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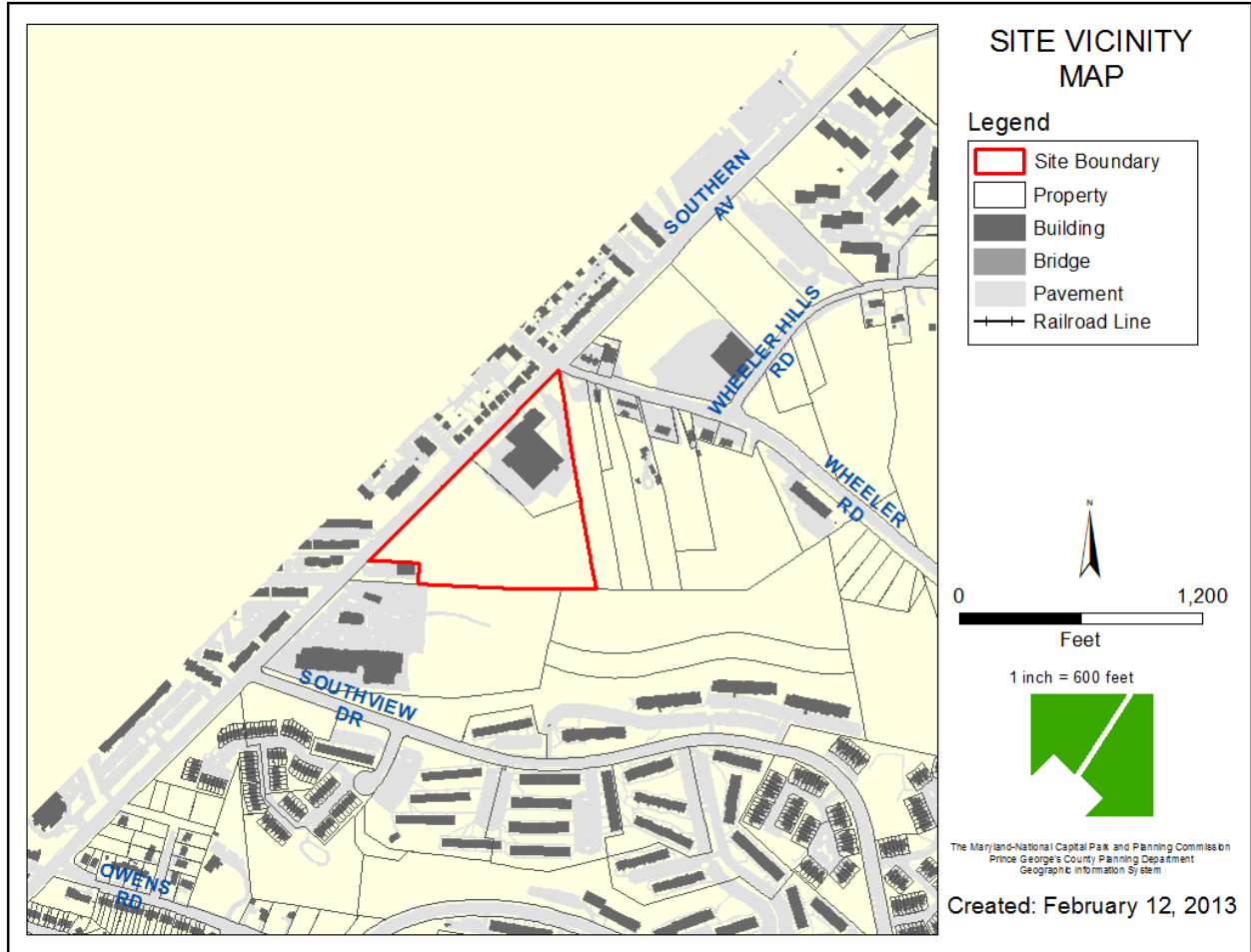
Detailed Site Plan

DSP-13008

Application	General Data	
Project Name: Gilpin Property Location: Located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road. Applicant/Address: Boundary Stone SE #6, LLC P O Box 25523 Washington DC 20007	Planning Board Hearing Date:	07/25/13
	Staff Report Date:	07/10/13
	Date Accepted:	05/28/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	14.43
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	58,430 sq. ft.
	Planning Area:	76A
	Tier:	Developed
	Council District:	07
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	206SE01/02

Purpose of Application	Notice Dates	
Conversion of an existing building into a consolidated-storage building with 615 interior-access units.	Informational Mailing:	03/28/13
	Acceptance Mailing:	05/23/13
	Sign Posting Deadline:	06/25/13

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.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-13008
Type 2 Tree Conservation Plan TCP2-018-13
Gilpin Property

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

EVALUATION CRITERIA

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

- a. The requirements in the Light Industrial (I-1) Zone and the site plan design guidelines of the Zoning Ordinance;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Tree Canopy Coverage Ordinance;
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval for the conversion of an existing 58,430-square-foot warehouse-style building into a consolidated-storage building with 615 interior-access units.
2. **Location:** The subject property is located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive, in Planning Area 76A in Council District 7.

3. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant Warehouse	Consolidated Storage
Acreage	14.43	14.43
Total Square Footage/GFA	58,430	58,430

OTHER DEVELOPMENT DATA

Parking Required: 19 spaces

Storage Consolidated – 615 units @ 1 space per 50 units	13 spaces
Office Space – 1,000 sq. ft. @ 4 spaces per 1,000 sq. ft.	4 spaces
Resident Manager – 1 manager @ 2 spaces per manager	2 spaces*

Parking Proposed: 32 spaces

Standard Spaces	20 spaces
Van-Accessible ADA Spaces	2 spaces

Loading Required: 4 spaces

58,430 sq. ft. @ 2 spaces for first 10,000 sq. ft.	2 spaces
+ 1 space per each additional 40,000 sq. ft.	2 spaces

Loading Proposed: 4 spaces

2 spaces at 12 ft. x 45 ft.	4 spaces
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**Two ADA spaces are the minimum required.*

4. **Surrounding Uses:** The subject property is located at the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road. It is bounded to the east by a 2.93-acre, R-55-zoned (One-Family Detached Residential), vacant, wooded parcel (Parcel 31). To the south is a 10.2-acre, R-O-S-zoned (Reserved Open Space) property (Parcel 52) that is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). To the west of the M-NCPPC land is a C-S-C-zoned (Commercial Shopping Center) parcel (Parcel A), which is the site of a commercial shopping center and other commercial uses. The subject property is bounded to the northwest by Southern Avenue, whose right-of-way is under the jurisdiction of the District of Columbia. The properties located across Southern Avenue from the subject property are located within the District of Columbia, and are improved with single-family attached and apartment-style dwelling uses.
5. **Previous Approvals:** According to tax records, the primary structure was constructed in 1961. There is no previous approval history for the subject property.
6. **Design Features:** The applicant proposes to convert the existing brick structure by installing 615 storage units within the building. Exterior building modifications are proposed, although there is no proposed increase in gross floor area (GFA) of the existing building.

The individual storage units will be accessible from common keyed security entrances. An existing driveway entrance on the northeast end of the property will service a 19-space surface parking lot. Loading spaces will be accessed by a separate existing driveway located on the southwest side of the building, where an additional parking lot with 10 parking spaces exists. The four, existing loading spaces are screened from public view along Southern Avenue by an existing brick masonry wall. A small, three-space parking lot also exists along the property frontage on Southern Avenue, which is not proposed to be utilized by the subject proposal.

The primary building entrance for the self-storage business will be along the northeastern building elevation. In this area the building will be modified to provide glass doors and windows with tan, metal awnings above. A parapet wall is proposed along this elevation to increase the height of the building in the area of this primary entrance. A 10-17-foot-tall-parapet wall above the existing roof is proposed. This wall will be clad with green exterior insulation finishing system (EIFS) with a white cornice treatment. A secondary building-mounted sign is proposed along the southwest building elevation where a band of green EIFS and white cap flashing is proposed along the top of the existing building.

Other building modifications include removing stairs, existing doors and windows, and in some locations adding doors. The proposed brick used to infill the existing window and door openings should match the existing brick building. Notes to this effect should be placed on the architectural elevations. The service doors and loading doors are proposed to be painted green to match the signage. This could draw attention to the loading area from the right-of-way. These doors should be painted in a more neutral color compatible with the brick building. The front building elevation facing Southern Avenue will remain largely unaltered with the exception of the northeast corner of this elevation where a metal awning is proposed and a portion of the green EIFS parapet feature is continued.

The provided floor plans indicate the layout of the interior access units and the office. The office is proposed within the northeastern side of the building at the proposed primary entrance. The location and square footage for the office component of the building should be indicated on the detailed site plan. Beyond the office and break room space for the employees are the storage units. The storage units will vary in size, and the units, along with the corridors accessing them, are indicated to fill the bulk of the warehouse space. The units are indicated to line most of the interior walls including many of the walls and windows fronting Southern Avenue. The project architect has indicated that a black screen or film will likely be utilized to make the windows and door along Southern Avenue fully opaque, so that there will be no views into individual units. Staff recommends that the interior layout be modified so a hallway or corridor is designed along the Southern Avenue elevation, allowing the windows to remain transparent. Blacked-out windows along Southern Avenue should not be permitted. Maintaining transparent windows is a feature of natural surveillance and a principle of Crime Prevention through Environmental Design (CPTED) that should be encouraged.

In addition to the building modifications, the applicant proposes to modify the on-site fencing to create secured vehicular access and a secured parking area. There is existing six-foot-tall chain-link fencing on the site, much of which has barbed wire on top. If the Planning Board determines that the subject application should be approved, staff would not recommend the approval of chain-link fencing, either existing or proposed. All chain-link fencing visible from Southern Avenue should be removed or replaced with a durable metal fence. A detail of an eight-foot-tall, metal, picket fence is provided on the detailed site plan (DSP). Fencing taller than six feet is required to meet the setbacks of the primary building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with Part 3, Division 1, General Zoning Procedures; the requirements of the I-1 Zone; the site plan design guidelines of the Zoning Ordinance; Part 11, Off-Street Parking and Loading; and Part 12, Signs, as follows:

- a. In accordance with Part 3, Division 1, General Zoning Procedures, Section 27-125.03, Public Hearing Signs, the applicant is required to post public notice signs for all public hearings conducted by the Planning Board, as follows:

Section 27-125.03(a)

- (6) For Planning Board and Zoning Hearing Examiner hearings, all signs shall be posted for a period of at least thirty (30) continuous days prior to the hearing date. The signs shall be durable, conspicuous and legible for the length of the required posting period. The Planning Board may establish more specific sign posting standards, if necessary.**

Comment: The subject application is scheduled for a July 25, 2013 Planning Board hearing date. Signs were required to be posted on the site by June 25, 2013 to provide 30-day notice of the public hearing. Signs were posted on the site on June 26, 2013; therefore, the site will be posted for 29 days prior to the hearing date, which does not comply with the above provision.

Staff recommends disapproval of the application based on noncompliance with the posting requirement in Section 27-125.03(a).

- b. In accordance with Section 27-473(b), Table of Uses, the proposed consolidated storage building is permitted in the I-1 Zone, in accordance with Section 27-475.04(a)(1), and subject to DSP approval. The subject site meets these requirements, as follows:

(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).**

Comment: The architectural elevations indicate that no entrances to individual units are visible from any street or from adjoining land in any residential or commercial zone.

- (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: The applicant indicates that all individual storage units will be accessible from the interior of the building through common-keyed security entrances. No storage units are visible from the exterior.

(C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.

Comment: The existing building has a height of 15 feet. The maximum height of the building with the parapet features is approximately 32 feet and complies with this requirement.

- c. In accordance with Section 27-474(b), Regulations, the proposal meets the required setbacks of the I-1 Zone. The development should be set back a minimum of 25 feet from the street and a minimum of 20 feet from adjoining land in any residential zone. The right-of-way width for Southern Avenue should be shown on the plan, as well as the building's setback from this right-of-way.
- d. If the Planning Board determined that the subject application should be approved with conditions, the DSP would be in conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. The following discussion is offered:

- (1) Section 27-274(a)(2), Parking, loading, and circulation, provides guidelines for the design of surface parking facilities. Surface parking lots are encouraged to be located to the rear or side of structures to minimize the visual impact of cars. Parking lots are generally located to the rear and side of the existing building with the exception of a small surface parking lot with three spaces, including one handicapped space, at the front of the site. This small lot should not be used for the loading and unloading associated with the consolidated storage use, and staff recommends that the lot be removed and replaced with green area. All parking and loading for the consolidated storage use should be directed to the sides of the building. Even with the removal of this small lot sufficient standard and handicap-accessible parking can be provided on the site.

Once the parking lot is removed, two additional street trees should be provided as a continuation of the Southern Avenue streetscape. These plantings are subject to modification by the District of Columbia.

- e. The proposal includes building-mounted signs, and one freestanding sign. The signs have been reviewed for conformance with I-1 Zone regulations with regard to signs, as follows:

- (1) **Freestanding Signage:** Based on the information shown on the site plan, a freestanding sign is not permitted on the site. Section 27-614(a)(1) states that, in all commercial and industrial zones (except the I-3 and U-L-I Zones), signs should only be located on property where the main building associated with the sign is located at least 40 feet behind the front street line. In this case, the building appears to be set back approximately 35 feet from the front street line. All information regarding a freestanding sign should be removed from the DSP

submission, including the architectural elevations.

- (2) **Building-Mounted Signs:** The applicant proposes two building-mounted signs. Section 27-613(c)(3)(B) states the following:

(B) **In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one (1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:**

- (i) **Each building shall be allowed a sign having an area of at least sixty (60) square feet.**
- (ii) **Except as provided in (i), above, the area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.**

Comment: Based upon the above provision, 400 square feet of building-mounted signage is permitted for the self-storage building. This should be indicated on the sign plan.

8. **2010 Prince George's County Landscape Manual:** The DSP for a change in use of the property is subject, in part, to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as follows:

- a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The subject site was constructed in 1961 and predates the requirements of the Landscape Manual. The building is not being expanded; therefore, staff does not find that Section 4.2 applies.
- b. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. There are four existing loading spaces on the west side of the building. These loading spaces are screened by an existing brick retaining wall located parallel to the right-of-way.
- c. **Section 4.7, Buffering Incompatible Uses**—A goal of Section 4.7 is to provide a comprehensive, consistent, and flexible landscape buffering system that provides transitions between moderately incompatible uses. The proposal indicates a change in use from a lower intensity use category (a church), to a higher intensity use category (consolidated storage). The landscape plan indicates that the adjacent use to the east is a residentially-zoned parcel. For properties in the Developed Tier, except those adjoining existing residentially-developed lots, the Landscape Manual requirements may be reduced by 50 percent, if a six-foot-tall opaque fence is provided. A review of aerial imagery and tax records indicate that this parcel, Parcel 31, is unimproved and contains

no structure; therefore, a 50 percent reduction is permitted. The applicant proposes to remove an area of existing parking and plant 31 shade trees along this property line, which will meet this requirement.

Buffers along all other property lines are met through existing trees on the property.

- d. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The required charts have been provided on the plans and indicate conformance with this section.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2) has been submitted showing no change in the previous development. No woodland clearing or PMA impacts are proposed as part of this development. The woodland conservation threshold is 1.59 acres and the site has a woodland conservation requirement of 1.59 acres. The woodland conservation requirement is being met with 9.11 acres of on-site retention. The Type 2 Tree Conservation Plan TCP2-018-13 is in conformance with the Woodland Conservation Ordinance.

The site area shown on the DSP is 14.43 acres; whereas, the same site area shown on the TCP2 is 11.09 acres. Discrepancies between the acreage calculations on the plans should be corrected.

10. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned I-1 are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 14.43 acres in size, resulting in a TCC requirement of 1.44 acres.

	REQUIRED	PROPOSED
Tree Canopy	62,887 sq. ft.	408,332 sq. ft.

The provided tree canopy worksheet indicates that 8.78 acres of existing trees and 25,875 square feet of landscape trees will be provided on the subject site for a total of 9.37 acres of tree canopy, which meets and exceeds this requirement.

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

- a. **Community Planning Division**—In a memorandum dated July 1, 2013, the Community Planning Division offered the following determinations:

This application is consistent with the 2002 *Prince George's County Approved General Plan* (General Plan) Development Pattern policies for the Developed Tier.

The development application conforms to the land use recommendations of 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity Planning Area 76A* (Heights and Vicinity Master Plan and SMA).

The proposed repurposing of the existing building to a storage warehouse use is consistent with the current zoning. The DSP shows upgraded landscaping that will help integrate the industrial land use with the surrounding residential and commercial uses. This site is located within the Glassmanor/Oxon Hill community, one of six communities identified by Prince George's County and County Executive Rushern Baker in April 2012 as a designated Transforming Neighborhoods Initiative (TNI). TNI was initiated in communities that face significant economic, health, public safety, and educational challenges.

- b. **Transportation Planning Section**—A referral from the Transportation Planning Section was not received prior to the writing of this report.
- c. **Trails**—In a memorandum dated June 20, 2013, the Transportation Planning Section provided analysis regarding the site plan's conformance with the Heights and Vicinity Master Plan and SMA (area master plan) and the November 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

It should be noted that the entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of Washington, D.C. and is beyond the scope of this application or the control of Prince George's County. However, there is an existing sidewalk on Southern Avenue for the entire frontage of the subject property in order to safely accommodate pedestrians. The concrete material of the sidewalk is carried across the site's ingress/egress points to further delineate the pedestrian crossings as part of the pedestrian realm. Furthermore, there is an existing sidewalk linking the public sidewalk along Southern Avenue with appropriate destinations on the subject site, such as the building entrance and parking lot. These existing facilities adequately accommodate pedestrians along and to the subject application. There are no additional master plan trail or sidewalk recommendations.

- d. **Subdivision Review Section**—In a memorandum dated July 2, 2013, the Subdivision Review Section provided an analysis of the site plan as follows:
 - (1) The property is known as Lots 1 and 2; Lots 1–8, Block 2; and Lots 6–10, Block 1 and Brandywine Street, located on Tax Map 87 in Grid B-3, zoned I-1, and is 14.43 acres. Lots 1 and 2 were recorded in Plat Book WWW 40-1 and approved on February 15, 1961. Lots 1–8, Block 2, and Lots 6–10, Block 1, were recorded in Plat Book WWW 25-82 and approved on April 7, 1955. Brandywine Street was abandoned by Equity Case No. C-9990 that was approved by the Planning Board on November 2, 1966 and was approved by the Circuit Court of Prince George's County on November 17, 1966. The property is improved with a 58,430-square-foot warehouse building. The applicant has submitted a DSP to convert the existing building into a consolidated storage. No new buildings or additional gross floor area is being proposed.
 - (2) Pursuant to Section 24-111(c) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the property is the subject of a plat recorded prior to October 27, 1970 and the total

development proposed does not exceed 5,000 square feet of gross floor area. The DSP shows the boundary and bearings of the subject property as reflected on the record plats. The DSP should show all of the distances of the subject property as reflected on the record plats. The DSP correctly shows a perpetual easement recorded in Liber 3752 and Folio 748, a drainage easement recorded in Plat Book WWW 40-1, and a sewer easement recorded in Plat Book WWW 25-82.

- e. **Environmental Planning Section**—In a memorandum dated July 9, 2013, the Environmental Planning Section provided the following comments on the subject application:
- (1) An approved Natural Resources Inventory, NRI-029-13, was submitted with the application. The site contains non-tidal wetlands, 100-year floodplain and their associated buffers. The site contains no specimen trees. The NRI states that the 11.09 acre site contains 9.11 acres of woodlands.
 - (2) According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the predominant soils found to occur on-site include the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potomac-Issue complex and Sassafra-Urban land complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.
- f. **Archeology**—In a memorandum dated June 4, 2013 (Stabler to Fields), the Historic Preservation Section provided an analysis of the submitted DSP, as follows:
- (1) Phase I archeological survey is not recommended. This application proposes the conversion of an existing building into a self-storage building with 615 interior access units. The subject property is currently developed with a warehouse structure that will be converted into storage units. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
 - (2) District of Columbia boundary marker SE 6 (76A-018) is located on the western edge of the subject property. The site of the boundary stone is indicated on the plan. This boundary stone is one of 40 milestones marking the boundary between Maryland and Virginia and the original 100 square miles allotted for the City of Washington. The Maryland boundary stones were set in 1792. The 36 surviving boundary stones were listed in the National Register of Historic Places on November 1, 1996. Each stone has a three-foot easement around it that is considered federal property. The District of Columbia, Department of Transportation, accepted legal responsibility for the stones from the Department of Interior in 2003.
- Comment:** The subject application does not propose any disturbance to the District of Columbia boundary marker along the site's frontage.
- (3) This proposal will not impact any historic sites, historic resources, documented properties, or known archeological sites.

g. **Historic Preservation Section**—In a memorandum dated May 31, 2013 (Moore to Fields), the Historic Preservation Section found that the subject application will have no effect on identified historic sites, resources, or districts.

h. **Prince George's County Health Department**—In a memorandum dated June 21, 2013 (Wise to Fields), the Health Department stated that the Environmental Engineering Program of the Prince George's County Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:

- (1) 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: Wooded buffers will exist between the subject property and adjacent properties, which further limit light trespass. The plans should also indicate that shielded or cut-off light fixtures are proposed.

i. **Prince George's County Police Department**—In a memorandum dated May 31, 2013, the Prince George's County Police Department provided recommendations related to crime prevention through environmental design (CPTED), as follows:

- (1) The Police Department recommends replacing/repairing the existing lighting on the exterior of the building and adding more lights in the areas where no lights exist (especially to the rear of the building) and pole lighting along the perimeter fence to illuminate the parking lots.

Comment: The revised site plan indicates two proposed pole-mounted lights within the northeastern parking lot. Sufficient lighting should also be provided for the parking lots at the rear of the building and within the southwest parking lot.

- (2) Several maintenance issues need to be addressed, including overgrown landscaping and disrepair to the fence along the perimeter.

Comment: The site and all existing vegetation should be properly maintained by the owner. Existing barbed wire fencing visible from Southern Avenue should be removed from the site.

- (3) A CCTV (closed circuit television) should be installed throughout the facility to include the exterior and interior.

Comment: The applicant intends to develop in accordance with the above recommendation and provided the following additional information regarding the proposed security system:

Applicant's Justification: The security system for the Southern Avenue Extra Space will be a digital system and include the following features:

- (1) Security gates controlled by keypads that will keep a record of customers entering and exiting the site.

- (2) Loading area access doors with keypad access.
- (3) All storage units will be individually alarmed. The alarm will have an audio/visual display and be monitored by an alarm service.
- (4) There will be 16 high-resolution cameras and the system will keep a digital record for 30 days before over-writing images.
- (5) The office will have contact sensors on all doors, glass break sensors, and occupancy sensors tied to the alarm system. The manager will have an electric door release behind the counter and a panic button for a silent alarm to the security monitoring company.

A note indicating the above information should be provided to the DSP.

- j. **The Department of Public Works and Transportation (DPW&T)**—In a referral dated June 26, 2013, DPW&T provided an evaluation of the subject proposal, summarized as follows:
 - (1) The proposed site plan is consistent with approved Stormwater Management Concept Plan 12563-2013 dated May 16, 2013.
 - k. **District of Columbia**—A referral was sent to the District of Columbia due to the site's proximity to the municipal boundary. A referral was not received prior to the writing of this technical staff report.
12. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, 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. However, because posting of the site with notice signs was not in strict conformance with the requirements of Section 27-125.03(a) of the Zoning Ordinance, the staff is not able to recommend approval of Detailed Site Plan DSP-13008.
 13. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board should also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations. This site contains regulated environmental features including wetlands and a wetland buffer. The site also contains 100-year floodplain. These features are associated with an off-site stream and comprise the primary management area (PMA) that extends onto the subject site. No impacts to these features are proposed.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, and because the application did not comply with the 30-day sign posting requirement contained in Section 27-125.03(a)(6) of the Zoning Ordinance, the Urban Design Section recommends that the Planning Board adopt the findings of this report and DISAPPROVE Detailed Site Plan DSP-13008 and Type 2 Tree Conservation Plan TCP2-018-13 for Gilpin Property.

Should the Planning Board come to a different conclusion regarding conformance with the posting requirement and determine that the application should be APPROVED, the following conditions are provided for the Planning Board's convenience:

1. Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. A note shall be provided to indicate that the brick proposed to infill the existing windows and doors shall match the existing brick building.
 - b. The service and loading doors shall be painted in a neutral color compatible with the brick building.
 - c. The location and square footage of the office shall be indicated on the detailed site plan.
 - d. The interior layout of the storage units shall be modified so a hallway or corridor is provided along the interior of the Southern Avenue elevation, allowing transparent windows.
 - e. A note shall be provided stating that "black-out windows along Southern Avenue shall not be permitted."
 - f. The three-space parking lot along Southern Avenue shall be removed and replaced with green area. Two additional street trees shall be provided near the removed driveway as a continuation of the streetscape, subject to modification by the District of Columbia.
 - g. All information regarding a freestanding sign shall be removed from the DSP submission, including the architectural plans.
 - h. The signage charts shall reflect that a total of 400 square feet of signage is permitted.
 - i. All chain-link fencing visible from Southern Avenue (with or without barbed wire) shall be removed, or replaced with a durable metal fence.
 - j. The right-of-way width for Southern Avenue shall be shown on the plan, as well as the building's setback from this right-of-way.
 - k. Parking space striping within the southwestern parking lot shall be shown on the DSP.
 - l. The parking schedule shall be revised to reflect the elimination of the three-space parking lot. Two handicap parking spaces shall be provided.
 - m. The plan shall indicate that cut-off or shielded light fixtures are provided.
 - n. Sufficient lighting consistent with Police Department recommendations shall be provided for the parking lots at the rear of the building and within the southwest parking lot.
 - o. A note indicating the security plan shall be provided on the DSP.
 - p. Any discrepancies in the site acreage and site boundary shall be corrected.

2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:
 - a. Revise the approval block to include the TCP2-018-13.
 - b. Show where the woodland conservation requirement of 1.59 acres is being met and recorded. Provide the woodland conservation easement for review to the Environmental Planning Section prior to recordation.
 - c. Have the revised plan signed and dated by the qualified professional who prepared it.
 - d. Any discrepancies in the site acreage and site boundary shall be corrected.
3. Prior to approval of county building and grading permit issuance, a conservation easement shall be recorded in the land records that describe the primary management area (PMA) by bearings and distances except for the areas of approved impacts, and the areas of woodland conservation proposed on the approved TCP2. The conservation easement shall be reviewed by the Environmental Planning Section prior to recordation.