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DETAILED SITE PLAN

DSP-02011

Application	General Data
Project Name TUXEDO WAREHOUSING CORPORATION Location North of US 50 on Tuxedo Road and east of Baltimore-Washington Parkway Applicant/Address A & J Investments, LLC 5003 Creston Street Hyattsville, MD 20781	Accepted 03/14/2002
	Planning Board Action Limit 05/23/2002
	Clearing Date NA
	acreage 2.9773 acres
	I-2
	ng Units NA
	Footage 74,731
	ng Area 69
	l District 5
	pality NA
	ale Base Map 203NE05

Purpose of Application	Notice Dates
Convert existing warehouse to a self-storage facility and add additional storage units and an office	ing Property Owners 03/07/02 (CB-15-1998)
	is Parties of Record NA (CB-13-1997)
	Posted on Site 05/03/02
	ce(s): Adjoining NA Property Owners

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

May 10, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-02011
Tuxedo Warehouse Corporation

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-2 Zone
 - Section 27-475.04 regarding consolidated storage
 - 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-02011 was submitted in accordance with the requirements of Section 27-475.04, Consolidated Storage, of the Zoning Ordinance, which requires a Detailed Site Plan for all consolidated storage in Industrial Zones.
- 2. The subject site, consisting of 2.97 acres, in the I-2 (Heavy Industrial) Zone, is located on the north side of Tuxedo Road and on the north side of US 50 and east of the Baltimore Washington Parkway. Consolidated storage facilities are permitted uses in the I-2 Zone

according to Section 27-473 of the Zoning Ordinance. The existing uses on the adjacent properties are as follows:

North - Baltimore and Ohio Railroad
South - Tuxedo Road
West - Parking Lot (zoned I-2)
East - Baltimore and Ohio Railroad

3. The subject property is developed with an existing 57,500-square-foot warehouse building. The entrance to the property is from Tuxedo Road. The existing building is on the west side of the site and the existing parking is on the east side of the existing building. The truck loading spaces are on the north side of the building. The applicant is proposing the following new construction:

- 30,800-square-foot mezzanine level consisting of self-storage units in the existing building
- 16,614-square-foot self-storage facilities in two new buildings
- 815-square-foot office building

The existing 57,500 square-foot warehouse will also be converted to individual storage units. The applicant is proposing a total of 686 consolidated storage units. Storage units around an internal courtyard are proposed on the south side of the existing building. The proposed office building and additional storage units are proposed on the east side of the building. Access to the storage units with the internal courtyard is from the internal courtyard. Access to the other storage units is from parking areas in front of these units. The loading area for the proposed storage units on the mezzanine level is from the loading spaces at the rear of the existing building. A sidewalk is proposed along the existing building.

The existing warehouse building has a brick facade. The proposed buildings will have a prefinished aluminum cap with stucco panels, prefinished metal mullions and wall panels with roll-up doors.

4. Section 27-475.04 (a)(1), Consolidated Storage, establishes the following parameters for this use:

- (A) *No entrances to individual consolidated storage 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 consolidated storage 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 entrances to the consolidated storage units accessible from the internal courtyard will not be visible from Tuxedo Road or the adjacent properties. The loading spaces and the doors for the storage units along the northern side of the proposed office building will be partially visible from Tuxedo Road. The applicant has proposed a gate to screen the parking

spaces. The gate will not be adequate to completely screen the spaces. A sight-tight wall/fence and a gate will be more suitable to completely screen these parking areas.

The loading spaces and the doors for the consolidated storage units adjacent to the office building will also be visible from Tuxedo Road. The proposed landscaping along Tuxedo Road will not be adequate to screen these doors. An additional row of evergreen trees on the eastern portion of the landscape strip along Tuxedo Road will help screen these loading spaces and doors. A condition of approval has been added to require the same.

Conditions of approval have been added to require the above.

5. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip) and Section 4.3 (Parking Requirements) of the *Landscape Manual*. The proposal complies with these requirements.
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(1) per 50 internally accessed storage units; for 686 units	13	20
Four per 1,000 sq.ft. of office space; for 815 sq.ft.	4	4
Two spaces for the resident manager	2	0
Total number of parking spaces	19	24
REQUIRED LOADING SPACES		PROPOSED
Two up to 10,000 sq.ft. of gross floor area; one for each additional 40,000 sq.ft. of gross floor area; for 104,680 sq.ft.	4	2

A condition of approval has been added to require the applicant to provide two more loading spaces.

7. The applicant has not provided any information on the proposed signage for the development. A condition of approval has been added that the applicant provide information on the proposed signage.

8. The Permits Review Section (Gallagher to Srinivas, March 22, 2002) has requested minor changes to the site and landscape drawings. A condition of approval has been added to require these changes.
9. The Transportation Planning Section (Masog to Srinivas, April 4, 2002) has stated that the proposed access and circulation are acceptable.
10. The Subdivision Section (Chellis to Srinivas, April 4, 2002) has stated that the applicant must provide building permits demonstrating the date of issuance or provide a note on the plan stating that building permits were issued for 5,000 square feet or at least 10 percent of the total site area prior to December 31, 1991. A condition of approval has been added requiring the same.
11. The Department of Environmental Resources (Guzman to Srinivas, March 15, 2002) has stated that the proposal is consistent with the approved stormwater management concept approval, #3243-2002.
12. The Environmental Planning Section (Ingrum to Srinivas, May 26, 2002) 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 letter of exemption has been issued for this site.
13. The Community Planning Division (Fields to Srinivas, April 25, 2000) has stated that there are no master plan issues regarding this proposal. The division has recommended landscaping along Tuxedo Road. The applicant has provided landscaping along Tuxedo Road.
14. The State Highway Administration (McDonald to Srinivas, March 26, 2002) has stated that Tuxedo Road (MD 459) is an undivided urban collector road owned and maintained by the State of Maryland. A note stating ■No direct access• must be placed on the final record plat along the property abutting the Baltimore and Ohio Railroad. A permit must be obtained from the State Highway Administration for access into the proposed development.
15. A referral was sent to the Town of Cheverly. No comments have been received as of this date.
16. With the proposed conditions, the Detailed Site Plan, SP-02011, 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-02011 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 6-foot-high sight-tight fence and gate along the south side of the proposed 7,286-square-foot storage units building.
 - b. The location, details and lighting of any proposed identification signs.
 - c. The loading schedule and the plan revised to include two additional loading spaces.
 - d. A 16-feet by 19-feet van space for the physically handicapped.
 - e. Ultimate right-of-way line along Tuxedo Road.
 - f. A minimum 25-foot setback for the proposed buildings from the ultimate right-of-way along Tuxedo Road.
 - g. Information regarding the previous building permits for the project and the dates of issuance. The information shall demonstrate that the building permits were issued for 5,000 square feet or at least 10 percent of the total site area prior to December 31, 1991.
 - h. An additional row of evergreens in the eastern portion of the landscape buffer along Tuxedo Road.