



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 Arcland Self Storage

DSP-21019

REQUEST	STAFF RECOMMENDATION
Construction of a 116,283-square-foot consolidated storage facility in two buildings.	APPROVAL with conditions

Location: On the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road).		
Gross Acreage:	4.56	
Zone:	CGO/M-I-O	
Zoning Ordinance	<input type="checkbox"/> Current	<input checked="" type="checkbox"/> Prior
Dwelling Units:	N/A	
Gross Floor Area:	116,283 sq. ft.	
Planning Area:	81A	
Council District:	09	
Election District:	09	
Municipality:	N/A	
200-Scale Base Map:	211SE07	
Applicant/Address: Arcland Property Company 1054 31st Street, NW, Suite 340 Washington, DC 20007		
Staff Reviewer: Tierre Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org		



Planning Board Date:	05/12/2022
Planning Board Action Limit:	05/12/2022
Staff Report Date:	04/26/2022
Date Accepted:	02/22/2022
Informational Mailing:	10/05/2021
Acceptance Mailing:	02/09/2022
Sign Posting Deadline:	04/12/2022

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-21019
 Type 2 Tree Conservation Plan TCP2-007-2018-01
 Arcland Self Storage

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 technical staff report.

EVALUATION CRITERIA

The property is within the Commercial, General and Office (CGO) Zone. This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1703(a) of the Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Preliminary Plan of Subdivision 4-21011;
- 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 a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	CGO (prior C-S-C) /M-I-O	CGO (prior C-S-C) /M-I-O
Use(s)	Vacant	Consolidated Storage
Gross Acreage	4.56	4.56
Lots/Parcels	1	1
Square Footage/Gross Floor Area (GFA)	N/A	116,283 sq. ft.

Parking and Loading

USE	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
1 space per 50 units with direct access only within the building (900 units)	18	18
4 spaces per 1,000 sq. ft. of GFA of office space (1,000 sq. ft.)	4	4
2 per resident manager	2	2
Total	24	24
LOADING		
2 spaces up to 10,000 sq. ft. of GFA	2	2
1 space for each additional 40,000 sq. ft. of GFA	3	3
Total	5	5

3. **Location:** The subject site is located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road), in Planning Area 81A and Council District 9. The site is zoned Commercial, General and Office (CGO), previously the Commercial Shopping Center (C-S-C) Zone, is within the M-I-O Zone for height, noise, and safety, and is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.
4. **Surrounding Uses:** The subject property is adjacent to a proposed gas station and food and beverage store in the CGO Zone to the north, single-family detached homes in the Residential, Rural (RR) and CGO Zones to the east and south, respectively, and single-family detached homes in the RR and CGO zones to the west, across Dangerfield Road.
5. **Previous Approvals:** The subject property consists of 4.56 acres of existing Lot 34, which is recorded among the Prince George's County Land Records in Plat Book VJ 178 page 55, entitled a resubdivision of part of Lot 4, Townsend Subdivision, dated February 19, 1997. The property is located on Tax Map 117 in Grids A-1 and B-1. The development has an approved Stormwater Management (SWM) Concept Plan, 16017-2021-00.

On November 4, 2021, Preliminary Plan of Subdivision (PPS) 4-21011 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 2021-136). The PPS approved two parcels for 118,548 square feet of commercial development. Proposed Parcel 1 will contain part of a previously approved gas station; this gas station was approved under Special Exception SE-4812 in August 2018, with minor site modifications approved under Revision of Site Plan ROSP-4812-01 in July 2020. The gas station site consists of Parcel 1, as well as abutting off-site Parcels A and B. Of the 4,715 square feet of gross floor area approved for the gas station, car wash, and food and beverage store, only 2,265 square feet are located on Parcel 1, and therefore, is subject to this PPS. This DSP proposes to develop 116,283 square feet of gross floor area on proposed Parcel 2. Final plats of subdivision will be required for Parcels 1 and 2 before permits may be issued and must be filed prior to end of the validity period of the PPS, which is December 2, 2023.

6. **Design Features:** The proposed two-building consolidated storage facility will be accessed from Dangerfield Road, in the northwest corner of the site via a 30-foot-wide access driveway. The main building, labeled as Building A, will be 113,283 square feet, rectangular, and three stories high with the short side facing Dangerfield Road. An additional 3,000-square-foot, one-story building, labeled as Building B, is located to the southeast of the main building. The site will provide a total of 24 parking spaces, with 7 spaces located outside the gate and fence, adjacent to the office in the northwest corner of Building A. The remaining 17 spaces will be located behind the entry gate, to the north and south of Building A. There are five 12-foot by 32-foot loading spaces located in the rear of the property. Two bike racks are located adjacent to the sidewalk connecting the building to the sidewalk within Dangerfield Road. A six-foot-high, vinyl-coated chain link fence will surround the development area. SWM micro-bioretention facilities will be located along the northern and southern edges of the development.

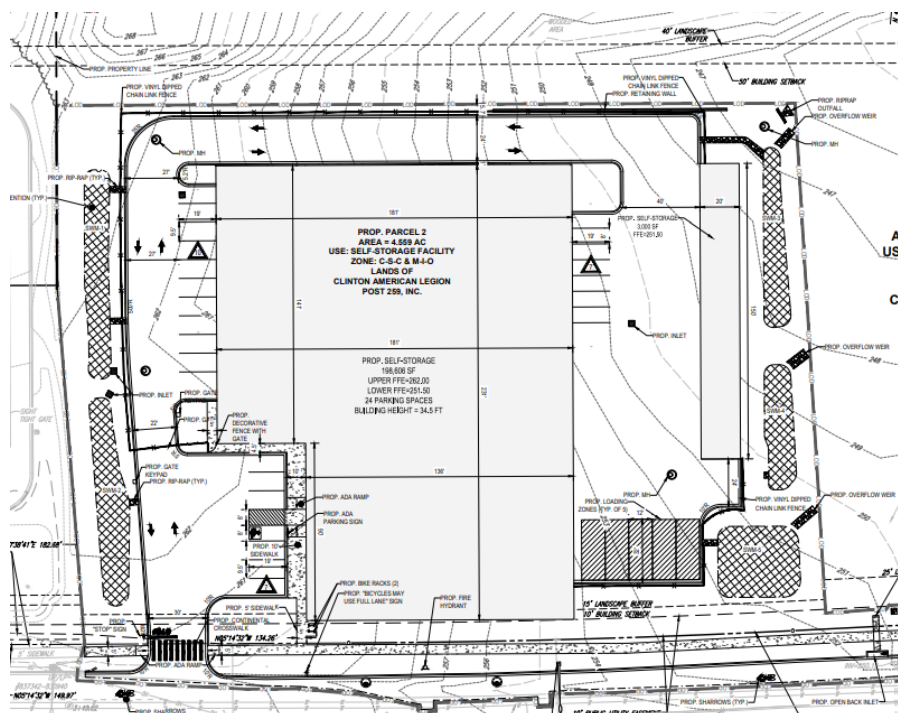
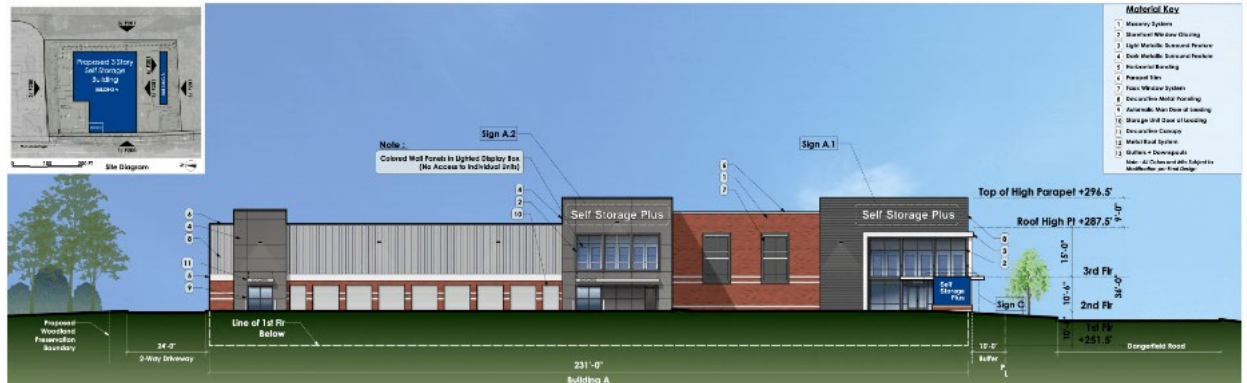


Figure 1: Site Plan

Building A is 34.5 feet tall and will be finished with a combination of metaling paneling, decorative concrete masonry units, and dark and light metallic features. The front elevation will face Dangerfield Road to the west and contain a white wall-mounted sign that reads “Self Storage Plus”. The side elevation that faces north will consist of the same materials, and two additional signs with the same language. The storefront windows will consist of glazing material with faux window systems. The architectural design will include decorative metal paneling, parapet trim, and decorative canopies on the eastern and southern elevations. Building B will be 3,000 square feet, approximately 13 feet tall, and will consist of similar building materials.



The subject property is located within Accident Potential Zone 2 (APZ 2) of the M-I-O Zone.

(B) the use is subject to a Detailed Site Plan approval process in accordance with Part 3, Division 9 of this Subtitle.

The subject application is submitted in accordance with this requirement.

- b. The DSP conforms with Sections 27-454 and 27-462 of the Zoning Ordinance, Regulations for the Commercial Zones.
 - c. **Military Installation Overlay Zone:** The project is also located within the M-I-O Zone for height, noise, and safety. The site is located in the Noise Intensity Zone 60-74db, APZ 2, and Height Clearance Zone (50:01) South End B, which restrict height to approximately 100 feet. The proposed building height is 34.5 feet and meets the height requirements. The project also falls in the Noise Intensity Zone, which has no restrictions on the proposed non-residential use. Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in APZ 2, which does not include the proposed consolidated storage use.
 - d. **Site design guidelines:** The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The parking and loading spaces are located and designed to provide safe vehicular and pedestrian circulation, and the lighting provides adequate illumination. The green area is well defined and appropriately scaled for the use, and the site and architecture are unified with harmonious use of materials and features.
- 8. Preliminary Plan of Subdivision 4-21011:** The Planning Board approved PPS 4-21011 on November 4, 2021, for two parcels for 118, 548 square feet of commercial development (PGCPB Resolution No. 2021-136), subject to nine conditions. The relevant conditions are discussed, as follows:
- 2. Any residential development on the subject property shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.**
- This DSP does not propose any residential development on the subject property.
- 3. Development of Parcel 1 shall be in conformance with Stormwater Management (SWM) Concept Plan 8745-2018-0 and any subsequent revisions, and development of Parcel 2 shall be in conformance with approved SWM Concept Plan 16017-2021-0 and any subsequent revisions.**

The applicant submitted an approved SWM Concept Plan, 16017-2021-00, with the subject DSP. The DSP shows the layout of the proposed storage building in conformance with the approved SWM Concept Plan.

4. Prior to approval of a final plat, the final plat shall:

- a. Include the 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.**

All required public utility easements along the public rights-of-way are shown on the DSP, in accordance with the approved PPS. Conformance to this condition will be reviewed again at the time of final plat.

5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-2021). The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-01-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Conservation Policy.”

The DSP is in general conformance with the approved Type 1 Tree Conservation Plan, TCP1-014-2021. This condition will be addressed at the time of final plat.

6. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

A Type 2 Tree Conservation Plan, TCP2-007-2018-01, has been submitted with this DSP and is recommended for approval herein.

7. Total development within Parcel 2 of this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 12 AM peak-hour and 20 PM peak-hour vehicle trips. Total development within Parcel 1 of this PPS shall be limited to uses which generate no more than 28 AM peak-hour and 33 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new PPS.

The DSP is subject to the approved trip cap for Parcel 2, which considers the development of 116,283 square feet of consolidated storage use. The subject DSP accurately reflects this square footage for a consolidated storage facility. Staff finds the proposal is consistent with the land use and development program approved in the PPS, and therefore, is within the conditioned peak-hour trip cap.

8. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall show the following additional improvements on the detailed site plan, prior to its acceptance:**

- a. **A continental style crosswalk traversing the drive aisle at the entrance to the self-storage facility.**

The subject application accurately displays a continental-style crosswalk crossing the drive aisle at the entrance to the self-storage facility.

9. **2010 Prince George's County Landscape Manual:** This DSP application is subject to the requirements of Section 4.2, 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 2010 *Prince George's County Landscape Manual*. The landscape and lighting 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 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 and contains more than 10,000 square feet of existing woodland. TCP2-007-2018-01 was submitted with the DSP application.

The site's gross tract and net tract area is 6.79 acres and contains 4.25 acres of woodlands. The Woodland Conservation Worksheet proposes the removal of 2.28 acres of the net tract area, for a woodland conservation requirement of 1.59 acres. The woodland conservation requirement was placed in a recorded woodland conservation easement (Liber 42437, folio 111-124) as part of the SE-4812 application, providing 1.97 acres of on-site woodland preservation.

The TCP2 plan shows the proposed development of a storage building, surface parking, access lane, stormwater structures, and woodland preservation.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the 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. The subject DSP provides the required schedule demonstrating conformance to this requirement through woodland conservation and the provision of 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 April 11, 2022 (Vatandoost to Butler), the Subdivision Section noted that the DSP labels must be revised relative to the proposed square footage of Building A, as conditioned herein. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.
 - b. **Transportation**—In a memorandum dated April 4, 2022 (Ryan to Butler), the Transportation Planning Section noted that the plan is acceptable and meets the finding required for a DSP, as described in the prior Zoning Ordinance.
 - c. **Environmental Planning**—In a memorandum dated April 6, 2022 (Schneider to Butler), the Environmental Planning Section reviewed conformance with the WCO, as discussed above, and noted that the site contains one specimen tree (Chestnut Oak) in fair condition, which is proposed to be retained within the on-site preservation area. Per SE-4812, variances to remove Specimen Trees 2 and 3 were approved.
 - d. **Historic**—In a memorandum dated March 4, 2022 (Smith to Butler), it was noted that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - e. **Community Planning**—In a memorandum dated March 21, 2022 (Sams 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.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated March 15, 2022 (Madagu to Butler), WSSC provided standard comments on the subject DSP. WSSC’s comments will be addressed through their own separate permitting process.
 - g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 14, 2022 (Giles to Butler), DPIE provided standard comments that will be addressed at the time of permitting and noted that the DSP is consistent with the approved SWM concept plan.
 - h. **Maryland State Highway Administration (SHA)**—In an email dated March 30, 2022 (Woodroffe to Butler), it was noted that SHA had no comments on the subject application.
 - i. **Prince George’s County Health Department**—In a memorandum dated March 1, 2022 (Adebola to Butler), the Health Department provided standard comments regarding construction regulations, which have been noted on the DSP.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP 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 cost and without detracting substantially from the utility of the proposed development for its intended use.

14. Per Section 27-285(b)(4) of the Zoning Ordinance, 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.

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2.

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-21019 and Type 2 Conservation Plan TCP2-007-2018-01, for Arcland Self Storage, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised as follows:
 - a. Revise the DSP to reflect the proposed building height consistently between the site plan and the architectural elevations.
 - b. Revise the labeling on the plan to correct the gross floor area of Building A.