



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.iqm2.com/Citizens/Default.aspx>

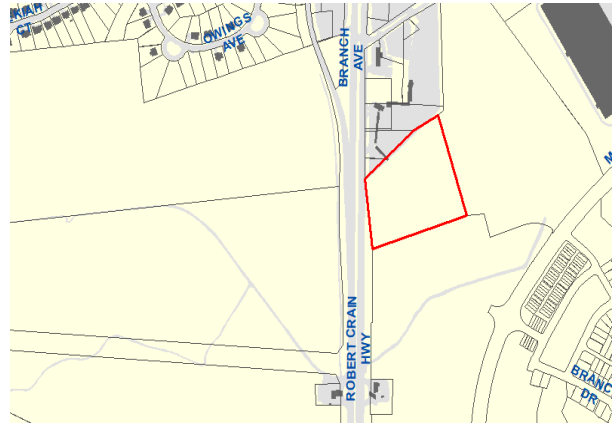
Detailed Site Plan

Brandywine Commercial Center

DSP-20028

REQUEST	STAFF RECOMMENDATION
Construction of a 152,175-square-foot, 1,140-unit consolidated storage facility, with 1,500 square feet of office.	APPROVAL with conditions

Location: On the east side of US 301 (Robert Crain Highway), approximately 950 feet south of its intersection with Short Cut Road.	
Gross Acreage:	9.82
Zone:	I-1
Dwelling Units:	N/A
Gross Floor Area:	152,175 sq. ft.
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	219SE07
Applicant/Address: Generation Properties, LLC Attn: Rick Bailey 3150 West Ward Road #401 Dunkirk, MD 20754	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	12/10/2020
Planning Board Action Limit:	12/11/2020
Staff Report Date:	11/23/2020
Date Accepted:	10/02/2020
Informational Mailing:	04/30/2020
Acceptance Mailing:	09/30/2020
Sign Posting Deadline:	11/10/2020

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-20028
Type 2 Tree Conservation Plan TCP2-034-2020
Brandywine Commercial Center

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 Preliminary Plan of Subdivision 4-19017;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a detailed site plan (DSP) to construct a 152,175-square-foot, 1,140-unit consolidated storage facility, with 1,500 square feet of office.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Use	Vacant	Consolidated Storage
Total Acreage	9.82	9.82
Green Area (10 percent required)	N/A	352,684 sq. ft./82.5 percent
Parcels	1	1 Lot and 1 Outparcel
Gross Floor Area (sq. ft.)	0	152,175
Number of Storage Units	0	1,140

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

Use	Number of Spaces Required	Number of Spaces Provided
1,140 Storage Units @ 1 space per 50 units	23	23
1,500 sq. ft. Office @ 4 spaces per 1,000 sq. ft.	6	6
Handicap-Accessible*	2	2
Total Parking Spaces*	29	29
Loading Spaces		
152,175 sq. ft. (2 spaces for up to 10,000 sq. ft. of GFA)	2	2
+1 space/each additional 40,000 sq. ft. of GFA	4	4
Total Loading Spaces	6	6

Note: *Total required and provided parking includes accessible spaces. Both accessible spaces provided are van accessible.

3. **Location:** The subject property is located on the east side of US 301 (Robert Crain Highway), approximately 950 feet south of its intersection with Short Cut Road. The property is located in Council District 9 and Planning Area 85A.
4. **Surrounding Uses:** The site is bounded by land in the Light Industrial (I-1) Zone to the north, that is developed with a commercial trailer business; to the west by the right-of-way of US 301; and to the east and south by land in the Residential Medium Development (R-M) Zone, some of which is currently vacant and some of which is under construction, as part of the Villages of Timothy Branch residential development.
5. **Previous Approvals:** The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-19017 (PGCPB Resolution No. 2020-63) and Type 1 Tree Conservation Plan, TCP1-004-2020, on April 30, 2020 for four lots, subject to ten conditions. The PPS subdivided the entire site into four lots (Lots 1, 2, 3, and 4) for 295,150 square feet of commercial and industrial development, with a shared private access easement from US 301. The PPS also approved a variation from Section 24-121(a)(3) of the Prince George's

County Subdivision Regulations, to allow the proposed lots shared access to US 301, which is classified as a freeway.

The property is also the subject of Stormwater Management (SWM) Concept Plan 8708-2019-01, which was approved on June 1, 2020.

6. **Design Features:** The subject DSP includes proposed Lot 1, consisting of approximately 2.95 acres, proposed Outparcel A, consisting of nearly 6.68 acres, and 0.17-acre for public dedication in the northeast corner of the site. The development of a consolidated storage facility is proposed on Lot 1, while clearing, grading, and installation of SWM features only is proposed for the remainder of the site. A single, right-in/right-out only vehicular access is provided to the site from the northbound lanes of US 301. A variable-width (22 to 30 feet) access easement crosses the site from its connection with US 301 to the northeast corner of the site. The access road is proposed to be developed only in the westernmost portion of the easement, to provide access to Lot 1 with this DSP.

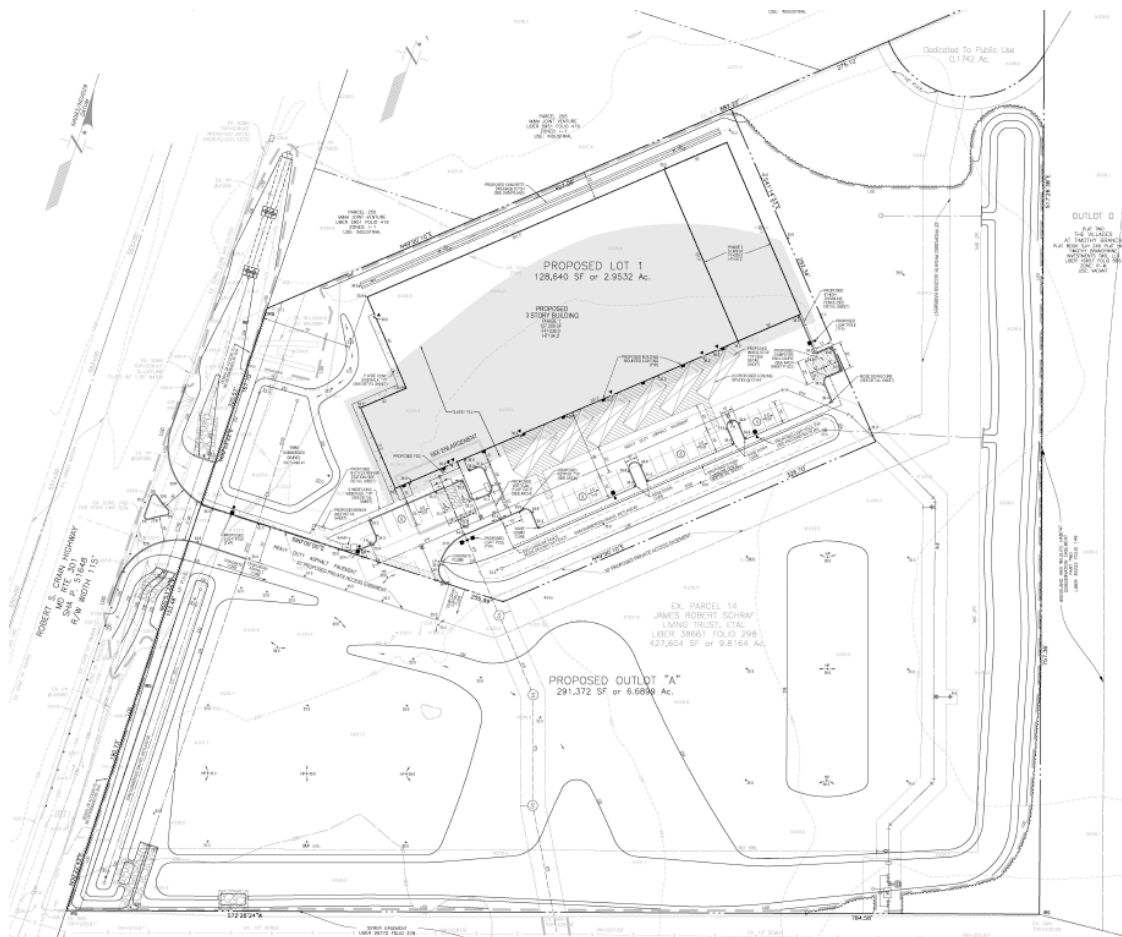


Figure 1: Site Plan

An existing double-sided advertisement billboard is located along the site's northwestern frontage with US 301 and is proposed to remain. The applicant is in the process of certifying the billboard as being legally nonconforming so that it may remain in place. No changes to the existing billboard are proposed by this DSP.

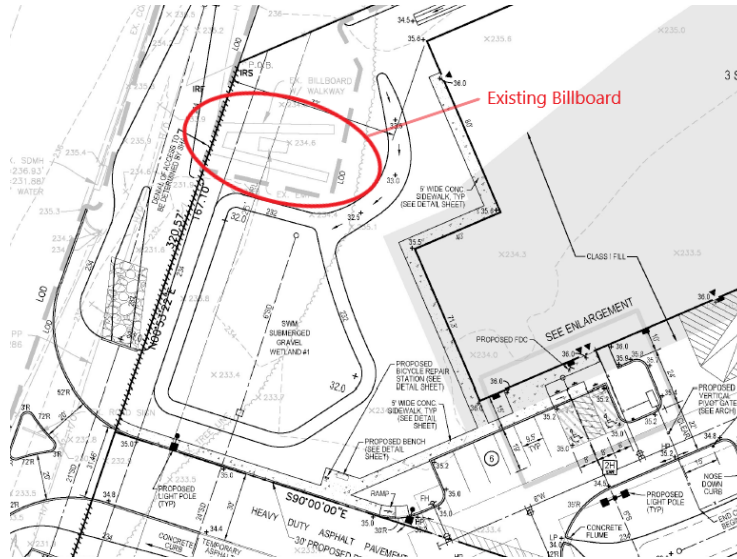


Figure 2: Existing Billboard

Development proposed for Lot 1 consists of a three-story, 152,175-square-foot consolidated storage facility, to be constructed in two phases. Phase One includes construction of 127,206 square feet of consolidated storage building, inclusive of 1,500 square feet of office space and 950 storage units. Phase Two consists of a 24,969-square-foot addition to the east side of the building, with an additional 190 storage units. Phase One development will include parking and loading spaces, bicycle and pedestrian features, a trash enclosure, fencing, key-controlled access gate, landscaping, signage, and other features to serve the fully developed consolidated storage facility.

Architecture

The proposed building is approximately 34 feet in height, with a generally rectangular footprint. The building has a flat roof with a taller parapet on the building's southwest corner, which adds visual interest and prominence to the front of the building and helps identify the building's main entrance and office space. Windows and spandrel glazing are provided near the office and where the building will be most visible from US 301. The long northern and southern façades are visually broken up by the incorporation of horizontal banding and changes in materials and color. A combination of masonry and exterior insulation finishing system panels will be utilized on all sides of the building's exterior. Patron entrances with direct access to loading spaces are located on the south side of the building. Architectural elevations are provided that separately show Phase One building development and the Phase Two addition, as well as elevations that depict the complete structure.

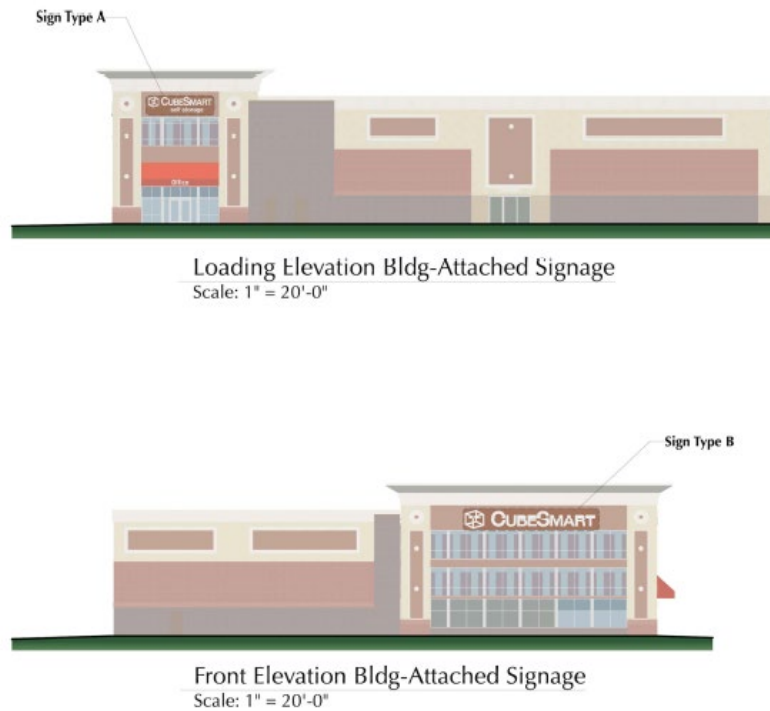


Figure 4: Proposed Building-mounted Signage

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 green space 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.**

Entrances to all storage units will be internal to the building and will not be visible from adjoining land in the R-M Zone. The entrances to a small number of storage units on the building's second and third floors facing US 301 are shown as visible through glazing on the architectural elevations. However, this portion of the building will be sufficiently screened from US 301 by shade tree plantings and landscaping proposed along the site's frontage.

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

The architectural plans provided with the application show the proposed building is approximately 34 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 proposes a new consolidated storage facility and is not an expansion of an existing use. Therefore, this requirement 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. The countywide inventory of consolidated storage uses indicated there are no other consolidated storage facilities located within one-half mile of the subject site.

- 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. Preliminary Plan of Subdivision 4-19017: The Planning Board approved PPS 4-19017 on April 30, 2020 (PGCPB Resolution No. 2020-63) for four lots, subject to ten conditions. The following PPS conditions are applicable to review of the DSP:

3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.

The DSP proposal regarding land use is consistent with the approved PPS. The proposed consolidated storage facility was identified as a use proposed for Lot 1 during the PPS review process. Conformance with this condition has been demonstrated.

4. Development of this site shall be in conformance with Stormwater Management Concept Plan 8708-2019-00 and any subsequent revisions.

SWM Concept Plan 8708-2019-01 was approved on June 1, 2020 and the DSP is in substantial conformance with the plan.

5. At the time of final plat, the applicant shall dedicate .17 acres of public right-of-way located in the northeast portion of the property for the construction of the connection to I-503, a master plan roadway.

Roadway dedication in the northeast portion of the property was required to provide future access to the site once the remainder of I-503 is dedicated. I-503, an industrial planned roadway, currently terminates in a cul-de-sac in the northeast

corner of the site. In the possible event that US 301 is upgraded, and direct access to the subject site is not permitted by the Maryland State Highway Administration (SHA), this roadway dedication would provide access to the subject site through I-503. The DSP shows 0.17 acre of proposed public right-of-way, in conformance with the PPS.

7. **Total development within the subject property, shall be limited to uses that would generate no more than 178 AM and 188 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The proposed consolidated storage facility is within the established trip cap of 178 AM and 188 PM peak-hour trips for the entire 9.82-acre development. The full development of the consolidated storage facility on Lot 1 has a total generation of 15 AM and 26 PM trips. This is well within the trip cap for the entire property and leaves a remaining trip cap of 163 AM and 162 PM for future development.

9. **Prior to acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the proposed location, limits, specifications, and details of the pedestrian and bikeway facilities, which are proposed to meet pedestrian and bicyclist adequacy on-site throughout the subdivision, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

The DSP provides for a bench, a bicycle repair stand, a sidewalk that leads to the building entrance from the US 301 right-of-way, and a crosswalk crossing the vehicular entrance of the proposed storage facility. To meet the on-site adequacy, staff recommends two inverted U-style bicycle parking racks, or similar, be provided at a location convenient to the entrance of the subject site.

At this time, there are no development plans for the remainder of the subject site and any additional required on-site pedestrian and bicycle adequacy facilities would be conceptual. Staff recommends that at the time of future development proposals for areas shown as Outlot A on this DSP, additional exhibits illustrating required on-site pedestrian and bicycle adequacy facilities be provided, consistent with this PPS condition. Staff further recommends that sidewalks be shown on both sides of the access easement for its entirety, and along the portion of the future cul-de-sac of I-503. These sidewalks can be labeled to be built with the construction of the access easement and I-503, respectively.

10. **Prior to the approval of a final plat:**
 - a. **In accordance with the approved preliminary plan of subdivision, the final plat shall include a note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(3) for the Subdivision Regulations, for one direct access to an arterial or higher classification roadway. The final plat shall reflect the denial of access along the remaining frontage of the property.**

Both Lot 1 and Outlot A are shown on the DSP to be served with a private easement to allow a single direct access onto US 301, which is classified as a freeway. The location and dimension of the private access easement shown on the DSP are in conformance with the PPS.

b. The final plat shall include the grant of a 10-foot-wide public utility easement along the public rights-of-way.

The required 10-foot-wide public utility easements are delineated on the DSP, along frontage of US 301 and along the area for public dedication for future cul-de-sac, in conformance with this condition and the approved PPS.

9. **2010 Prince George's County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7 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.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-004-2020, was approved with PPS 4-19017. TCP2-034-2020 has been submitted with the subject application and is found to be in conformance with the WCO. The site is zoned I-1, and the woodland conservation threshold for this 9.82-acre property is 15 percent of the net tract area, or 1.47 acres. According to the worksheet provided on the TCP2, the woodland conservation requirement, based on the total proposed clearing of 9.51 acres of woodland is 4.43 acres. The TCP2 proposes to meet this requirement with 4.43 acres of off-site woodland conservation credits. Technical corrections are required for the TCP2, and a condition has been included in the Recommendation section of this report for such.
11. **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 site is 9.8 acres, which results in a required TCC of 0.98 acre. The required quantity of TCC has been provided.
12. **Referral Comments:** The subject application was referred to the appropriate County agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated October 13, 2020 (Stabler and Smith to Bossi), incorporated herein by reference, the Historic Preservation Section noted that the subject property 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 9, 2020 (Calomese to Bossi), 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 November 9, 2020 (Hancock to Bishop), incorporated herein by reference, the Transportation Planning Section noted that access to the property, as shown on the DSP, is subject to SHA approval. There is a 30-foot-wide access easement that traverses the length of the site before tapering to 22 feet towards the rear of the property. This easement will provide access to I-503, as well as access to any future developments on the subject site. In addition, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends upgrading US 301 to a freeway (F-9) between Bowie and the Charles County line, including along the property's frontage. At the time of such road upgrades, SHA may remove access to US 301 for this property, and new access will be provided, via proposed I-503. Due to this consideration, SHA is not considering multiple access points to US 301 from the subject site, which is noted on the DSP.

The proposed plan displays a surface parking lot with the required 29 parking spaces and 6 loading spaces. All the parking spaces are sized 9.5 feet by 19 feet, which meet the current code requirement. Drive aisles on this site are 22 feet and a truck turning exhibit provided demonstrates vehicular circulation on-site is acceptable.

Sidewalks and crosswalks are clearly marked and provide separated routes for pedestrians and vehicles. A diagonal curb ramp connecting the crosswalk and vehicle entrance is shown on the DSP and is not acceptable, as users are directed into the center of an intersection. Staff recommends that the plans be revised to provide either a parallel or perpendicular Americans with Disabilities Act-accessible curb ramp that will direct users directly to the crosswalk and supports barrier free pathways to accommodate persons with disabilities.

- d. **Environmental Planning**—In a memorandum dated November 9, 2020 (Nickle to Bossi), incorporated herein by reference, the Environmental Planning Section noted that the site has an approved Natural Resources Inventory Plan, NRI-193-2018, which shows the site does not contain any regulated environmental features. There were no unsafe soils, nor any specimen, champion, or historic trees identified on-site.
- e. **Permit Review Section**—In a memorandum dated November 2, 2020 (Bartlett to Bossi), incorporated herein by reference, the Permit Review Section provided comments that have been addressed through a subsequent plan revision.
- f. **Subdivision**—In a memorandum dated November 9, 2020 (Gupta to Bossi), incorporated herein by reference, the Subdivision Section provided an analysis of the proposed project's conformance with applicable conditions of PPS 4-19017. The PPS shows four proposed lots (Lots 1–4), whereas the DSP depicts Lot 1 and the area of Lots 2–4 as Outlot A. Prior to obtaining a building permit for any development on Outlot A, the property will need to be replatted to remove the

outlot designation, in accordance with the PPS. In addition, the boundary area of the 0.17 acre of land to be dedicated to public use should be provided on the DSP. Conditions have been included herein for this and other minor technical corrections.

- g. **Prince George's County Fire/EMS Department**—In an email dated October 15, 2020 (Reilly to Bossi), incorporated herein by reference, the Prince George's County Fire/EMS Department provided two comments regarding fire access that have been addressed through subsequent revisions to the DSP.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of writing of the staff report, DPIE did not provide comments on the subject DSP.
 - i. **Prince George's County Police Department**—In a memorandum dated October 14, 2020 (Contic to Planner Coordinator), incorporated herein by reference, the Police Department indicated that upon review of these site plans, they have no comments at this time.
 - j. **Maryland State Highway Administration (SHA)**—In an email dated October 2, 2020 (Woodroffe to Bossi), incorporated herein by reference, SHA noted that an access permit is required for the construction of the site's access to/from US 301, and that a full deceleration lane may be required. SHA's comments will be addressed through the agency's separate permitting processes.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In plan comments and a memorandum dated October 15, 2020 (WSSC to Bossi), incorporated herein by reference, WSSC offered numerous comments regarding the provision of water and sewer to the development, which will be addressed through WSSC's separate permitting process.
13. 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.
14. 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) of the Subdivision Regulations. 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-20028 for Brandywine Commercial Center and Type 2 Tree Conservation Plan TCP2-034-2020, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plans:
 - a. Provide bearings and distances for the 0.17 acre of land to be dedicated to public use in the northeast corner of the property.
 - b. Correct all overlaps for property boundary bearings and distances to ensure that the text is legible.
 - c. Provide 5-foot-wide sidewalks on both sides of the access easement for its entirety, and along the portion of the future cul-de-sac of I-503. These sidewalks can be labeled as “to be built with future phases of development of the access easement and I-503.”
 - d. Revise the diagonal curb ramp connecting the crosswalk and vehicle entrance to provide either a parallel or perpendicular Americans with Disabilities Act-accessible curb ramp that will direct users directly to the crosswalk.
 - e. Provide a minimum of two inverted U-style bicycle racks, or a similar style that provides two points of contact to secure and support a parked bicycle, at a location convenient to the entrance of the building, along with an accompanying detail.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Correct the acreage in the worksheet for both the off-site woodland conservation credits and the total woodland conservation provided to 4.43 acres.
 - b. Have the TCP2-worksheet and plan signed and dated by the qualified professional who prepared them.