



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

4100 Laurel Road Property

DSP-21014

REQUEST	STAFF RECOMMENDATION
This case was continued from the Planning Board hearing date of July 7, 2022 to September 8, 2022. Development of an industrial storage yard.	With the Conditions Recommended herein: <ul style="list-style-type: none">• Approval of Detailed Site Plan DSP-21014

Location: On the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road.

Gross Acreage: 0.896

Zone: IE

Zone Prior: I-1

Reviewed per prior Zoning Ordinance: Section 27-1704(b)

Dwelling Units: N/A

Gross Floor Area: N/A

Planning Area: 76A

Council District: 07

Municipality: N/A

Applicant/Address:
Wave Civil, LLC
5250 Cherokee Ave, Suite 290
Alexandria, VA 22312

Staff Reviewer: Tierre Butler
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Planning Board Date:	09/08/2022
Planning Board Action Limit:	09/08/2022
Staff Report Date:	8/17/2022
Date Accepted:	04/14/2022
Informational Mailing:	10/01/2021
Acceptance Mailing:	04/15/2022
Sign Posting Deadline:	05/17/2022

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-21014
4100 Laurel Road Property

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 report.

EVALUATION CRITERIA

The property is within the Industrial, Employment Zone (IE). This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1704(b) of the Zoning Ordinance. 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 the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-87224;
- 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, Urban Design staff recommends the following findings:

1. **Request:** This detailed site plan (DSP) requests the development of an industrial storage yard, with no buildings.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	IE (Prior I-1)	IE (Prior I-1)
Use(s)	Vacant	Industrial Storage Yard
Total Gross Acreage	0.896	0.896
Gross Floor Area (GFA)	246 sq. ft.	0 sq. ft.

3. **Location:** The subject site is located on the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road, in Planning Area 76A and Council District 07. The site is zoned Industrial, Employment (IE), previously zoned Light Industrial (I-1), and within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*.
4. **Surrounding Uses:** The site is bounded to the north by Residential, Rural (RR)-zoned property, developed with single-family detached homes; to the south is IE-zoned property developed as a parking lot; to the east, by land in the IE Zone, being developed as a consolidated storage use; and to the west by additional RR-zoned property developed with one single-family detached home.
5. **Previous Approvals:** The subject property is known as Lot 39, Block 2 of Hidden Village recorded in Plat Book NLP 139 page 65 in June 1988. The property is located at 4100 Laurel Road on Map 88 Grid C4. The property has a Preliminary Plan of Subdivision (PPS) 4-87224, which was approved by the Prince George's County Planning Board in February 1988 (PGCPB Resolution No. 88-62). The PPS approved two lots including Lot 39 and one outlot for industrial development. This site was the subject of DSP-15043 for construction of a 246-square-foot office building and a 720-square-foot garage for maintenance, which was approved by the Planning Board on September 8, 2016, but never implemented. The development has an approved Stormwater Management (SWM) Concept Plan 40687-2021-00.
6. **Design Features:** The proposed application is for construction of an industrial storage yard that will be accessed from Laurel Road via a 30-foot-wide entrance. The DSP proposes a 30- by 60-foot concrete pad in the southeast corner of the site to store gravel and sand, with a 15-foot-wide gravel access drive. There will be two 9-foot by 9-foot concrete pads to support two 8.5-foot diameter, 38-foot-high, portable silos, for the storage of cement, north of the larger concrete pad. The site will also contain a 10-foot by 10-foot clean out pit, a micro-bioretenion facility, will be enclosed by an existing 6-foot-high, chain-link fence, and will be unmanned. Therefore, no parking, signage, or lighting is required or being proposed as part of this DSP.

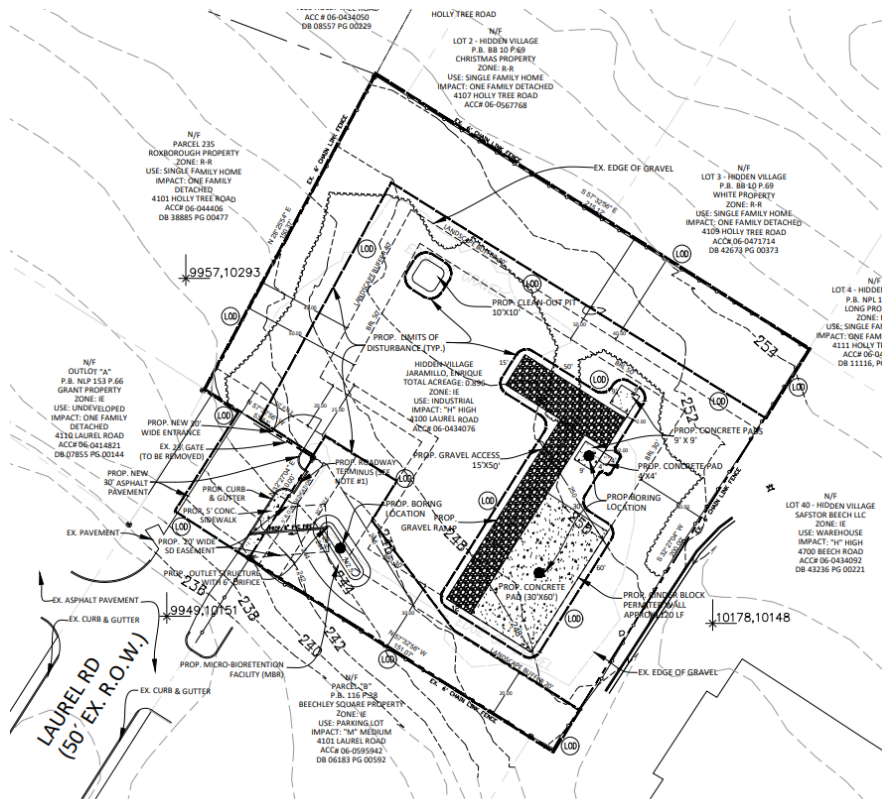


Figure 1: Site Plan

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prior Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the I-1 Zone and the site design guidelines of the prior Zoning Ordinance:
 - a. The subject application is in conformance with the requirements of Section 27-473 of the Zoning Ordinance, as an industrial storage yard is a permitted use in the I-1 Zone.
 - b. The DSP conforms with Section 27-469, Regulations for Industrial Use Zones, of the Zoning Ordinance, as it provides more than 10 percent green area, exclusive of the landscape strip along the right-of-way, and the outdoor storage will not be visible from the street through the provision of a fence and landscaping. Conditions have been included herein relative to technical revisions needed for these issues.
 - c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The site has adequate truck circulation and complies with the green area requirement.
8. **Preliminary Plan of Subdivision 4-87224:** On February 25, 1988, the Planning Board approved PPS 4-87224, with four conditions (PGCPB Resolution No. 88-62). The relevant conditions and findings are discussed, as follows:

Condition 4. A limited site plan shall be approved by the Planning Board prior to the building permit. The site plan shall ensure that there is adequate buffering between the development and the adjacent residential uses.

Staff reviewed the proposed landscape plan and determined that this condition has been satisfied. The site proposes a 40-foot-wide landscaped buffer along the adjacent residential uses. The site is providing a total of 354 planting units along the northern property line and 242 planting units along the western property line, which will consist of a combination of shrubs, shade, evergreen, and ornamental trees, providing an adequate buffer from the existing residential uses.

Finding 6. The development of this site should not significantly impact existing transportation facilities serving the development.

Staff finds the applicant's proposal to be suitable for the purposes of a storage yard, which will not have employees or customers on-site. It is staff's assessment that the site will generate a nominal number of trips, most of which will be by heavy vehicles. The site is governed by the approved PPS 4-87224, which does not contain any findings related to trip cap information. Staff analyzed trips using rates closely related to an industrial site using both the Transportation Review Guidelines Rates and Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. The trip generation information does not contain a land-use group for an unmanned contractor's storage yard. Staff concludes that the trips associated with the site are de minimus development, per the Transportation Review Guidelines, because the use generates fewer than five peak-hour trips. Staff finds the proposed use and nominal number of trips to the site will not adversely impact circulation, either on-site or within the immediate vicinity of the subject site.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*. The landscape plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-210-2021), because the site is less than 40,000 square feet in size and has no previous tree conservation plan approval. A Natural Resources Inventory Equivalency Letter, NRI-251-2015-01, has been issued for the site. The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. The Prince George's County Department of Permitting, Inspections and Enforcement has approved SWM Concept Plan 40687-2021-00.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance, such as this DSP. The landscape plan provides the required schedule demonstrating conformance to these requirements through new plantings on the subject property.
12. **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. **Subdivision**—In a memorandum dated May 9, 2022 (Diaz-Campbell to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS and recorded plat. A new final plat will not be required following approval of this DSP. However, the applicant should consider filing one in order to dedicate the additional five-foot-wide right-of-way proposed along the frontage with Laurel Road, as well as the relocated 10-foot-wide public utility easement along this public road frontage.
 - b. **Transportation**—In a memorandum dated May 18, 2022 (Ryan to Butler), the Transportation Planning Section determined that this plan is acceptable. Given the nature and use of the site as an unmanned facility, staff determined that the proposed development does not generate the need for the 2009 *Approved Countywide Master Plan of Transportation* bicycle facilities. No additional right-of-way is being sought with this application. The applicant has provided a truck turning plan for the site, which shows that the site will sufficiently allow safe truck turning maneuvers and access to the site.
 - c. **Environmental Planning**—In an email dated April 25, 2022 (Schneider to Butler), the Environmental Planning Section stated that there are no other environmental requirements for this DSP.
 - d. **Historic**—In a memorandum dated April 20, 2022 (Stabler/Smith to Butler), it was noted that the subject property will not impact any historic sites, historic resources, or known archeological sites.
 - e. **Permits**—In a memorandum dated May 20, 2022 (Shaffer to Butler), it was noted that the plan was acceptable with conditions for technical revisions that have been included herein.
 - f. **Community Planning**—In a memorandum dated April 26, 2022 (Luckin to Butler), it was noted that pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire Department has not offered comments on the subject application.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE has not offered comments on the subject application.

- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department has not offered comments on the subject application.
 - j. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department has not offered comments on the subject application.
13. As required by Section 27-285(b)(1) of the prior 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, without requiring unreasonable cost 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.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible as no impacts are proposed with this DSP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-21014 for 4100 Laurel Road Property, subject to the following conditions:

- 1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Provide a note to reflect the prior zone, in addition to the current zoning, and note the site is being reviewed under the prior Prince George's County Zoning Ordinance.
 - b. Provide a note demonstrating conformance with the 10 percent green area requirement.
 - c. Provide the height of the proposed cinderblock perimeter wall shall be demonstrated on the site plan.
 - d. Provide details for all existing and proposed fencing on the property, which should be a minimum of six-foot-high and sight-tight.

STAFF RECOMMENDS:

- Approval of Detailed Site Plan DSP-21014