

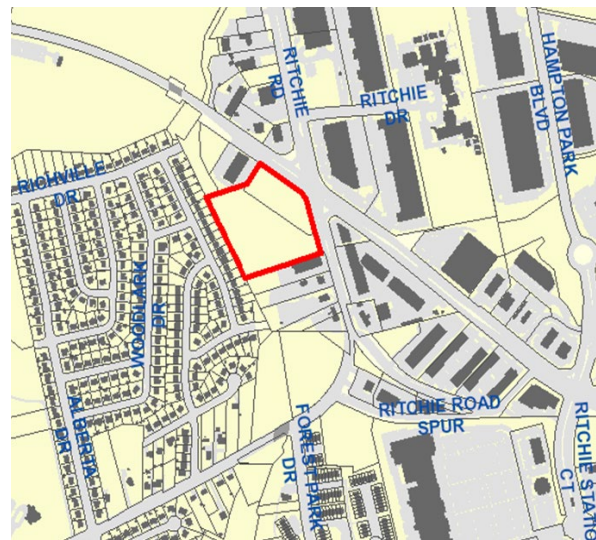


Detailed Site Plan Walker Mill Self-Storage

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 28 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
Staff Report Date:	04/05/2024
Date Accepted:	02/06/2024
Informational Mailing:	04/19/2023
Acceptance Mailing:	01/09/2024
Sign Posting Deadline:	03/12/2024

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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-23012
Type 2 Tree Conservation Plan TCP2-027-2020-01
Walker Mill Self-Storage

The Urban Design staff has completed its 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 technical staff report.

EVALUATION CRITERIA

This property is located within the Industrial, Employment (IE) Zone. It was previously located within the Light Industrial (I-1) Zone. The entire property is also subject to the Military Installation Overlay (MIO) Zone for height, formerly labelled as the M-I-O Zone. However, this application 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, which allows for development applications to be reviewed and approved under the prior Zoning Ordinance. Staff has considered the following in reviewing this detailed site plan:

- a. The requirements of Zoning Map Amendment A-8033-C;
- b. The requirements of Zoning Map Amendment A-9190-C;
- c. The requirements of the prior Prince George's County Zoning Ordinance for the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zones;
- d. The requirements of Detailed Site Plan DSP-20017;
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The Prince George's County Tree Canopy Coverage Ordinance;
- h. Referral comments; and
- i. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

- 1. Request:** This detailed site plan (DSP) requests to develop the property with up to 104,122 square feet of consolidated storage use (plus 1,250 square feet of ancillary office space), up to 1,750 square feet of retail and/or community space, and up to 28 parking spaces designated for RV/camping trailers as an accessory use.
- 2. Development Data Summary:**

	EXISTING	EVALUATED
Zone	IE/MIO (Prior I-1/M-I-O)	I-1/M-I-O
Use(s)	Vacant	Proposed Consolidated Storage, with RV/Camping trailers as an accessory use
Gross Tract Acreage	7.67	7.67
Parcels	2	2* (Parcels B and G)
Total Building Gross Floor Area (GFA)	0	107,122 sq. ft. (Self-storage facility: 104,122 sq. ft.; Office: 1,750 sq. ft.; and Retail: 1,250 sq. ft.)
Number of Storage Units	-	878

Note: *The subject property consists of two parcels known as Parcels B and G. Parcel B was recorded in Plat Book CEC 92 Plat No. 1, on July 29, 1975, titled "Parcels B and C, Ritchie Road Shopping Center", and more particularly described by deed recorded in Liber 48664 at folio 283. Parcel G was recorded in Plat Book NLP 100 Plat No. 27, on May 5, 1978, and titled "Parcel G, Ritchie Road Shopping Center".

Zoning Regulations

	REQUIRED	EVALUATED
Front Setback (feet)	25	over 25
Side Setback (feet)	20	over 20
Rear Setback (feet)	20	over 20
Height (Feet)	36	36
Green Area (percentage)	10	70

Note: *There is a discrepancy in the provided green area. A condition is included herein requiring the applicant to correct this number.

Parking and Loading Data (Per Section 27-568(a) of the prior Prince George's County Zoning Ordinance)

Parking Requirements	REQUIRED	EVALUATED
Storage Units – 878 at 1/50 units accessed internally	18	-
Office Space – 1,750 sq. ft. at 4/1,000 sq. ft.	7	-
Retail Space/Community Space – 1,250 sq. ft. at 1/250 sq. ft.	5	-
Total Parking Spaces	30*	60
On-site standard spaces (9.5 feet x 19 feet)	Min. 20	20
On-site compact spaces (8 feet x 16.5 feet)	Up to 10	10
Handicap-accessible (8 feet x 19 feet, with 8 feet access aisle)	At least 2	2
Other Uses (RV/Camping Trailer) (12 feet x 35 feet)	-	28

Note: *Of which up to 10 (one third of the requirement) may be compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance. In addition, of which at least two shall be handicap-accessible, in accordance with Section 27-566(b) of the prior Zoning Ordinance.

Loading Spaces (Per Section 27-582(a) of the prior Zoning Ordinance)

Loading Spaces	REQUIRED	EVALUATED
2 loading spaces for up to 10,000 sq. ft. of gross floor area	3	-
1 loading space for each additional 40,000 sq. ft.	3	-
Total Loading Spaces (12 feet x 45 feet)	5	5

Bicycle Spaces

This DSP includes two U-shaped bicycle racks which are located at the building entrance, to support a multi-modal system of service.

3. **Location:** This property is known as Tax Map 74 in Grid C3 and is geographically located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road, in Planning Area 75A, and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the north and south by commercially developed properties in the Industrial, Employment (IE) Zone, formally the Light Industrial (I-1) Zone; to the east by Walker Mill Road and Ritchie Road, with commercially developed property in the IE Zone (formerly the I-1 Zone) beyond; and to the

west by single-family detached residential properties in the Residential, Single-Family-65 (RSF-65) Zone, formerly the One-Family Detached Residential (R-55) Zone.

5. **Previous Approvals:** Zoning Map Amendment A-8033-C was approved by the Prince George's County District Council on October 16, 1970 (Zoning Ordinance 566-1970), to rezone Parcel C (part of which was subsequently re-subdivided to create Parcel G) from the Rural Residential Zone to the I-1 Zone.

Zoning Map Amendment A-9190-C was approved by the District Council on September 12, 1977 (Zoning Ordinance 74-1977), to rezone Parcel B from the Local Commercial, Existing Zone to the I-1 Zone.

Parcel B is subject to Preliminary Plan of Subdivision (PPS) 4-74093, which was approved in 1974, and Parcel G is subject to PPS 4-77195, which was approved in 1977. The resolutions of approval, and other documents from the approval of 4-74093 and 4-77195, are no longer available.

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan and SMA) retained this site as an industrial property, in the I-1 Zone.

On December 10, 2020, the Prince George's County Planning Board approved DSP-20017 (PGCPB Resolution No. 2020-165), for construction of a 4,649-square-foot food and beverage store, gas station, and a 1,248-square-foot car wash. The District Council reviewed and approved DSP-20017 on March 11, 2021. This DSP had an approved Stormwater Management (SWM) Concept Plan and associated letter, 52507-2019.

On November 29, 2021, the District Council approved the Countywide Map Amendment (Prince George's County Council Resolution CR-136-2021), to reclassify the subject property from the I-1 Zone to the IE Zone, effective April 1, 2022.

6. **Design Features:** The applicant proposes to construct one consolidated storage facility, with 878 storage units. The building also includes 1,250 square feet of ancillary space and 1,750 square feet of retail and/or community space. The building is designed to orient towards internal parking areas and is approximately 36 feet in height. The building entrances are located on the south and north sides of the building, facing the parking areas of the site.

The site has one vehicular entry/exit point on Ritchie Road, with a crosswalk for pedestrian connectivity. Sidewalks are provided along both frontages of Walker Mill Road and Ritchie Road. A pedestrian path is also provided to connect the sidewalk on Ritchie Road to the building entrances on the south side of the building.

A parking area with 12 parking spaces is located in front of the building when entering the site. These parking spaces are primarily for visitors. A security gate is located at the end of this front parking area, for those who work and use the consolidated storage facility. Four loading spaces are located immediately behind the security gate. Through a driveway along the west side of the building, employees and users of the proposed development can access parking and loading spaces located at the rear of the building. The parking area at the rear of the building also houses 28 parking spaces for RV/camping trailers, as an accessory use to the proposed development.

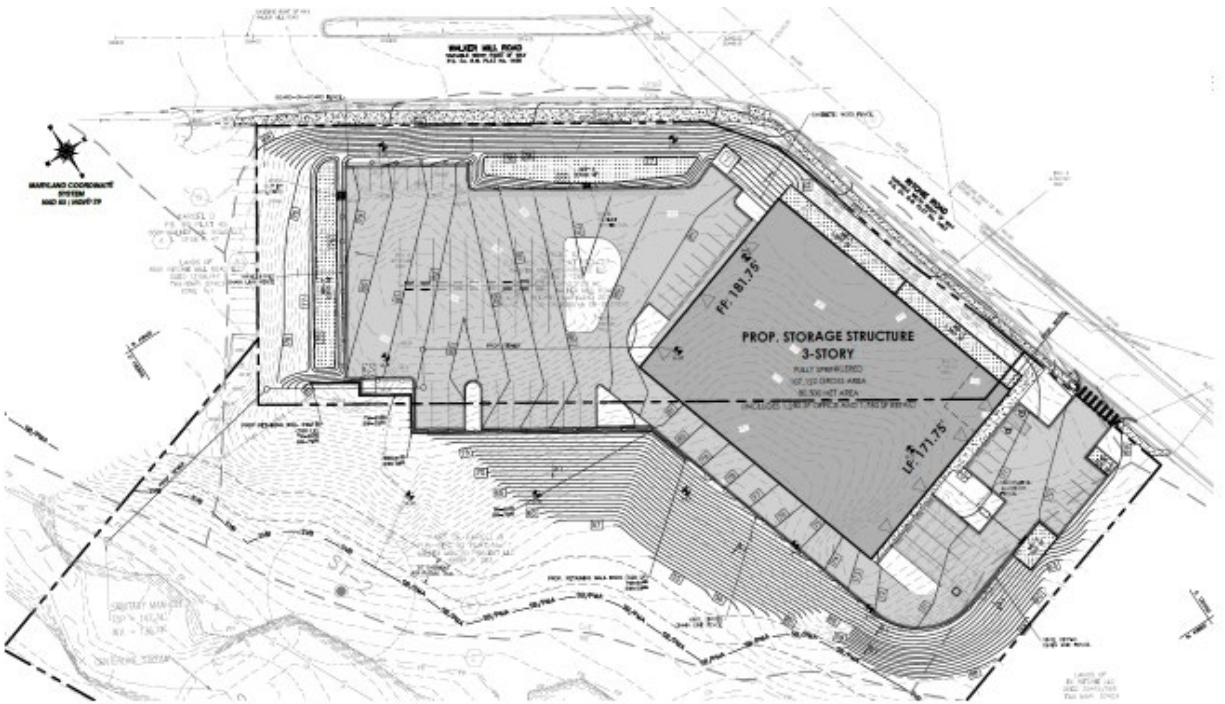


Figure 1: Site Plan

Architecture

The architectural design of the proposed building is a typical, contemporary, industrial building, generally square with a flat roof. The building is finished with a mix of materials including concrete/masonry, metal, exterior insulation finishing system, and glass. These materials, with different colors and textures, are arranged in a geometric pattern and facilitate breaking up the overall massing of the building.

The building has variation in the parapet height. Specifically, the design of a slightly raised roof parapet is to highlight the entrances to office/retail/community space on the southeast corner of the building, as well as for the installation of the two building-mounted signs situating at the northeast corner of the building. Each entrance to the building is also paired with an awning for accenting these entrances.



Figure 2: North Elevation Facing an Internal Parking Area

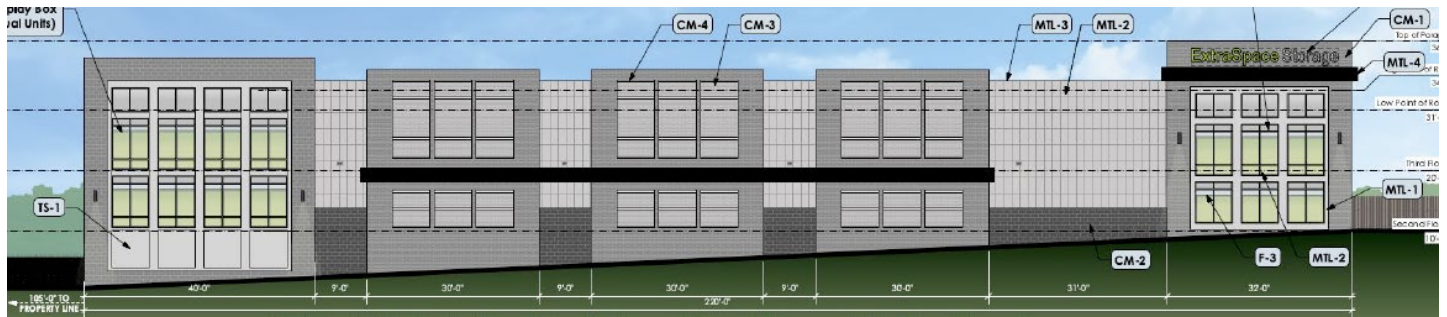


Figure 3: East Elevation along Ritchie Road

Signage

This DSP includes three building-mounted letter signs. Each sign is located on the north, south, and east elevations, respectively. A sign schedule included in this DSP demonstrates conformance to the sign requirements.

Lighting

The DSP application proposes to install both wall-mounted and pole-mounted lighting throughout the site. Lighting has been placed to highlight building entrances and to provide patrons with a bright and safe atmosphere, while not causing a glare onto adjoining properties, as referenced in the photometric plan that was submitted with this application. Details of the proposed lighting have been included in the application. Staff find that the submitted photometric plan shows adequate light for users on-site and is sufficient for illuminating drive aisles, building entries, and walking paths throughout the site. A condition is included herein requiring the applicant to note on the plans that all light fixtures for this DSP are fully cut-off and directed downward to reduce glare and light spill-over.

Loading and trash facilities

This DSP includes five loading spaces and one outdoor dumpster. These facilities are located internally to the subject site. With the mixture of landscapes and fences, they are not visible from adjacent streets. More detailed discussions have been addressed in Finding 11 below.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-8033-C:** A-8033-C was enacted by the District Council on October 16, 1970 (Zoning Ordinance 566-1970), subject to two conditions. The conditions of A-8033-C are listed below, in **bold** text, followed by staff comments in plain text.

1. **The flood plain area (as indicated on the study submitted by the applicant) shall be maintained in accordance with the regulations of the Maryland Department of Water Resources, the Washington Suburban Sanitary Commission, and the Department of Public Works.**

This DSP has minimum impact on the existing floodplain area and is designed to satisfy all applicable floodplain standards. More detailed discussions have been addressed in the Environmental Planning Section's referral, in Finding 14 below.

2. **There shall be submitted to, and approved by, the District Council a site plan showing suitable landscaping of the subject properties abutting the residential properties before the properties are developed.**

This DSP and the associated landscape plans will be submitted to the District Council, for mandatory review, following a decision by the Planning Board. The landscape plans show existing vegetation to be preserved between the proposed development and the adjacent residential properties to the west of the subject site. Page 20 of the statement of justification (SOJ) indicates that the closest residential home to the proposed development is over 300 feet. The submitted cross-section also shows that the existing wooded area enhances the screening of the proposed development from the residential homes to the west. The subject DSP also complies with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which has been addressed in Finding 11 below.

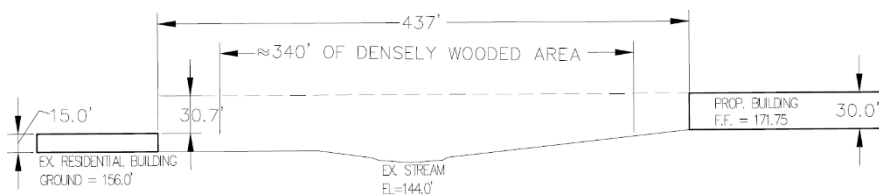


Figure 4: Cross-Section A-A

8. **Zoning Map Amendment A-9190-C:** A-9190-C was enacted by the District Council on September 12, 1977 (Zoning Ordinance 74-1977), subject to two conditions. The conditions of A-9190-C are listed below, in **bold** text, followed by staff comments in plain text.

1. **Development shall be confined to the area east of the Washington Suburban Sanitary Commission right-of-way.**

The proposed development with this DSP is located to the east of the Washington Suburban Sanitary Commission (WSSC) right-of-way, which conforms to this condition.

2. **A site plan shall be submitted to the District Council for approval before the property is developed to insure that there are no adverse effects to surrounding properties.**

This DSP, with the associated materials, will be submitted to the District Council for mandatory review following a decision by the Planning Board. The proposed development is in conformance with all applicable regulations, which have been addressed throughout this technical staff report.

9. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1 and Military Installation Overlay (M-I-O) Zones and the site design guidelines of the prior Zoning Ordinance. The following discussion is offered regarding these requirements:

- a. This DSP is in conformance with Section 27-473(b), Uses Permitted, of the prior Zoning Ordinance because both uses of consolidated storage and a RV/camping trailer lot are permitted in the I-1 Zone.
- b. The subject application complies with the applicable requirements of Section 27-469 (I-1 Zone) of the prior Zoning Ordinance, which governs development in industrial zones. For example, the applicant has provided approximately 70 percent of the net lot area to be maintained as green area, which is more than the required 10 percent. Analyses of other requirements can be found in other parts of this technical staff report.
- c. The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the prior 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).**

No entrances to individual consolidated storage units are visible from the surrounding streets or adjoining properties.

- (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.**

All entrances to individual consolidated storage units are internal to the proposed building. The improved landscapes and existing vegetation located in the perimeter of the subject site further enhance screening of the subject development from the surrounding streets or adjoining properties.

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

The subject DSP complies with this requirement because the height of the proposed building is 36 feet.

- (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 requirement is not applicable because the subject DSP is not an expansion of an existing consolidated storage use.

Section 27-475.04(c) of the prior Zoning Ordinance 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; and**

- (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. Regarding the current, countywide inventory of consolidated storage uses, it is noted that there are two other consolidated storage facilities located within one-half mile of the property. Both storage facilities are located within the boundary of Capital Heights, in Maryland. The first one is CubeSmart Self Storage, located at 1501 Ritchie Station Court. CubeSmart Self Storage was approved by the Planning Board on March 12, 2012 (PGCPB Resolution No. 12-19), subject to two conditions. The second one is Public Storage, located at 800 Ritchie Road. Public Storage was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-42), subject to two conditions. Staff find that these conditions were related to the approval and permits of the associated application, and do not conflict with the subject DSP.

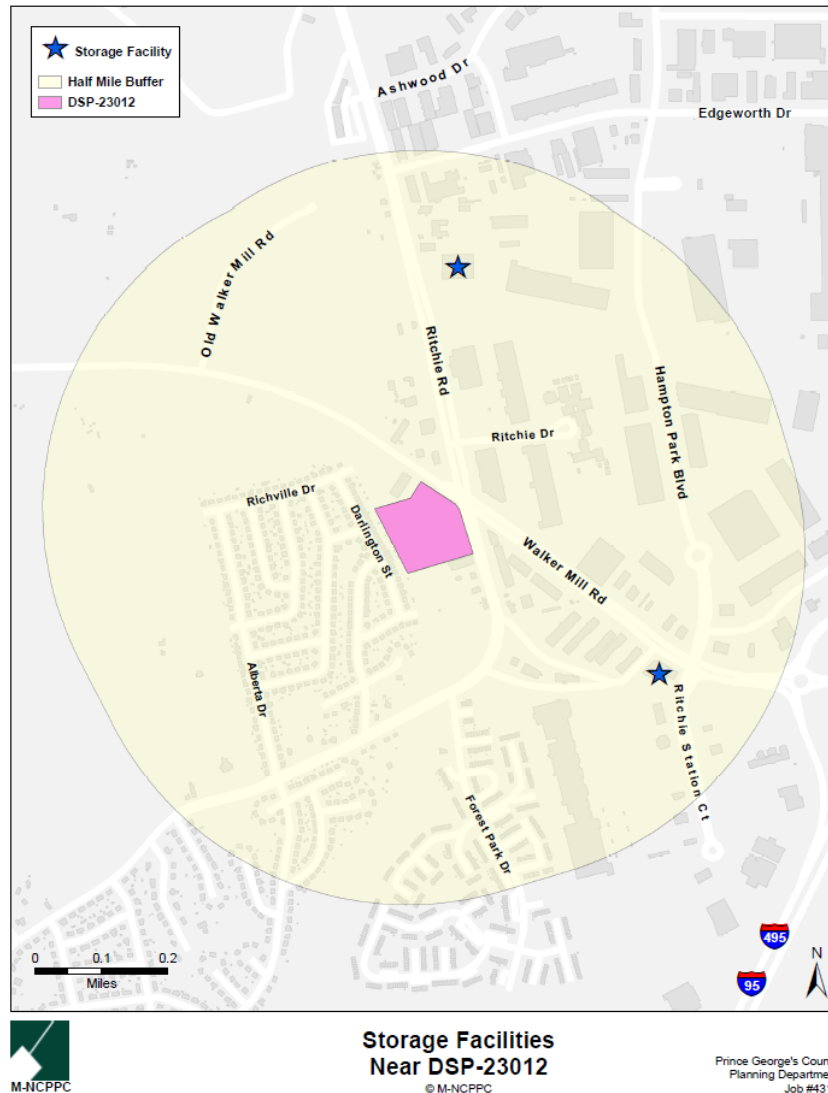


Figure 5: Two Storage Facilities within One-Half mile of the subject DSP

- d. The DSP is in conformance with the applicable site design guidelines, as required in Section 27-283 and contained in Section 27-274 of the prior Zoning Ordinance.

Section 27-274(a)

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...**

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

The site has one proposed entry/exit point along Walker Mill Road. Vehicular access to the rear of the site is gate controlled to limit access beyond the secured area. Two truck turning exhibits were also provided to demonstrate the ability for large vehicles to maneuver through the site. Sidewalk connections and a crosswalk are provided along the Walker Mill Road and Ritchie Road frontage. A crosswalk for pedestrians is provided in the rear parking area of the site, to facilitate movement through the parking lot. These designated pedestrian areas will separate the interaction between pedestrians and motorists.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character.

A detailed discussion about lighting has been addressed in Finding 6 above.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The subject DSP provides landscapes and maintains existing vegetation along the perimeter of the subject site. Six-foot-high synthetic wood fences are installed within some proposed landscape strips, to enhance screening from public areas.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

This subject DSP proposes to construct a consolidated storage facility, with an associated accessory use for RV/camping trailers. Approximately 70 percent of green area is provided and/or preserved and these areas are designed to define space and provide screening.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

The subject DSP includes landscapes to improve the Walker Mill Road and Ritchie Road frontage, which has been discussed in Finding 11 below.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites.**

The area grading for the proposed development is limited to approximately one half of the subject site that is close to rights-of-way. The other half is mostly left intact to minimize disruption to existing topography. In addition, this DSP includes retaining walls to enhance stability. These walls will be constructed along the southern and western edges of the parking areas, approximately stretching from the proposed entry/exit point of the subject site to the location of the proposed dumpster.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive.**

As discussed in Finding 6 above, services regarding loading and trash collection will be accessible. Given the location of these facilities, they will be unobtrusive and will not be visible from the adjacent rights-of-way and properties.

(9) Public spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.**

This requirement is not applicable to the subject DSP because it is not a large-scale commercial, mixed-use, or multifamily development.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The design of the proposed consolidated storage facility is a modern style. The building footprint is rectangular, and the building is designed with a flat roof. The elevated parapets indicate the locations of the entrances to the building. A detailed discussion regarding architecture has been addressed in Finding 6 above.

(11) Townhouses and Three-Story Dwellings.

This requirement is not applicable to the subject DSP because it does not include townhouses or three-story dwellings.

- e. **Military Installation Overlay Zone:** The project is also located within the Height Zone the M-I-O Zone. The site is required to meet the applicable requirements for properties located in Surface B (Approach-Departure Clearance Surface) (50:1). In accordance with Section 27-548.54(e)(2)(B) of the prior Zoning Ordinance, structures within this area shall not exceed a height (in feet) equivalent to the distance between Surface A (Primary Surface) and the nearest boundary of the subject property, divided by 50. Given the distance to Surface A from the nearest boundary of the subject property, the building height is limited to a maximum of 145 feet. The proposed building is approximately 36 feet in height, which conforms to the limitation. A condition is included herein requiring the applicant to correct General Note 28.

- 10. **Detailed Site Plan DSP-20017:** DSP-20017 was approved by the Planning Board on December 10, 2020 (PGCPB Resolution No. 2020-165), subject to three conditions. On March 11, 2021, the District Council approved this DSP, subject to three conditions. The conditions of DSP-20017 are listed in **bold** text, followed by staff comment, in plain text.

- 1. **Prior to certification of the detailed site plan (DSP), the following revisions shall be made to the plan:**

- k. **Prior to certification of the DSP, the Type 2 tree conservation plan shall be revised as follows:**

- (1) **Show the proposed master plan trail easement that overlaps existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation and update the woodland conservation worksheet accordingly.**

- (2) **Have the Property Owners Awareness Certificate signed and dated by the owner or owner's representative.**

- (3) **Add the following note under the Type 2 tree conservation plan certification block on Sheet 1:**

"Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation 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.”

Conditions 1.k.(1) through 1.k.(3) were addressed with the certification of Type 2 Tree Conservation Plan TCP2-027-2020. Condition 1.k.(3) is relevant to this project, as the recorded woodland conservation area will need to be vacated and reestablished with this subject DSP.

- 2. Prior to the approval of any permits, which impact 100-year floodplain, wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition will be carried forward and will be addressed prior to the approval of any permits which impact 100-year floodplain, wetlands, wetlands buffer, streams, or waters of the United States.

- 11. 2010 Prince George’s County Landscape Manual:** The DSP 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, of the Landscape Manual.

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Along Walker Mill Road and Ritchie Road, the applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip, and the landscape strip along the frontage of Walker Mill Road and Ritchie Road has an average width of 15 feet. Within the strip, a minimum of one shade tree and five shrubs, per 35 feet of frontage, excluding driveway openings, are required. The total linear feet of the Marlboro Pike and Ritchie Road frontage is 714, excluding driveway entrances, and requires at least 21 shade trees and 102 shrubs. This requirement is met with the provision of 22 shade trees and 110 shrubs. However, there is a discrepancy in the number of shrubs shown in Schedule 4.2-1, on Sheet C-3.13, and in the Tree Planting Schedule. The abbreviation of the proposed shrubs, *Prunus Laurocerasus*, is also inconsistent in the landscape plans. Conditions are included herein requiring the applicant to correct the number and the abbreviation of shrubs.
- b. **Section 4.3, Parking Lot Requirements (Lot A)**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this DSP, Lot A is approximately 11,800 square feet. Table 4.3-1, Parking Lot Interior Planting Requirements, requires eight percent of the interior planting area, which is approximately 944 square feet. The submitted landscape plans show the provision of 1,926 square feet of the interior planting area. For parking lots less than 50,000 square feet, one shade tree shall be provided for each 300 square feet of the provided interior landscape area. Therefore, four shade trees are required for this DSP, and this requirement is met with the provision of four shade trees. Conditions are included herein requiring the applicant to label which parking area is Parking Lot A, and replace some evergreen trees provided in Lot A with at least four shade trees to meet the requirements.

- c. **Section 4.3, Parking Lot Requirements (Lot B)**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this DSP, Lot B is approximately 45,300 square feet. Table 4.3-1, Parking Lot Interior Planting Requirements, requires eight percent of the interior planting area, which is approximately 3,624 square feet. The submitted landscape plans show the provision of 4,105 square feet of the interior planting area. For parking lots less than 50,000 square feet, one shade tree shall be provided for each 300 square feet of the provided interior landscape area. Therefore, 13 shade trees are required for this DSP, and this requirement is met with the provision of 13 shade trees. Conditions are included herein requiring the applicant to label which parking lot is Lot B, and indicate that 13 shade trees are provided in Schedule 4.3-2 for Lot B.
- d. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces, trash facilities, and mechanical equipment. The submitted DSP shows that these items are located internally to the site and are being sufficiently screened through the combination of the existing vegetation and the proposed landscaped plants and synthetic wood fences, along the perimeter of the site. Specifically, a proposed 6-foot-tall decorative metal fence, along with evergreen trees (at least 6 feet high, minimum 9 feet on center, double staggered row) will be installed to screen the loading spaces in Lot A. Conditions are included herein requiring the applicant to remove all the labeling of the “board-on-board fence” on the plans, since the synthetic wood fences are included in this DSP, and to revise the proposed plants for screening the loading spaces in Lot A while meeting the Section 4.3 requirements for Lot A.
- e. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires buffering for the western property line that is adjacent to single-family detached houses in the RSF-65 Zone (formerly the R-55 Zone). Table 4.7-2, Minimum Bufferyard Requirements, requires a Type D bufferyard for a consolidated storage use, which is high impact, adjoining single-family detached dwellings. Table 4.7-3, Bufferyard Types, requires a minimum building setback of 50 feet, a minimum landscape yard width of 40 feet, and 160 plant units per 100 linear feet of property line for a Type D bufferyard. The subject DSP complies with these requirements through the existing on-site vegetation.
- f. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is 50 percent for shade and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan indicates that the applicant has chosen 100 percent native shade trees, 100 percent native evergreen trees, and 100 percent native shrubs, meeting and exceeding these requirements. Conditions are included herein requiring the applicant to revise the Tree Planting Schedule, to be consistent with Schedule 4.9-1, and revise Schedule 4.9-1, in accordance with revisions to other schedules.

12. **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 because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. TCP2-027-2020-01 was submitted for review with this DSP application.

According to the woodland conservation worksheet, the overall site is 7.67 acres within the prior I-1 Zone. A total of 5.46 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 0.82 acre, or 15 percent of the net tract, as tabulated. This application proposes to clear 3.69 acres of woodland and 0.02 acre of wooded floodplain, resulting in 1.76 acres of woodland conservation requirements. The TCP2 shows this requirement will be met by preserving 1.31 acres of woodland on-site and proposing 0.46 acre of off-site woodland preservation. Prior to certification of this DSP, a woodland and wildlife habitat conservation easement shall be recorded for the proposed on-site preservation area prior to signature approval of the TCP2, with the Liber folio reflected in a note on the TCP2.

Additional minor technical revisions to the TCP2 are included in the Recommendation section of this technical staff report.

13. **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 zoned IE are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 7.67 acres and the required TCC is 0.767 acre. The subject DSP provides the appropriate schedule and shows an adequate number of plants on-site, in compliance with the requirements. A condition is included herein requiring the applicant to revise the TCC schedule to be consistent with Schedule 4.9-1 of the Landscape Manual.

14. **Referral Comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

- a. **Historic Preservation and Archeological Review**—In a memorandum dated March 4, 2024 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. 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 March 8, 2024 (Bishop to Huang), the Community Planning Division noted that, pursuant to Subtitle 27, Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated March 11, 2024 (Daniels to Huang), the Transportation Planning Section provided the following comments regarding this DSP:

Master Plan Right of Way

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 4 Master Plan and SMA. The subject site has frontage on Walker Mill Road (A-35), which is designated as an arterial roadway, with an 80-foot ultimate right-of-way. The site also fronts Ritchie Road (C-426), which is designated as a collector roadway, with an 80-foot right-of-way.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a shared-use path along Walker Mill Road, and a planned bike lane along Ritchie Road. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The site plan includes a 5-foot-wide sidewalk and crosswalk along the property's frontage, with a direct connection to the building entrance. Designated space for bicycle parking is provided near the building entrance. The Transportation staff find the proposed facilities and amenities to be acceptable.

- d. **Subdivision Review**—In a memorandum dated March 8, 2024 (Vatandoost to Huang), the Subdivision Review Section noted that the development proposal would not represent a substantial revision to the mix of uses that affects the prior Subtitle 24 adequacy findings. In addition, the development remains nonresidential and would not result in any change to the adequacy analysis required for commercial/industrial development, which would have been conducted at the time of subdivision approval. Additional comments include the following:
- (1) The associated record plats for the property (NLP 100-27 and CEC 92-1) do not have any conditions of approval attached to them. The proposed development will not require a new final plat.
 - (2) Parcel B received an automatic certificate of adequacy (ADQ) associated with PPS 4-74093, and Parcel G received an automatic ADQ associated with PPS 4-77195, pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c) of the Subdivision Regulations.

- (3) There is a discrepancy between the bearing, distances, and acreage of Parcel G on Plat Book NLP 100-27, resulting from additional right-of-way dedication for Walker Mill Road, as recorded in Liber 18207 at folio 359. A condition is included herein requiring the applicant to show the recording reference for this right-of-way dedication deed on the DSP.

- e. **Environmental Planning**—In a memorandum dated March 11, 2024 (Kirchhof to Huang), the Environmental Planning Section offered the following:

Natural Resources Inventory/Existing Conditions Plan

An approved Natural Resources Inventory, NRI-019-2020, was submitted with the application. Two specimen trees are associated with this site, and the applicant does not request to remove them. The site contains regulated environmental features (REF) including streams, its buffers, associated steep slopes, and 100-year floodplain, which comprise the primary management area (PMA). The forest stand delineation indicates that there is one forest stand which has a high rating for preservation. The site has a total of 7.67 acres of gross tract woodland, of which 2.21 acres are within the existing 100-year floodplain, as shown on the NRI. There are two large areas of steep slopes located on-site; the first is along the western property boundary, and is associated with an existing forested perennial stream system which passes through the western property boundary; while the second is located along the northeast portion of the site, and is associated with rising elevations that extend to the northeast boundary line.

Preservation of Regulated Environmental Features/Primary Management Area

Impacts to the REFs should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the REFs. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with County Code. Impacts to REFs must first be avoided and then minimized. The SOJ must address how each on-site impact has been avoided and/or minimized.

An SOJ dated January 25, 2024, and associated exhibits were submitted on February 6, 2024, for three on-site impacts, totaling 8,300 square feet (0.19 acre). The 2018 Environmental Technical Manual Part C, Section 2 states, “Necessary impacts are those that are directly attributable to infrastructure required for the

reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features.” The three impacts proposed with this site are for connection to public utilities, SWM, and required master-planned trails. Based on the SOJ, the applicant requests the following impacts described below:

Impact 1: WSSC Sanitary Sewer Connection

Impact 1 is proposed for the disturbance of 1,900 square feet (0.04 acre) of PMA, for a proposed sewer connection tie into an existing WSSC line. This impact is necessary for the site to provide adequate public facilities. This impact is required for the reasonable and orderly use of the property, as would any development on the site, and would rely on access to public water and sewer. Staff support this impact as proposed.

Impact 2: Ritchie Branch Trail

Impact 2 is proposed for the disturbance of 5,100 square feet (0.12 acre) of PMA, for a portion of the Ritchie Branch Trail, which is mapped on-site. This impact is proposed in accordance with the MPOT, for a hard surface trail. The master-planned trail crosses the PMA at two points where it enters and exits the property.

At this time, the sections of the trail on the properties to the north and south of this site have not been constructed, so the applicant requests the impact in anticipation for future construction and will coordinate further with the Maryland-National Capital Park and Planning Commission, as needed. No physical disturbance is proposed; this impact is simply to establish the required master-planned trail connection. If the trail is not implemented, this area will remain undisturbed. Staff support this impact as proposed, with the understanding that this impact is contingent on the trail being constructed on the adjacent properties.

Impact 3: Stormwater Outfall

Impact 3 is proposed for the disturbance of 1,300 square feet (0.03 acre) of PMA, for a stormwater outfall. The location of this outfall was determined by the site topography and provides safe conference of stormwater off-site. This outfall is reflective of the approved SWM Concept Plan (02099-2023/P35553-2024) and is supported as proposed.

Soils

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the predominant soils found to occur on-site include Adelphia-Holmdel-Urban complex (0–5 percent slopes), Collington-Wist complex (15–25 percent slopes), Collington-Wist-Urban (0–15 percent slopes), Marr-Dodon complex (10–15 percent slopes), Urban land-Adelphia complex (0–5 percent slopes), and Widewater and issue soils, frequently flooded. A retaining wall

has been proposed adjacent to the proposed building and the parking lot. The maximum height of the wall appears to be less than five feet, which does not require a global stability analysis. At the time of grading permit, the applicant will provide the retaining wall design with plans, drawings, and design calculations. No further information regarding soils is required at this time.

No further action is needed as it relates to this application. The County may require a soils report, in conformance with Prince George's County Council Bill CB-94-2004, during future phases of development or at the time of permit.

Stormwater Management

An approved SWM Concept Plan (02099-2023/P35553-2024) and associated letter were submitted with this application. The approved SWM concept plan shows the use of six micro-bioretenment devices on-site. The concept approval expires on January 30, 2027. No further information pertaining to SWM is required.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated February 11, 2024 (Holley to Huang), DPR offered no comments on this application.
- g. **Permit Review Section**—In a memorandum dated March 11, 2024 (Jacobs to Huang), the Permit Review Section commented that freestanding signage information be included, if any. The applicant has noted that no freestanding signage is proposed with this DSP.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 29, 2024 (de Guzman to Huang), DPIE provided comments pertaining to approval of SWM, and necessary information in the permitting stage.
- i. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- k. **Prince George's County Health Department**—In a memorandum dated April 1, 2024 (Adepoju, to Huang), the Health Department offered comments stating that noise and dust should not adversely impact adjacent properties during the construction phases.
- l. **Washington Suburban Sanitary Commission (WSSC)**—WSSC offered utility related comments dated February 29, 2024, which have been provided to the applicant and will have to be addressed before sewer and water connection. Specifically, WSSC noted that existing and/or proposed water/sewer mains and service connections, as well as easement locations and limits, if proposed, should

clearly be shown on the plan. WSSC also indicated that a 12-inch water main and a 21-inch gravity sewer main are available to serve the proposed development.

- m. **Public Utilities**—The subject DSP application was referred to Verizon, Comcast, the Potomac Electric Power Company, and Washington Gas for review and comments on March 7, 2024. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.
 - n. **City of District Heights**—The subject property is located within one mile of the geographical boundary of the City of District Heights. The DSP application was referred to the City for review and comments on March 7, 2024. As of the writing of this technical staff report, the City did not offer comments on the subject application.
15. **Community Feedback:** On October 25, 2023, staff received an inquiry from Ms. Patricia Rodriguez regarding the subject DSP. She raised concerns about the impacts of the proposed development on the ecosystem of the subject site and its surrounding community. Until January 2, 2024, multiple emails were sent to respond to Ms. Rodriguez's questions and to provide clarification on staff's review process. One response conveyed that, during the review process, the Environmental Planning Section conducts "a comprehensive environmental evaluation", not "an environment impact study". On February 1, 2024, Ms. Rodriguez sent another email to reiterate her concerns about the development, including ecosystem, environmental aesthetics, rising crimes, and decreasing property values.
16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, will represent a most 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.
17. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
18. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
19. As required by Section 27-285(b)(4) of the prior 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

The REFs 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, for three on-site impacts, totaling 8,300 square feet (0.19 acre).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23012, and Type 2 Tree Conservation Plan TCP2-027-2020-01, for Walker Mill Self Storage, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information should be provided:
 - a. Label the recording reference for the right-of-way dedication deed, for Walker Mill Road, on the DSP.
 - b. Correct the applicant's name on the coversheet.
 - c. Correct the total percentage of the provided green area.
 - d. Correct General Note 28 since the subject site is located within the prior Military Installation Overlay (M-I-O) Zone.
 - e. On the lighting plans, note that all light fixtures are fully cut-off and directed downward to reduce glare and light spill-over.
 - f. Provide details of the proposed retaining walls, unless modified by operational agencies.
 - g. Revise the total gross floor area of the proposed self-storage facility in the general notes.
2. Prior to certification, the applicant shall revise the landscape plan as follows:
 - a. Revise the number of shrubs in Schedule 4.2-1.
 - b. Correct the abbreviation of shrubs, *Pruns Laurocerasus*, for consistency.
 - c. Label Parking Lot A and Parking Lot B on the plans.
 - d. Replace some evergreen trees provided in Lot A with some shade trees.
 - e. Add the total number of shade trees provided in Schedule 4.3-2 (Parking Lot A) and Schedule 4.3-2 (Parking Lot B).
 - f. Remove the labeling of the "board-on-board fence" on the plans.
 - g. Revise the Tree Planting Schedule to be consistent with Schedule 4.9-1 of the 2010 *Prince George's County Landscape Manual* and other landscape schedules.
 - h. Revise the Tree Canopy Coverage Schedule to be consistent with Schedule 4.9-1 of the 2010 *Prince George's County Landscape Manual*.

3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan (TCP2) as follows:
 - a. Provide the prior TCP2 approval information along the -00 line of the Environmental Planning Section approval block, including the Development Review Division case number "DSP-20017".
 - b. Add the Development Review Division case number "DSP-23012" to the -01 line of the Environmental Planning Section approval block.
 - c. The property owner's awareness block on the TCP2 shall be signed and dated.
 - d. Update the woodland conservation easement note to include the recordation numbers for new woodland and wildlife habitat conservation easements.
 - e. The qualified professional certification block on the TCP2 shall be signed and dated.
 - f. Revise the Forest Conservation Act reporting table on the TCP2 to be consistent with the woodland conservation worksheet.
 - g. Revise the Woodland Conservation Summary Table to be consistent with the woodland conservation worksheet.
4. Prior to the issuance of any permits impacting 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.