



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.igmp2.com/Citizens/Default.aspx>

Detailed Site Plan Alternative Compliance Parliament Place

DSP-20024
AC-20011

REQUEST	STAFF RECOMMENDATION
DSP: Approval of a 128,383 square foot, 1,042-unit, consolidated storage facility, with 1,000 square feet of office.	APPROVAL with conditions
AC: Reduction of the Section 4.7, Buffering Incompatible Uses bufferyard	APPROVAL with Conditions

Location: On the south side of MD 704 (Martin Luther King Jr. Highway), approximately 720 feet west of its intersection with Parliament Place.

Gross Acreage: 2.48

Zone: I-1

Dwelling Units: N/A

Gross Floor Area: 128,383

Planning Area: 70

Council District: 05

Election District: 13

Municipality: N/A

200-Scale Base Map: 206NE09

Applicant/Address:

4200 Parliament, LLC
1343 Ashton Road
Hanover, MD 21076

Staff Reviewer: Thomas Burke

Phone Number: 301-952-4534

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Planning Board Date:	12/03/2020
Planning Board Action Limit:	12/04/2020
Staff Report Date:	11/17/2020
Date Accepted:	09/25/2020
Informational Mailing:	05/20/2020
Acceptance Mailing:	09/25/2020
Sign Posting Deadline:	11/03/2020

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-20024
Type 2 Tree Conservation Plan TCP2-033-2020
Alternative Compliance AC-20011
Parliament Place

The Urban Design Staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this staff report.

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-19049;
- 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 analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for a 128,383-square-foot, 1,042-unit, consolidated storage facility, with 1,000 square feet of office.

2. **Land Use Summary:**

DEVELOPMENT DATA SUMMARY		
	EXISTING	PROPOSED
Zone	I-1	I-1
Use	Parking lot/Vacant	Consolidated Storage
Total Acreage	2.48	2.48
Green Area (10 percent required)		0.90 acre/36.4 percent
Parcels	1	1
Gross Floor Area (square feet)	0	128,383
Number of Storage Units	0	1,042

PARKING REQUIREMENTS		
Use	Number of Spaces Required	Number of Spaces Provided
Office Space – 1,000 sq. ft. @ 4/1,000 sq. ft.	4	4
Storage Units – 1,042 @ 1/50 units	21	21
Total Parking Spaces	25	25
Handicapped Van Accessible		1
Standard Spaces		24
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 site is in Planning Area 70, Council District 5. More specifically, it is located on the southeast side of MD 704 (Martin Luther King Jr. Highway), approximately 720 feet south of its intersection with Parliament Place in Lanham.

4. **Surrounding Uses:** The site is bounded to the north and east by commercial/industrial uses in the Light Industrial (I-1) Zone; to the south by the US 50 (John Hanson Highway) and MD 704 interchange; and to the west by MD 704, with industrial uses in the I-1 Zone beyond.

5. **Previous Approvals:** On October 24, 2020, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-19049 (PGCPB Resolution No. 2020-153), for three parcels, including the subject proposed Parcel 1.

The site also has an approved Stormwater Management (SWM) Concept Plan, 1120-2020-00, which is valid through August 27, 2023.

6. **Design Features:** The site has a single point of entry from an access easement extending from Parliament Place, east of the proposed parcel. The entrance to the site, in the northeast corner of the parcel, leads to two parking lots in front of the consolidated storage building. The parking lot to the east serves the facility’s office, and the parking lot to the west is enclosed by a 6-foot-high, prefinished, black aluminum fence and matching gate, and will serve storage facility customers accessing the building, and include the five loading spaces.

The site will be adequately lit and is surrounded by industrial/commercial uses or public roadways, so spillover is not an issue.

Architecture

The proposed, approximately 151 foot by 301 foot, three-story, 128,383-square-foot, 1,042-unit building will be a maximum of 36 feet in height. This consolidated storage building presents a balanced composition of masonry block, exterior insulated finish system, horizontal blue metal panels, and storefront glazing. This roughly rectangular building is proportionally divided into smaller forms to minimize visual impact by providing projections, mixed materials, and color patterns.

The office will be located on the southeast corner of the building, at the entrance to the site, and is distinguished by two stories of storefront fenestration, framed with the blue metal panels and white trim. Above the entrance will be a decorative display showing blue storage doors. It is important to note that these storage doors, as well as storage doors shown on other exterior elevations, are purely decorative, will not function as individual storage units, and will not be accessible by customers. This is a typical feature with many consolidated storage facilities developed throughout the County. The entrance to the interior storage units will be from four locations along the northeast elevation, identified numerically on the storefront fenestration. In addition, 10 individual units can be accessed directly from the parking and loading area, and also along the northeast elevation. These entrances are not visible from any street.

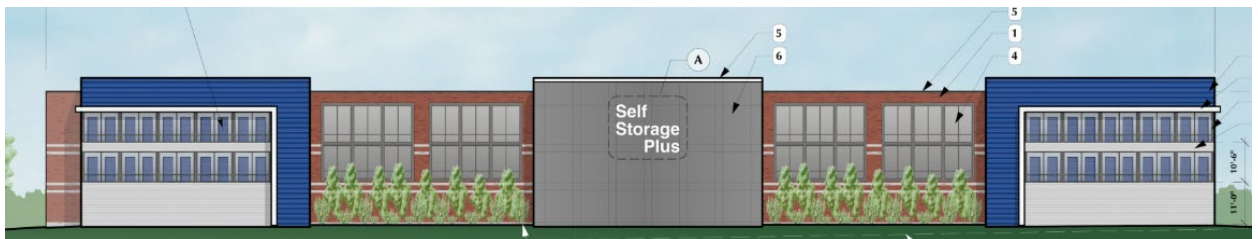


Figure 1: Southwest Elevation



Figure 2: Northwest Elevation (Facing MD 704)

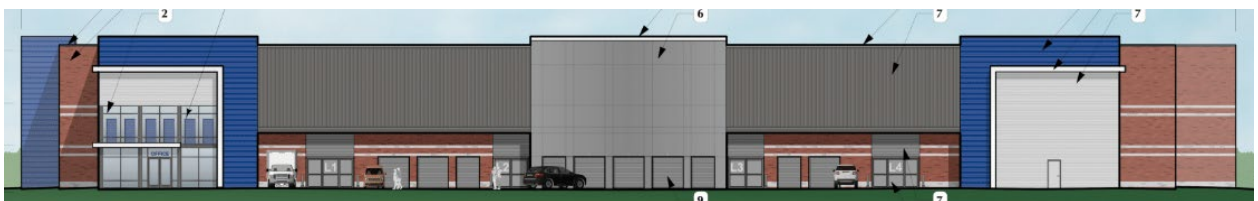


Figure 3: Northeast Elevation



Figure 4: Southeast elevation (facing adjacent office building)

Signage

The applicant proposes two building-mounted signs; one on the southwest elevation and one on the northwest elevation. Each sign will be 107.5 square feet with individual, internally lit, white lettering providing the text “Self Storage Plus” in a stacked, vertical pattern. Signage details are provided with this application showing conformance to the Prince George’s County Zoning Ordinance requirements.

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, and buffering; 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.**

All entrances to individual consolidated storage units are either internal to the proposed building or oriented toward the rear elevations of the industrial uses in the I-1 Zone, to the northeast.

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

The architectural plans provided with the application show the proposed building to be 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 application is for a new consolidated storage facility. Therefore, this finding is not applicable.

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 these requirements. Regarding the current county-wide inventory of consolidated storage uses, an evaluation was performed and there are no consolidated storage facilities within 0.5 mile of this property.

- d. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; grading will be minimized to avoid clearing, to the extent practicable, and all disturbed areas will be restored; and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
8. **Preliminary Plan of Subdivision (PPS) 4-19049:** The site is subject to PPS 4-19049, which was approved by the Planning Board on October 29, 2020 (PGCPB Resolution No. 2020-153), for three parcels, including the subject parcel for the consolidated storage building, subject to 15 conditions. Of these conditions, the following are applicable to the review of this DSP:
3. **The final plat of subdivision shall grant 10-foot-wide public utility easements along the public rights-of-way abutting the site, in accordance with the approved preliminary plan of subdivision.**
 4. **Prior to approval of the final plat of subdivision, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a draft access easement agreement or covenant, for access to Parcels 1-3, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Development Review Division, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision and indicate denial of access to MD 704 (Martin Luther King Jr Highway) and US 50 (John Hanson Highway) from the subject property, in accordance with Section 24-121(a)(3) of the Subdivision Regulations.**

This DSP delineates the required public utility easements and access easement, including an expansion to the access easement for loading access to Parcel 1, consistent with the approved PPS.
 5. **Prior to the approval of a detailed site plan, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate pedestrian and bicycle facilities to be in conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment, and provide the following on the detailed site plan:**
 - a. **An internal sidewalk network connecting the existing office building to the proposed buildings and to the cross-access easement.**

This plan includes a pedestrian route that leads from the entrance to the subdivision to the existing office building and then from the office building to the subject site, using a combination of sidewalk and pavement markings that will be provided when the other parcels are developed or redeveloped. A short segment of sidewalk on the subject property will connect to the future pedestrian pathway through the parking lot on proposed Parcel 2.

- b. Short-term and long-term bicycle parking facilities consistent with the AASHTO Guide for the Development of Bicycle Parking Facilities, 4th Edition at all buildings on the subject site.**

The plans include two inverted U-style bicycle parking racks near the entrance of the subject building. When development or redevelopment is proposed for the remaining parcels, these parcels will also need to provide bicycle parking.

- c. A shared-use path between the proposed consolidated storage facility building and the east side of MD 704 (Martin Luther King Jr Highway), unless modified by the Maryland State Highway Administration, with written correspondence.**

The submitted plans do not include a shared-use path connection between the proposed storage building and the recommended shared-use path along MD 704. Staff recommends that a path be routed around the rear of the storage facility, and can overlap with the fire access road, to avoid conflicts with loading dock activities, bicyclists, and pedestrian passersby. Should the Maryland State Highway Administration (SHA) remove the shared-use path facility along MD 704, the proposed path connecting MD 704 and the subject site would not connect and would not be necessary. At this point, no written correspondence has been submitted from SHA indicating that a shared-use path along this roadway would be modified or removed.

A condition that the DSP be revised to include a shared-use path connection, or that written confirmation from SHA be provided, is included in the Recommendation section of this report.

- 13. Prior to detailed site plan approval, the applicant shall demonstrate the efforts made through site design to save Specimen Trees 3, 4, 5, and 6. Should it be demonstrated that the trees cannot be saved, the applicant shall submit a variance request and associated statement of justification for consideration.**

The applicant has submitted a variance request, as well as an associated Statement of Justification and an alternative design exhibit that is discussed in Finding 12 below.

- 9. 2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and

lighting plan provided with this DSP contains the required schedules demonstrating conformance to these requirements, with the exception of Section 4.7. Alternative Compliance, AC-20011, was submitted and reviewed, and the Planning Director recommends approval of the AC request for the Section 4.7 requirements, as follows:

Section 4.7 Buffering Incompatible Uses

REQUIRED: Section 4.7-1 Buffering Incompatible Uses Requirements (southeast lot line)

Minimum building setback	30 feet
Minimum width of landscape yard	20 feet
Linear feet of buffer	405
Number of plant units	324

PROVIDED: Section 4.7-1 Buffering Incompatible Uses (southeast lot line)

Variable width building setback	11 - 20 feet
Minimum width of landscape yard	10 feet
Linear feet of buffer	405
Number of plant units	324

Justification of Recommendation

This application proposes a variable width landscape yard and variable building setback. The average building setback and average width of the landscape yard provided are approximately half of that normally required. The number of plant units provided is equal to the required quantity, and the size of proposed plant material is slightly larger than normally required. The selected types of plant material and arrangement of plantings within the buffer area will function as a hedgerow and provide screening between the two incompatible uses. One tree species selected, Green Ash, is not generally recommended for use due to the highly invasive Emerald Ash Borer that widely infects and kills ash species in North America. The ash species should be replaced with a native species, such as Pin Oak (cultivars without drooping branches are recommended, i.e. 'Green Pillar').

In addition, there are several factors unique to the subject site that warrant consideration, in accordance with Section 1.3 of the Landscape Manual, for the requested reduction in building setback and the width of the landscape yard. The subject site is one of the last remaining undeveloped lots within the larger Parliament Place commercial/industrial development. The subject site is oddly shaped and sited in a far corner of the larger development. Most of the surrounding properties were developed prior to the Landscape Manual and do not generally include landscape areas between buildings. The location of the Section 4.7 bufferyard is along the site's southeastern lot line that abuts an existing parking lot associated with the adjacent office building. The office building will be over 200 feet away from the lot line and this spatial separation will significantly aid in buffering the incompatible uses. Taking into consideration the site's unique characteristics, the proposed alternative design meets the objectives of buffering incompatible uses, as defined in Section 4.7(a) of the Landscape Manual, by providing a vegetated buffer that forms visual separation and creation of a physical transition between the proposed consolidated storage use and the existing office use. The required quantity of plant units has been provided.

The Planning Director finds that the applicant's proposal can be considered equally effective as normal compliance with Section 4.7, subject to a revision to the landscape plan. The provision of the required number of plant units, larger caliper plantings, and distance to the existing office building makes the proposed bufferyard equally effective between two incompatible uses as normal conformance with the requirements. The resulting design will provide adequate buffering between the proposed consolidated storage facility use and existing office use. The one condition recommended by the Planning Director with the AC has been conditioned herein.

10. **2010 Prince George's County Woodland and Wildlife Habitat 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 contains more than 10,000 square feet of existing woodland. A Type 1 tree conservation plan, TCP1-015-2020, was recently approved for this site. A phased Type 2 Tree Conservation Plan, TCP2-033-2020, for two phases, was submitted with the current DSP application.

According to the woodland conservation worksheet submitted, the woodland conservation threshold for the overall 11.72-acre site within the I-1 zone is 15 percent of the net tract area or 1.76 acres.

The current application associated with this DSP is for Phase 1, located on Parcels 1 and 2, which has a net tract area of 8.25 acres and does not contain any woodlands or propose any additional clearing. Phase 1 has a woodland conservation requirement of 1.76 acres. This requirement will be met entirely off-site, prior to the first grading permit for Phase 1.

Phase 2 will cover Parcel 3, which has a net tract area of 3.47 acres, with 2.61 acres of woodlands on the net tract with no wooded floodplain. A total of 2.49 acres is shown for clearing within Phase 2 with this TCP2. This clearing is required for rough grading, implementation of a sediment and erosion control plan, and a SWM plan that will serve the entire site, including Parcels 1 and 2. The woodland conservation requirement for Phase 2 is 1.85 acres. This requirement will be met entirely off-site, prior to the first grading permit for Phase 2. The total cumulative woodland conservation requirement for both phases is 3.61 acres. The limits of disturbance (LOD) for Phase 2 is currently not shown on the TCP2, nor are any of the proposed SWM devices, temporary sedimentary control devices, or associated grading. These items must be shown on the TCP2.

The TCP2 also required additional technical revisions that are included in the Recommendation section of this report.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a 10 percent tree canopy coverage (TCC) on properties in the I-1 Zone. The subject site is 2.48 acres and the required TCC amounts to approximately 0.25 acre. The subject application provides a schedule showing that the site will be in conformance with this requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated October 13, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section indicated that the probability of archeological sites within this property is low, and that the site does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
- b. **Community Planning**—In a memorandum dated November 2, 2020 (Dickerson to Burke), 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 Planning**—In a memorandum dated November 2, 2020 (Saunders to Burke), incorporated herein by reference, the Transportation Planning Section evaluated the traffic impacts, access, and circulation. This proposed development at full buildout is projected to generate 13 AM and 23 PM new vehicle trips. This trip generation is fully consistent with the trip cap approved with PPS 4-19049. From the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.
- d. **Trails**—In a memorandum dated November 4, 2020 (Jackson to Burke), incorporated herein by reference, the Transportation Planning Section made findings regarding this proposal, prior conditions of approval, improvements to bicycle and pedestrian infrastructure and the following, and conformance to the *2009 Approved Countywide Master Plan of Transportation* and the *2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*.

Staff finds that the submitted plans include a pedestrian connection through the subject site and bicycle parking at the proposed building, which contribute to the intent of the master plan goals and policies. Staff finds that this proposal is consistent with the site design guidelines, and meets the findings required for DSP approval, subject to conditions provided in the Recommendation section of this report.

- e. **Subdivision Review**—In a memorandum dated November 2, 2020 (Heath to Burke), incorporated herein by reference, the Subdivision Review Section evaluated the DSP and previous conditions of approval, and found substantial conformance with the approved PPS.
- f. **Environmental Planning**—In a memorandum dated November 5, 2020 (Juba to Burke), incorporated herein by reference, the Environmental Planning Section provided the following summarized comments:

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Environmental Technical Manual (ETM).”

A total of six specimen trees were identified on the approved Natural Resources Inventory, four of which are proposed for removal according to the variance request dated October 28, 2020. Specimen Trees 1 and 2 are proposed to be saved while Specimen Trees 3–6 are requested for removal.

Review of Subtitle 25 Variance Request

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for the four specimen trees together; however, details specific to individual trees (all of which are native) have also been provided in the following chart.

SPECIMEN TREE SCHEDULE SUMMARY

ST #	COMMON NAME	DBH (in inches)	CONDITION	DISPOSITION
1	Willow Oak	32.5	Good	Save
2	Willow Oak	32	Good	Save
3	White Oak	36.5	Good	Remove
4	White Oak	32	Fair	Remove
5	White Oak	37	Poor	Remove
6	White Oak	35	Good	Remove

A variance to Section 25-122(b)(1)(G) is requested for the clearing of four specimen trees together. This variance is requested to the WCO, which requires under Section 25-122(a)(1) of the Zoning Ordinance, that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle 25 Variance Application form requires a Letter of Justification of how the findings are being met.

The text in **BOLD**, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

Parcel 1 is unusually shaped and tapers narrowly towards MD 704 to the north. All the specimen trees are located along the northeastern property boundary at the narrowest section of the property. This site was previously developed and is associated with a large Washington Suburban Sanitary Commission (WSSC) Sewer Easement (Liber 7120 folio 119) that runs along the frontage of US 50. According to the alternative layout exhibit provided by the applicant, if the footprint of the building were shifted away from the specimen trees to preserve these specimen trees’ critical root zones, the building would be located within the WSSC Easement and be in violation of this encumbrance.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

This property is zoned I-1 and is located at the intersection of MD 704 and US 50, which are classified as an arterial road and freeway, respectively. This area is previously developed and falls within a priority funding area for development. One of the purposes of this zone is to encourage development in areas that are already substantially developed. Further limiting the developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is not in response to actions taken or resulting by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The site is governed by the current SWM regulations. Currently, the site is within a Tier II catchment area that is considered a priority for protection. Water is largely discharging untreated from existing development that was constructed, prior to these regulations, meaning there is significant discharge of untreated stormwater runoff. The loss of these four specimen trees will be offset by the establishment of water quality and control devices preventing direct untreated discharge into the Little Paint Branch River during storm events.

After evaluating the applicant's request, the required findings of Section 25-119(d) have been adequately addressed for the removal of four Specimen Trees (3-6), which are recommended for removal.

Stormwater Management

An approved SWM Concept Plan, 1120-2020-0, was submitted with the subject application. It is consistent with the TCP2, except that the grading and associated LOD shown on the concept must also be shown on the TCP2. This discrepancy must

be addressed, prior to certification of the TCP2 and DSP. A combination of three micro-bioretenment areas, a submerged wetland, and two swales are proposed to serve as on-site detention and quality control for stormwater associated with this DSP.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland, as designated by the Maryland Department of Environment that are afforded special protection under Maryland's Anti-degradation policy. No streams are associated with this project. The Prince George's Soil Conservation District Soil may require redundant erosion and sediment control measures for this site, as part of their review and approval process. No further information is required at this time regarding erosion and sediment control.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Urban Land-Russett-Christiana complex (0–5% slopes), Russett-Christiana-Urban Land complex (0–5% slopes), and Urban Land Issue-complex (0–5% slopes).

According to available information, no unsafe soils containing Marlboro clay exist on-site; however, unsafe soils containing Christiana complexes are mapped on this property. According to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on submitting a full geotechnical report that includes a global stability analysis with the proposed (mitigated) 1.5 Safety Factor Line determined and shown on the plans submitted for County review and approval. There are no slopes of significant concern identified within the area of this soil type and the applicant is proposing to cut and fill the site to a 1.0 percent grade for a buildable area. A geotechnical review was not requested with this application, but may be required for review by the County with a future development application, in conformance with Prince George's County Council Bill CB-94-2004.

- g. Permit Review**—In a memorandum dated November 2, 2020 (Jacobs to Burke), incorporated herein by reference, the Permit Review Section offered comments that have either been addressed by revisions to the plans, or are incorporated herein.
- h. Prince George's County Fire/EMS Department**—In a memorandum dated November 3, 2020 (Reilly to Burke), incorporated herein by reference, the Fire/EMS Department provided comments to be addressed at the time of permit review.
- i. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this report, a memorandum had not been provided by DPIE.
- j. Prince George's County Police Department**—In a memorandum dated October 14, 2020 (Contic to Burke), incorporated herein by reference, the Police Department offered no comments for this DSP.

- k. **Prince George's County Health Department**—At the time of the writing of this report, a memorandum had not been provided by the Health Department.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated October 9, 2020 (Mapes to Burke), incorporated herein by reference, WSSC provided comments to be evaluated at the time of application for water/sewer service.
13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs, and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).**

The regulated environmental features on the subject property have fully been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the tree conservation plan submitted for review. No impacts have been proposed.

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-20024, Type 2 Tree Conservation Plan TCP2-033-2020, and Alternative Compliance AC-20011, for Parliament Place, subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:
 - a. Include a 12-foot-wide shared-use path to connect the consolidated storage facility with both MD 704 (Martin Luther King Jr. Highway) and the existing office building, to provide efficient bicycle and pedestrian travel within the site, unless the Maryland State Highway Administration modifies the proposed shared-use path along MD 704, eliminating the need for this additional connection.
 - b. Label the width of the sidewalk that connects to the pedestrian connection.
 - c. Revise the pedestrian exhibit to replace the pedestrian access labels with “ADA accessible pedestrian access, location to be finalized with future development or redevelopment.”

- d. Revise the plant schedule on the landscape plans to replace the proposed Green Ash trees (*Fraxinus pennsylvanica*) with a native species from the recommended shade tree list contained in Table A-3-1 of the 2010 *Prince George's County Landscape Manual*.
 - e. Provide a 2-inch by 2-inch certification box on each plan.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Revise the TCP2 by showing all proposed grading and associated devices to be installed for sediment and erosion control, as well as for stormwater management required for rough grading of the site and for Phase 1.
 - b. Add a separate limits of disturbance (LOD), using a distinct symbol, for Phase 2 that is easily distinguishable from the LOD for Phase 1.
 - c. Complete the standard notes entitled "when invasive plant species are to be removed by the permittee" with the required information.
 - d. Include an invasive species management plan on the TCP2.
 - e. Revise the TCP2 worksheet, as follows:
 - (1) Indicate the site is subject to the 2010 Woodland Conservation Ordinance.
 - (2) Indicate that the site is within a PFA (Priority Funding Area).