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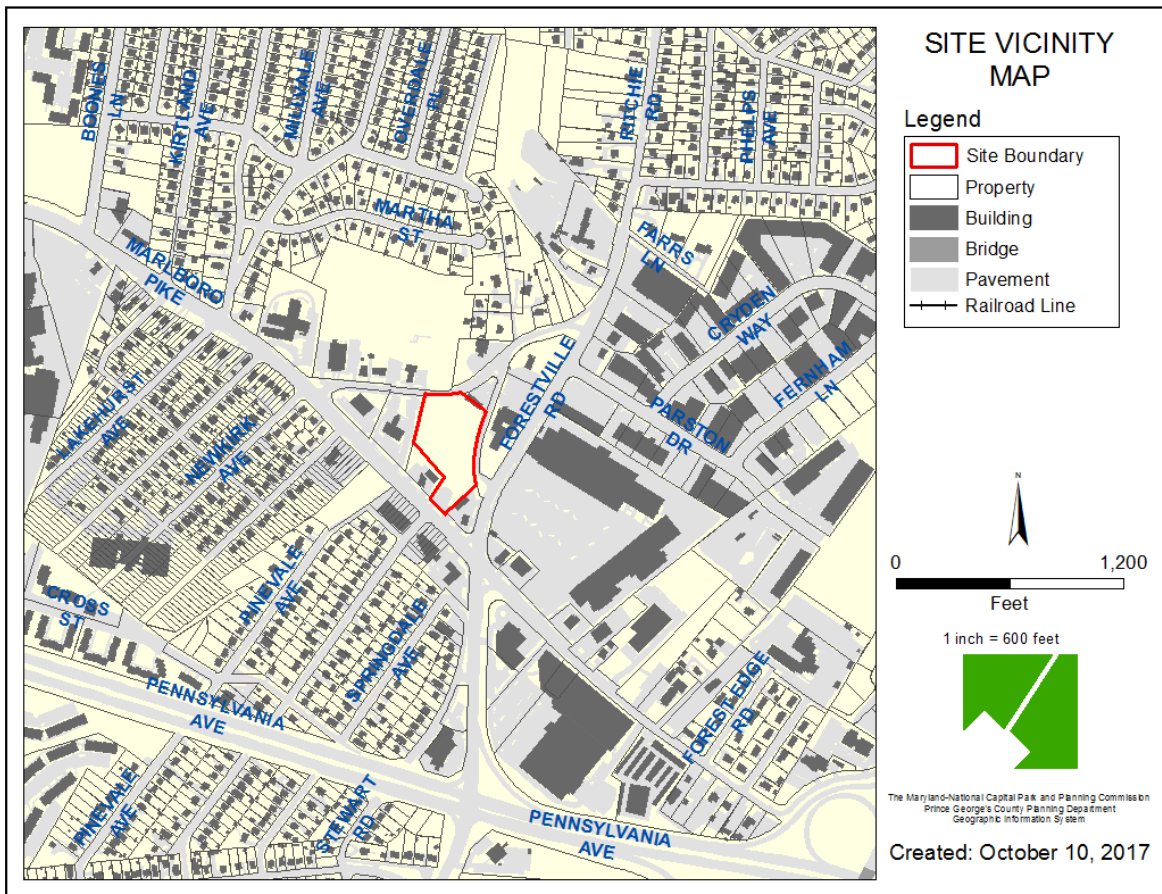
Detailed Site Plan

DSP-18013

Application	General Data	
Project Name: 7618 Marlboro Pike Property Location: Northwest quadrant of the intersection of Forestville Road and MD 725 (Marlboro Pike). Applicant/Address: 7618 Marlboro Properties, LLC 400 West Franklin Street, Suite 300 Baltimore, MD 21202	Planning Board Hearing Date:	09/27/18
	Staff Report Date:	09/11/18
	Date Accepted:	06/22/18
	Planning Board Action Limit:	10/01/18
	Plan Acreage:	3.46
	Zone:	C-S-C/M-I-O
	Dwelling Units:	N/A
	Gross Floor Area (sq. ft):	110,050 sq. ft.
	Planning Area:	75A
	Council District:	06
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	204SE07

Purpose of Application	Notice Dates	
Construction of a three-story consolidated storage building and infrastructure for a commercial pad site.	Informational Mailing:	02/06/18
	Acceptance Mailing:	06/21/18
	Sign Posting Deadline:	08/27/18

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 E-mail: Andrew.Bishop@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-18013
Type 2 Tree Conservation Plan TCP2-013-2018
7618 Marlboro Pike 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

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-18002;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject application proposes to develop the subject property with a 110,050-square-foot, three-story consolidated storage facility on proposed Parcel 1, which fronts Ritchie Road, and proposes to construct the infrastructure for a future commercial pad site located on proposed Parcel 2, which is south of Parcel 1 with frontage on MD 725 (Marlboro Pike). The site is currently undeveloped and the subject of an approved preliminary plan of subdivision (PPS) 4-18002. The resolution of this approval dated July 26, 2018 is scheduled to be adopted by the Planning Board on September 13, 2018 (PGCPB Resolution No. 18-86), prior to the review of this application. Parcels 1 and 2 are not yet platted.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-S-C/M-I-O	C-S-C/M-I-O
Use(s)	Vacant	Consolidated Storage Facility Commercial Pad Site
Gross Acreage	3.46	3.21
	0	0.25
Parcels/Lots	1	2
Gross Floor Area (sq. ft.)	0	110,050

OTHER DEVELOPMENT DATA

Parking Required:

<u>Storage Units–775 units @ 1 space per 50 units</u>	21 spaces
<u>Office Space–1,178 sq. ft. @ 4 spaces per 1,000 sq. ft.</u>	5 spaces
<u>Resident Manager*</u>	

Parking Provided:**

<u>Standard Spaces</u>	<u>22 spaces</u>
<u>Van-Accessible ADA Spaces</u>	<u>20 spaces</u>
	<u>2 spaces</u>

Loading Spaces Required:

110,050 sq. ft. @ 2 spaces for first 10,000 sq. ft. + 1
space per 40,000 sq. ft. thereafter

5 spaces

Loading Spaces Provided:

5 spaces

Notes:

* The applicant verified that there will be no resident managers for the proposed uses.

** The detailed site plan shows the required and proposed number of parking spaces but has not specified the type of spaces in the parking schedule for clarification. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the parking schedule to show the number of required and proposed handicap-accessible spaces.

3. **Location:** The subject property is located on the north side of MD 725 (Marlboro Pike) at the northwest quadrant of the intersection of Old Forestville Road and Marlboro Pike. More specifically, the site is located at 7618 Marlboro Pike, District Heights, Maryland.

4. **Surroundings and Use:** The subject property is bounded to the south by Marlboro Pike and a gas station use in the Commercial Shopping Center (C-S-C) Zone; north by office space in the C-S-C Zone and the public right-of-way of Ritchie Road, with the Epiphany Episcopal Church and Cemetery Historic Site (75A-006) beyond; east by Old Forestville Road; west by a bank and a gas station in the C-S-C Zone. The neighborhood is predominately developed with a mix of office, commercial, and residential uses.

5. **Previous Approvals:** The 3.46-acre site is currently undeveloped and includes proposed Parcels 1 and 2. The property is in the Commercial Shopping Center (C-S-C) Zone and within the Military Installation Overlay (M-I-O) Zone.

Preliminary Plan of Subdivision (PPS) 4-18002 was approved for Parcels 1 and 2 by the Planning Board on July 26, 2018, subject to nine conditions, which are discussed in Finding 8 of this report.

The site is the subject of Stormwater Management (SWM) Concept Plan 1871-2018-02, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on July 3, 2018 and is valid until July 3, 2021.

This property is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006), which is located north of this site across Ritchie Road. Because of this site's location in relationship to the historic site, the DSP was reviewed by the Historic Preservation Commission at its July 17, 2018 meeting as is discussed in Finding 12 of this report.

6. **Design Features:** The site is accessed from Ritchie Road on the north, Marlboro Pike from the south, and Old Forestville Road from the east. The applicant is proposing a two-way ingress and egress driveway to each of the three-street frontages. A two-way traffic pattern continues on-site on the western side of the consolidated storage building, with a total of 22 parking spaces, including two handicap parking spaces near the south east entrance to the building and five loading spaces. The consolidated storage facility is secured by a six-foot-estate-style wrought iron fence along the northern boundary in keeping with the adjacent church and Cemetery Historic Site (75A-006), that it is located north across Ritchie Road. A six-foot-high chain-link fence is proposed on the western boundary of the site bordering the bank use on Parcel A.

Architecture: The 33-foot-high building is generally rectangular and includes a flat roof with some variation in the parapet height across the length of the building. The primary entrance and front of the facility faces south toward Marlboro Pike, with other building entrances and loading areas located on the west and east side of the building. The rear of the building faces Ritchie Road to the north with no parking or pedestrian access along the elevation. The north, east, and west elevations include windows, to break up the long expanses of building façade and create visual interest. The three-story building incorporates a variety of building materials into the building façade creating a clean and contemporary design, which will complement the surrounding uses, as conditioned.

The building is finished with a combination of materials such as metal panels, glass, and masonry blocks. The base of the building is proposed in dark gray cement block with the upper two stories composed of white metal panels. The entrances to the facility feature metal canopies over the door ways and are accented by red metal panels creating architectural interest. The primary entrance to the building proposes glass windows on each story of the building and bands of masonry units accenting the corner of the building.

Specific colors and finishes have been proposed on the northern façade of the building facing the historic church. A softer gray metal panel and masonry color are proposed to create a subtle and understated building face.

Lighting: This detailed site plan (DSP) proposes lighting throughout the site to illuminate the building, parking areas, pedestrian walkways, and loading spaces on the site. The site plans show 15 to 20-foot pole-mounted lighting in the parking area and building-mounted lighting on the

consolidated storage building, to provide a balanced lighting pattern on the property. Lighting has been placed to highlight building entrances and provide patrons with a bright and safe atmosphere while not causing a glare onto adjoining properties, as referenced in the photometric plan that was submitted with this application.

Signage: Three freestanding-monument signs and four building-mounted signs are proposed on the site. The monumental freestanding signs are located at each entrance to the site (two on Parcel 1 and one on Parcel 2) and are approximately eight feet in height and ten feet in width. They are proposed at approximately 80 square feet each, and are internally illuminated, featuring the “Cube Smart” logo. Staff notes that the base material for the freestanding sign has not been shown and should be included for clarification. Staff recommends that this be finished in gray masonry to match the building. Therefore, a condition has been added to the Recommendation section of this report to submit the construction details and specifications of the proposed freestanding signs and to specify gray masonry block at the base to match the building.

The sign locations are consistent with the requirements of the Zoning Ordinance (Sections 27-613 and 27-614), with the exception of the entrance sign at Old Forestville Road, which is not located 10 feet back from the right-of-way, and the signage proposed on the rear façade of the building facing Ritchie Road, which is not permitted. Section 27-613(a)(1), states that “no sign shall be erected on a rear wall or canopy attached to a rear wall so that it is visible from any land in any Residential Zone or land proposed to be used for residential purposes.” Epiphany Episcopal Church on Parcel 179 to the north is zoned residential, therefore, conditions have been included in the Recommendation section of this report to relocate the free-standing monument sign on Old Forestville Road and remove the signage on the rear elevation facing Ritchie Road.

The building-mounted signs include channel letter signage and are proposed to be internally illuminated advertising the name of the consolidated storage facility and match the freestanding signage. These signs are located on the north, south, east, and west elevations of the building. The signs proposed on the west, south, and east elevations show a three-dimensional cube icon and do not match the detail provided. A signage detail should be included to show this icon consistent with the signage shown on these elevations. A condition has been added to the Recommendation section of this report to submit the construction details and specifications of the proposed building-mounted signage to match the architectural elevations on the west, south, and east elevations of the building. As indicated, the building-mounted signage on the rear of the building must be removed because it faces residentially-zoned land.

Sections 27-613 and 27-614 of the Prince George’s County Zoning Ordinance provide regulations for building-mounted and freestanding signage, respectively. The maximum permissible area of building-mounted signs is dependent upon the building width. The area of all signs on a building shall be not more than two square feet for each one-linear-foot of width along the front of the building, to a maximum of 400 square feet. The maximum allowable signage area for the building-mounted signs based on the building width of 287 feet is greater than the maximum of 400 square feet. Therefore, the total maximum area of 400 square feet for the building applies.

The applicant states that the total building-mounted signs proposed with this application are 390 square feet, as Section 27-291(a) of the Zoning Ordinance allows for a reduction in the total sign area by 50 percent, when channel letter signs are proposed. However, the signage area schedule should be revised to account for the additional icon shown on the west, south, and east elevations as discussed. A condition has been included within the Recommendation section of this report requiring an updated sign calculation schedule prior to signature approval showing conformance with the requirements of Section 27-613 of the Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the Commercial Shopping Center (C-S-C) Zone for the subject property and with the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in the commercial zones. The proposed consolidated storage facility is a permitted use in the C-S-C Zone subject to foot note 69, which requires that a DSP be approved for the use.
 - b. **Site Design Guidelines:** Section 27-283 of the Zoning Ordinance requires that a detailed site plan be designed in accordance with the same design guidelines for a conceptual site plan (Section 27-274). Section 27-274 further requires the applicant to demonstrate the following:

Section 27-274

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in conformance with the site design guidelines contained in Section 27-274 of the Zoning Ordinance, regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, the plan shows interior two-way travel lanes at 22 feet in width as required to provide safe parking and through traffic. Required loading is screened appropriately by landscaping or the building. Pedestrian walkways are designed to safely allow for pedestrian movement on the site.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

The proposed light fixtures include pole-mounted lighting in the parking area south of the consolidated storage building that provide a balanced lighting pattern

throughout the southern portion of the property and wall-mounted lighting on the sides of the building. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, the site's design character, and improve safety while not causing a glare onto adjoining properties.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The DSP is designed to preserve, create, or emphasize views from the public roads and public spaces to the adjoining properties and green areas. The proposed buildings have been designed to provide a modern, clean, and appealing street presence along the roadways. This plan is designed to preserve, create, or emphasize views from the public roads that surround the property, by providing enhanced landscaping and context sensitive architecture. The site has frontage on three sides of the property Old Forestville Road, Ritchie Road, and Marlboro Pike. The DSP is proposing a landscape strip along those road frontages.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This DSP complies with the design guidelines regarding green area for this site and proposes approximately 11 percent green area.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing site or streetscape amenities as part of this consolidated storage facility. However, the DSP does propose landscape strips along all street frontages that will contribute to an attractive and coordinated development pattern of the streetscapes on bordering properties.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The development is being proposed on a vacant property that does not include a lot of topographic change. Minor fine grading will be required, but grading has been designed to minimize disruption to existing topography and to adjacent properties.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

The DSP proposes loading areas on the south and west side of the building. These loading areas are appropriately screened from public roadways by landscaping and the building and are away from any adjacent residential dwellings. In addition, the trash facility proposed on the western portion of the site is screened by a masonry enclosure and landscaping.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

The DSP does not propose any public space in this development.

(10) Architecture.

(A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with section 27-277.

The proposed building has been designed to incorporate a variety of materials to create visual interest and include materials such as glass, metal panels, and masonry accents.

- c. **Military Installation Overlay (M-I-O) Zone:** The property within the Height, Noise, and Accident Potential Zone (APZ) Area 2 of the M-I-O Zone. Under this zoning, the project has a height limit called "Surface B," which requires that building height not exceed approximately 159 feet all. The project also falls in the Noise Intensity Zone, where noise levels may range from 60 dBA to 74 dBA. Note that the building's height of 33 feet is well within the 159-foot requirement and that only residential uses, not commercial uses, are evaluated for acceptable noise levels. The proposed use is specifically permitted at this location in APZ 2 through the enactment of County Council Bill CB-125-2017. This DSP meets the requirements of the M-I-O Zone.

8. **Preliminary Plan of Subdivision (PPS) 4-18002:** Preliminary Plan of Subdivision (PPS) 4-18002 was approved by the Planning Board on July 26, 2018, subject to nine conditions. The resolution of approval is scheduled to be adopted by the Planning Board on September 13, 2018, prior to the hearing on this DSP application. Of the nine conditions of approval, the following are applicable to the review of this application:

1. **Prior to signature approval of the preliminary plan of subdivision (PPS), the following technical corrections shall be made to the plan:**
 - a. **Revise General Note 1 recording reference to “Liber 40993 folio 349.”**
 - b. **Revise General Note 18 to specify the proposed gross floor area on each parcel.**
 - c. **Show consistent symbology for proposed right-of-way dedication.**
 - d. **General Note 23 on the cover sheet of the PPS shall be revised to read: “The site is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006).”**
 - e. **General Note 24 on the cover sheet of the PPS shall be changed to read: “The site is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006).”**
2. **Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:**
 - a. **Add a property owner awareness block.**
 - b. **Add the TCP1 number (007-18) to the required locations on the plan set.**
 - c. **Move the Specimen Tree Table to Sheet 1.**

PPS 4-18002, is pending the adoption of a resolution of approval (PGCPB Resolution No. 18-86) and does not have signature approval. Approval should be obtained prior to certification of this DSP to satisfy Conditions 1 and 2.

7. **Total development shall be limited to uses that would generate no more than 42 AM and 62 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Conformance with Condition 7 has been reviewed by the Transportation Planning Section, and it has been determined that the proposed use is within the limitation of the trip cap.

8. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

The Subdivision and Zoning Section has determined that there is no substantial change to the uses proposed with this DSP.

9. **2010 Prince George's County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6 Buffering Development from Street; Section 4.7 Buffering Incompatible Uses; and Section 4.9 Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The site is subject to Section 4.2 along Ritchie Road to the north and Old Forestville Road to the east. Section 4.2 requires a landscape strip be planted with a minimum number of shade trees and shrubs per linear feet of street frontage.

The street frontage along Ritchie Road is approximately 160 feet, and the schedule for this frontage indicates that Option 2 has been selected to provide conformance. Option 2 requires a minimum 10-foot-wide landscape strip, an average of 15 feet in width, to be planted with a minimum of one shade tree and five shrubs per every 35 linear feet of street frontage. The site plan shows the required amount of plant material for the frontage in this area and has provided additional landscaping in accordance with the recommended conditions of the Historic Preservation Commission.

The street frontage along Old Forestville Road is approximately 294 feet, and the schedule for this frontage indicates that Option 2 has been selected to provide conformance. Option 2 requires a minimum 10-foot-wide landscape strip, an average of 15 feet in width, to be planted with a minimum of one shade tree and five shrubs per every 35 linear feet of street frontage. The plan provides the required number of shrubs and proposes to substitute twelve ornamental trees for six of the required shade trees along Old Forestville Road. The Landscape Manual allows for this substitution only when overhead wires result in an inappropriate design. Along this frontage, the existing overhead wires are at least 11 feet inside the right-of-way and the proposed trees are located at least 11 feet outside of the right-of-way, which allows for sufficient room for the shade trees. Therefore, a condition has been included in the Recommendation section of this report requiring the full number of shade trees to be provided.

- b. **Section 4.3, Parking Lot Requirements**—The site is subject to Section 4.3 of the Landscape Manual, specifically Sections 4.3(c)(1) and 4.3(c)(2).

Section 4.3(c)(1) applies when proposed parking lots are within 30 feet of an adjacent property line. This occurs along a portion of the property's boundary with Parcel A on the south west, and along a portion of the property's boundary with Parcel C on the southeast, and planting treatment is required. The site plan is in conformance with these requirements and is proposing the required planting material within a five-foot-wide planting strips.

Section 4.3(c)(2) stipulates that interior parking lot planting is required for parking areas that measure 7,000 square feet or larger. The application proposes a parking area of 37,059 square feet and is required to provide an interior landscape area of 8 percent, or 2,965 square feet. The landscape plan meets this requirement through the provision of 2,965 square feet of interior landscape area and 11 shade trees.

- c. **Section 4.4, Screening Requirements**—Section 4.4 of the Landscape Manual requires that mechanical equipment, loading areas, and trash facilities be screened in certain instances. The loading areas are screened by the building or with landscaping and

enclosures and landscaping are proposed to screen trash facilities. However, a note has not been provided on the landscape plan indicating conformance and one be shown for clarification. Therefore, a condition has been added within the Recommendation section of this report requiring that a note be provided indicating that the requirements of Section 4.4 of the 2010 *Prince George's County Landscape Manual* are being met.

- d. **Section 4.6, Buffering Development from Street**—Section 4.6 requires that, when a property has a frontage on a special roadway, a 10-foot-wide buffer strip in the Developed Tier, shall be provided adjacent to the entire right-of-way. Marlboro Pike has been designated as a historic roadway and requires a buffer with a minimum of one shade tree and 10 shrubs every 35 linear feet of road frontage. The landscape plan shows the required buffer and amount of plant material for the frontage in this area.
- e. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires a buffer between adjacent incompatible land uses. The proposed consolidated storage facility is adjacent to an office on the northeast, and a bank with a drive through on the west.

Section 4.7 requires a Type 'B' bufferyard between the subject site and the adjacent office. The landscape plan is showing the appropriate buffer and planting requirements in this area.

Section 4.7 requires a Type 'B' bufferyard between the subject site and the adjacent bank with drive through abutting to the west. A Type 'B' buffer requires a 30-foot building setback and a 20-foot-wide landscape buffer.

During the review process, it was noted that the bufferyard width was 11 feet wide. The applicant stated that they would file an Alternative Compliance application for this reduction and as of the writing of this technical staff report (TSR) has failed to do so. Therefore, the applicant must provide a six-foot-tall opaque fence, which allows for a 50 percent reduction in the bufferyard width to conform to the Landscape Manual along the west property line.

The landscape plan submitted at the 35-day deadline provides the appropriate amount of plant material but proposes a six-foot-tall chain-link fence with vinyl privacy slats. A chain-link fence with privacy slats is not allowed for the reduction in bufferyard width. The Landscape Manual only allows a six-foot-tall opaque fence for this reduction. Therefore, a condition has been included within the Recommendation section of this report to remove the chain-link fence and replace the fence in this area with a six-foot-tall board-on-board opaque fence and provide the appropriate details and specifications on the DSP prior to certification. The applicant has indicated their agreement with this modification.

- f. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Tree type	Required	Provided
Shade trees	50%	79%
Ornamental trees	50%	100%
Evergreen trees,	30%	68%
Shrubs	30%	58%

The plans demonstrate conformance with the above requirements.

10. **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, it contains more than 10,000 square feet of existing woodland and has a previously approved tree conservation plan. A Type 2 Tree Conservation Plan (TCP2-013-2018) was submitted with this DSP application.

According to the Type 2 tree conservation plan (TCP2), the site has a woodland conservation requirement of 1.59 acres. The Type 1 tree conservation plan (TCP1), proposes to meet the requirement with off-site preservation of 1.59 acres. Although there may be a slight discrepancy in existing woodland acreage between the natural resource inventory (NRI) and TCP2, substantial conformance with the current WCO can be found due to the small difference in acreage, which will be addressed prior to certification. In addition, it is noted that the subject area contains one specimen tree (36-inch Red Maple). A variance from Subtitle 25 to remove this tree was approved with PPS 4-18002.

11. **Prince George's County Tree Canopy Coverage Ordinance (TCC)**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC) requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are within the C-S-C Zone are required to provide a minimum of ten percent of the gross tract area in TCC. This project has 3.46 acres in the C-S-C Zone that results in a required TCC of 0.35 acres for the site, or 15,072 square feet. Staff notes that the plans propose more than what is required and meets the requirements of the Tree Canopy Coverage Ordinance.

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

- a. **Historic Preservation Section**—In a memorandum dated July 18, 2018 (Berger to Bishop), the Historic Preservation Section noted that the subject property is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006) to the north across Ritchie Road from the property.

The Historic Preservation Commission reviewed the subject application at its July 17, 2018 meeting and provided the following findings, conclusions and recommendations to the Planning Board.

HPC Findings

The applicant proposes improving the subject property with a three-story, 110,050-square-foot consolidated storage building that would be adjacent to the Epiphany Church and Cemetery Historic Site (75A-006), 3111 Ritchie Road.

The subject property is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006). Built from 1867–1871, this wood-frame, front-gable church is clad in board-and-batten siding; the bell tower and rear section were added later. The main block has lancet-arched, stained-glass windows. Initially designated as a chapel, the church building became the home of the independent parish of the Epiphany Church in 1871. It was expanded in the early twentieth century as the congregation of Forestville grew and remains an excellent example of Gothic Revival ecclesiastical architecture.

One documented property, 75A-009, the Collins House, was located on the southern portion of the subject property. The Collins House was a two-and-one-half story L-shaped, gable-roofed frame house with projecting one-bay tower centered in the three-bay south façade. The modest dwelling was constructed circa 1892 by Andrew Schwartz and was later acquired by George Dove in 1905. George Dove owned and operated the general store on the lot across Marlboro Pike. In 1920, Dove conveyed the house and lot to his daughter and son-in-law, Edna and Norman Collins. When Marlboro Pike was expanded to four lanes in the 1970s, the house was moved to the north. The property remained in the possession of the Dove family until they sold it in 1988. The house was demolished by 1993.

HPC Conclusions

The General Notes on the Detailed Site Plan cover sheet should be revised to include a statement that “The site is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006).

The proposed design, materials, landscaping, lighting and fencing were reviewed by Historic Preservation Section for potential impacts on the adjacent Epiphany Church and Cemetery Historic Site (75A-006). Through that review, the applicant agreed to the following revisions of the site plans originally submitted: (1) the elimination of the use of black building materials on the northernmost elevations of the proposed building (visible from Ritchie Road and facing the historic site), and the limitation of the color palette in this location to shades of gray and white; (2) the introduction of landscape elements that help screen the building from the view from the historic site; (3) revisions to the design and materials of the fence on the north side of the property; the proposed use of black aluminum fencing and gate along the northern edge of the property rather than the chain link fence as originally proposed.

HPC Recommendation

The Historic Preservation Commission voted 6-0-1 (the Chair voted “present”) to recommend that the Planning Board approve DSP-18013, 7618 Marlboro Properties, LLC, as revised to include a modified color palette, and modified landscape and fence details for the north portion of the site, without conditions.

The recommended modifications have been incorporated into the revised architectural elevations and site plan submitted by the applicant.

- b. **Community Planning Division**—In a memorandum dated August 24, 2018 (Umeozule to Bishop), adopted herein by reference, the Community Planning Division provided an analysis of the DSP for conformance with the approved General Plan and Master Plan. No conditions are recommended prior to certificate approval of this application. However, it was noted that consideration should be given to the streetscape vision and design guidelines along Marlboro Pike within the transition area, when the future retail portion of the property is developed, which is proposed as infrastructure only in this application.
- c. **Subdivision Review Section**—In a memorandum dated July 31, 2018 (Turnquest to Bishop), adopted herein by reference, the Subdivision Review Section provided an analysis of the DSP for conformance to the approved PPS as discussed above. Several minor technical corrections to the site plan are recommended prior to certificate approval which have been incorporated into the Recommendation section of this report.
- d. **Transportation Planning**—In a memorandum dated July 20, 2018 (Thompson to Bishop), and incorporated herein by reference, the Transportation Planning Section reviewed the detailed site plan application. The following table summarizes the trip generation in each peak hour and demonstrates that the DSP conforms to the trip cap condition of the PPS.

Trip Generation Summary, DSP-18013, 7618 Marlboro Properties								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Storage Unit	110,050	square feet	7	4	11	9	10	19
Trips for Parcel One			7	4	11	9	10	19
Total Trip Cap for Entire Proposed Use					42			62

The site will have three access points from Marlboro Pike, Old Forestville Road, and Ritchie Road. Access and circulation is acceptable. Marlboro Pike is a master plan arterial facility with a proposed right-of-way of 80 to 100 feet wide and two to four lanes. Right-of-way dedication in accordance with the approved PPS is accurately reflected on this instant application.

- e. **Trails**—In a memorandum dated July 10, 2018 (Shaffer to Bishop), incorporated herein by reference the Transportation Planning Section noted that the site was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements at the time of preliminary plan of subdivision.

The following condition was included in the approval of the PPS to address sidewalk construction:

5. **At the time of building permit, the applicant and the applicant's heirs, successors, and/or assignees shall reconstruct the sidewalk along the site's frontage of Marlboro Pike to meet current American**

with Disabilities Act standards and the Prince George's County Department of Public Works and Transportation specifications, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement.

On-site pedestrian circulation as proposed on the site plan is adequate to serve the proposed use.

- f. **Environmental Planning Section**—In a memorandum dated August 10, 2018 (Schneider to Bishop), and incorporated herein by reference, the Environmental Planning Section provided comments on the DSP as follows:

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

Natural Resource Inventory/Environmental Features

The approved Natural Resource Inventory plan (NRI-014-18) was submitted with the review package and was approved on March 9, 2018. The NRI verifies that no regulated environmental features occur on the subject property. This NRI states that the site contains 3.06 acres of woodlands; however, the TCP2 worksheet states the site contains 2.89 acres. The discrepancy will not significantly impact the proposed woodland conservation requirements, but this must be resolved prior to certification of the TCP2.

Woodland Conservation

This property 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 (TCP2-013-2018) was submitted with this DSP application.

According to the TCP2, the site has a woodland conservation requirement of 1.59 acres and proposes to meet the requirement with off-site preservation of 1.59 acres. Although there may be a slight discrepancy in existing woodland acreage between the NRI and TCP2, substantial conformance with the current WCO can be found due to the small difference in acreage, which will be addressed prior to certification.

Specimen Trees

The subject area contains one specimen tree (36-inch Red Maple). A variance from Subtitle 25 to remove this tree was approved with Preliminary Plan 4-18002.

Soils/Unsafe land

The two soil types found on-site according to the United States Department of Agriculture, Natural Resources Conservation Service, (USDA NRCS) Web Soil Survey are Sassafras-Urban Land complex and Urban Land-Sassafras complex. Marlboro or Christiana Clay do not occur on or in the vicinity of this site. A geotechnical study may be required by Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) prior to the issuance of a permit.

Stormwater Management

A Stormwater Management (SWM) Concept Approval Plan (1871-2018-02) and Letter were submitted with the application for this site. The approval was issued on July 3, 2018 with this project from the DPIE. The SWM plan shows the entire development and proposes to construct eight on-site micro-bioretenion ponds and pervious pavers with infiltration. A stormwater management fee for on-site attenuation/quality control measures is required by DPIE. No additional information is required regarding stormwater management with this application.

- g. **Permit Review Section**—In a memorandum dated July 2, 2018 (Gallagher to Bishop), the Permit Review Section provided ten comments that have been either addressed or included as conditions in the Recommendation section of this report.
 - h. **Prince George's County Fire/EMS Department**—As of the writing of this staff report, the Prince George's County Fire/EMS Department did not offer any comments.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE provided comments in the Stormwater Management Concept approval letter related to the development of this site and incorporated herein by reference. The approved stormwater management plan will ensure that the development of this site will not result in any on-site or downstream flooding.
 - j. **Prince George's County Police Department**—As of the writing of this staff report, the Prince George's County Police Department did not offer any comments.
 - k. **Prince George's County Health Department**—As of the writing of this staff report, the Prince George's County Health Department did not offer any comments.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated July 11, 2018, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.
13. As required by Section 27-285(b)(1), this DSP, if approved with the recommended conditions 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.
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in as natural a state as possible in accordance with the requirements of Subtitle 24-130(b)(5).

In their memorandum dated August 10, 2018, (Schneider to Bishop) the Environmental Planning Section found that the site does not contain any regulated environmental features that are required to be protected. Therefore, this finding is not applicable to this DSP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-18013 and Type 2 Tree Conservation Plan, TCP2-013-2018, for 7618 Marlboro Pike Property, subject to the following conditions:

1. Prior to certificate approval of the DSP, the applicant shall revise the Detailed Site Plan to:
 - a. Update the parking table to reflect parking space types and dimensions.
 - b. Clearly delineate the proposed right-of-way dedication on all pages of the plan.
 - c. Renumber General Notes to remove duplicated numbers.
 - d. Provide the legal description (Liber/folio) of the property in the General Notes.
 - e. Add a general note as follows:

“The site is adjacent to the Epiphany Church and Cemetery Historic Site (75A-006) to the north.”
 - f. Clarify the maximum height of the building to the flat roof surface.
 - g. Provide construction details and specifications of the proposed freestanding sign and specify gray masonry block on base to match the building.
 - h. Provide construction details and specifications of the proposed building-mounted signage to match the architectural elevations on the west, south, and east of the building.
 - i. Provide a revised sign calculation schedule to reflect the area of the icon shown on the west, south, and east elevations to demonstrate conformance with Section 27-613 of the Zoning Ordinance.
 - j. Remove the chain-link fence from along Parcel A, adjacent to the bank use and replace the fence in this area with a six-foot-tall board-on-board fence and provide the appropriate details and specifications with the DSP.
 - k. Revise the Section 4.7 schedule to account for the fence and remove the note stating that “alternative compliance is needed.”
 - l. Provide a general note indicating that the requirements of Section 4.4 of the 2010 *Prince George’s County Landscape Manual* are being met through adequate landscaping and screening techniques.
 - m. Add a note to site plan Sheet 6 to label the pad site for future retail and label the parking areas on Parcel 2 for future retail are not included in parking calculations.
 - n. Relocate the entrance sign on Old Forestville Road to meet the 10-foot setback.
 - o. Remove the building-mounted sign on the rear building elevation facing Ritchie Road.

- p. Revise the parking table to remove the resident manager portion of the use.
 - q. Revise the plantings within the Section 4.2 landscape strip along Old Forestville Road to provide the full number of shade trees.
2. Prior to signature approval of the Detail Site Plan, the TCP2 shall be revised as follows:
- a. Add a Property Owner Awareness Block.
 - b. Add the TCP2 number (TCP2-013-2018) to the required locations on the plan set.
 - c. Move the Specimen Tree Table to Sheet 1.
 - d. Provide an analysis of the on-site existing woodland acreage. A correction to the forest delineation report shall be submitted and the TCP2 worksheet shall be revised as necessary to reflect the correct acreage.
 - e. Place the following note on the TCP2:

“Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George’s County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to issuance of any permit for the associated plan.”

“In accordance with Subtitle 25, Division 2, Sec. 25-122. Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George’s County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George’s County.”
 - f. Prepare documents for the required woodland conservation easements and submit to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 Tree Conservation Plan 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.”
3. Prior to the issuance of the first grading permit, the applicant shall provide a copy of the recorded woodland conservation easement to the Environmental Planning Section, the Maryland-National Capital Park and Planning Commission (M-NCPPC). The Liber and folio of the recorded easement shall be noted on the TCP2.