



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

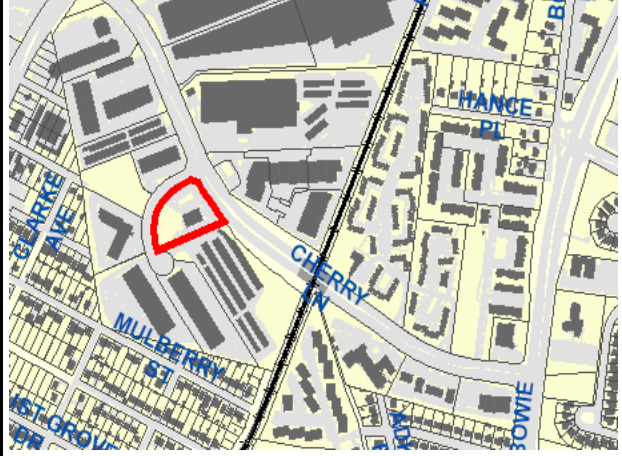
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan

Cherry Lane Storage

DSP-22007

REQUEST	STAFF RECOMMENDATION
Construction of a 3 story 108,273-square-foot consolidated storage facility with 895 units and a manager's office.	With the Conditions Recommended herein: <ul style="list-style-type: none">•Approval of Detailed Site Plan DSP-22007•Approval of Type2 Tree Conservation Plan TCP2-020-2022

Location: In the southwest quadrant of the intersection of Cherry Lane and Cherry Lane Court.			
Gross Acreage:	2.33		
Zone:	IE		
Zone Prior:	I-1		
Reviewed per prior Zoning Ordinance:	Section 24-1703(b)		
Dwelling Units:	N/A		
Gross Floor Area:	108,273 sq. ft.		
Planning Area:	62		
Council District:	01		
Municipality:	N/A		
Applicant/Address: Cherry Lane Project, LLC 4719 Hampden Lane, 3rd Floor Bethesda, MD 20814		Planning Board Date:	09/22/2022
Staff Reviewer: Tierre Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org		Planning Board Action Limit:	09/22/2022
		Staff Report Date:	09/06/2022
		Date Accepted:	06/13/2022
		Informational Mailing:	03/16/2022
		Acceptance Mailing:	05/31/2022
		Sign Posting Deadline:	08/16/2022

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.

Table of Contents

EVALUATION CRITERIA	3
FINDINGS	3
1. Request	3
2. Development Data Summary:.....	4
3. Location	4
4. Surrounding Uses	5
5. Previous Approvals.....	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	7
7. Prince George’s County Zoning Ordinance.....	7
8. Preliminary Plan of Subdivision 4-82092	7
9. 2010 Prince George’s County Landscape Manual	8
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	8
11. Prince George’s County Tree Canopy Coverage Ordinance.....	9
12. Referral Comments	9
RECOMMENDATION	10

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22007
 Type 2 Tree Conservation Plan TCP2-020-2022
 Cherry Lane 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 Industrial, Employment (IE) Zone, formerly Light Industrial (I-1). This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Sections 27-1704(b) and 27-1903(c) of the Zoning Ordinance, which allow a detailed site plan application to be reviewed under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance 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 4-82092;
- 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 108,273-square-foot consolidated storage facility with 895 units and a manager's office.

2. **Development Data Summary:**

	Existing	Proposed
Zone	I-1	IE (I-1 Prior)
Use(s)	Office	Consolidated Storage Facility
Acreage	2.33	2.33
Gross Floor Area (sq. ft.)	28,862	108,273 sq. ft

Zoning Regulations

	Required	Proposed
Green Area (percentage)	10	11

OTHER DEVELOPMENT DATA

Parking Spaces

	Required	Provided
Consolidated Storage Facility-108,273 sq. ft.		
1 per 50 units with interior access	18	18
4 per 1,000 sq. ft. of gross floor area office	5	5
2 per employee (manager's office)	2	2

Note: *Accessible spaces are included in the total number of required and provided parking spaces.

Loading Spaces

	Required	Provided
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	2
1 loading space for each additional 40,000 sq. ft.	3	3
Total	5	5

Bicycle Spaces

	Required	Provided
6 spaces for up to 101 parking spaces	6	6
TOTAL	6	6

3. **Location:** The subject site is located in the southwest quadrant of Cherry Lane and Cherry Lane Court, in Planning Area 62 and Council District 1. The site is zoned Industrial, Employment (IE), previously the Light Industrial (I-1) Zone. The property is identified with a current street address of 14435 Cherry Lane Court, Laurel. The property is also known as Parcel 6 on Tax Map 006, Grid C4 and is subject to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*.

4. **Surrounding Uses:** The subject property is adjacent to a two-story office building to the north; to the east is the Cherry Lane right-of-way. There is an existing consolidated storage facility located to the south. Lastly, there are warehouse/distribution uses located to the west of the site. All of the surrounding properties are also zoned IE.
5. **Previous Approvals:** The subject property consists of 2.33 acres and is located on Tax Map 6 in Grid C-4 and consists of one parcel known as Parcel 6 recorded among the Prince George's County Land Records in Plat Book NLP 119 at page 48 titled "Parcel 6, Cherry Lane Center," dated March 30, 1984. Parcel 6 is developed with 28,862-square-foot gross floor area (GFA) of commercial office use. The subject DSP proposes to raze the existing building and construct a new 108,273-square-foot consolidated storage building.

On November 18, 1982, Preliminary Plan of Subdivision (PPS) 4-82096 titled "Cherry Lane Center" was approved by the Prince George's County Planning Board (PGCPB Resolution No. 82-206) and approved five parcels on a 14.2-acre property for uses permitted in the I-1 Zone. All parcels were subsequently platted and have been developed except for Parcel 4. The site has an approved Stormwater Management Concept Plan 2354-2022.

6. **Design Features:** The site contains an existing four-story, 28,862-square-foot office building that is proposed to be razed for construction of a three-story, 108,273-square-foot consolidated storage facility with 895 storage units and a 1,200-square-foot manager's office. The site will have two vehicular access points from Cherry Lane Court, with access gates and fencing surrounding the site. The site will contain 25 parking spaces to include one handicapped-accessible space, five 12 foot by 45 foot loading spaces, eleven RV and boat spaces, and three bike racks, to include a total of six bike spaces. The site will contain a 10 foot by 10 foot dumpster pad and enclosure.

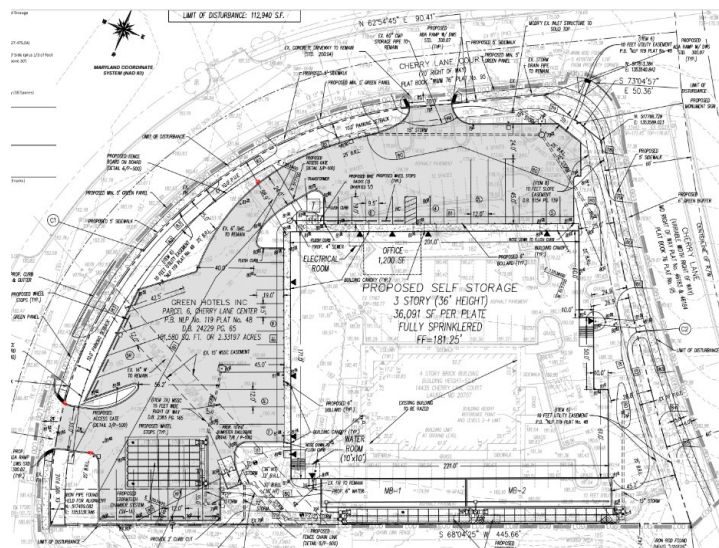


Figure 1: Site Plan

Architecture

The applicant is proposing a modern architecture style for the building. The building will be three stories and 36 feet tall. The building materials will consist of a combination of masonry and decorative metal paneling. The building will include decorative canopies,

colored wall panels in lighted display boxes, and automatic sliding doors and storage rollup doors in loading areas.



2 - Proposed Design-Front Elevation Facing Cherry Lane Court (NW)



1 - Proposed Design- Side Elevation Facing Cherry Lane (NE)



4 - Proposed Design- Back Elevation Facing Adj. Building (SE)



3 - Proposed Design- Side Elevation Along Office Side (SW)

Figure 2: Architectural Elevations

Signage

The site will contain two building-mounted signs. The first sign will be located on the side elevation facing Cherry Lane from the northeast and will be a total of 203.28 square feet and will be 6 feet by 33 feet long. The sign will include the logo with the words "CUBE SMART." The second sign will be located on the front elevation facing Cherry Lane Court from the northwest, will total 411.63 square feet, will measure 16 feet by 24 feet long, and will include the logo with the words "CUBE SMART self-storage."

Lighting

This DSP proposes building-mounted and pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site, with minimal spillover onto adjacent neighboring properties. Staff recommends approval of the lighting, as proposed.

Dumpster Enclosure

The dumpster enclosure is located on the southwest side of the building and will contain a 10 foot by 10 foot pad with a composite plank gate and an 8-foot-tall masonry enclosure to match the color of the proposed building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.
 - a. This DSP is in conformance with the requirements of Section 27-473(b) of the Prince George's County Zoning Ordinance, which governs uses in the I-1 Zone. The proposed consolidated storage use is a permitted use in the I-1 Zone. The consolidated storage use is permitted by-right in the I-1 Zone.
 - b. Section 27-474 of the Zoning Ordinance provides additional regulations for development in industrial zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. The subject DSP meets all these requirements, as shown on the submitted plans, and is in conformance with the Zoning Ordinance.
 - c. This DSP is in conformance with all of the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance.
 - d. This DSP is in conformance with the requirements of Section 27-475.04 of the Zoning Ordinance, which governs consolidated storage uses. The proposed facility is in conformance with this section.
8. **Preliminary Plan of Subdivision 4-82092:** The Planning Board approved PPS 4-82092 on November 18, 1982 (PGCPB Resolution No. 82-202), for five parcels on a 14.2-acre property, for uses permitted in the I-1 Zone. The PPS was approved without any conditions

of approval and the record plat does not include any notes related to development of Parcel 6.

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; 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:** The site is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the 2018 *Environmental Technical Manual*. Type 2 Tree Conservation Plan TCP2-020-2022 was submitted with the subject application and requires revisions to be found in conformance with the WCO.

According to the TCP2, the woodland conservation threshold for this 2.33-acre property is 15 percent of the net tract area, or 0.35 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.10 acres. The woodland conservation requirement is proposed to be satisfied with 1.10 acres of off-site woodland conservation credits.

Section 25-122(c)(1) of the Prince George's County Code prioritizes methods to meet the woodland conservation requirements. The applicant submitted a revised statement of justification (SOJ) dated August 10, 2022, requesting approval of off-site woodland conservation, as reflected on the TCP2 worksheet. The applicant states that the existing forest stand is isolated, very young, and dominated with invasive species, such as callery pear, with a low priority for both preservation and restoration, per the approved forest stand delineation. The applicant explains that the site does not contain adequate amounts of native material to facilitate natural regeneration, or any existing planting areas to connect to off-site. There are no specimen, champion, or historic trees in good condition that can be used for preservation credit on-site. They further explain that the project's development viability is directly related to the proposed building size, therefore, a reduction in building footprint to accommodate on-site preservation or afforestation/reforestation is greatly diminished. The applicant states that the proposed parking and loading facilities are required for the successful operations of the proposed self-storage facility, and that any reduction to these site elements would have a detrimental impact on the operations and successful patronage of the building. The applicant states that the next logical step is to provide the requirement off-site, prioritizing off-site afforestation/reforestation of connected planting areas using transplanted native stock. This method would be prioritized above all other priorities on the remainder of the list. Staff supports the applicant's request to meet the woodland preservation requirements, as stated on their SOJ, through a combination of off-site afforestation/reforestation and preservation.

It was noted that the woodland net tract value (0.54-acre) in the site statistics table on Sheet 1 of the TCP2 is inconsistent with the TCP2 worksheet and associated table on Sheet 2 (0.56-acre). Furthermore, both of these values are inconsistent with the woodland net tract value (0.74 acre) in the site statistics table on the approved natural resources inventory

(NRI). An extra line was added to the site statistics table on the TCP2 entitled “woodland in a utility easement” for the area of existing woodlands within the public utility easement, which appears to have been incorrectly deducted from the total existing woodland area to give these inconsistent net tract area values. The standard approved site statistics table format must be used on the TCP2. The existing woodland net tract value on the approved NRI (0.74-acre) must be reflected in all tables and in the TCP2 worksheet. The proposed woodland clearing value must be adjusted accordingly and calculations rerun in the TCP2 worksheet.

Additional technical revisions to the TCP2 are required and included in the conditions listed at the end of this memorandum.

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 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 August 22, 2022 (Gupta to Butler), the Subdivision Section noted that the DSP is in general conformance with the approved PPS. Technical corrections have been added as conditions herein.
 - b. **Transportation**—In a memorandum dated August 26, 2022 (Patrick 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 August 17, 2022 (Juba to Butler), the Environmental Planning Section noted that the property does not contain any regulated environmental features and the area does not contain any specimen trees. Technical revisions for the TCP2 have been conditioned herein.
 - d. **Community Planning**—In a memorandum dated June 21, 2022 (Green 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.
 - e. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated June 24, 2022 (Watkins to Butler), WSSC provided standard comments on the subject DSP. WSSC’s comments will be addressed through their own separate permitting process.
 - f. **Maryland State Highway Administration (SHA)**—In an email dated August 12, 2022 (Woodroffe to Butler), it was noted that SHA had no comments on the subject application.

- g. **Permits Department**—In a memorandum dated August 22, 2022 (Bartlett to Butler), the Permits Department provided technical comments that have been added as conditions.
 - h. **Prince George’s County Fire/EMS Department**—In a memorandum dated June 13, 2022 (Reilly to Butler), the Fire/EMS Department provided technical comments.
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 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-22007 and Type 2 Conservation Plan TCP2-020-2022, for Cherry Lane Storage, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised as follows:
 - a. Revise General Note 6 to state Parcel 6 instead of Lot 11.
 - b. Revise the property’s boundary bearings and distances to conform with the record plat.
 - c. Show dimensions of the handicapped-accessible space and access aisle on the plan to demonstrate that the required dimensions of 11 feet by 19 feet, with a 5-foot striped access aisle (the length of the space), or 8 feet by 19 feet, with an 8-foot striped access aisle are met. When one handicapped-accessible space is required for a site, that one space must be van accessible.
 - d. Provide the total square footage of 108,237 on the plan and on the storage building, in addition to the 36,091 square feet per story already shown.

- e. Show any existing or proposed fire hydrants and fire department connections (FDC). A hydrant must be provided within 200 feet of the proposed FDC, as hose is laid by the fire department. The FDC should be arranged on the front, address side of the building, and be visible from the fire hydrant serving it.
 - f. A fire hydrant must be provided within 500 feet of the most remote portion of the building as hose is laid by the fire department.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Add the standard off-site woodland conservation notes.
 - b. The Liber and folio of the recorded easement shall be added to the standard TCP2 note on the plan. The following note is placed on the plan sheet during preparation, and is filled in by hand after recordation of the easement:

“Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation Guidance for Preparation and Recording of On-site Woodland Conservation Easements Environmental Planning Section, Prince George’s County Planning Department easement recorded in the Prince George’s County Land Records at Liber ____folio____. Revisions to this TCP2 may require a revision to the recorded easement.”
 - c. Make the following changes to the standard TCP notes on Sheet 1:
 - (1) Revise General Note 6 to state that "The property is within Environmental Strategy Area 2 (formerly the Developing Tier). This site is currently zoned Industrial, Employment (I-E). However, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Light Industrial (I-1) Zone."
 - (2) Add standard General Note 9 to the TCP2 plan.
 - d. Revise the Site Statistics Table on Sheet 1 to match the required standard table format, per the 2018 *Environmental Technical Manual*.
 - e. Revise all references to woodland net tract value on the TCP2 to match that of the approved natural resources inventory.
 - f. Revise the TCP2 worksheet, as follows:
 - (1) Add the correct TCP number to the worksheet.
 - (2) Add the correct project name in the "Property Description" or "Subdivision Name" box.
 - (3) Update the net tract value and revise the calculations.

- g. Remove all tree canopy coverage notes from the TCP2.
- h. Remove the Curve Data table from the TCP2.
- i. Darken the proposed building footprint and the proposed parking and circulation linework on each sheet of the TCP so they are clearly distinguishable from the existing building and parking.
- j. Add the TCP2 case number (TCP2-020-2022) to the TCP2 Environmental Planning Section approval block.
- k. The qualified professional must sign and date their certification on the TCP2.