



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.igm2.com/Citizens/Default.aspx>

Detailed Site Plan

DSP-18055

Ardwick Ardmore Consolidated Self Storage

REQUEST	STAFF RECOMMENDATION
Construction of a 114,000-square-foot consolidated storage facility.	APPROVAL with conditions

Location: On the south side of Ardwick-Ardmore Road, approximately 280 feet west of Preston Drive.	
Gross Acreage:	2.36
Zone:	I-1
Dwelling Units:	N/A
Gross Floor Area:	114,000 sq. ft.
Planning Area:	72
Council District:	05
Election District:	20
Municipality:	N/A
200-Scale Base Map:	205NE07
Applicant/Address: Ardwick Development II, LLC. 5101 Wisconsin Avenue, NW Washington, DC, 20016	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	05/28/2020
Planning Board Action Limit:	05/29/2020
Staff Report Date:	05/12/2020
Date Accepted:	03/20/2020
Informational Mailing:	11/26/2018
Acceptance Mailing:	03/18/2020
Sign Posting Deadline:	04/28/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE’S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-18055
Ardwick Ardmore Consolidated Self Storage

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 Light Industrial (I-1) Zone and site design guidelines;
- b. The requirements of the 2010 *Prince George’s County Landscape Manual*;
- c. The requirements of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George’s County Tree Canopy Coverage Ordinance; and
- e. 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 is for approval of a detailed site plan (DSP) to raze the existing 16,613-square-foot building and construct a 3-story, 114,000-square-foot, 1,051-unit consolidated storage facility on Parcels A and D. The two parcels will be combined to form a single record lot.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Use	Contractor services with outdoor storage	Consolidated Storage
Total Acreage	2.36	2.36
Green Area (10 percent required)		21,910 sq. ft./21 percent
Parcels	2	1
Gross Floor Area (sq. ft.)	16,613 (to be razed)	114,000
Number of Storage Units		1,051

OTHER DEVELOPMENT DATA

Use	Number of Spaces Required	Number of Spaces Provided
Office Space – 1,150 sq. ft. @ 4/1,000 sq. ft.	5	5
Storage Units – 998 @ 1/50 units accessed internally	20	21
Resident Manager	2	2
Total Parking Spaces	27	28
Handicap-Accessible	2	1
Van Accessible		1
Standard Spaces		19
Compact		7
Total Loading Spaces	5	5
Up to 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	3	3

3. **Location:** The subject property is located on the south side of Ardwick-Ardmore Road, approximately 280 feet west of Preston Drive, in Planning Area 72, Council District 5. The subject DSP includes two parcels, which are located on Tax Map 52 in Grid B3, and are known as Parcels A and D, as recorded in Plat Book WWW 62-29 and NLP 139-79, respectively. More specifically, the site is located at 8419 and 8501 Ardwick-Ardmore Road.
4. **Surrounding Uses:** The site is located in a fully developed industrial area, and bounded to the north by Ardwick-Ardmore Road with industrial uses in the Light Industrial (I-1) Zone beyond; and to the south, east, and west by industrial uses in the I-1 Zone.
5. **Previous Approvals:** There are no previous Prince George's County Planning Board approvals for the subject property, which has long been zoned and used for industrial purposes. The improvements on Parcel A date back to 1960 and have been used for distribution and contractor services since then. Parcel D was originally owned and used by Hess Oil for parking fuel tankers and fuel distribution services, but is now owned by the UA Mechanical Trade School, Inc. and

used to train plumbers and pipe fitters.

Parcel D was recorded on July 12, 1988 and Parcel A was recorded in December 1966. The DSP application proposes to combine the two parcels to form a single record lot. A condition requiring recordation of a new final plat has been included herein to reflect this new lotting pattern.

Section 24-111 of the Prince George's County Subdivision Regulations provides that a final plat of subdivision recorded prior to September 27, 1970 shall be resubdivided, prior to issuance of a building permit, unless one of four exemptions is satisfied. The subject property satisfies the provisions of Section 24-111(c)(4), which applies to property on which more than 5,000 square feet of development (constituting at least 10 percent of the total site) was constructed prior to January 1, 1991. As noted above, Parcel A is improved with a building containing in excess of 16,000 square feet, which was constructed in 1960. Since the total area of the subject property is 102,766 square feet, the noted exemption applies, and no additional subdivision application is required, in order to redevelop the site.

The property is also the subject of Stormwater Management (SWM) Concept Plan 41979-2018-00, which was approved on May 2, 2019 and is valid until May 2, 2022.

6. **Design Features:** The site is accessed from Ardwick-Ardmore Road and proposes a two-way drive on the western side of the site and a one-way, egress-only, drive on the eastern side of the site. A two-way traffic pattern continues on the western side of the consolidated storage building, with a total of four standard parking spaces, and one handicap-accessible parking space near the northwest corner of the building. The consolidated storage facility is secured by a 6-foot-high, estate-style, black metal fence with security mesh on the back of the fence to prevent visibility into the site from Ardwick-Ardmore Road. Keyed entry and gates are proposed on the eastern and western sides of the site. A 6-foot-high, sight-tight, vinyl fence is proposed on the remaining western, southern, and eastern boundaries of the site, bordering the adjacent industrial and institutional uses. A one-way vehicular traffic pattern continues on the south and east side of the property, circling the building. At the southern end of the building, the 18-foot-wide, one-way, drive aisle passes through the building. Clear zones are provided on either side, as there are individual storage unit access doors off of this drive aisle.

Architecture

The 36-foot-high building is generally square and includes a flat roof with some variation in the parapet height. The building proposes a slightly raised roof accenting the office entrance on the northern and western façades. Multiple additional building entrances are shown on the other building façades, with the loading areas for the site located on the west side of the building. The rear of the building faces Parcel C, and proposes a one-way drive aisle through the building with a 15-foot-high clearance above the drive aisle. The building elevations include windows, horizontal banding, and color changes to break up the long expanses of the façades and create visual interest. In addition, 15 units will be accessed externally via roll-up doors, painted to match the building, on the eastern and western elevations.

The 3-story building incorporates a variety of building materials, such as metal panels, glass, and masonry blocks, creating a clean and contemporary design, which will complement the surrounding uses. The building is generally constructed in light and dark gray masonry block, with green accents, and proposes horizontal bands around the base of the building. A dark gray masonry block base, with the upper stories composed of glass windows, accents the corner of the building at the office entrance. This entrance is further accented by green metal canopies over the doorway creating architectural interest.

The facilities proposed with this consolidated storage use include an 1,150-square-foot office and space for a resident manager on-site; however, floorplans demonstrating the size and location of these internal facilities were not provided. Therefore, a condition has been included in the Recommendation section of this report requiring the applicant to provide the floorplans associated with the proposed consolidated storage facility to clearly demonstrate the location of these internal facilities.



Figure 1: Proposed North Elevation



Figure 2: Proposed South Elevation

Lighting

This DSP proposes light-emitting diode lighting on the building and within the parking area to illuminate the building, parking areas, pedestrian walkways, and loading spaces on the site. The site plans show pole-mounted lighting in the parking area and a variety of building-mounted lighting to provide a balanced lighting pattern on the property. Lighting has been placed to highlight building entrances and to 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. It is noted that the details of the lighting types and models have been shown, but the application does not specify the height or detail for the proposed pole. Therefore, a condition has been included herein to require that details be provided of the light pole.

Signage

Two building-mounted signs are proposed, which are in conformance with Section 27-613 of the Prince George's County Zoning Ordinance. The building-mounted signs include channel letters in green and white and are proposed to be internally illuminated, advertising the name of the consolidated storage facility. These building-mounted signs are located on the north façade, facing Ardwick-Ardmore Road, and on the west elevation above the main office entrance.

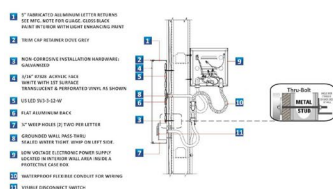


Figure 3: Proposed Building-mounted signage

Loading and trash facilities

Five loading spaces are proposed, as required for the consolidated storage facility, and are located adjacent to the western side of the building, directly behind the security gate. Dumpster facilities are proposed in the southwest portion of the site. These facilities are adequately screened, and details of the enclosure have been provided, as required. The dumpsters are enclosed with a black, vinyl-coated, chain-link fence, including screening fabric to limit the visibility of the containers.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-1 Zone and the site plan design guidelines.
- a. This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones.
 - b. The DSP is consistent with those regulations in the I-1 Zone, including Section 27-470(a) of the Zoning Ordinance, regarding purposes; Section 27-470(b) regarding landscaping, screening, the required amount of greenspace on-site; and Section 27-474, of the Zoning Ordinance, regarding regulations in the industrial zones.
 - c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the Zoning Ordinance. Specific requirements of Section 27-475.04(a) are 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).**
 - (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.**

The property does not abut any residentially or commercially zoned land and all entrances to individual consolidated storage units are either internal to the proposed building or accessed externally, but screened by

a sight-tight fence, in conformance with requirements (A) and (B).

(C) The maximum height shall be thirty-six (36) feet.

The architectural plans provided with the application show the proposed building is 36 feet in height.

(D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.

This DSP is not an expansion of an existing consolidated storage use. Therefore, the limitation to 50 additional individual units does not apply.

Section 27-475.04(c) includes additional applicable requirements, as follows:

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**
- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this Subtitle.**
 - (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located**
 - (iii) The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.**

The subject DSP was submitted, in fulfillment of this requirement. Regarding the current, countywide inventory of consolidated storage uses, it is noted that there is one other consolidated storage facility located within one-half mile of the property. The U-Haul Moving and Storage is located at 3900 Whitetire Road, in Landover, Maryland and was constructed in approximately 1967. There is no record of a development application associated with this use or any conditions of approval. In addition, it is noted that there are no other consolidated storage

facilities within one-half mile of this property.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides vehicular and pedestrian access to the site from the public right-of-way; adequate lighting is proposed on-site; and the architecture proposed includes a variety of features, such as window and door treatments, projections, colors, and materials.
8. **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 4.7, Buffering Incompatible Uses; and Section 4.9 Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The required plantings and schedules are provided, in conformance with the Landscape Manual, with the exception of the note to indicate how the application is showing conformance to Section 4.4 for screening that is conditioned herein to be provided.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because, even though the gross tract area is more than 40,000 square feet, it contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. A Standard Letter of Exemption (S-049-2018) was issued for the property, which has expired, and it is noted that the application will require a new standard letter of exemption, prior to certification and is conditioned to be provided herein.
10. **Prince George's County 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 within the I-1 Zone are required to provide a minimum of 10 percent of the gross tract area in TCC. This project has 2.36 acres that results in a required TCC of 0.24 acre for the site, or 10,280 square feet. Staff notes that the plans propose more than what is required and meet the requirements of the Tree Canopy Coverage Ordinance.
11. **Referral Comments:** The subject application was referred to the appropriate County agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated April 7, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that in 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. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - b. **Community Planning**—In a memorandum dated April 4, 2020 (Tariq to Bishop), incorporated herein by reference, the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this DSP.
 - c. **Transportation and Trails Planning**—In a memorandum dated April 24, 2020 (Ryan 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* and/or the appropriate area master/ sector plan, in order to implement planned trails, bikeways, and pedestrian improvements.

The site access and circulation was also reviewed, and it was noted that this project proposes to reduce the vehicular access points on Ardwick-Ardmore Road and relocate the eastern access point farther to the east. As proposed, it was determined that the site access and circulation are designed, in accordance with Section 27-283, and the parking and loading spaces proposed meet the minimum requirements, per Section 27-568 of the Zoning Ordinance, for a consolidated storage use of this size.

In conclusion, it was noted that there are no applicable previous conditions of approval and the trail and transportation issues on the property have either been addressed through revisions to the plans or are included as conditions in the Recommendation section of this report.

- d. **Environmental Planning**—In an email dated March 31, 2020 (Schneider to Bishop), incorporated herein by reference, the Environmental Planning Section provided an analysis of the application and noted the site has been issued a Natural Resources Inventory Equivalency Letter (NRI-EL)-050-2018. The site is the subject of an approved SWM Concept Plan 41979-2018-00 that shows the use of two rain gardens for on-site attenuation/quality control measures.
- e. **Permit Review Section**—In a memorandum dated April 2, 2020 (Bartlett to Bishop), the Permit Review Section provided a review and analysis of this application and the permit review comments have been either addressed or included as conditions in the Recommendation section of this report.
- f. **Prince George's County Fire/EMS Department**—In an email dated March 23, 2020 (Reilly to Bishop), the Prince George's County Fire/EMS Department provided comments regarding facilities on-site that have been addressed through revisions to the plans.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 24, 2020 (Giles to Bishop), incorporated herein by reference, DPIE provided a number of comments. These have been provided to the applicant and will be addressed through DPIE's separate permitting process.
- h. **Prince George's County Police Department**—In a memorandum dated April 2, 2020 (Contic to Bishop), incorporated herein by reference, the Police Department indicated that upon review of these site plans, they have no comments at this time.
- i. **Prince George's County Health Department**—As of the writing of this staff report, the Health Department did not offer any comments; however, standard conditions have been included in the Recommendation section of this report to require noise and dust control during the demolition and construction phases of the development.
- j. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated March 31, 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.

12. As required by Section 27-285(b)(1) of the Zoning Ordinance, 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 costs, and without detracting substantially from the utility of the proposed development for its intended use.
13. As required by Section 27-285(b)(4), 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). 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 Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-18055 for Ardwick Ardmore Consolidated Self Storage, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:
 - a. Provide details of the light pole to be used on-site.
 - b. Provide inverted U-style bicycle racks to accommodate four bicycles, replacing the "wave" style bicycle rack.
 - c. Revise General Note 30 to include the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance Equivalency Letter and Natural Resources Inventory Equivalency Letter application numbers.
 - d. Provide building width dimensions on the architectural elevations that are consistent with those on the site plan to clearly demonstrate conformance to Section 27-613 of the Zoning Ordinance.
 - e. Provide a valid, approved Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
 - f. 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.
 - g. Label the height of the clearance provided in the drive-through opening on the architectural elevations.
 - h. Provide screening or landscaping to adequately screen the electrical transformer facing Ardwick-Ardmore Road.
 - i. Provide the floorplans for the proposed consolidated storage facility.

- j. Add the following general notes:
 - (1) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.
 - (2) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conformance to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
- 2. Prior to approval of a building permit, the applicant shall obtain approval of a final plat that consolidates the entirety of the land areas that comprise Parcels A and D. The plat shall be filed, in accordance with Section 24-108 of the Prince George's County Subdivision Regulations. Notes shall be added to the final plat that clearly delineate the underlying approvals and their applicability to each of the land areas.