



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

Detailed Site Plan JSF Annapolis Road

DSP-19001

REQUEST	STAFF RECOMMENDATION
<p>This item has been continued from the January 9, 2020 Planning Board hearing.</p> <p>DSP: Allow a consolidated storage use and construct a 133,000-square-foot building, with associated office/retail use.</p>	DISAPPROVAL

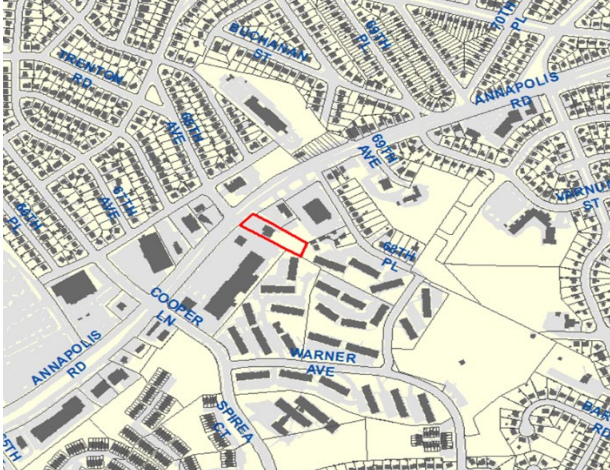
Location: On the south side of MD 450 (Annapolis Road) at the intersection with 68th Avenue.			
Gross Acreage:	1.09		
Zone:	M-U-I/D-D-O		
Dwelling Units:	N/A		
Gross Floor Area:	133,000 sq. ft.		
Planning Area:	69		
Council District:	05		
Election District:	02		
Municipality:	Landover Hills		
200-Scale Base Map:	205NE06		
Applicant/Address: JSF Management, LLC 166 N. Ft. Meyer Drive, Suite 850 Arlington, VA 22209		Planning Board Date:	01/23/2020
		Planning Board Action Limit:	01/30/2020
		Staff Report Date:	12/23/2019
		Date Accepted:	10/22/2019
		Informational Mailing:	06/28/2019
		Acceptance Mailing:	10/21/2019
Staff Reviewer: Jeremy Hurlbutt Phone Number: 301-952-4277 Email: Jeremy.Hurlbutt@ppd.mncppc.org		Sign Posting Deadline:	12/10/2019

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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-19001
 Type 2 Tree Conservation Plan TCP2-034-2019
 JSF Annapolis Road

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of DISAPPROVAL.

EVALUATION

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

- a. The requirements of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Infill (M-U-I) Zone and the Development District Overlay (D-D-O) Zone;
- c. The requirements of Record Plat WWW 38-16;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referrals.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is to allow a consolidated storage use and construct a 133,000-square-foot building, with associated approximately 1,830 square feet of office/retail use.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-U-I/D-D-O	M-U-I/D-D-O
Total Site Area	1.094 acres	1.094 acres
Use(s)	Daycare	Consolidated Storage, Accessory retail/office
Total Building Gross Floor Area (GFA)	2,350 sq. ft.	133,000 sq. ft
of which Consolidated Storage		1,300 units/131,170 sq. ft.
Office/Retail		824 sq. ft.
Community Incubator		1,006 sq. ft.

Other Development Data:

	MAXIMUM/MINIMUM*	PROPOSED
Parking Spaces	34/17	12
	REQUIRED**	PROPOSED
Loading Spaces	6	2

Note: *Per Section 27-568(a) of the Zoning Ordinance, one parking space is required per 50 units of consolidated storage having direct access only from within a building, plus four per 1,000 sq. ft. of GFA of office space, and one space per 250 sq. ft. of the first 2,000 sq. ft. of GFA incubator office. Per the 2010 *Central Annapolis Road Sector Plan and Sectional Map Amendment*, the maximum number of parking spaces shall be equal to the minimum required by Section 27-568(a) of Part 11 of the Zoning Ordinance, and the minimum number of surface parking spaces shall be 50 percent of the maximum number of parking spaces. The parking provided requires an amendment of the development district standards for parking as discussed in Finding 7.

**The 2010 Central Annapolis Road Sector Plan and Sectional Map Amendment does not have specific requirements for the number of loading spaces; therefore, the applicable section of the Zoning Ordinance serves as the requirement. A departure from the number of loading spaces is required, as discussed in Finding 8 below.

3. **Location:** The subject property is located on the south side of MD 450 (Annapolis Road) at its intersection with 68th Avenue in Council District 5, and Planning Area 69 in the municipality of Landover Hills. The address is 6801 Annapolis Road, Hyattsville, Maryland known as Lot 7, Block E of the Grayling Subdivision, recorded in Plat Book WWW 38-16 on March 3, 1960, and is located on Tax Map 51 in Grid C-2.
4. **Surrounding Uses:** The subject property is surrounded by a mix of commercial and residential uses. The property is bordered to the west by the MD 450 right-of-way and beyond are properties in the Mixed Use-Infill (M-U-I) Zone and Development District Overlay (D-D-O) Zone of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment* (Central Annapolis Road Sector Plan and SMA), developed with a mix of commercial uses including the Landover Hills Volunteer Fire Station and a

filling-station. The property is bordered to the northeast by commercial properties in the M-U-I and D-D-O Zones. East of the subject site is Multifamily Medium Density Residential (R-18)-Zoned property known as the Ashford at Cooper's Crossing apartments. South of the subject site is the Crestview Square Shopping Center in the M-U-I and D-D-O Zones, and a townhome development known as Cooper's Landing in the R-18 Zone. Beyond the immediate property vicinity are One-Family Detached Residential-Zoned properties.

5. **Previous Approvals:** The property was the subject of Record Plat WWW 38-16. DSP-94038 was originally approved in 1994 for a daycare on the subject property and amended twice. The existing buildings on-site were built in conformance with that approval. The 2010 Central Annapolis Road Sector Plan and SMA reclassified the subject property from the Commercial Shopping Center (C-S-C) to the M-U-I Zone and imposed the D-D-O Zone.
6. **Design Features:** The subject application proposes the construction of a seven-story, 133,000-square-foot consolidated storage building including 1,300 storage units, 840 square feet of retail/office space, and 1,006 square feet of incubator office. The current proposal is to raze the existing one-story building on-site, which is being used as a day care facility.

The site has a single access point from MD 450, directly east of 68th Avenue, in the same location as the existing access point. A 12-space surface parking lot and two loading spaces are located on the south side of the building. A sidewalk on the north side of the property leads pedestrians from MD 450 to the office incubator front door and then follows the building around to the south side and to the doors for access to the office and storage units. A large retaining wall, up to 9.6-feet-high, is proposed along the southern boundary, and stormwater facilities are located on the east/rear side of the building. No outdoor trash facility is proposed.

Architecture

The application proposes a four- to seven-story building that is composed of exterior insulation finishing system (EIFS), brick, cementitious fiber board, split face block, spandrel glass, aluminum store front windows, and composite metal panels. The main building elevations are directed towards MD 450 and 68th Avenue. The building is a mix of styles and lacks uniform design or architectural rhythm. The front of the building is four-stories above ground level and rear of the building is seven-stories, as the topography on the site drops away from MD 450. The northwest corner of the building is made of glass and metal panels. On the front façade, ground floor windows and a doorway are surrounded by a base of red split face block. Two bands of red brick define the second and third stories and gray EIFS caps the building front façade and builds off the glass corner element. Two windows are provided on the ground floor of the north elevation with faux windows above and the façade is capped with EIFS and signage.



Figure 1: East Elevation

The red split face block continues down a third of the north elevation's ground floor. The north elevation's long mass is broken up by a mixture of tan and gray EIFS columns, three columns of different sized faux EIFS windows surrounded by brick and cementitious siding. In the middle of the north façade is a large section of cementitious siding framing a large square of gray EIFS.



Figure 2: North Elevation

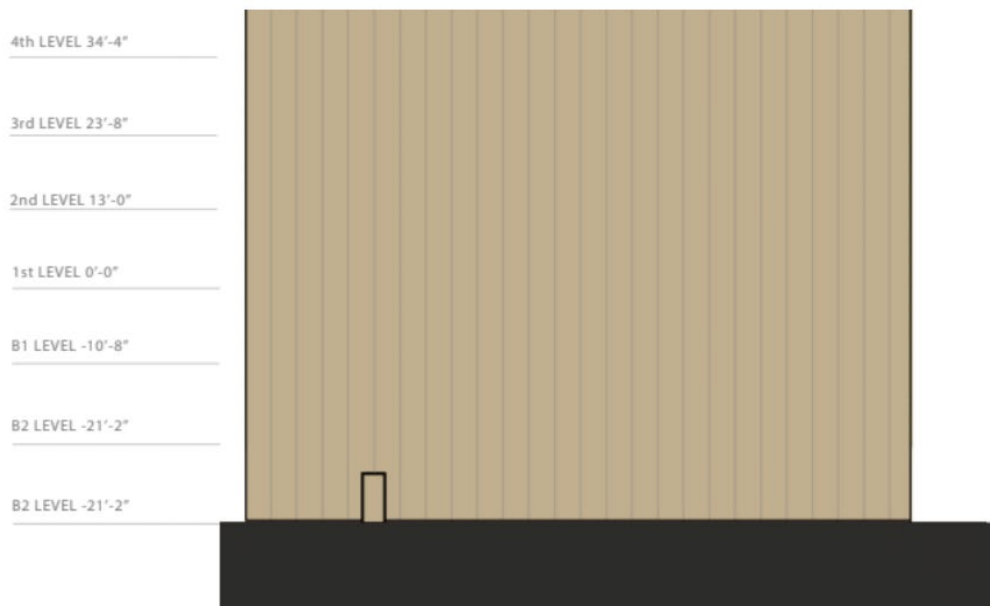


Figure 3: West Elevation

The west elevation is a seven-story-high tan wall composed of EIFS that faces neighboring apartment buildings. There are some vertical joint lines, but no other articulation. The south elevation has strong entrance features with the continuation of glass elements at the southwest corner, red brick surrounding storefront windows, and faux cementitious windows above. The two doors to the storage units on this elevation are surrounded by vertical sections of red brick with tan EIFS inlays and projected roof lines. The south façade, adjacent to the parking lot, highlights the entrance, uses high-quality materials and is broken into a bottom, middle, and top. The east side of this façade, where all seven-stories can be seen, is all tan EIFS with four gray vertical lines.



Figure 4: South Elevation

On page 163 of the Central Annapolis Road Sector Plan and SMA, under the Style and detail D-D-O standard section, it states that low-quality materials, such as EIFS, should be minimized and masked wherever possible. While the proposed architecture does propose EIFS mainly on the rear of the building, there are still large swaths where it is the primary building material and not minimized or masked.

Signage

The subject application proposes three building-mounted signs and one freestanding sign. The building-mounted signs will be placed at the top of the building on the north, east, and south elevations. The building-mounted signs will be back-lit, acrylic channel letters mounted on a gray raceway, and 140 square feet each. The freestanding sign will be an aluminum cabinet with vinyl letters, 8 feet tall and 50 square feet. The sign will be placed along the MD 450 frontage on the north side of the vehicular access to the site. The sign will be set on the 3-foot-high red brick base and will not be illuminated. The proposed signage appears appropriate in dimension and style.

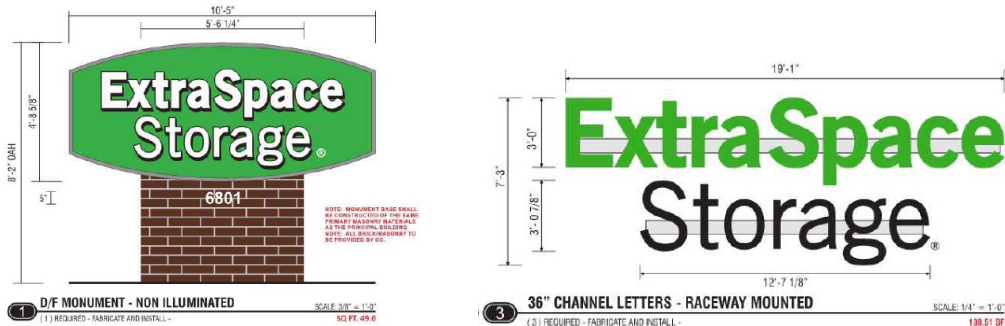


Figure 5: Freestanding and Building-Mounted Signage

Landscaping

The site shows landscaping along the front and the rear of the property. There are three evergreen trees proposed on the southern property line that help screen the loading area and one tree within a parking lot landscape island. Additional discussion of the site's conformance to the various landscape requirements is provided in Findings 7 and 12 below.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2010 Approved Central Annapolis Road Sector Plan and Sectional Map Amendment and Development District Overlay (D-D-O) Zone:** The subject site is located within the Mixed-Use Transition area of the Central Annapolis Road Sector Plan and SMA, which defines the purpose of this area, as follows:

The purpose of the Mixed-use Transition Area is to promote medium-density mixed-use with a residential character along segments of Annapolis Road currently occupied by underutilized strip commercial development. The Mixed-use Transition Area will include a mix of commercial, mixed-use, and multifamily development. Development controls for this area aim to create viable residential blocks and active commercial uses that are responsive to local needs and access. (page 142)

The sector plan includes illustrative drawings of the long-term redevelopment of the subject site. Block-style development of multifamily buildings with ground floor retail fronting MD 450 are included in the long-term vision. A new service road between Cooper Lane and 68th Place and a neighborhood-scaled park on the rear of this property and the adjoining are discussed as a strategy for the further improvement of the subject area. The sector plan rezoned the subject site from the C-S-C Zone to the M-U-I Zone to further implement the vision of the plan. Full realization of the sector plan vision for this area will not likely be achieved until the neighboring shopping center site is razed and redeveloped at some future date. A comprehensive redevelopment of the neighboring shopping center site is not currently proposed.

REQUESTED AMENDMENT TO APPROVED DEVELOPMENT DISTRICT OVERLAY ZONE

The Central Annapolis Road D-D-O requires that the uses on included properties shall be the same as those allowed in the underlying zones (page 139). Uses in the M-U-I Zone are governed by Section 27-546.17(a) of the Zoning Ordinance, which states:

- (a) **All uses permitted by right or by Special Exception in the C-S-C Zone, as provided in Section 27-461(b), are permitted by right in the M-U-I Zone, except as follows:**
- (1) **For the uses in Section 27-461(b)(3), Miscellaneous, and 27-461(b)(6) Residential/Lodging, the uses allowed are those permitted in Section 27-441(b)(4), Miscellaneous, and (7), Residential/Lodging, for the R-18 Zone, except that hotel and motel uses are permitted as in the C-S-C Zone.**

The proposed consolidated storage use is listed under Section 27-461(b)(3), Miscellaneous, of the Zoning Ordinance, which then defaults to Section 27-441(b)(4), Miscellaneous, of the

Zoning Ordinance, which does not list consolidated storage at all. Therefore, as stated in Section 27-441(a)(7), all uses not listed are prohibited. This deliberate action was clearly taken to ensure only miscellaneous uses permitted in the R-18 Zone would be directed to the M-U-I Zone. Pursuant to Section 27-548.26(b) of the Zoning Ordinance, the applicant can request that the Prince George's County District Council change the list of allowed uses for the subject property to allow the consolidated storage use. In so doing, they must find that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, meets applicable site plan requirements, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal.

Staff opposes the applicant's request to allow a consolidated storage facility use on the subject property, as it will not be consistent with the mixed-use residential land use recommendation and intent of the D-D-O Zone for the subject property and will substantially impair implementation of the sector plan by eliminating the opportunity to develop the subject property as recommended by the sector plan.

The sector plan places the subject property in the Mixed-Use Transition character area. The vision for this character area is to establish a low- to moderate-density mixed-use, multifamily neighborhood to serve as a transition between the existing single-family neighborhoods to the north and south and the retail to the southwest and encourage infill opportunities for workforce housing by providing new opportunities for the development of multifamily residential units (page 80).

The District Council, Prince George's County Planning Board, and the community invested a significant amount of time creating the D-D-O Zone for the Central Annapolis Road Sector Plan and SMA. To ignore the permitted uses fails to adhere to the communities wishes and the land use vision for the area.

The planning processes, which lead to approval of all sector plans, involves public process and substantial resources. The public process is to guarantee a clear vision and reasonable expectations are considered and most importantly an implementable plan is approved. The approved sector plan provides decision makers clear and concise direction regarding desired uses and building standards necessary to implement the plan's vision.

In an effort to assure the validity of approved plans, maximize opportunities to implement the plan, and maintain the community's trust in the planning processes, staff cannot support uses that are contrary to the plan's vision. The applicant's request to add the consolidated storage facility as a permitted use on the property eliminates the opportunity to attract mixed-use residential development to the subject property, as recommended by the sector plan and reinforced by the sectional map amendment, which reclassified the subject property from C-S-C to M-U-I Zones and imposed the D-D-O Zone. In addition, the District Council did not approve zoning for the subject site that would allow consolidated storage; therefore, there is no presumption that the subject site could be used for constructing a consolidated storage building. In other words, the applicant's proposed DSP clearly does not meet the objective requirements outlined in the Zoning Ordinance.

Therefore, staff recommends that the Planning Board should recommend to the District Council that the consolidated storage use be disapproved.

REQUESTED AMENDMENTS TO DEVELOPMENT DISTRICT STANDARDS

In accordance with Section 27-548.25 of the Zoning Ordinance, in approving the DSP, the Planning Board must find that the site plan meets applicable Development District Standards. If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the sectional map amendment text specifically provides otherwise. The Planning Board must find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.

The applicant has requested several amendments which warrant discussion, as follows (all page numbers reference the Sector Plan):

- a. **Mixed-Use Transition, Table 8.9, Mixed-Use Transition Area Bulk Table (pg. 158)**

The maximum building height is four stories.

The applicant is requesting a modification to the maximum building height for the site to allow a seven-story building, which includes four stories above grade and three stories partially below grade. Staff does not support the modification request because the proposed use and the additional height will not benefit the Development District's vision of a low- to medium-density neighborhood that transitions between the existing single-family neighborhoods to the north and south and the retail to the west. The proposed seven stories are significantly taller than anything existing or proposed in this area of the Sector Plan. Therefore, staff recommends **disapproval** of this request.

- b. **Mixed-Use Transition, Table 8.9 Mixed-Use Transition Area Bulk Table (pg. 158)**

The minimum ground-floor height for a building with non-residential uses or buildings on a corner lot is 12 feet.

The west building elevation shows the ground-floor height to be 10 feet 8 inches. The ground-floor height should be raised to the minimum height as required by the standard. A 10-foot ground floor height does not provide space for retrofitting the buildings retail frontage for a new tenant, which may be needed as the neighborhood develops. Therefore, staff recommends **disapproval** of this request.

- c. **Mixed-Use Transition, Parking and access management (pg. 161)**

5.b. For commercial uses, the minimum required on-site parking capacity shall be 50 percent of the current required minimum capacity as determined in Section 27-568(a). The permitted maximum on-site capacity shall be equal to 100% of the minimum capacity required by Section 27-568(a).

The applicant is requesting a modification to the minimum required parking spaces for the site. The DSP is proposing 12 parking spaces, which is below the minimum required 17 parking spaces for this use. To justify this five-space parking deficit, the applicant has referenced the *Parking Generation Manual 5th Edition* (Institute of Transportation Engineers).

The manual has indicated that for storage facilities, such as the one proposed, at most no more than 12 parking spaces are generally required during the peak periods of both weekdays and weekends. Therefore, staff recommends **approval** of this request.

d. **Mixed-Use Transition, Building design guidelines (pg. 163)**

3.a. Building designs shall use materials with high aesthetic character, such as brick, decorative masonry, decorative metals, and decorative wood, to be determined through the design review process.

3.b. Low-quality materials, such as concrete masonry units, exterior insulating finishing system, or prefabricated panels, shall be minimized and masked wherever possible.

The building elevations were revised to reduce EIFS as the dominate material on the front portion of the building. However, the rear portion requires further reductions in low-quality materials, such that they make up less than 50 percent of each façade in order to be considered minimized. Given that this is one of the first new developments in this area of the Sector Plan, to benefit the development district it is important that the building materials represent a high aesthetic character to establish a precedence. Therefore, staff recommends **disapproval** of this request.

e. **Public Realm Standards, Signage, Building and Canopy Signs (pg. 181)**

1.h. Lit signs should be externally illuminated from the front, except for individually mounted letters or numbers, which may be internally lit. Panelized back lighting and box signs are discouraged.

The applicant is requesting modification to the building and canopy signs standard to allow internally lit signs on the building. Panelized back lighting and box signs are discouraged. This standard is not mandatory as it is stated as a “should” and not a “shall.” The proposed building-mounted signs are individual letters mounted to a raceway, which is in keeping with the guideline.

The alternate standards and use will substantially impair implementation of the Central Annapolis Road Sector Plan and SMA. The sector plan envisions the future acquisition and razing of sites to make way for mixed-use residential development in this area. The redevelopment of the site with a large, low-quality material, consolidated storage building will impair the long-term vision and implementation of the sector plan. Future development proposals on the subject site should be reevaluated for their ability to conform to the development district standards.

8. **Zoning Ordinance:** The subject site plan has been reviewed for conformance with the requirements of the M-U-I and D-D-O Zones. The following discussion is offered regarding these requirements.

a. Section 27 546.19(c), Site Plans for Mixed Uses, of the Zoning Ordinance requires that:

(c) A Detailed Site Plan may not be approved unless the owner shows:

(1) The site plan meets all approval requirements in Part 3, Division 9;

Section 27-285 of the Zoning Ordinance contains required findings for DSP approval. These required findings are provided under Findings 15 and 16 below.

(2) All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;

The applicant has requested amendments to allow the consolidated storage use on the property and for other site conditions which have been evaluated for conformance with the requirements of the Central Annapolis Road Sector Plan and SMA. Staff is recommending disapproval as discussed in Finding 7 above.

(3) Proposed uses on the property will be compatible with one another;

The proposed consolidated storage use and accessory offices are compatible with one another.

(4) Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and

The proposed uses are not compatible with existing development and does not meet the vision of the development district, which is for this area to be a mixed-use, multifamily neighborhood to serve as a transition between the existing single-family neighborhoods just outside the Annapolis Road corridor to the north and south of the property and the retail to the southwest. This is not the type of infill that the plan encourages, as the area is to provide for the development of multifamily residential units with limited retail. The development district plan is for this property and surrounding properties to create walkable blocks with multifamily and retail that will activate the street.

(5) Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:

- (A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;**

The massing of the building is not compatible as it relates to the surrounding buildings, as it presents large blank façades that are adjacent and viewable from adjacent commercial and residential properties.

- (B) Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;**

The primary façades and entries face MD 450, and a public walkway is connected to the street so as to avoid crossing the parking lot and driveway.

- (C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties;**

A photometric plan was not provided and should be in order to determine light intrusion onto adjacent properties.

- (D) Building materials and color should be like materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;**

The building materials and colors are similar to those on adjacent properties; however, the building does not incorporate scaling or detailing to ensure compatibility. Multiple elevations present as a seven-story building with little to no detailing, which is not compatible with the neighborhood.

- (E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;**

The DSP does not show any outdoor storage areas or mechanical equipment.

- (F) Signs should conform to applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and**

The proposed signage conforms to the applicable development district standards, except as discussed in Finding 7 above.

(G) The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:

- (i) Hours of operation or deliveries;**
- (ii) Location of activities with potential adverse impacts;**
- (iii) Location and use of trash receptacles;**
- (iv) Location of loading and delivery spaces;**
- (v) Light intensity and hours of illumination; and**
- (vi) Location and use of outdoor vending machines.**

The applicant did not clarify the hours of operation, and the DSP shows no outdoor trash receptacles or vending machines. The loading spaces are located and screened so as to minimize adverse impacts on adjacent properties. A photometric plan was not provided and should be in order to determine the impacts on the neighborhood.

- b. The applicant has proposed a site plan, in accordance with Section 27-283, Site design guidelines, of the Zoning Ordinance that further cross-references the same guidelines as stated in Section 27-274 of the Zoning Ordinance, specifically in regard to parking, loading, internal circulation, and service areas. However, there are issues relative to the development district standards as discussed in Finding 7 above.
- c. The Central Annapolis Road Sector Plan and SMA does not have specific requirements for the number of loading spaces. Therefore, Part 11 of the Zoning Ordinance serves as the requirement; the 133,000-square-foot consolidated storage building requires six loading spaces and this DSP only proposes two. Section 27-548.25(e), Site plan approval for the D-D-O Zone specifically states:

(e) If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.

The applicant seeks a departure for the number of loading spaces, a reduction from the six required to two provided. The DSP conforms to all development district standards, except as discussed in Finding 7 above. The applicant is requesting that the consolidated storage use be allowed on the subject property and then is requesting a significant reduction in the number of parking and loading spaces for

the use. This is not in keeping with the development district standards for the Mixed-Use Transition area. Therefore, staff recommends that the Planning Board disapprove this departure for the reduced number of loading spaces.

9. **Record Plat WWW 38-16:** The property is known as Lot 7, Block E of the Grayling Subdivision, recorded in Plat Book WWW 38-16 on March 3, 1960, and is located on Tax Map 51 in Grid C-2. As this property was platted in March 1960, resubdivision of the property is required, in accordance with Section 24-111(c) of the Subdivision Regulations:

A final plat of subdivision approved prior to October 27, 1970, shall be subdivided prior to the issuance of a building permit.

A new final plat of resubdivision has been filed by the applicant, which proposes development consistent with this DSP. The approval and recording of this plat will be required prior to issuance of a building permit.

10. **2010 Prince George's County Landscape Manual:** The development district standards contained in the Central Annapolis Road Sector Plan and SMA modify those contained in the 2010 Prince George's County Landscape Manual (page 182). The submitted DSP is in conformance with the applicable D-D-O standards relative to landscaping. The D-D-O standards reference Section 4.7, Buffering Incompatible Uses, as the requirement for a bufferyard and the DSP demonstrates compliance along the rear of the property where it adjoins multifamily dwellings.
11. **Prince George's County Woodland and Wildlife Habitat Conservation:** This site is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in area and proposes to clear more than 5,000 square feet of woodland. A Type 2 Tree Conservation Plan (TCP2-034-2019) was submitted concurrently with the DSP application.

The site has an overall woodland conservation threshold of 15 percent or 0.16 acre. A total of 0.47 acre of woodlands are proposed to be cleared with this application, resulting in a woodland conservation requirement of 0.57 acre for this development. The calculation provided on the TCP2 is incorrect. There are other technical revisions to the TCP2 plan that must be addressed.

The TCP2 proposed to meet the woodland conservation requirement for the site through off-site woodland conservation credits. The correct amount of off-site woodland conservation credits required is 0.57 acre. All off-site woodland conservation credits required by the approved TCP2 must be acquired from an approved off-site woodland conservation bank prior to issuance of the first grading permit. The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6): within the same eight-digit sub-watershed (Cabin Branch), within the same watershed (Western Branch), within the same river basin (Patuxent), within the same growth policy tier (Developing), or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out appropriate locational opportunities for off-site woodland.

12. Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. Properties zoned M-U-I are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 1.094 acres in size and requires 4,765 square feet of tree canopy coverage. The subject DSP provides the required schedule showing the requirement will be met through the provision of proposed plantings.

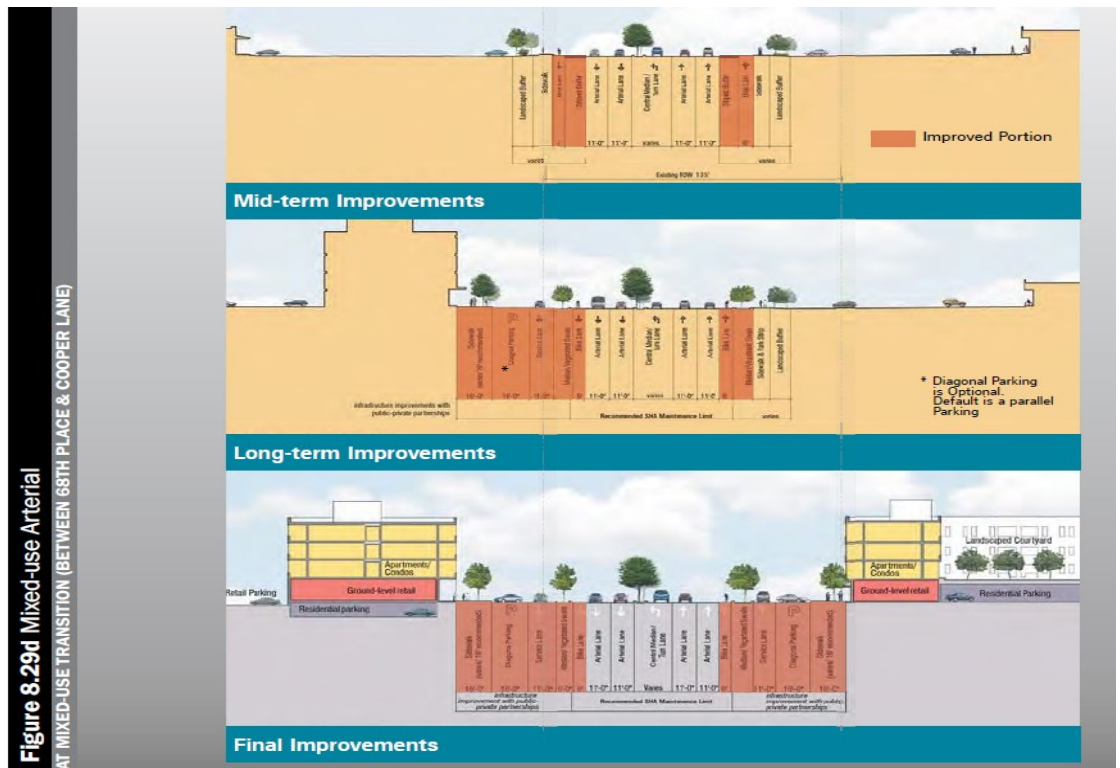
13. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

- a. **Community Planning**—In a memorandum dated December 16, 2019 (White to Hurlbutt), the Community Planning Division offered an in-depth discussion of the DSP's conformance with the D-D-O that has been incorporated into Finding 7 above.
- b. **Transportation Planning**—In a memorandum dated December 6, 2019 (Burton to Hurlbutt), the Transportation Planning Section provided comment on conformance to the applicable D-D-O standards as discussed in Finding 7 above. In addition, circulation within the site was found to be adequate. The property fronts on MD 450, which is a six-lane arterial road (A-18). Because the road is currently built to its ultimate master plan cross section, no further widening is anticipated and consequently, no additional right-of-way is required. Despite a single access point for both ingress and egress, there is ample space for cars and small vans to turn around within the confines of the parking area of the site. Consequently, staff finds circulation within the site to be adequate. The site's access, frontage, parking, and on-site vehicular and pedestrian circulation patterns are found to be acceptable.
- c. **Trails**—In a memorandum dated December 10, 2019 (Smith to Hurlbutt), the Transportation Planning Section provided analysis of the DSP, summarized as follows:

The proposed development includes a standard sidewalk along the site's entire frontage of MD 450 and a sidewalk connecting the proposed building with the public right-of-way. Crosswalks and pedestrian signals also exist at the intersection of MD 450 and the site's entrance at 68th Avenue. The property is served by the Washington Metropolitan Area Transit Authority bus routes, with a bus stop in the vicinity of the subject site.

The concurrent Final Plat Application (5-19004) is subject to the requirements of Section 24-124.01 of the Subdivision Regulations (bike/pedestrian adequacy). A bus shelter along Annapolis Road was identified as a potential improvement at the bicycle and pedestrian impact statement scoping meeting, on November 12, 2019. The Prince George's County Department of Public Works and Transportation (DPW&T) Office of Transit has recommended that the stop be made shelter ready and that the applicant work with DPW&T's contractor regarding the shelter installation. Prior to signature approval, an exhibit showing the location, limits, and details shall be submitted.

The site is identified within a multiway boulevard section of the Annapolis Road corridor per the Central Annapolis Road Sector Plan and SMA, which includes specific streetscape recommendations that impacts the site's frontage, as illustrated in Figure 8.29d shown below:



The appropriate 120-foot right-of way dedication is shown on the submitted plans. As shown in Figure 8.29d, additional improvements beyond the public right-of-way are planned along the corridor. An exhibit submitted by the applicant demonstrates that the development proposed on the subject site does not preclude the ultimate implementation of the multiway boulevard by the operating agency as proposed in the master plan.

- d. **Environmental Planning**—In a memorandum dated December 09, 2019 (Finch to Hurlbutt), the Environmental Planning Section provided the following summarized comments:

Natural Resources Inventory/Existing Conditions Plan

An approved Natural Resources Inventory, NRI-073-2019, was submitted with the application. There is no primary management area located on-site. The forest stand delineation indicates the presence of one forest stand totaling 0.47 acre with a low priority for preservation or restoration. Two specimen trees are identified on the NRI off-site but with critical root zones (CRZ), which extend onto the subject property. Specimen Tree 2 is a 33-inch diameter at breast height cottonwood (*Populus deltoides*) in fair condition, which will have approximately 30 percent of its CRZ impacted by grading and the placement of a retaining wall.

Stormwater Management

The site has an approved Stormwater Management Concept Letter 18998-2019-0 and associated plan that is in conformance with the current code and valid until July 28, 2022. The plan shows the use of two underground detention facilities to treat 100 percent of the water quality volume and channel protection volume for new impervious area using environmental site design practices and techniques before it leaves the site. The approved concept plan is consistent with the TCP2.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Russet-Christiana-Urban land complex, Urban land-Christiana-Downer complex, Urban land Russett-Christiana complex and Christiana-Downer-Urban land complex.

According to available information, no Marlboro clay is in the vicinity of this site, but soils containing Christiana complexes are mapped on this property. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) may require a soils report to address on-site conditions prior to issuance of a grading and/or building permits.

- e. **Subdivision Review**—In a memorandum dated December 5, 2019 (Simon to Hurlbutt), the Subdivision Review Section provided comment on the subject DSP, as incorporated in Finding 9 above.
- f. **Department of Permitting, Inspections and Enforcement (DPIE)**— At the time of the writing of this technical staff report, DPIE did not provide any comments on the subject application.
- g. **Maryland State Highway Administration (SHA)**—In a memorandum submitted on December 2, 2019, SHA indicated that they had no objection to the subject application.
- h. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide any comments on the subject application.
- i. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide any comments on the subject application.
- j. **Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide any comments on the subject application.
- k. **Landover Hills**—At the time of the writing of this technical staff report, Landover Hills did not provide any comments on the subject application.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated November 11, 2019 (Burnham to Hurlbutt), WSSC offered numerous comments on the subject application that have been provided to the applicant. A critical comment

with regard to the building setback was addressed by the applicant. The other comments will be addressed through WSSC separate permitting process.

14. Based on the foregoing and as required by Section 27-285(b)(1), the DSP does not represent 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.
15. Section 27-285(b)(4) requires that regulated environmental features be preserved and/or restored in a natural state to the fullest extent possible. As there are no regulated environmental features on the subject site, this required finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. Recommend to the District Council DISAPPROVAL of the property owner's request to permit a consolidated storage use on the subject site.
- B. DISAPPROVE Detailed Site Plan DSP-19001 and TCP2-034-2019 for JSF Annapolis Road, including a departure from the required number of loading spaces.