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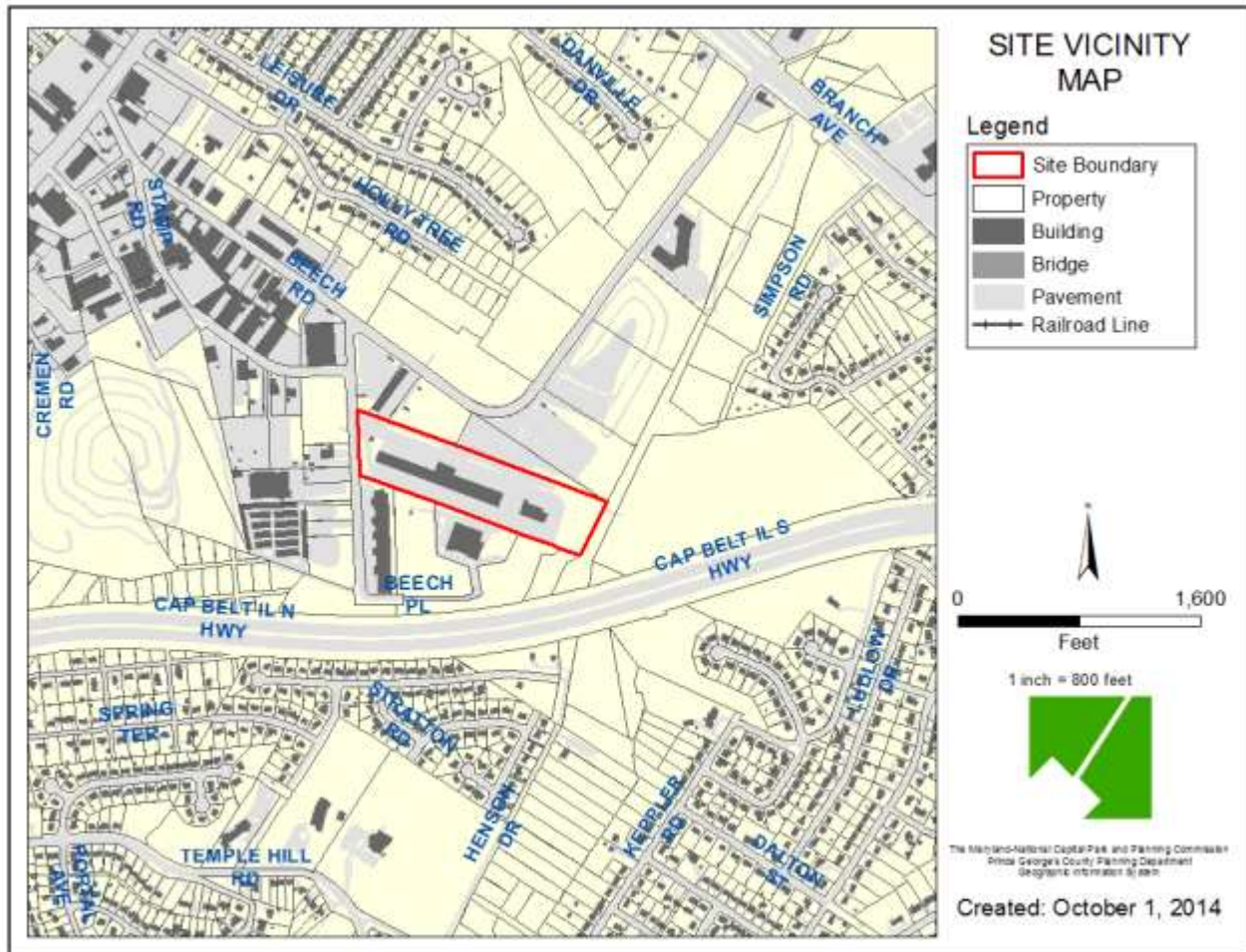
Detailed Site Plan

DSP-14031

| Application | General Data | |
|--|------------------------------|----------|
| Project Name: 4900 Beech Place Property (formerly IESI), Parcel T, Silver Hill Industrial Center Location: East side of Beech Place, approximately 500 feet south of its intersection with Beech Road. Applicant/Address: Progressive Waste Solutions 2301 Eagle Parkway, Suite 200 Fort Worth, TX 76177 | Planning Board Hearing Date: | 10/01/15 |
| | Staff Report Date: | 09/17/15 |
| | Date Accepted: | 03/02/15 |
| | Planning Board Action Limit: | N/A |
| | Plan Acreage: | 15.18 |
| | Zone: | I-1 |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 55,814 |
| | Planning Area: | 76A |
| | Council District: | 08 |
| | Election District | 06 |
| | Municipality: | N/A |
| | 200-Scale Base Map: | 207SE04 |

| Purpose of Application | Notice Dates | |
|---|------------------------|----------|
| Review of a 42,314-square-foot trucking dispatch and truck repair facility for a trash removal service. Variance from Section 27-475.06(a)(1)(B) for a trash removal service located within 1,000 feet of residentially-zoned property. | Informational Mailing: | 12/05/14 |
| | Acceptance Mailing: | 02/24/15 |
| | Sign Posting Deadline: | 09/01/15 |

| | | | |
|-----------------------------|-----------------------------|---|------------|
| Staff Recommendation | | Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mnccppc.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-14031
Type 2 Tree Conservation Plan TCP2-015-15
4900 Beech Place Property (formerly IESI)
Parcel T, Silver Hill Industrial Center

Variance from Section 27-475.06(a)(1)(B) for a trash removal service located within
1,000 feet of residentially-zoned 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 APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance requirements for Section 27-469, which regulates development in the I-1 Zone; Section 27-274, Site design guidelines; and Section 27-475.06, which regulates trash removal services in the I-1 Zone.
- 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. Referral comments.

FINDINGS

Based upon its evaluation and analysis of the subject detailed site plan (DSP) and variance application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a trash removal service including a two-story 42,314-square-foot trucking dispatch building, two fuel dispensers, and fleet parking for the portion of the property owned by Progressive Waste Solutions. A trash removal service is defined by the Prince George's County Zoning Ordinance as a business involving the dispatching and storage of trucks and dumpsters for the purpose of trash removal. The application also includes a variance

from the requirement that trash removal services be located more than 1,000 feet from any land in a residential zone.

2. **Development Data Summary:**

| | EXISTING | PROPOSED |
|-----------------------------|-----------------------|-----------------------|
| Zone(s) | I-1 | I-1 |
| Use(s) | Trash removal service | Trash removal service |
| Acreage (Parcel T) | 15.17 | 15.17 |
| Floodplain | 8,823 sq. ft. | 8,823 sq. ft. |
| Net Tract Area | 14.97 acres | 14.97 acres |
| Building square footage/GFA | 13,500 (Goode Co.) | 55,814 (total) |

OTHER DEVELOPMENT DATA

| | REQUIRED | PROPOSED |
|---|-----------------|-------------------|
| Parking Spaces (Goode property) | | |
| Standard parking spaces 1/500 sq. ft. GFA | 27 spaces | 29 spaces |
| Handicap spaces | 2 spaces | 2 (incl. 1 van)** |
| Loading spaces | 1 space | 1 space |
| Parking Spaces (Progressive Waste Solutions)* | | |
| Standard 1/500 | 85 | 177 |
| Compact | - | 10 |
| Parallel | - | 5 |
| Handicap | 4 | 8 (incl. 2 van) |
| Loading spaces | 3 spaces | 2 spaces** |
| Total Parking | 112 | 231 |
| Green Area (10% of Net Tract Area) | 65,224 sq. ft. | 96,122 sq. ft. |

Notes: *The applicant is also proposing 156 fleet vehicle parking spaces for vehicle storage.

**The handicap parking spaces and the loading space for the Goode property should be shown on the DSP.

3. **Location:** The subject property is located on the east side of Beech Place, approximately 500 feet south of its intersection with Beech Road.
4. **Surroundings and Use:** The site is currently developed with an existing 13,500-square-foot building on the portion of the property owned by Goode Companies, Inc. Over 75,990 square feet of a former structure was demolished on Parcel T. The subject site is bounded on the north and south by industrial uses in the Light Industrial (I-1) Zone; to the east, the site is bounded by undeveloped Reserved Open Space (R-O-S) zoned property owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC); and to the west by Beech Place, with industrial uses in the I-1 Zone beyond.
5. **Previous Approvals:** The following is a summary of the subject property's approval history and legislation regulating trash removal services:

- 1976—** Permit 433-76-U approved for Shane Brothers trash service as “Truck Terminal.”
- 1978—** Existing trash removal uses in the I-1 Zone became nonconforming per County Council Bill CB-100-1978. The use was only permitted in the Heavy Industrial (I-2) Zone.
- 1989—** The waste management use operated under a Nonconforming Use permit (7370-89-U).
- 1991—** Per Council Bill CB-82-1991, the use was permitted in the I-1 Zone with approval of a DSP.
- 1996—** Variance V-21-96 was granted by the Board of Zoning Appeals (BZA) for Prince George’s County from Section 27-475.06(a)(1)(B) to locate the trash removal use within 1,000 feet of a residential zone. Detailed Site Plan SP-96029 was subsequently approved by the Planning Board (PGCPB Resolution No. 96-221), including the variance granted by the BZA; however, the District Council did not agree, finding that the BZA inappropriately granted a “use variance,” and the plans were never certified. The Prince George’s County Department of Environmental Resources (DER) approved Use and Occupancy (U&O) Permit 6654-96-U without concurrence from The Maryland-National Capital Park and Planning Commission (M-NCPPC).
- 2011—** Permit Issued in Error ERR-219 was approved to validate the U&O permit.
- 2015—** The applicant submitted the subject DSP to bring the entire site into conformance with the Zoning Ordinance because the trash removal use is a permitted use subject to Section 27-473, Uses permitted; Section 27-475.06, Trash removal services, and Section 27-274, Design guidelines, of the Zoning Ordinance.

The site is the subject of approved Stormwater Management Concept Plan 11099-2009-01, which expires on October 26, 2015.

6. **Design Features:** The site includes an existing 13,500-square-foot building housing a trash removal service and associated parking located in the eastern portion of the site, referred to as the Goode Property, which is under different ownership than the portion proposed for redevelopment owned by Progressive Waste Solutions. No changes to the Goode Property portion of the site are proposed; however, all structures and parking on that portion of the site must be shown clearly, with the building height and dimensions provided, and parking and loading spaces dimensioned. Two entrances to the overall site are proposed from Beech Place via 30-foot-wide driveways. The northern driveway will provide access to the truck storage and loading spaces and the southern driveway will provide access to the passenger car parking lot. The vehicle fleet access at the northern portion of the site and the car parking access are controlled by retractable sliding gates. A six-foot-high chain-link security fence surrounds the proposed trash removal use on the Progressive Waste Solutions property, though access to the Goode property is provided from the fleet access driveway.

The proposed 42,314-square-foot structure is a combination truck dispatch and repair facility. The two-story dispatch portion of the building, which fronts on Beech Place, is proposed to be brick on a stone veneer foundation with colored horizontal brick accent bands. The front elevation shows smaller windows running along the façade on both stories, with a large glass curtain wall

at the left entrance and a smaller entrance surrounded by glass panels to the right; both are balanced with brick pilasters on either side of the double doors. The truck repair portion of the building is more utilitarian and rectilinear in design, with metal siding above a colored concrete masonry unit (CMU) base and metal bay doors.

Handicap parking is located immediately adjacent to the front of the proposed building, and two 15- by 45-foot loading spaces are located at the south side of the building. The one required loading space and handicap parking for the use on the Goode property should also be shown on the DSP.

One-hundred year floodplain is located at the far eastern boundary of the Goode property and will not be impacted by the proposed application.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in general conformance with the requirements of Section 27-473, which governs uses in industrial zones. The proposed trash removal service is a permitted use in the I-1 Zone.
 - b. The DSP is generally consistent with Section 27-474 regarding regulations in the I-1 Zone.
 - c. The DSP is also consistent with Section 27-475.06(a) regarding trash removal services, with the exception of 27-475.06(a)(1)(B) for which a variance has been requested as detailed in Finding 8 below.

The requirements for trash removal services, as specified in Section 27.475.06(a), are listed below in **boldface** type, followed by staff comment:

(1) Requirements.

- (A) Trash collected by this business shall not be brought to or stored upon the property.**

Comment: The proposed use is for corporate offices, a trucking dispatch operation, and vehicle repair and servicing. Trucks are stored on-site, repaired, and dispatched to job sites to collect and deliver trash to a local landfill, and return to the site empty for cleaning and storage. No trash will be brought to or stored on the property. Additionally, staff has recommended a condition that will ensure that trash collected will not be brought to or stored on the property.

- (B) The subject property shall be more than one thousand (1,000) feet from any land in a Residential Zone, or land that is used for residential purposes or proposed to be used for residential purposes on an approved Basic Plan, Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.**

Comment: The subject property is located within 1,000 feet of residentially-zoned land and the applicant has requested a variance from this requirement. See Finding 8 below for discussion of the subject request with respect to the required findings for the granting of variances.

- (C) **The subject property shall not be adjacent to, or across an industrial right-of-way from, an office building consisting of at least ten thousand (10,000) feet, and which is occupied by at least three (3) unrelated tenants.**

Comment: In conformance with this requirement, the subject property is not located adjacent to, or across an industrial right-of-way from, an office building consisting of at least 10,000 feet, and which is occupied by at least three unrelated tenants. The site is surrounded by warehousing, manufacturing/printing, and truck storage.

(2) **Site Plan.**

- (A) **A Detailed Site Plan shall be approved for the use, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**

Comment: If the subject DSP is approved, the applicant will have complied with this requirement and the entire property will no longer be a nonconforming use.

- (B) **In addition to the requirements of Part 3, Division 9, the following requirements shall be complied with:**

- (i) **Driveways for ingress and egress shall be identified on the site plan, and shall be located so as not to endanger pedestrians or create traffic hazards.**

Comment: Two driveways are proposed: the northern driveway will provide access to the truck storage and loading spaces, and the southern driveway will provide access to the car parking lot. These activities, storage/loading, and car parking are completely separated from each other. Driveways have been indicated on the plans and no issues have been raised by the proposed ingress/egress with respect to either vehicular or pedestrian circulation.

- (ii) **The applicant shall identify measures that will be taken to control noxious and offensive odors.**

Comment: Since no trash shall be brought to the site, noxious and offensive odors emanating from the site would result from lack of an appropriate cleansing protocol for the trucks. Therefore, staff is recommending a condition below that will ensure that the trucks be properly maintained.

(iii) **The Planning Board shall find that:**

- (aa) **The proposed hours of operation and anticipated traffic, odor, and noise levels will not be detrimental to the use of adjacent properties and in the general neighborhood.**

Comment: The subject site is in the middle of an industrial area and currently includes an existing trash removal use. The proposed hours of operation should not interfere with adjacent properties that are developed with an industrial land use. Further, because no trash will be brought to or stored on the site, and all trucks and the one dumpster will be cleaned and disinfected, no noxious odors should be transmitted to the adjacent properties or general neighborhood, thus the neighborhood will not be negatively affected by the use.

- (bb) **The location of the proposed use is appropriate, given the nature of development and uses on adjoining properties and in the general neighborhood.**

Comment: The proposed use is appropriate since the subject property has historically had an operating trash removal service and currently has an operating trash removal service on the Goode portion of the property. As previously noted, the subject site is located in the middle of a light industrial area. It is surrounded by industrial uses, including contractor offices and outdoor storage, printing/manufacturing, and warehousing and distribution uses that employ a large number of trucks.

8. **Variance:** Section 27-475.06(a)(1)(B) requires the property to be 1,000 feet from land in a residential zone. The nearest residentially-zoned property is 850 feet to the north (Hidden Village subdivision), immediately to the east, and 800 feet to the south (Temple Terrace subdivision), across the Capital Beltway (I-95/495). Variances of 150 feet, 1,000 feet, and 200 feet, respectively, are requested. The variance is requested for the entirety of Parcel T.

- a. A variance was approved for generally the same setbacks in 1996, with the exception of the eastern boundary which at that time was identified as 700 feet from residentially-zoned land. A zoning map from 1984 shows that the property immediately adjacent to the eastern boundary of the subject site was zoned industrial. The 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* (Heights and Vicinity Master Plan and SMA) shows that the subject property was immediately adjacent to R-O-S-zoned land as of 1998, though the exact date the property was rezoned could not be ascertained at the time this report was written.

In its decision in 1996, the BZA made the following single finding:

Due to the location of the property, the topography of the area providing natural barriers between the site and residentially-zoned land, the lot being surrounded by industrially-zoned properties, the use being a permitted use in the I-1 Zone, and the character of the neighborhood, granting the relief

requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan and denying the request would result in a peculiar or unusual practical difficulty upon the owner of the property.

- b. Per Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

Applicant's Justification

“The parcel is impacted by an extraordinary situation. A Trash Removal Service has operated on the Property from at least 1979 through the present, under permit and Detailed Site Plan approval. The same variance was granted on the Property in 1996 by the Board of Appeals, but not accepted as valid by M-NCPPC. The Applicant requests approval to continue the use, albeit under new ownership and management, and improve the site dramatically. The Property is in the middle of the larger Beech Road industrial area within the Beech Road Focus Area defined by the Sector Plan. Residentially zoned land is separated from the Property by a number of intervening light industrial uses—including warehousing and distribution centers, automobile storage and auction sites, and plumbing, welding and roofing contractors, and the Capital Beltway.”

Comment: Staff concurs that an extraordinary situation exists, as the site had a variance previously approved by the BZA (V-21-96) for the former trash removal use on the subject property and that, in general, the property is immediately surrounded by industrial uses. In addition, the R-O-S-zoned land contiguous to the eastern boundary is owned by M-NCPPC and will not be developed due to 100-year floodplain. Steep slopes and a stream on the subject site provide a natural buffer, and a significant portion of the residentially-zoned land beyond the narrow strip of R-O-S land is in floodplain and will also never be developed. The nearest developable land is 700 feet from the subject property's eastern boundary. For these reasons, staff finds that this criterion has been met.

- (2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

Applicant's Justification

“A Trash Removal Service operated on this Property for the better part of the last 35+ years. The Applicant wishes to continue this operation. A denial would represent an unusual practical difficulty to the owner given their reliance on prior approvals and their intention to substantially upgrade the site and to continue trash removal service operations on the Property. In fact, denial of the variances would mean the Applicant would have to cease operation of a use that has operated for 35± years without negative impacts on residentially zoned land or residential uses. The operation has contributed continuously to the economic base of the County and given the lack of negative impact on residential uses the denial of the variance would create an unnecessary burden on the Applicant's ability to use the site.”

Comment: Staff concurs with the applicant's justification that denial of the variance would result in undue hardship since the trash removal business on the site would have to cease operation after being in continuous operation for over 35 years.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.

Applicant's Justification

"The 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* ("Sector Plan") places the Property in the Beech Road Focus Area. In the Beech Road Focus Area, the Sector Plan proposes the "industrial area be retained as a center for employment focusing on small professional and commercial services, such as production, storage, and repair businesses." (p. 54) The Sector Plan recognizes that new development is not expected in the Beech Road Focus Area; rather, the Development Program established in the Sector Plan "focuses on retaining existing businesses and improving the physical environment." (p. 56) This application, along with its attendant variance, retains a use on the Property that has existed for 34+ years with no adverse impacts, while improving the site planning with a new building, new parking and storage areas, and a significant upgrade to onsite landscaping and stormwater management. Residential areas not impacted by the site; the nearest homes are nearly 900 feet to the south, across the Capital Beltway. The variance will not substantially impair the intent of the Sector Plan."

Comment: Staff concurs with the applicant's justification that approval of the variance will not substantially impair the intent of the sector plan, as the sector plan recognized the existing industrial uses in the area and recommended they be retained.

9. **2010 Prince George's County Landscape Manual:** The site is subject to the following sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual): 4.2.1, Landscape Strips along Streets (Beech Place); 4.3-1, Parking Lot Perimeter Landscape Strips; 4.3-2, Interior Planting for Parking Lots (7,000 square feet or greater); 4.4, Screening Requirements; 4.7, Buffering Incompatible Uses; and, 4.9 Sustainable Landscaping Requirements. The applicant has provided a landscape plan and schedules in general conformance with Landscape Manual requirements. The Section 4.7 schedule for the eastern boundary should be revised to reflect the correct zone on the adjacent property and indicate that the correct bufferyard has been provided.
10. **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 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 primary management area (PMA) impacts are proposed as part of this development. The woodland conservation requirement of 2.28 acres, which is being met with 1.78 acres of on-site retention and payment of fee-in-lieu into the Prince George's County Woodland Conservation fund in the amount of \$19,602 (0.50 acre). The proposed plan to meet a portion of the site's requirement by paying into the woodland fund is supported because the remaining requirement is less than one acre.

Type 2 Tree Conservation Plan TCP2-015-15 requires the following technical revisions. The plan must be revised to show all information required to be shown on a TCP2 per the checklist including, but not limited to, the following minor plan revisions. Show the current TCP2 approval block and add the correct TCP2 number to the approval block. The “impact area” note has an incorrect date and the correct date must be shown. Show all proposed and existing structures, parking areas, access roads, proposed stormwater management structures, floodplain, and PMA on the plan view. Revise the woodland conservation worksheet to include the floodplain area.

Section 25-122(d)(1)(B) of the Prince George’s County Code 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 County 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 original TCP2 applications approved after September 1, 2010 that do not have a Type 1 tree conservation plan (TCP1) approved before September 1, 2010 (in other words, non-grandfathered projects).

The recordation of a woodland conservation easement is required prior to signature approval of a TCP2 for a development application that includes on-site woodland conservation areas.

Comment: All recommended conditions are included in the Recommendation section of this report.

11. **Prince George’s County Tree Canopy Coverage Ordinance:** The DSP is in conformance with the requirements of the Tree Canopy Coverage Ordinance. The applicant is providing 109,567 square feet of tree canopy, which exceeds the ten percent requirement of 66,106 square feet.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning**—In a memorandum dated March 31, 2015, the Community Planning Division stated that the application is consistent with the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035); is consistent with the 2000 Heights and Vicinity Master Plan and SMA; and is consistent with the 2013 *Approved Central Branch Avenue Revitalization Sector Plan*.

- b. **Subdivision**—In a memorandum dated August 4, 2015, the Subdivision Review Section provided the following summarized comments:

The subject property is Parcel T – Silver Hill Industrial Center, recorded in Plat Book MMB 240-77 on July 28, 2014, in the County Land Records. The property is located on Tax Map 91 in Grid D-1, and is 15.1759 acres.

Parcel T was the subject of Preliminary Plan of Subdivision 12-2431 for Silver Hill Industrial Center in September 18, 1968 and recorded in Plat Book WWW 70-88 as Parcel F. On July 28, 2014, Parcel F was resubdivided into Parcel T and recorded in Plat Book MMB 240-77.

The property bearings and distances match Record Plat MMB 240-77. The bearing and distance “S20°14’25”W 400.00” should be removed. The existing property label on Sheet DSP-3 should be corrected to “Parcel T Silver Hill Industrial Center MMB 240-77 with 661,060 square feet or 15.1759 acres.”

Detailed Site Plan DSP-14031 is in substantial conformance with the approved Preliminary Plan (12-2431) and record plat. Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Comment: Required technical revisions have been included as conditions.

- c. **Environmental Planning**—In a memorandum dated August 17, 2015, the Environmental Planning Section offered the following summarized comments:

This site drains to Henson Creek within the Potomac River Basin. Steep slopes are found in the eastern portion of the site. The predominant soils found to occur on-site, according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), are the Croom-Marr complex, Croom-Urban land complex, Potobac-Issue complex, Udorthents-Urban land, Urban land-Grosstown complex, and Urban land-Udorthents. According to available information, Marlboro clay and Christiana complexes are not found on this property. According to the Sensitive Species Project Review Area (SSSPRA) layer by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent to or within the site area. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains regulated, evaluation and network gap areas within the designated network of the plan. The site is located within the Heights Planning Area and Environmental Strategy Area 1 as designated by Plan Prince George’s 2035.

- (1) Natural Resources Inventory NRI-106-15 was approved July 20, 2015. The site contains a stream, 100-year floodplain, and their associated buffers. The site contains no specimen trees.
- (2) The site is subject to the provisions of the 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. The site has had two previous numbered Woodland Conservation Exemption Letters, E-47-96 and E-022-09 (01/02).
- (3) The site contains regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Ordinance. The on-site regulated environmental features include 100-year floodplain. These features are associated with an off-site stream and comprise the PMA that extends onto the subject site. No impacts to these features are proposed with this application. No further action regarding regulated environmental features is required as it relates to the review of the DSP and TCP. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

- (4) The site has an approved Stormwater Management Concept Letter and Plan (11099-2009-02) that shows one surface sand filter pond system for the proposed development. This sand filter pond structure drains into the County stormdrain system. The concept expiration date is October 26, 2015. No further action regarding stormwater management is required as it relates to the review of the DSP and TCP2.
- (5) According to the USDA NRCS WSS, the predominant soils found to occur on-site include the Croom-Marr complex, Croom-Urban land complex, Potobac-Issue complex, Udorthents-Urban land, Urban land-Grosstown complex, and Urban land-Udorthents. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

This information is provided for the applicant's benefit. The County may require a soils report in conformance with Council Bill CB-94-2004 during the building permit review process.

- d. **Transportation**—In comments dated March 24, 2015, the Transportation Planning Section stated the following: there are no master plan roadways immediately adjacent to the site; on-site parking and circulation is adequate; oversized spaces are being provided for trucks, these are located in a separate parking lot with access from a separate entrance on Beech Place; and that passenger vehicles are provided with a separate access point and parking spaces. From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance.
- e. **Historic Preservation**—Staff was informed in comments dated March 6, 2015 that the proposed project will have no effect on historic resources.
- f. **Archeological Review**—Staff was informed in comments dated March 11, 2015 that no archaeological review would be required.
- g. **Trails**—In a memorandum dated August 27, 2015, the trails coordinator stated that there are no master plan trails issues identified in either the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) or the 2000 Heights and Vicinity Master Plan and SMA. All of the currently planned trails and bikeways in the vicinity are located off-site.

The subject site includes an existing standard sidewalk along its entire frontage of Beech Place. This sidewalk provides pedestrian access along the frontage of the subject site, into the surrounding communities, and to the planned trails network in the vicinity. The site appears to have restricted access, with security fencing around most of the perimeter and retractable gates across the ingress/egress points. Because of the site access restrictions and the nature of the use, staff concludes that public sidewalk connections are not appropriate onto the subject site.

- h. **Permits**—The Permit Review Section offered numerous comments that either have been addressed by revisions to the plans or by the recommended conditions below.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 31, 2015, DPIE provided the following comments:

The plans provided meet the intent of the approved Stormwater Management Concept Plan (11099-2009-02) dated October 26, 2012. The use and activities within this site generate a high concentration of hydrocarbons (stormwater hotspot) and, therefore, requires a pollution prevention plan; one will be required at technical review.

- (1) The proposed manhole within the public utility easement (PUE) is to be relocated.
- (2) An appropriate DPIE permit is required for all additional access points from existing County roads, improvements of existing access points, utility taps, and on-site grading work associated with this site.
- (3) Full frontage improvements along Beech Place are required in accordance with the Prince George's County Department of Public Works and Transportation's (DPW&T) Specifications and Standards 100.02 and the Americans with Disabilities Act (ADA).
- (4) Full-width two-inch mill and overlay may be required along the property frontages in accordance with DPW&T's specifications and standards.
- (5) Conformance with street tree and street lighting standards is required.
- (6) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- (7) Existing sidewalks and ramps along all roadways within the property limits may require repair/replacement to meet current standards in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- (8) DPIE has no objection to the variance request from Section 27-475(06)(1)(b).

The memorandum also provided comments pertaining to stormwater management (County Code 32-182(b)) and requested additional information be provided. Please note that DPIE's requirements are enforced through their separate permitting process and are provided for informational purposes only.

- j. **Prince George's County Health Department**—No comment was received by the Health Department at the time this report was written.
- k. **Prince George's County Fire/EMS Department**—In a memorandum dated March 27, 2015, the Fire/EMS Department offered comment on required access for fire apparatuses, the design of private roads, fire lanes, and the location and performance of fire hydrants.
- l. **Prince George's County Police Department**—In a memorandum dated March 17, 2015, the Police Department requested that adequate spacing between the trees and light fixtures be provided to prevent shadowed and dark areas resulting from future tree canopy encroachment upon the light fixtures.

- m. **Washington Suburban Sanitary Commission (WSSC)**—In comments provided on March 25, 2015, WSSC requested that the sewer main alignment be revised to avoid deep and/or shallow water and that a Shared Site Utility System Maintenance and Billing Agreement be prepared, in addition to minor technical revisions that will be required prior to issuance of permits.
 - n. **Potomac Electric Power Company (PEPCO)**—In an e-mail dated March 16, 2015, PEPCO commented that they concur with the ten-foot-wide PUE as shown, but do not approve of trees in the PUE.
 - o. **Verizon**—No comment was received by Verizon at the time this report was written.
13. As required by Section 27-285(b) 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, the DSP demonstrates that the regulated environmental features have been preserved to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-14031, Type 2 Tree Conservation Plan TCP2-015-15, and a Variance from Section 27-475.06(a)(1)(B) of the Prince George's County Zoning Ordinance for a trash removal service located within 1,000 feet of a residential zone, for 4900 Beech Place Property (formerly IESI), Parcel T, Silver Hill Industrial Center, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall revise the plans as follows or submit the indicated additional documentation:
 - a. Revise the square footages in the plan view on Sheet DSP-3 to reflect the plat reference of "Parcel T Silver Hill Industrial Center MMB 240-77 with 661,060 square feet or 15.1759 acres."
 - b. Remove bearing and distance "S20°14'25"W 400.00" from sheets DSP-3 and DSP-10, consistent with the record plat.
 - c. The Goode Companies' portion of the site shall clearly reflect the existing building footprint, height dimension, and building square footage.
 - d. The one loading space and two handicap parking spaces provided for the Goode Companies, as indicated on the parking and loading schedules, shall be shown on the plans. The limits of the fleet parking area shall also be delineated.
 - e. Notes shall be added to the plans stating that: "No trash shall be brought to or stored on the subject property" and "Trucks shall be cleaned as frequently as necessary so that the area surrounding the project site is not negatively impacted by noxious and offensive odors emanating from the proposed trash removal service."

- f. The correct green area calculation shall be provided on the plan in accordance with Section 27-474(e), Table IV, Building Coverage and Green Area, of the Prince George's County Zoning Ordinance.
 - g. Provide adequate spacing between trees and light fixtures to avoid interference with each other.
 - h. The landscape plan shall be revised to show the correct property information for all adjacent properties and the required Section 4.7 bufferyard along the eastern property line.
2. Prior to certification of the detail site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Show the current approval block and include the correct TCP number (TCP2-015-15).
 - b. Remove all former structures and buildings from the plan view.
 - c. Revise Note 1 to fill the blank in with "TCP2-015-15."
 - d. Revise the "Previously Approved Impact" note to read "-02 Approved October 17, 2013" instead of "-01 Approved August 9, 2011."
 - e. Show and label all stormwater management structures on the plan view.
 - f. Show and label all proposed and existing structures, parking, and access roads on the plan view.
 - g. Show the floodplain limits, primary management area, and revised woodland limits from the recently approved natural resources inventory.
 - h. Revise the Woodland Conservation Worksheet to include the floodplain area.
 - i. Revise the right bottom corner block to read "Sheet 1 of 1."
 - j. Have the property owner's awareness certificate block signed.
 - k. Have the revised plan signed and dated by the qualified professional who prepared it.
3. Prior to signature of the Type 2 tree conservation plan (TCP2) for the site, the liber and folio of the recorded woodland 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."