



Detailed Site Plan Walker Mill Self-Storage

DSP-23012

REQUEST	STAFF RECOMMENDATION
Development of 107,122 square feet of consolidated storage uses, with 1,750 square feet of retail/community space and 29 parking spaces for RV/camping trailers.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-23012• APPROVAL of Type 2 Tree Conservation Plan TCP2-027-2020-01

Location: On the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road.	
Gross Acreage:	7.67
Zone:	IE/MIO
Prior Zone:	I-1/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	107,122 sq. ft.
Planning Area:	75A
Council District:	06
Municipality:	None
Applicant/Address: Walker Mill Road Project, LLC 4719 Hampden Lane, Suite 300 Bethesda, MD 20814	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	04/11/2024
Planning Board Action Limit:	04/16/2024
Memorandum Date:	03/26/2024
Date Accepted:	02/06/2024
Informational Mailing:	04/19/2023
Acceptance Mailing:	01/09/2024
Sign Posting Deadline:	03/12/2024

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.



March 26, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *SC* for JH
Hyojung Garland, Supervisor, Urban Design Section *HG*
Development Review Division

FROM: Te-Sheng (Emery) Huang, Planner III, Urban Design Section *TH*
Development Review Division

SUBJECT: **Detailed Site Plan DSP-23012**
Walker Mill Self-Storage
Planning Board Agenda April 11, 2024—Request for Continuance

In a letter dated March 21, 2024, the applicant's representative, Matthew M. Gordon, requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from April 11, 2024, to May 9, 2024. The continuance is necessary to allow additional time to conduct community outreach. The applicant has provided a standard 45-day waiver of the action limit, which now expires on May 31, 2024.

Public hearing signs for this application were posted on March 12, 2024, as required by the Prince George's County Zoning Ordinance. If granted, additional posting will not be required.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of May 9, 2024.