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# DETAILED SITE PLAN DSP- 02046

## TREE CONSERVATION PLAN TCPII/118/02

Application	General Data
<b>Project Name:</b> Donnell House  <b>Location:</b> Northeast corner of Donnell Drive and Donnell Place, approximately 800 feet south of Pennsylvania Avenue  <b>Applicant/Address:</b> Sheldon Singer Suite 1205 Bethesda, MD 20814	Date Accepted: 8/27/2002
	Planning Board Action Limit: Waived
	Plan Acreage: 5.429
	Zone: C-M
	Dwelling Units: 1
	Square Footage: 107,600
	Planning Area: 75A
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 205SE06

Purpose of Application	Notice Dates
Consolidated Storage	Adjoining Property Owners: 8/28/02 (CB-15-1998)
	Previous Parties of Record: None (CB-13-1997)
	Sign(s) Posted on Site: 7/09/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 11, 2003

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-02046 - Donnell House  
Tree Conservation Plan II/118/02

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.

**EVALUATION**

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

- a. The Prince George's County Zoning Ordinance
- b. The *Landscape Manual*
- c. The Woodland Conservation Ordinance
- d. Council Resolution CR-25-1986
- e. Special Exception SE-3734

**FINDINGS**

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

- 1. The subject property consists of 5.459 acres on the northeast quadrant of the intersection of Donnell Place and Donnell Drive, approximately 250 feet south of Pennsylvania Avenue (MD 4) and is zoned C-M (Commercial Miscellaneous). The surrounding properties are residentially zoned, except the property to the north that is zoned Commercial Office (C-O).

## 2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Vacant	Consolidated Storage
Acreage	5.459	5.459
Lots	None	None
Parcels	One	One
Square Footage/GFA	None	107,600
Dwelling Units:		
Attached	None	One
Detached	None	None
Multifamily	None	None

3. On November 26, 1985, the property was rezoned from R10 to CM in the 1986 Sectional Map Amendment process for Suitland, District Heights and vicinity. In the course of that rezoning, representatives of the subject property and the adjacent Penn Mar apartments agreed that only mini-warehousing or any use permitted in the C-O Zone be built on the property and that detailed site plans be submitted to the Planning Board for review and approval for any development on the site. Staff review of the application indicates compliance with the requirements of CR-25-1986 with respect to the allowed use and the submission of a detailed site plan application for Planning Board review.
4. Application SE-3734 for mini-warehousing (now “consolidated storage”) was approved for the property in April 1987. In 1989, the Planning Board approved a detailed site plan (SP-87010) for the property. The project, however, was never built and the detailed site plan approval expired three years later, in 1992. The Zoning Section has informed staff that the proposed application is in conformance with the conditions of the earlier special exception approval and that a current revision of site plan for the special exception is being processed concurrently.
5. The current request is for a 107,600-square-foot consolidated storage facility and ancillary resident manager’s dwelling unit and office. The building is proposed to include four levels, two above ground level with one walk-out basement and one full basement completely below grade. The project is proposed to include 900 internally accessed storage units, 32 externally accessed storage units, 22 parking spaces and 5 loading spaces. Submitted plans for the project indicate landscaping and building-mounted fixtures are proposed to light the site and an identification sign.
6. The proposed project generally complies with the requirements contained in Section 27-459 of the Zoning Ordinance concerning the C-M Zone (Commercial Miscellaneous). Table of Uses I specifies Consolidated Storage as a special exception in the C-M Zone. As previously stated, the project received special exception approval in 1986.
7. Landscaping for the subject site has been found to be in accordance with Sections 4.2, Commercial and Industrial Landscaped Strip, 4.3.a., Parking Lot Landscaped Strip, 4.3.c., Interior Planting, and 4.7, Bufferyard Planting of the *Landscape Manual*.
8. The property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Forest Stand Delineation submitted for this proposal was found to be in compliance with the requirements of the Woodland Conservation Ordinance. A

revised Type II Tree Conservation Plan (TCPII/118/02) was found acceptable pending minor revisions required by recommended Condition 1.a. below.

9. Referrals

- a. Permits—The Permits Section identified several deficiencies in the plan in regard to conformance with the Zoning Ordinance and the *Landscape Manual*.
- b. Transportation—The Transportation Section has indicated that they have no issues with the proposed plan.
- c. Redevelopment Authority—The Redevelopment Authority offered no comments on the subject case.
- d. Subdivision—The Subdivision Section stated that there are no subdivision issues connected with the project and that the detailed site plan matches recorded Parcel A, Plat Book 80 @33 recorded in 1972.
- e. Community Planning—Noting that the 1985 Master Plan for Suitland-District Heights and Vicinity recommends commercial office use for the subject property and that it could be included in the major community activity center around the Forest Village and Penn-Mar Shopping Centers, the Community Planning Section stated that there are no master plan issues raised by the application.
- f. Trails Planning—The Trails Planning Section indicated that there are no trail requirements for the proposed project.
- g. Environmental Planning—The Environmental Planning Section recommended certain revisions to the Type II Tree Conservation Plan, that have been addressed in the recommended conditions below.
- h. Public Works and Transportation—As of this writing, staff has not received comment from the Department of Public Works and Transportation.
- i. State Highway Administration—The State Highway Administration stated that it had completed its evaluation of the submitted plan and had no objection to Detailed Site Plan DSP-02046.
- j. Department of Environmental Resources—The Department of Environmental Resources stated that Stormwater Concept #878002170 must be revised to reflect the modified site plan.
- k. Washington Suburban Sanitary Commission—The Washington Suburban Sanitary Commission stated that water and sewer are available to the site.
- l. Prince George's County Fire Department—The Prince George's County Fire Department stated that the premises might have to be sprinklered and that they would have to be accessible to fire apparatuses from public streets and must be adequately served by fire hydrants.

4. 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 DSP-02046 and TCPII/118/02 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan:
  - a. The Type II Tree Conservation Plan shall be revised as follows:
    - (1) Clearly show woodland preservation areas with their respective acreages.
    - (2) Clearly identify and label each area not counted toward woodland requirements.
    - (3) Correct the worksheet to reflect changes to the plan.
    - (4) Have the revised plan signed and dated by the qualified professional preparing the plan.
  - b. The applicant shall submit an acceptable narrative regarding the architecture for the project.
  - c. Stormwater Concept Plan #878002170 must be revised to reflect the modified site plan to the satisfaction of the Department of Environmental Resources.
2. Prior to approval of any building and grading permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to and found acceptable by the Environmental Planning Section of the Countywide Planning Division.
3. All architectural and decorative features, building materials and colors shall be consistent with the colored architectural elevations identified as P-1, P-1A and P-3.
4. The chain-link fence shall be dark green or black vinyl clad.
5. No lighting shall glare or reflect off the site.
6. The freestanding sign shall be designed as a ground-mounted, landscaped feature, and it shall meet the following criteria:
  - a. It may be softly, internally lighted, turned off not later than 10:00 p.m.
  - b. It shall be compatible in design, color and material with the overall character of the development of the site.

- c. The proposed sign shall not exceed the maximum height and area requirements of the C-O Zone.
  - d. The specifics of the sign design shall be approved by the Permit Review Section staff as the Planning Board's designee prior to the issuance of permits and incorporated as part of the detailed site plan. The setback of the sign shall also be provided on the site plan.
7. The applicant shall demonstrate and provide evidence at the Planning Board hearing that the entrances to the 32 externally accessed storage units will not be visible from the streets or the adjoining properties. The colored architectural elevations shall be revised accordingly and reviewed by the Urban Design Section staff as the Planning Board's designee prior to the issuance of permits and incorporated as part of the detailed site plan.