

Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

DETAILED SITE PLAN

DSP-02025

Application	General Data
Project Name LAUREL CONSOLIDATED STORAGE Location East of Baltimore Avenue (US 1), along the south side of Cherry Lane. Applicant/Address Dahn Corporation 18552 MacArthur Boulevard Irvine, CA 92612	Date Accepted 4/18/2002
	Planning Board Action Limit Waived
	Plan Acreage 7.12
	Zone I-1
	Dwelling Units NA
	Square Footage 74,923
	Planning Area 62
	Council District 1
	Municipality NA
	200-Scale Base Map 218NE08

Purpose of Application	Notice Dates
CONSOLIDATED STORAGE FACILITY	Adjoining Property Owners 4/17/2002 (CB-15-1998)
	Previous Parties of Record 8/30/2002 (CB-13-1997)
	Sign(s) Posted on Site 8/30/2002
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: ZHANG
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: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-02025, Laurel Consolidated Storage

The Urban Design staff has reviewed the Conceptual 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

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

1. The requirements of the Zoning Ordinance in the I-1 Zone and the requirements of Section 27-475.04 for Consolidated Storage in the Industrial Zones
2. The requirements of Preliminary Plan of Subdivision 4-97102 and Final Plat VJ183@62
3. The requirements of the *Landscape Manual*
4. The requirements of the Prince George's County Woodland Conservation Ordinance
5. Referral comments

FINDINGS

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

1. Request: The subject application is for approval of a consolidated storage facility in the I-1 Zone.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Consolidated Storage
Acreage	7.12	7.12
Parcels	1	1
Square Footage/GFA	N/A	74,923
Of which office	N/A	418
Residence	N/A	1,338
Storage	N/A	73,167

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	13	15
Regular spaces (9.5'X19')	N/A	2
Parallel Spaces (8'X22')	N/A	12
Handicapped (16'X19')	1	1
Total Loading Spaces	7	10
Green Space	31,024	130,795

3. Location: The site is located in Planning Area 62, Council District 1. More specifically, it is situated on the east side of Baltimore Avenue (US 1) along the south side of Cherry Lane. The subject site will be accessed only through Cherry Lane Court.
4. Surroundings and Use: The subject property is bounded to the east by Cherry Lane and to the southeast by the Baltimore-Ohio Railroad right-of-way. To the northwest of the property is Parcel 6, to the southwest of the property is Parcel 10 of Cherry Lane Center; both parcels are zoned I-1. To the south of the subject site is Oakcrest, a residential subdivision in the R-55 Zone.
5. Previous Approvals: The subject site is one of the two parcels in a subdivision known as Cherry Lane Center, Preliminary Plan 4-97102. The final plat was recorded in June 1998 in Plat Book [VJ183@62](#). The subject site also has a valid approved Stormwater Management Concept Plan, #8007620-1980-01, which supersedes all previous approvals.
6. Design Features: The subject application proposes a 74,923-square-foot storage facility in 6 individual 1-story buildings with flat roofs. Five hip-roofed vertical segments (standing seam metal roofs in brick red) have been added to Buildings D and F, which are oriented immediately to Cherry Lane. The elevations of Buildings D and F are finished with brick. Additional fenestration on these elevations provides more visual interest to the views from Cherry Lane. Each storage unit uses typical roll-up doors painted brick red.

A steep slope descending from Cherry Lane down toward the subject site exists between the proposed storage facility site and Cherry Lane. The site plan has been very attentive to this

topographic feature and has been designed in such a way that all doors of the storage units are not visible from the public rights-of-way. A line of sight analysis also has been undertaken and confirms that no doors of the storage units can be seen from Cherry Lane, which is located much higher than the subject site.

COMPLIANCE WITH EVALUATION CRITERIA

7. Zoning Ordinance: The subject application has been reviewed against the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in general conformance with the requirements of the Zoning Ordinance, which govern development in an industrial zone. The proposed consolidated storage is a permitted use in the I-1 Zone.
- b. The subject application is in accordance with the requirements of Section 27-475.04, which sets additional requirements for consolidated storage use in the industrial zones. The two specific requirements that are applicable in this case are:

“(1) Requirements

“(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 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 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.”

Comment: Substantial screening efforts have been made by the site design in order to be in full compliance with the above-noted requirements. The subject site has three adjacent areas that need to be screened: the high altitude Cherry Lane, Cherry Lane Court, and the R-55-zoned residential subdivision. A 10-foot-wide landscape strip has been proposed in between the subject property and Cherry Lane. A line of sight analysis has been conducted and confirmed that no entrances to individual consolidated storage units will be visible from Cherry Lane.

In order to screen the views from Cherry Lane Court, the site plan has proposed a six-foot-high, board-on-board wooden fence along the entire boundary line abutting Parcel 10. Meanwhile, a 40-foot-wide landscape buffer has been proposed between the subject property and the adjacent residential subdivision to the southeast of the site. No entrance to individual consolidated storage units can be seen from either Cherry Lane Court or the adjacent residential subdivision.

8. Preliminary Plan of Subdivision 4-97102 and Final Plat VJ183@62: In 1998, a preliminary plan of an 11.28-acre parcel of land known as Cherry Lane Center (Parcels 9 and 10) was approved by the Prince George’s Planning Board with 4 conditions which are all applicable to this application.

“1. Development of this site shall be in conformance with the approved concept plan #898007620.”

Comment: The subject application has an approved Stormwater Management Concept Plan, #8007620-1989-01, which is a revision of the above-mentioned concept plan. As is stated in the approval notes, the current approval, #8007620-1989-01, supersedes all previous approvals.

- “2. Prior to the submittal of a building permit within proposed Parcel 9 of the subject property, as shown on the Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assigns shall submit an acceptable traffic signal warrant study to the County Department of Public Works and Transportation (DPW&T) for the intersection of Cherry Lane and Cherry Lane Court. The applicant shall utilize a new 12-hour count and analyze signal warrants under total future traffic as well as existing traffic. If deemed warranted by DPW&T, the applicant shall bond the signal prior to the release of the initial building permit for Proposed Parcel 9, and install the signal at a time when directed by the DPW&T.”**

Comment: The applicant has submitted a traffic signal warrant study with this detailed site plan application. The signal warrants study has been conducted by Street Traffic Studies, Ltd., at the Cherry Lane/Cherry Lane Court intersection in Laurel. The study concluded that signalization is not justified at this time and would not be justified with the additional traffic generated by the self-storage facility.

- “3. Total development of this 11.28-acre site shall be limited to the warehouse facility and any related structures which currently exist on the site, plus an additional 75,000 square foot warehouse or mini warehouse and storage facility, or other permitted uses which generate no more vehicle trips than those generated by the existing uses plus 30 AM and 30 PM peak hour vehicle trips. Any development other than that identified herein above shall require an additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.”**

Comment: This condition is a trip cap condition. At the time of the preliminary plan approval, Parcel 10 was occupied by an existing building which is currently still in operation. The proposed consolidated storage facility on Parcel 9 consists of office, residential and storage use with a total building area of 74,923 square feet. The proposed use as consolidated storage facility and the proposed gross building area are in conformance with the above condition.

- “4. The following note shall be added to the final plat of subdivision:**

“An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision.”

Comment: The above quoted note has been put on the final plat.

After approval of the preliminary plan of subdivision of Cherry Lane Center, the property was recorded in June 1998 as VJ183@62 with three notes. Two notes are applicable to the subject application. Note 2 is to require compliance with the above-discussed Condition 3 of the preliminary approval. Note 3 is Condition 4 of the preliminary approval.

9. Landscape Manual: The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscape Strip Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

- a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements
The proposed consolidated storage facility is in the I-1 Zone and adjacent to the Cherry Lane and Cherry Lane Court rights-of-way. Per Section 4.2, a minimum 10-foot-wide landscaped strip shall be provided, to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. The site plan shows the required landscape strips at the two locations but no schedules on the landscape plan indicating the required number of plant units have been provided. A condition of approval has been proposed to require Section 4.2 schedules for both landscape strips in order to be in accordance with the *Landscape Manual*.
- b. Section 4.7, Buffering Incompatible Uses
The proposed consolidated storage facility is a high impact use. To the north of the property is a professional office use, which is defined as a medium impact use in the *Landscape Manual*. Per Section 4.7, a Type B bufferyard is required with a minimum 30-foot building setback, 20-foot-wide landscaped yard, and is to be planted with 80 plant units per 100 linear feet of property line. The site plan complies with the first two requirements of the Type B bufferyard, but no required schedule is provided. It is impossible to judge if the third requirement has been fulfilled. A condition of approval has been proposed to require full compliance with the requirement of the *Landscape Manual*.

To the east of the property is the right-of-way of the Baltimore and Ohio Railroad, which is also defined as a high impact use according to the *Landscape Manual*. Even though no bufferyard is needed between the two uses, a Section 4.7 schedule is still needed. A condition of approval has been proposed in the Recommendation section of this report.

To the south corner of the property is an R-55-zoned residential subdivision for one-family detached houses. Per Section 4.7, a Type D bufferyard is required with a minimum 50-foot building setback, 40-foot-wide landscaped yard, and is to be planted with 160 plant units per 100 linear feet of property line. The site plan complies with the first two requirements of the Type B bufferyard, but no required schedule is provided. It is impossible to judge if the third requirement has been fulfilled. A condition of approval has been proposed to require full compliance with the requirement of the *Landscape Manual*.

10. Woodland Conservation Ordinance: The property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance. Even though the site is more than 40,000 square feet in area, it contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. A Tree Conservation Plan is not required. But a Standard Letter of Exemption is required prior to the issuance of a permit. A condition of approval has been proposed in the Recommendation section of this report.
11. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as the following:
 - a. The Office of Engineering, Department of Public Works and Transportation, has no objection to this application. In a memorandum dated August 20, 2002, the staff noted that all the improvements should be in accordance with the county Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.

- b. The Permit Review Section, Plan in a memorandum dated August 14, 2002, provided several questions concerning additional information being added to the Detailed Site Plan. Several conditions of approval based on the questions have been proposed in the Recommendation section of this report.
 - c. The subject application was referred to the Environmental Planning Section and in a memorandum dated August 28, 2002, the staff recommended approval of the Detailed Site Plan, DSP-01025, without any environmental conditions.
 - d. In a memorandum dated August 26, 2002, the Subdivision Section staff found that the proposed site plan is subject to the requirements of final plan of subdivision, VJ183@62. The detailed site plan should also demonstrate the easements as shown on the final record plat. A condition of approval has been proposed in the Recommendation section of this report.
 - e. The subject application was also referred to the Department of Environmental Resources/Concept. In a memorandum dated August 8, 2002, the staff stated that the site plan for Laurel Consolidated Storage, DSP-02025, is consistent with approved Stormwater Concept Plan #8067620-1989-01.
 - f. The Transportation Planning Section in a memorandum dated August 29, 2002, noted that the detailed site plan for Laurel Consolidated Storage is acceptable.
- In a separate memorandum from the Transportation Planning Section dated September 4, 2002, on Detailed Site Plan Review for Master Plan Trail Compliance, the Trails Planner found no master plan trails issues with this application.
- g. In a memorandum dated August 28, 2002, the Community Planning Division found no master plan issues with this application. The community planner noted that the *1990 Adopted and Approved Master Plan for Subregion I* recommends light industrial land use for this property.
 - h. The City of Laurel had not responded to the referral request at the time the staff report was written.
12. The Detailed Site Plan represents a reasonable alternative for satisfying the 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 Detailed Site Plan DSP-02025, Laurel Consolidated Storage, subject to the following conditions:

- 1. Prior to certificate approval of this Detailed Site Plan, the applicant shall make the following revisions to the Detailed Site Plan and Landscape Plan:

- a. Provide the required landscape schedules of Sections 4.2 and 4.7 on the Landscape Plan with the required number of plant units, wherever it is applicable.
 - b. Demonstrate the following easements on the Detailed Site Plan:
 - Ten-foot-wide public utility easement along Cherry Lane
 - Stormwater management easement in the southeast corner of the subject property
 - Access easement, Liber 6935 Folio 171
 - Various WSSC R/Ws
 - Stormdrain easements
 - Ingress/egress easement, Liber 6740 Folio 122
 - c. Revise the composition of the proposed Section 4.7 bufferyards and Section 4.2 landscape strip to incorporate certain evergreen trees and shrubbery in order to maintain a satisfactory screening effect all year round.
2. Prior to issuance of any permits, a Letter of Exemption shall be obtained from the Environmental Planning Section. The Letter of Exemption shall accompany all future applications for plans and permits.