satisfies the

interior planting requirement.

- c. The proposed development is a high-impact use as defined by the *Landscape Manual*. The properties adjacent to the site to its north and west are vacant and zoned I-1. According to Section 4.7, in all commercial and industrial zones, if the developing use is high or medium impact, the abutting vacant property will be deemed to be the same category as the developing use. There is no bufferyard required between the proposed consolidated storage facility and the adjacent vacant land. The Landscape Plan provides a five-foot-wide landscaped strip with 45 plant units.
10. Woodland Conservation Ordinance: The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it is more than 40,000 square feet gross tract area in size and contains more than 10,000 square feet of existing woodland.
- a. A valid Type I Tree Conservation Plan (TCPI/20/0) exists for the entire Walker Mill Business Park including the subject property, Lot 17. The subject Detailed Site Plan is consistent with the TCPI.
 - b. The subject property has also a Type II Tree Conservation Plan (TCPII/160/01) approved on January 3, 2002. However, the approved Type II Tree Conservation Plan (TCPII/160/01) is not in conformance with the Detailed Site Plan as submitted. The TCPII needs to be revised to reflect 0.048 acre of additional afforestation area to the south, due to the proposed storm filter water-quality control device. Further revisions to the TCP II general notes and worksheet computation are required.
11. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
- a. The Community Planning Division, in a memorandum dated February 1, 2002, states that:

■The proposed development is in conformance with the recommendation of the 1985 *Approved Master Plan for Suitland-District Heights and Vicinity* for employment use. However, the approval of the proposal shall be subject to the Planning Board's new design policy for Walker Mill Business Park. (See discussion in the planning issues section)●

Staff Comment: The design policy, which is noted by the Community Planning Division staff in the referral comments, is contained in the resolution of Preliminary Plan of Subdivision 4-01056, PGCPB No.00-198. The staff lists three conditions regarding wood fence, width of landscaped strip, and cross sections that are applicable to the subject detailed site plan. All three conditions of PGCPB No.00-198 have been addressed by the applicant as discussed in Finding 8 of this staff report.
 - b. The Transportation Planning Section, in a memorandum dated January 29, 2002, finds that the Detailed Site Plan, DSP-02002, Walker Mill Business Park, Lot 17, Block B is acceptable from the standpoint of access and circulation. The staff discusses specifically two transportation-related conditions (Conditions 1 and 2) attached to the approval of the Preliminary Plan of Subdivision 4-01056: Condition 1 on a trip cap and Condition 2 on road improvements. The staff concludes that the submitted site plan is consistent with the

applicable transportation-related conditions and/or findings that were placed on the property at the time of Preliminary Plan of Subdivision 4-01056.

In a separate memorandum from the Transportation Planning Section dated February 5, 2001, on Detailed Site Plan review for Master Plan trail compliance, the Trails Planner noted that there are no Master Plan trails issues with this Detailed Site Plan application.

- c. The Permit Section, in a memorandum dated January 30, 2002, asked several questions concerning compliance of the subject detailed site plan with the requirements of the design guidelines and regulations of the *Zoning Ordinance*. These questions have been either addressed in the review process or worded as conditions in the recommendation section of this report.
- d. In a memorandum dated January 29, 2002, the Subdivision Section staff found that six of the conditions (Conditions 1, 2, 3, 4, 5, and 8b) attached to the approval of Preliminary Plan of Subdivision 4-01056 are applicable to this Detailed Site Plan review.

Staff comment: Two of the applicable conditions (Conditions 3 and 8) have been discussed in Finding 8 of this staff report. Conditions 1 and 2 are the major concerns of the Transportation Planning staff and have been discussed in the referral comments. Condition 5 regarding the TCP II has been addressed in the referral comments of the Environmental Planning Section. Condition 4 is not enforceable until final plat.

- e. The subject Detailed Site Plan was also referred to The Department of Environmental Resources of Prince George's County. In a memorandum dated February 4, 2002, the Department of Environmental Resources noted that:

■The detailed site plan for Walker Mill Business Park , Lot 17, Block B (self- storage facility) DSP-02002 is consistent with approved Stormwater Concept # 36673-2001.●

- f. In a memorandum dated February 4, 2002, the Environmental Planning Section stated that the plan as submitted addresses all applicable environmental requirements. The staff recommended approval of Detailed Site Plan DSP-02002 subject to one condition.
- g. The City of Capitol Heights had not responded to the referral request at the time the staff report was written. But the applicant has submitted a copy of a letter (Vivian M Dodson, Mayor, the Town of Capitol Heights, to Harvey B. Maisel, Maisel-Hollins Development Company) dated September 26, 2001, with the application. It indicates in the letter that the Town of Capitol Heights strongly supports the proposed consolidated storage facility.
- h. The Department of Public Works and Transportation of Prince George's County had not responded to the referral request at the time the staff report was written.
- i. This Detailed Site Plan was also referred to the Special Hazards Section, Bureau of Fire Prevention, Prince George's County Fire Department. In a memorandum dated February 5, 2002, the staff presented the applicable regulations regarding fire lane and location of fire hydrants in Prince George's County. No issues have been identified with this Detailed Site Plan.

12. The Detailed Site Plan, if revised in accordance with the proposed conditions, will 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 from its intended uses.

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 Detailed Site Plan, DSP-02002 and reapprove TCP II/160/01, Walker Mill Business Park, Lot 17, Block B, subject to the following conditions:

1. Prior to certification of approval for DSP-02002, the applicant shall make the following revisions to the Detailed Site Plan and Landscape Plan:
 - a. Revise the general notes of the Detailed Site Plan to provide a detailed breakdown of the proposed uses by square footage and percentage of the green area. coverage.
 - b. Indicate clearly the location of the proposed fence.
 - c. Provide landscape schedules for each landscaped strip along Walker Mill Road and Hazelwood Drive .
 - d. Revise the cross section exhibit plan to provide a cross section to illustrate the view of the consolidated storage facility from Hazelwood Drive.
 - e. Revise the plant composition of the landscaped strip along Walker Mill Road to reduce the percentage of white pine to less than 20 percent of the trees in this landscaped strip.
 - f. Delineate the 25-foot wetland buffer for a small area of wetlands close to the middle of the south property line and remove all disturbance from within the buffer.
2. Prior to signature approval of the Detailed Site Plan, the Type II TCP (II/160/01) shall be revised as follows:
 - a. The TCP II shall be revised to show the relocation of 0.048 acre of afforestation previously approved in an area proposed for the construction of a storm filter water- quality control device on the DSP;
 - b. Notes 1 and 2 under General Notes on the Type II Tree Conservation Plan shall be revised to delete the phrase ■This Conceptual Plan■;
 - c. The various notes contained on sheet 2 of the TCP II shall be deleted and replaced with the Prince George's County standard notes;
 - d. The TCP II sheets shall be numbered correctly as sheet 1 of 2 and sheet 2 of 2; and
 - e. The planting schedule shall be revised to show a minimum of 1,000 seedling equivalents per acre to be provided in afforestation areas.