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## DETAILED SITE PLAN

## DSP-06013

Application	General Data
<b>Project Name:</b> 301 UPPER MARLBORO, LLC MARLBORO TOBACCO MARKET, LOT 1  <b>Location:</b> West of the intersection of MD 725 with US 301 on the south side of Marlboro Pike.  <b>Applicant/Address:</b> Stehle Engineering Corporation 14400 Old Mill Road, Suite 101 Upper Marlboro, MD 20772	Date Accepted: 5/12/2006
	Planning Board Action Limit: 7/21/2006
	Plan Acreage: 4.9
	Zone: I-1
	Dwelling Units: N/A
	Square Footage: 99,720
	Planning Area: 79
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 201SE13

Purpose of Application	Notice Dates
Consolidated storage facility with outdoor storage	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/10/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/20/06

Staff Recommendation		Staff Reviewer: Lareuse	
APPROVAL	CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		

July 11, 2006

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-06013  
301 Upper Marlboro, LLC  
Marlboro Tobacco Market, Lot 1

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 for a continuance of DSP-06013.

**EVALUATION**

This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Section 27-473 governing permitted uses in the I-1 Zone and Section 27-475.04 of the Zoning Ordinance regarding consolidated storage.
- b. Conformance to the final plat approved August 22, 2005.
- 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 application, the Urban Design staff recommends the following findings:

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

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	I-1	I-1
Use(s)	Marlboro Tobacco Barn	Consolidated storage
Acreage	4.9	4.9
Lots	1	1
Parcels	N/A	N/A
Square Footage/GFA	To be demolished	99,720

3. **Location:** The subject site is in Council District 9, Planning Area 79. It is located approximately one-quarter mile west of the intersection of MD 725 with US 301 on the south side of Marlboro Pike.

4. **Surroundings and Use:** The subject property is bounded on the north by Marlboro Pike and single-family detached dwellings across the street. To the east is the 84 Lumber Company, to the south is warehousing and consolidated storage, and to the west are single-family detached dwellings and a vehicle parking lot.

5. **Previous Approvals:** The property is the subject of Record Plat REP 208@9, which was approved on August 22, 2005. The property is known as the Marlboro Tobacco Market, Lot 1. The plat was prepared in accordance with section 24-107(d) and Section 24-107(c)(7)(D) and indicates that the gross floor area of the existing building located on this site is 94,867 when the record plat was approved. The detailed site plan is in substantial conformance with the record plat.

The detailed site plan indicates that the total gross floor area is 99,720 square feet, which would not result in a requirement for a new preliminary plan because ten percent of the site area had been developed pursuant to building permits issued on or before 1991 and vested on the record plat. There are no other subdivision issues at this time.

6. **Design Features:** The applicant is proposing a 99,720 square-foot consolidated storage facility with 584 internal storage units on the site. The proposal also includes 975 square feet of office space. Six buildings are proposed to accommodate the storage units. Four buildings form a square around two freestanding interior buildings within a courtyard configuration. Entrance and exit to the property is from Marlboro Pike. Parking for the project is located in the front yard of the building and to the east side of the building. Loading spaces are provided within the courtyard. The building layout screens the loading areas from the street. The applicant is not proposing signage at this time. The proposed consolidated storage buildings will be no more than 36 feet high with a combination of brick and EIFS façade and accent architectural features and roofing on each end of the building.

**COMPLIANCE WITH EVALUATION CRITERIA**

7. **Zoning Ordinance:** Section 27-475.04 (a)(1), Consolidated Storage, establishes the following parameters for Consolidated Storage proposals:

- (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.**

(C) **The maximum height shall be 36 feet.**

Comment: The entrances to the individual consolidated storage units are located within the courtyard of buildings and will not be visible from the street. The proposed height of the consolidated storage building is 36 feet.

8. ***Landscape Manual:*** The proposal is subject to the requirements of Section 4.2 Commercial and Industrial Landscape Strip, Section 4.3 Parking Lot Landscaping and Section 4.7, Buffering Incompatible Uses of the *Landscape Manual*. The proposal complies with these requirements.

9. **Woodland Conservation Ordinance:** This site is larger than 40,000 square feet and has less than 10,000 square feet of existing woodland on-site. On February 17, 2006, the Environmental Planning Section issued a standard letter of exemption for this site. The letter is valid for two years from the date of issuance and it should be included in all future county permit applications for this DSP. No further information regarding woodland conservation is required.

10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated June 6, 2006, the Department of Environmental Resources has stated that the proposal is consistent with the approved stormwater management concept plan # 18406-2001-01.
- b. In a memorandum dated May 26, 2006, the Permit Review Section provided review comments. The plan has been revised to address the issues raised, except for the issue of signage for the property. If building-mounted signage is proposed in the future, a revision to the plan will be required to be approved by the Planning Board or its designee.
- c. In a memorandum dated May 25, 2006, the Environmental Planning Section has stated that the site is exempt from the Woodland Conservation Ordinance and a standard letter of exemption is attached. The Environmental Planning Section recommends approval of DSP-06013. The Environmental Planning Section has not previously reviewed plans associated with this site.

A review of available information indicates the site contains 100-year floodplain. The property is not wooded. The site fronts Marlboro Pike, which is a designated scenic and historic road. The site will not be impacted by traffic-generated noise. According to the 2005 approved Countywide Green Infrastructure Plan (GI Plan), the site contains regulated areas and network gaps. This site is located in the Collington Branch watershed of the Patuxent River Basin River basin and in the Developing Tier as reflected in the 2002 approved General Plan.

- (1) Marlboro Pike is a designated scenic and historic road. The plan shows a 10-foot landscape buffer adjacent to the site boundary along Marlboro Pike. Because the site is already developed and intended for industrial use, improvements along

this road have been adequately addressed. No further information regarding scenic and historic roads is required.

- (2) A stormwater management concept plan approval plan has been submitted with the DSP. The plan proposes 5,200 cubic yards of compensatory storage to control stormwater volumes. The proposed measurement will also reduce the impervious area of the site by 55 percent. The DSP is consistent with that plan. No further information regarding stormwater management is required.

**Recommended Condition:** Prior to approval of the DSP, copies of the approved stormwater management concept plan approval plan and letter shall be submitted.

- d. The Community Planning Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern Policies for the Rural Tier. The application generally conforms to the land use recommendations of the 1993 *Adopted and Approved Subregion VI Study Area Master Plan*. However, the proposed development site is within the 100-year floodplain. The master plan identifies the site as part of the proposed East Marlboro Redevelopment Area. The plan (pages 154-155) recommends creation of the redevelopment area to facilitate the gradual conversion of existing industrial uses to new commercial uses. The plan also notes (page 154) that approximately half of the proposed redevelopment area is within the 100-year floodplain, where new building construction is prohibited. The master plan identifies a primary management area (PMA) over most of the site. The 100-year floodplain is cited in the master plan as the primary environmental feature affecting the area that includes the proposed development site. There are no General Plan issues related to this detailed site plan application. The only master plan issue relates to the proposed development site's location within a PMA/100-year floodplain. The master plan (pages 158-159) sets forth general development guidelines for employment areas within the Subregion VI study area. Guidelines 13 and 14 encourage developers to preserve natural amenities and safeguard the water quality of local streams and watercourses.

Comment: In this case, there are no "natural amenities" to preserve on the site because it is completely developed, including those portions within the floodplain. The county discourages new buildings in the floodplain where a site is not already disturbed, but this area is clearly disturbed.

- e. The Historic Preservation and Public Facilities Section stated that the existing structure was one of three tobacco warehouses that were built in the late 1930s–early 1940s because there was a deliberate change in 1939 from a closed to an open tobacco market. The closed market consisted of packing tobacco in hogsheads and shipping it by rail to Baltimore to be sold. The tobacco was sold in the hogsheads, sight unseen. The open market that was introduced in 1939 was the auction of loose-leaf tobacco from auction warehouses. The Marlboro Tobacco Market opened in 1939. The other two structures have been demolished. One was the Edelen Brothers Warehouse, at 15501 Marlboro Pike, which opened in 1940 and closed in 1988 (PG 79-41-1), and the other was the Planters Tobacco Warehouse (PG 79-41-2), at 15403 Marlboro Pike. The Planters Warehouse was constructed in 1941 and opened in 1942 and was owned by Peter and John Buchheister.

## Historic Preservation Recommendations

Prior to demolition of the Marlboro Tobacco Market, Inc., documentation for the Tobacco Market building and any standing structures related to it should be completed. Documentation should include photographs (exterior and interior) and completion of a Maryland Historical Trust (MHT) Inventory form, with a detailed description of the structures (including current conditions and approximate date of construction). An architectural historian who meets the Secretary of the Interior's Professional Qualifications should complete this work.

Phase I archeological survey is not recommended by the Planning Department on the above-referenced property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability that archeological sites are located on the subject property is low. Section 106 review may require archeological survey for state or federal agencies, however. Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites.

- f. The Urban Design Section recommends that architectural elevations be revised to indicate brick up to 10 feet on the front and side of Building One. This will provide for slightly more visible brick at the base of the building and will be more durable because the location of the EIFS material will not be within reach of a pedestrian, adding to the durability of the building. The combination of materials, rather than a full-brick front, will be more attractive by providing variation in materials, as the building is rather monolithic in appearance.
- g. The State Highway Administration reviewed the plans and provided the following comments in a letter dated July 10, 2006, from Steven D. Foster to Susan Lareuse:
  - “We have completed a field check of existing conditions and a review of our files on previous plan submissions. Based on the available information the following comments are offered for your consideration:
    - “• Shift the proposed entrance to the center of the property for optimal sight distance. Provide a sight distance profile, utilizing the AASHTO guidelines, that shows acceptable sight lines can be achieved from this location.
    - “ Due to the type of the development and the proposed vehicle traffic a left-turn lane along the eastbound MD 725 approach to the site will be required.
    - “ The review comments from June 19, 2006, letter to the Stehle Engineering Corporation are still outstanding. We request that the Developer revise his plan to reflect our comments and resubmit for review.”
- h. The Transportation Planning Section found that the subject property encompasses a developed tax parcel. There is no existing trip or development cap that limits this parcel. Therefore, it would appear that the development proposed by the site plan could be constructed by right without consideration of issues of transportation adequacy. The

existing warehouse is estimated to generate 39 AM and 39 PM peak-hour trips (although the warehouse space appears to be unused, it could be placed back into use by right).

The proposed development would generate 15 AM and 26 PM peak-hour trips.

Access and circulation to the site are acceptable. It is noted that MD 725 is shown on the master plan as a commercial roadway, and that provision of 35 feet from centerline is reflected on the plan. Also, the site's frontage exists as essentially a dirt driveway, and this plan will consolidate all access to a single commercial driveway. This is of general benefit; however, this access point must be deemed acceptable by the State Highway Administration (SHA) prior to the approval of this site plan. It is also noted that there exists a fair degree of pedestrian activity along Marlboro Pike. There are no sidewalks currently, and there is a need to confirm with the trails coordinator that appropriate provision for pedestrians is made along this section of MD 725.

Given these findings, the Transportation Planning Section believes that the needed findings for the approval of this plan, from the perspective of transportation, are met. This finding is contingent upon a determination by SHA that the access point is acceptable and by a determination by the trails coordinator that the plan makes adequate provision for pedestrians, by providing a sidewalk along the frontage if acceptable to the SHA.

11. With the proposed conditions, the Detailed Site Plan DSP-06013 represents a reasonable alternative for satisfying 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 continue this case to a later date to address the outstanding issue raised by the State Highway Administration regarding the location of the access point to the site from MD 725. The 70-day limit for Planning Board action on this case is July 21, 2006. The applicant has not yet granted a waiver of the 70-day limit, which will be necessary to continue the case. In the event a continuance of the case is not granted, the staff provides the following proposed conditions for the Planning Board's consideration:

1. Prior to demolition of the Marlboro Tobacco Market, Inc., documentation for the Tobacco Market building and any standing structures related to it shall be completed. Documentation shall include photographs (exterior and interior) and completion of a Maryland Historical Trust (MHT) Inventory form, with a detailed description of the structures (including current conditions and approximate date of construction). An architectural historian who meets the Secretary of the Interior's Professional Qualifications should complete this work.
2. Prior to certification of the detailed site plan, the site/landscape and architectural plans shall be revised to to add brick up to ten feet on Building One.