



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

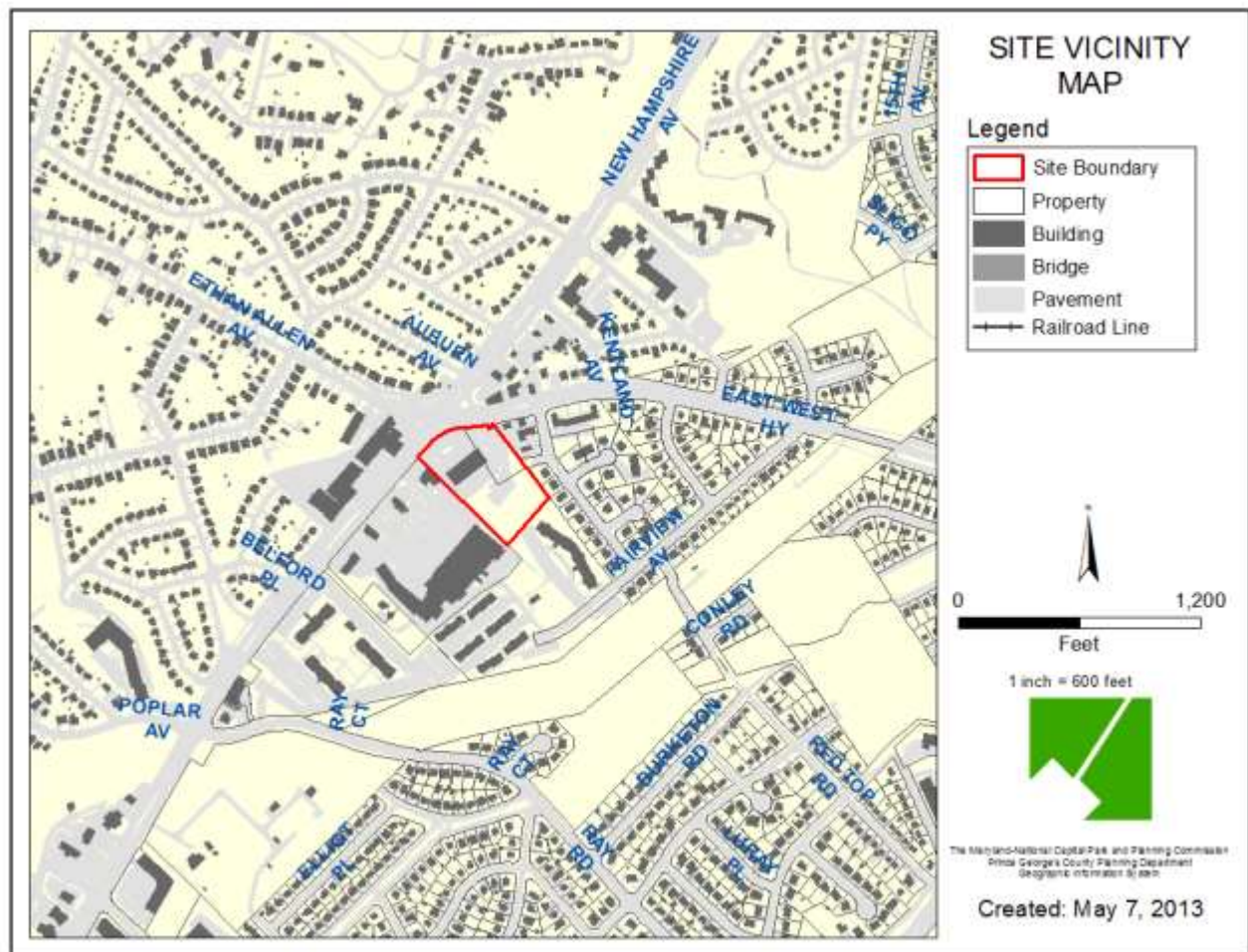
Detailed Site Plan

DSP-12018

Application	General Data	
Project Name: U-Haul Moving and Storage Operation and Bottled Gas Sales Location: Southeastern quadrant of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410). Applicant/Address: Jim Lorimer 2727 North Central Avenue Phoenix, AZ 85004	Planning Board Hearing Date:	07/07/16
	Staff Report Date:	06/21/16
	Date Accepted:	04/28/15
	Planning Board Action Limit:	Waived
	Plan Acreage:	4.68
	Zone:	C-M
	Dwelling Units:	N/A
	Gross Floor Area:	9,974 sq. ft.
	Planning Area:	65
	Council District:	02
	Election District	17
	Municipality:	N/A
	200-Scale Base Map:	208NE01

Purpose of Application	Notice Dates	
The case was originally scheduled to be heard by the Planning Board on July 16, 2015, at which time the Planning Board continued the matter until September 10, 2015, at which time, the Planning Board continued the matter until October 29, 2015, at which time the matter was indefinitely continued. The addition of a moving and storage operation and bottled gas sales to an existing vehicle rental site.	Informational Mailing:	04/30/15
	Acceptance Mailing:	04/06/15
	Sign Posting Deadline:	06/07/16

Staff Recommendation		Staff Reviewer: Ruth E. Grover, MUP, AICP Phone Number: (301) 952-4317 E-mail: Ruth.Grover@mncppc.ppd.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-12018
Type 2 Tree Conservation Plan TCP2-011-15
U-Haul Moving and Storage Operation and Bottled Gas Sales

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

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

- a. The requirements of the Commercial Miscellaneous (C-M Zone) and the Site Design Guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- e. The requirements of Preliminary Plan of Subdivision 4-80034 and Record Plat;
- f. Referral comments.

FINDINGS

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

1. **Request:** The request is the addition of a moving and storage operation and bottled gas sales to the existing vehicle rental site.

Note that previously on July 16, 2015, September 10, 2015, and October 29, 2015, when the subject application was scheduled but continued by the Planning Board, a Moving and Storage Operation was not a permitted use in the Commercial Miscellaneous (C-M) Zone. However, on

April 27, 2016, the Prince George's County Council passed County Council Bill (CB-002-2016), with an effective date of June 13, 2016, for the purpose of permitting a Moving and Storage Operation in the C-M Zone.

2. **Location:** The subject site is located in the southeastern quadrant of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410) at 6889 New Hampshire Road. The site is also located in Planning Area 65 and in Council District 2.
3. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Vehicle Rental, Retail	Vehicle Rental, Retail, Moving and Storage Operation, and Bottled Gas Sales
Acreage	4.68	4.68
Lots	2	2
Square footage (sq. ft.)	15,818	25,792
Vehicle rental	15,818	15,818
Storage buildings		9,974

OTHER DEVELOPMENT DATA

REQUIRED PARKING

EXISTING BUILDING (15,818 square feet):

USE	SQUARE FOOTAGE	RATE	PARKING REQUIRED
Commercial Trade	6,370*	1 space per 500 sq. ft.	13 spaces
Storage	9,448	1 space per 500 sq. ft.	19 spaces
SUBTOTAL	15,818	SUBTOTAL	32 spaces**

* This figure includes 63 square feet for propane sales.

** This figure includes 2 handicapped accessible parking spaces

PROPOSED BUILDINGS (9,974 square feet):

USE	SQUARE FOOTAGE	RATE	PARKING REQUIRED
Moving and Storage Operation	9,974 sq. ft.	1 space per 500 sq. ft.	20 spaces
SUBTOTAL	9,974	SUBTOTAL	20 spaces
		TOTAL PARKING REQUIRED	52 spaces

TOTAL PROVIDED PARKING: 81 SPACES

Note:

* It should be noted that the plans provide for 72 spaces, but comparison to the previously approved DSP-83078 and a permit plan (3757-83-CGU for an underground tank on the property), it appears that a large amount of the parking spaces shown on the plan were actually for display and storage of the trucks and trailers on the site. Further investigation on Google Earth indicates that the storage of trucks on the property is obvious. Therefore, the Urban Design Section recommends a condition in the Recommendation section of this report that would require the applicant to include the existing storage of trucks and trailers on the site plan graphically and adjust the calculations for parking on the site accordingly, prior to certificate approval of the plans.

	REQUIRED	PROPOSED
Loading	1	1
4.	Surrounding Uses: The property to the east, zoned Multifamily Medium Density Residential (R-18) and Commercial Shopping Center (C-S-C), is improved with single-story residential dwelling, a gas station, and a store. The property to the south and west, zoned C-S-C, is developed with retail, commercial, and office. The site is bounded to the northwest by the right-of-way New Hampshire Avenue (MD 650).	
5.	Previous Approvals: The project is subject to the requirements of Preliminary Plan of Subdivision 4-80034, approved by the Prince George’s County Planning Board on July 31, 1980. The site is also the subject of Plat Book NLP 107at Page No. 27, and Detailed Site Plan DSP-83078, which was approved on October 4, 1983 for truck rental operation with accessory office and retail land use. Lastly, the site is also the subject of approved Stormwater Management Concept Plan 15595-2013-00, approved by the Prince George’s County Department of Permitting, Inspection and Enforcement (DPIE) on March 9, 2015 and is valid until March 9, 2018.	
6.	Design Features: The subject site is accessed from a single entrance point along its New Hampshire Avenue (MD 650) frontage. There is an existing building and ancillary parking on the site which are also part of the U-Haul vehicle rental and ancillary retail sales on the site. The applicant proposes to build two storage facilities to the rear of the existing building, each measuring 4,987 square feet. The architecture for the project is primarily utilitarian and composed of prefabricated metal panels, some using a contrasting color for the standing seam metal pitched roof and the entry doors, two of which are provided for each building, one for vehicular access and the other one for pedestrian access.	

A proposed condition in the Recommendation section of this report would require that prior to certificate approval of the plans, the applicant revise the plans for the project to reflect the correct gross floor area.

Green building materials/techniques to be utilized in the project are as follows:

- Superior thermal roof and wall insulation for energy efficiency and heat/cool retention;
- Insulated doors;
- Cool roof panels to reduce solar heat gain;
- Low velocity ventilation fans and intake louvers for natural ventilation and cooling;
- High-efficiency heating units;
- Light-Emitting Diode (LED) exterior lighting;

- High efficiency fluorescent high bay interior lighting on motion sensors;
- Native plant species;
- Paints and sealants with low Volatile Organic Compound (VOC);
- Using regional materials when available.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the following requirements of the Zoning Ordinance:

- a. The following uses currently located on the subject site are permitted in Section 27-461-(b), Table of Uses:
- **Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a), (b)(2), and (c))**
 - **Office Accessory to an allowed use**
 - **Retail shop or store (not listed) similar to one permitted (P) in the C-M Zone**
 - **Moving and Storage Operation**
 - **Bottled gas sales: Accessory to an allowed use.**

Section 27-417 of the Zoning Ordinance contains additional requirements for vehicle or camping trailer rental. Staff has reviewed the project against the requirements of that section and finds the application in conformance with its requirements. Note that the Zoning Ordinance specifies in this section that vehicle or camping trailer rental in the C-M Zone is subject only to the following portions of Section 27-417(a) and (b)(2). Each of these subsections of Section 27-417 are included in **boldface** type below followed by staff comment.

- (a) **The display for rental purposes of motor vehicles (except dump trucks), trailers, boats, camping trailers, or other vehicles may be permitted, subject to the following:**
- (1) **Rental vehicles shall be parked on a hard-surfaced area, which is resistant to erosion and adequately treated to prevent dust emission;**
 - (2) **The gross weight of trucks shall not exceed twenty thousand (20,000) pounds each;**
 - (3) **In addition to the buffering requirements in the Landscape Manual, the use shall be screened from existing or proposed residential development by a six (6) foot high opaque wall or fence. The fence or wall shall not contain any advertising material, and shall be maintained in good condition. This screening may be modified by the District Council where the parking area is already effectively screened from residential property by natural terrain features, changes in grade, or other permanent, natural, or artificial barriers.**

Comment: In accordance with the requirement of subsection (a)(1) above, the existing lot is concrete. In accordance with the requirement of subsection (a)(2) above, the net weight (full tank) is 12,756 pounds and the gross weight is 2,000 pounds. With respect to the requirement of subsection (a)(3) above, there is an existing fence, and the natural terrain screens the lot. The grade difference which is minus ten to the east and minus 18 feet to the south, adjacent to residential land use assists in the natural screening of the subject project.

(b) If the rental use is in conjunction with another use, it shall be subject to the following:

(2) Off-street parking for the use shall be provided in addition to the off-street parking required for the other business.

Comment: Off-street parking has been provided for each use as required above (see Finding 3), and the parking spaces displaced by the display and storage of rental vehicles will be accounted for and the parking calculations corrected prior to certificate approval.

- b. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283. For example, the subject project provides a dust free surface for parking and loading and service areas are generally located away from the primary road or effectively screened.
8. **2010 Prince George's County Landscape Manual:** The site is subject to the provisions of Sections 4.2, 4.3, 4.4, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- a. **Section 4.2, Requirements for Landscape Strips along Streets**—This section requires landscape strips along street frontages. The applicant has provided sufficient plant materials along the New Hampshire Avenue (MD 650)/East-West Highway (MD 410) frontages. However, the corresponding schedule from the Landscape Manual was not included on the landscape plan submitted for the project. Therefore, a proposed condition in the Recommendation section of this staff report would require that the applicant add the schedule demonstrating conformance with Section 4.2 of the Landscape Manual prior to certificate approval of the plans.
 - b. **Section 4.3, Parking Lot Requirements**—This section requires a parking lot perimeter landscape strip. The applicant has provided a three-foot-wide perimeter strip with the required 30 shrubs within that strip.
 - c. **Section 4.4, Screening Requirements**—This section requires the screening of loading spaces, mechanical equipment, outdoor merchandise storage, and trash and recycling facilities from public views. Plans for the project indicate that a single loading dock needs to be screened. The applicant has from views from public road ways selected Option C, which involves providing six trees, to meet this requirement. The applicant has indicated that they plan to supplement the existing five trees in that area with two additional shade trees, or the equivalent ornamental or evergreen trees, at a rate of one per 35 linear feet. Therefore, it may be said that the applicant has conformed to the requirements of Section 4.4.

- d. **Section 4.7, Buffering Incompatible Uses**—This section requires buffering incompatible uses along the northeastern and southeastern property lines, which are shared with single-family detached units and multifamily residential units, respectively. Along the northwestern property line where the subject site is adjacent to the existing single-family detached units for 184 linear feet, the applicant has provided a 65.7-foot setback, meeting and exceeding the required 50-foot setback, and a 40-foot-wide landscape yard in accordance with the requirement. Additionally, existing trees make up 88 percent of the required bufferyard and the remaining required 12 percent is met by the addition of 36 shrubs.

The other Section 4.7 buffer strip required is located at the rear of the site along the southeastern property line shared with a multifamily residential building. In this instance, the applicant has met and exceeded the 30-foot building setback requirement by providing a 115-foot building setback and has fulfilled the 20-foot-wide landscape yard requirement. The 307-linear-foot buffer required is met at 100 percent by the existing trees.

- e. **Section 4.9, Sustainable Landscaping Requirements**—This section requires the use of sustainable landscaping materials. The applicant has included a schedule which demonstrates conformance with Section 4.9 of the Landscape Manual. In this schedule, the applicant indicates that, whereas 20 shrubs are required, 66 native shrubs have been provided. Additionally, the applicant has indicated that no invasive species have been proposed, that there are existing invasive species on-site that are to remain undisturbed, that they have included a note on the plan requiring the removal of invasive species prior to certification in accordance with Section 1.5 (Certification of Installation of Plant Materials) of the Landscape Manual, and that no trees are proposed to be planted on slopes greater than 3- to 1.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property measures more than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-011-15) was submitted with the subject application. The site has a woodland conservation threshold of 15 percent (0.70 acre) of the net tract and a total woodland conservation requirement of 0.81 acre based on the area of the net tract clearing. The TCP2 worksheet proposes to meet the overall requirement with 0.98 acre of on-site woodland conservation. The Environmental Planning Section noted minor revisions necessary to that plan, and proposed conditions in the Recommendation section of this report would require prior to certificate approval that the plans be revised to conform to the requirements of the WCO.
10. **Prince George's County Tree Canopy Coverage Ordinance:** The site is exempt from the provisions of the Tree Canopy Coverage Ordinance per Section 25-127 of the Prince George's County Code, as it is a property in a commercial zone and the subject of a DSP approved before September 1, 2010.
11. **Preliminary Plan of Subdivision 4-80034 and Record Plan NLP 107-27:** The site, comprised of Lots 2 and 3, is the subject of Preliminary Plan of Subdivision 4-80034 for Chillum Castle Manor, which was approved by the Planning Board on July 31, 1980. The resolution of approval for the preliminary plan contains no conditions.

Record Plat NLP 107-27: The record plat for the site contains one note which is included in boldface type below, followed by staff comment:

1. **Prior to issuance of a building permit a site plan shall be approved by the Planning Board. Purpose of the site plan is to protect adjacent residential property.**

Comment: Should the subject DSP be approved by the Planning Board for the property, the applicant has conformed to the first portion of this requirement. The subject application will protect the adjacent residential property by utilizing existing vegetation as natural screening, the topography of the site and the surrounding area and by conforming to the requirements of Section 4.7 of the Landscape Manual as previously discussed in Finding 8(d).

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

- a. **Historic Preservation**—In an e-mail dated June 16, 2015, the Historic Preservation Section stated that Detailed Site Plan DSP-12018, U-Haul Storage Warehouse, would have no impact on historic sites, resources, or districts.
- b. **Archeology**—In a memorandum dated May 1, 2015, the Historic Preservation Section stated that a Phase I archeological survey is not recommended on the subject property, as a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of finding archeological sites within the subject property is low. In closing, they stated that the proposal would not impact any historic sites or resources, documented properties, or known archeological resources.
- c. **Community Planning**—In a memorandum dated May 27, 2015, the Community Planning Division stated that the subject application does not require conformance with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) or the *1990 Approved Master Plan for Langley-Park College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*. Further, it was stated that no planning issues were found connected with the subject application.
- d. **Transportation**—In a memorandum dated June 2, 2015, the Transportation Planning Section offered the following:

The site is adjacent to MD 650 and MD 410. Both roadways are master plan arterials. Both facilities have adequate right-of-way dedication and are built to appropriate standards. It is noted that the master plan shows an intersection fillet extending slightly into the site. This additional right-of-way extends into the street-facing parking along the frontage of the site, but does not affect any proposed structures. It appears that the right-of-way may not be needed, as a short retaining wall is built on the site adjacent to the right-of-way in lieu of the larger right-of-way.

The applicant describes the storage buildings as unmanned. Nevertheless, the additional storage will augment the commercial activity on the site. The Moving and Storage Operation would generate 4 AM and 4 PM peak-hour vehicle trips. The use will be served by existing commercial driveways from MD 650 and MD 410. The additional buildings will not significantly alter circulation within the site. The site plan does include some minor modifications to the parking. All of the changes are acceptable.

- e. **Subdivision**—In a memorandum dated June 15, 2015, the Subdivision Review Section offered the following regarding the subject project:

The subject site is located on Tax Map 41 in Grid A-1, is in the C-M Zone, and measures 4.67 acres. The property was recorded in the Prince George's County Land Records on August 27, 1980 as Lots 2 and 3 – U-Haul Co. of Metro D.C., Inc., on Plat NLP 107-27. Although a calculation for gross floor area (GFA) is not provided on the DSP, the plan provides the building area. According to the plan, the building area of the existing development (rental business, rental of motor vehicles) is 15,818 square feet, which is to remain. This DSP proposes the addition of 9,974 square feet of building area for a Moving and Storage Operation. The total on-site building area proposed through the DSP is 25,792 square feet; however, calculations for GFA (as defined in the Zoning Ordinance) should be provided on the plan.

The site (Lots 2 and 3) is the subject of Preliminary Plan 4-80034 for Chillum Castle Manor, which was approved by the Planning Board on July 31, 1980. The resolution of approval contains no conditions. Lots 2 and 3 were approved by the Prince George's County Planning Board on July 31, 1980. The record plat contains one note, which is provided in **boldface** text below:

1. **Prior to issuance of a building permit a site plan shall be approved by the Planning Board. Purpose of the site plan is to protect adjacent residential property.**

This DSP has been submitted for review in accordance with this record plat note.

The Subdivision Review Section recommends the following:

- (1) Prior to certification of the DSP, the following corrections shall be required:
 - (a) Provide the GFA of the existing and proposed buildings, rather than building area, on the plan.
 - (b) Show and label the "Easement for Stream Change per SRC of MD Plat No. 19199," which is referenced on the existing plat for the subject site (NLP 107-27) if the easement still exists, or provide documentation of extinguishment of the easement.

In conclusion, the Subdivision Review Section stated that DSP-12018 is in substantial conformance with approved Preliminary Plan 4-80034 if the above comments have been addressed.

- f. **Trails**—In a memorandum dated July 6, 2015, the Transportation Planning Section offered the following regarding trails:

The Transportation Planning Section has reviewed the detailed site plan application referenced above for planned trails, bikeways, and pedestrian improvements, and for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

This analysis is limited to the review for the provision of basic, safe, and adequate pedestrian and bicycle facilities, and adequate access to transit services via the transportation circulation system.

The MD 650 Corridor is a master-planned bus rapid transit corridor. New Hampshire Avenue (MD 650) is also the subject of a long-term transportation improvement plan being managed by the City of Takoma Park, Maryland, the Maryland State Highway Administration (SHA), and Montgomery and Prince George's Counties. The plan for MD 650 is in the early planning phase and does not affect the subject application. Bus stops for Metrobus exist on both street frontages. Sidewalks currently exist along the subject property frontages on MD 650 and East-West Highway (MD 410). The existing sidewalks and streetscapes along MD 650 and MD 410 are shown on the plans.

Frontage improvements were recently constructed by SHA along MD 650 and MD 410 with sidewalks and crosswalks. Crosswalks with pedestrian countdown signals exist at the intersection of MD 650 and MD 410. Vehicle access to the site is provided on MD 650 and MD 410. No new curb cuts are proposed along MD 650 or MD 410.

Bicycle and Pedestrian Facilities

The MPOT recommends that bicycle lanes be provided on MD 650 and MD 410. Implementation of the planned bicycle lanes with this application is not recommended. The subject application does not propose any dedication for roadway improvements that would help implement the MPOT recommendations for bicycle lanes.

The MPOT includes policies related to pedestrian access and the provision of sidewalks. The Complete Streets section includes the following policies regarding sidewalk construction, the accommodation of pedestrians, and provision of complete streets:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Recommended Improvements

There is no direct on-site sidewalk connection from the existing or proposed buildings to the existing sidewalks on MD 650. Currently, people must walk over curbs or use the vehicle entrance to access the site from MD 650. It is recommended that a short sidewalk connection be made to MD 650.

The existing sidewalks and vehicle ramp on MD 410 appear to be deteriorating and generally in poor condition, with a cracked and broken sidewalk. In many cases, the vehicle ramp and sidewalk are part of the same typical design detail. The DSP has been revised to show replacement of the existing cracked driveway ramp at the site entrance along MD 410, subject to SHA approval.

Striping or other methods may be utilized in paved areas on-site to mark the sidewalk connections, making them visible to people. Tactile strips and warnings for visually-impaired persons may be required. Ramping or stairs may be required to meet

Americans with Disabilities Act (ADA) requirements and general access guidelines.

Conclusion

Based on the preceding analysis, and in terms of pedestrian and bicycle use, the Transportation Planning Section recommends the following improvement:

- (1) Consistent with MPOT policies, the applicant should be required to provide new sidewalk connections from the subject site to the existing sidewalks on New Hampshire Avenue (MD 650) and East-West Highway (MD 410), subject to modification by DPW&T. Striping or other methods may be utilized in paved areas on-site to mark the sidewalk connections, making them visible to people. Tactile strips and warnings for visually-impaired persons may be required. Ramping or stairs may be required to meet ADA and general access guidelines.

- g. **Environmental Planning**—In a memorandum dated June 19, 2015, the Environmental Planning Section offered the following:

As background, the Environmental Planning Section stated that they had previously reviewed and approved a Natural Resources Inventory (NRI-045-12) for the subject property. With respect to grandfathering, the Environmental Planning Section stated that the project is subject to the environmental regulations of Subtitles 25 and 27 of the County Code that came into effect on September 1, 2010 and February 1, 2012 because the application is seeking approval for a new DSP.

The Environmental Planning Section then offered the following description of the project site:

The 4.68-acre site in the C-M Zone is located to the southeast of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410). There are 1.56 acres of woodlands located on the site. A review of the available information identified that no regulated environmental features (stream buffers, wetlands, 100-year floodplains, and steep slopes) are found on the property. This site is within the Anacostia watershed, which flows into the Potomac River basin. According to the U. S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), the site is comprised of the following soil types: Sassafras-Urban land complex, and Urban land soil series. According to available information, Marlboro clay and Christiana complexes are absent from this property. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species mapped to occur on or in the vicinity of this property. The site has frontage on both MD 650 and MD 410, which are identified as arterial roadways that do not generate enough traffic to produce noise above the state standard. No adjacent roadways are designated as scenic or historic roads. According to PGAtlas.com, this site is not within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*.

The Environmental Planning Section, offered the following findings:

- (1) An approved revised Natural Resources Inventory (NRI-045-12) was submitted with the review package, which was approved in August 2012. The NRI verifies that no regulated environmental features occur on the subject property. According to the NRI, the site contains approximately 1.56 acres of woodland.

- (2) The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-011-15) has been submitted.

The site has a woodland conservation threshold of 15 percent (0.70 acre) of the net tract and a total woodland conservation requirement of 0.81 acre based on the area of proposed net tract clearing. The TCP2 worksheet proposes to meet the overall requirement with 0.98 acre of on-site woodland conservation.

There are minor revisions required to be made to the TCP2 and DSP. Remove the proposed tree line from the plan and legend. Show the proposed limits of disturbance (LOD) on the DSP. The LOD on the TCP2 and DSP must be consistent. Remove the symbol for steep slopes from the TCP2. This symbol is not required on TCPs. Show the TCP2 approval block on the plan. In General Note 6, revise "Developed Tier" to "Environmental Strategy Area (ESA) 1."

Section 25-122 (d)(1)(B) requires that woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site be placed in a woodland conservation easement and recorded in the land records. This is in conformance with the requirements of the state Forest Conservation Act, which requires that woodland conservation areas have long-term protection measures in effect at all times. This requirement applies to TCP2 applications approved after September 1, 2010 that do not have a TCP approved before September 1, 2010. A condition of the approval would require recordation.

- (3) An approved Stormwater Management Concept Letter and Plan were submitted with the application for this site (15595-2013-00). The proposed site will manage stormwater through the use of environmental site design, which includes the use of sand filters and two underground micro-bioretenention facilities. A fee of \$3,253.00 for on-site attention/quality control measures is required.
- (4) According to the USDA NRCS WSS, the site is comprised of the following soil types: Sassafras-Urban land complex Urban Land-Sassafras complex and Urban Land soil series. According to available information Marlboro clay and Christiana complexes are absent from this property. This information is provided for the applicant's benefit. The County may require a soils report in conformance with Prince George's County Council Bill CB-94-2004 during the building permit process review.
- (5) The County requires approval of an erosion and sediment control plan. The TCP must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including erosion and sediment control measures. A copy of the erosion and sediment control concept plan must be submitted prior to grading permit so that the ultimate limits of disturbance for the project can be verified and shown on the TCP.

Proposed conditions in the Recommendation section of this report would require that the plans be revised prior to certificate approval to address the environmentally-related issues identified above.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated May 26, 2015, the Fire/EMS Department offered comments on needed accessibility, private road design, and the location and performance of fire hydrants.
- i. **Prince George's County Department of Permitting Inspection and Enforcement(DPIE)**—In a memorandum dated July 10, 2015, DPIE stated that the proposed DSP is consistent with the approved Stormwater Management Concept Plan 15595-2013 dated March 9, 2015.
- j. **Prince George's County Police Department**—In a memorandum dated May 1, 2015, the Police Department stated that they found no Crime Prevention Through Environmental Design (CPTED) issues connected with the subject project.
- k. **Prince George's County Health Department**—In a memorandum dated May 27, 2015, the Health Department, Division of Environmental Health, offered the following points in **boldface** type below, followed by staff comment:

- 1. **Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.**

Comment: A note should be added to the plans stating the intent to conform to construction noise control requirements as specified in Subtitle 19 of the County Code in response to this comment.

- 2. **During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

Comment: A note should be added to the plans stating the intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control in response to this comment.

- 3. **There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.**

Comment: A downward facing light fixture detail should be added to the plans to minimize light trespass in response to this comment.

- l. **Maryland State Highway Administration (SHA)**—In a letter dated May 21, 2015, SHA stated that they found that the proposed work taking place within the SHA right-of-way is subject to the terms and conditions of an approval from SHA. Further, SHA’s Access Management Division offered detailed comments regarding the applicant’s submission. These revisions would be required by at the time of the applicant’s separate application to SHA for access through their separate access permitting process.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—As of this writing, staff did not receive comment from WSSC regarding the subject project.
 - n. **Verizon**—In an e-mail dated June 24, 2015, Verizon stated that the applicant should include a ten-foot-wide public utility easement adjacent, parallel, and contiguous to the right-of-way along all roadways dedicated for public street purposes, free and clear of any surface obstructions.

Comment: The applicant has been provided this information. Staff notes, however, that the property and improvements are not subject to a subdivision process, therefore, a new easement could not be created at this time.
 - o. **Potomac Electric Power Company (PEPCO)**—As of this writing, staff has not received comment from PEPCO regarding the subject project.
 - p. **Maryland Department of Environmental Resources (DER)**—In a letter dated August 12, 2012, DER stated that the Wildlife and Heritage Service has determined that there are no state or federal records for rare, threatened, or endangered species within the boundaries of the project site as delineated. As a result, DER stated that they had no specific comments or requirements pertaining to protection measures at this time.
13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 14. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Comment: In a memorandum dated June 19, 2015, the Environmental Planning Section stated that their review of the available information identified no regulated environmental features (stream buffers, wetlands, 100-year floodplains, and steep slopes) that are found on the property. Therefore, it is not necessary to make this otherwise required finding for this case.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-12018 and Type 2 Tree Conservation Plan TCP2-011-15 for U-Haul Moving and Storage Operation and Bottled Gas Sales, subject to the following conditions:

1. Prior to certificate approval of this DSP, the applicant shall make the revisions or provide information as follows:
 - a. Revise the plans to reflect that the project includes the addition of two 4,987-square-foot buildings for a total of 9,974 square feet.
 - b. Show and label the “Easement for Stream Change per SRC of MD Plat No. 19199,” which is the reference on the existing plat for the subject site (NLP 107 27) if the easement still exists, or provide documentation demonstrating the extinguishment of the easement.
 - c. Revise the plans to include the specific location of the display and storage of trucks and trailers on the property graphically, recalculate the parking required and provided and update the parking schedule accordingly.
 - d. The applicant shall add a Section 4.2 landscape schedule from the 2010 *Prince George’s County Landscape Manual* demonstrating conformance with the requirements.
 - e. The TCP2 shall be revised as follows:
 - (1) Remove the proposed tree line from the plan and legend.
 - (2) Show the proposed limits of disturbance on the DSP. The LOD on the TCP2 and DSP must be consistent.
 - (3) Remove the symbol for steep slopes from the TCP2.
 - (4) Show the most current TCP2 approval block on the plan.
 - (5) Identify the location of the required bioretention.
 - (6) In Note 6 of the General Notes, revise “Developed Tier” to “Environmental Strategy Area (ESA) 1.”
 - f. The approved Concept Erosion and Sediment Control Plan shall be submitted to the Environmental Planning Section. The limits of disturbance shall be consistent on the plans.
 - g. New internal sidewalk connections shall be provided from the subject site to the existing sidewalks on New Hampshire Avenue (MD 650) and East-West Highway (MD 410), subject to modification by SHA. Applicant shall consider the following:

- Striping or by using other methods within the parking lot in paved areas on site to make the pedestrian connections more visible.
 - Tactile strips and warnings for visually impaired persons may be required.
 - Ramping or stairs may be required to meet Americans with Disabilities Act (ADA) and general access guidelines.
- h. Indicate on the plans that the applicant will replace the existing deteriorating vehicle ramp, including a sidewalk and pedestrian ramps, at the site entrance along East-West Highway (MD 410), subject to modification by SHA.
- i. The applicant shall include two general notes stating as follows:
- “The applicant intends to conform to the noise control procedures as specified in Subtitle 19 of the Prince George’s County Code.”
- “The applicant intends to conform to the construction activity dust control requirement as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
- j. The applicant shall include a detail of a full cut-off lighting fixture in the detailed site plan (DSP) set.
2. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this site, the liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:
- Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”