



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

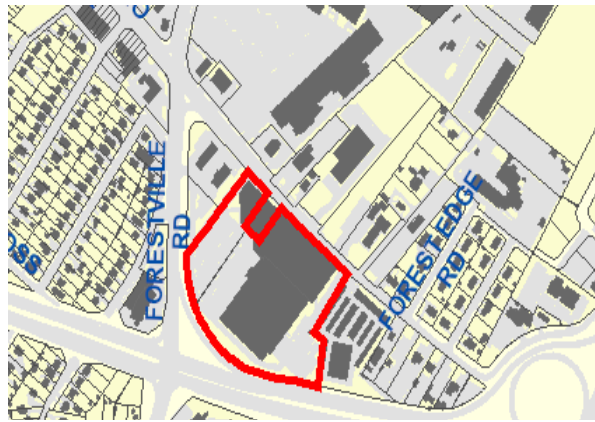
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan

Penn Logistic Center

DSP-23013

REQUEST	STAFF RECOMMENDATION
Redevelop a portion of an existing industrial building by razing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space.	• APPROVAL with conditions

Location: At the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road.			
Gross Acreage:	11.1913		
Zone:	IE/MIO		
Zone Prior:	I-1/D-D-O/M-I-O		
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)		
Dwelling Units:	N/A		
Gross Floor Area:	176,244 sq. ft.		
Planning Area:	75A		
Council District:	06		
Municipality:	Morningside		
Applicant/Address: 3300 Marlo Property Owner, LLC 125 High Street, Suite 220 Boston, MA 02110		Planning Board Date:	11/09/2023
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org		Planning Board Action Limit:	11/10/2023
		Staff Report Date:	10/24/2023
		Date Accepted:	09/01/2023
		Informational Mailing:	05/25/2023
		Acceptance Mailing:	08/30/2023
		Sign Posting Deadline:	10/10/2023

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-23013
 Penn Logistic Center

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) and Development District Overlay (D-D-O) Zones. The entire property is also subject to the Military Installation Overlay (MIO) Zone for height, noise, and safety, 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 27-1903(c) of the current Zoning Ordinance, which allows for development applications to be reviewed under the prior Zoning Ordinance. Staff has considered the following in reviewing this DSP:

- a. The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*;
- b. The prior Prince George's County Zoning Ordinance Light Industrial (I-1), Development District Overlay (D-D-O), and Military Installation Overlay (M-I-O) Zones;
- c. The 2010 *Prince George's County Landscape Manual*;
- d. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. 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 a portion of an existing industrial building by demolishing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space, for a new gross floor area of 176,244 square feet.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IE/MIO (Prior I-1/D-D-O/M-I-O)	IE/MIO (Prior I-1/D-D-O/M-I-O)
Gross Tract Acreage	11.1913	11.1913
Use(s)	Warehouse, Retail and Day Care	Warehouse
Total Building Gross Floor Area (GFA)	214,821 sq. ft	176,244 sq. ft

Parking and Loading Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking Requirements	REQUIRED	EVALUATED
3 spaces for first 1,500 sq. ft. of GFA	3	-
1 space for each additional 1,500 sq. ft. of GFA up to 100,000 sq. ft.	66	-
0.2 space for each additional 1,000 sq. ft. of GFA above the first 100,000 sq. ft.	16	-
Total Parking Spaces	85*	162**
On-site standard spaces (9.5 feet x 19 feet)	-	145
On-site compact spaces (8 feet x 16.5 feet)	-	11
Handicap-accessible (8 feet x 19 feet with 5 feet access aisle)	-	2
Handicap van-accessible (8 feet x 19 feet with 8 feet access aisle)	-	4

Notes: *Of which at least 57 (2/3 of requirement) must be non-compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance. A condition is included herein, requiring the applicant to update the number of required parking spaces.

**Of which at least six must be handicap-accessible and at least two must be handicap van-accessible, in accordance with Section 27-556 of the prior Zoning Ordinance.

Other Development Data (Per Section 27-582(a) of the prior Zoning Ordinance)

Loading Spaces	REQUIRED	EVALUATED
1 space per 1,500–10,000 sq. ft of GFA	1	-
1 space for each additional 40,000 sq. ft of GFA	5	-
Total Loading Spaces (12 feet x 45 feet)	6	6

3. **Location:** This property is known as Tax Map 89 in Grid F1, and Tax Map 90 in Grid A1, and is geographically located at the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road.
4. **Surrounding Uses:** This subject property is bounded by Marlboro Pike to the north; to the east by a property developed with public storage in the Industrial, Employment (IE) Zone (formerly Light Industrial (I-1) Zone); to the west by a property developed with a convenience store and a gas station (Royal Farms) in the Commercial, General and Office (CGO) Zone (formerly Commercial Shopping Center (C-S-C) Zone) and Forestville Road; and to the south by MD 4.
5. **Previous Approvals:** The subject property consists of three parcels known as Parcels A, B, and D. Parcels A and B are the subject of Preliminary Plans of Subdivision (PPS) 12-3331 and 4-71266 titled Penn – Ville Center, for which no records were found. Parcel D is not subject to a PPS, and this parcel was recorded, in accordance with Sections 24-107(c)(2) and 24-107(d) of the prior Prince George’s County Subdivision Regulations.

Parcels A and B were granted an automatic certificate of adequacy (ADQ) on April 1, 2022, for a period of 12 years, in accordance with Section 24-4503(a)(1) of the Subdivision Regulations. Parcel D does not have an automatic ADQ, since its final plat was exempt from the Subdivision Regulations and was filed, in accordance with Sections 24-107(c)(2) and 24-107(d).

The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan) retained the subject property in the I-1 Zone and superimposed a Development District Overlay (D-D-O) Zone on it.

6. **Design Features:** The property is currently developed with a 214,821-square-foot mixed industrial and commercial space. This DSP proposes to raze approximately 104,836 square feet of retail space and replace it with an approximately 66,259-square-foot distribution warehouse as an addition. This addition will have nine loading spaces and an office space of approximately 4,092 square feet, which will be located in the northwest corner of the addition. The remaining portion in the existing building, approximately 109,390 square feet, has 28 loading spaces and open space of approximately 3,560 square feet.

The site has two existing driveways with access to Marlboro Pike. One is located close to the eastern boundary line of the subject property and the other is located close to the western boundary line of the subject property. The site circulation allows vehicles, bicycles, and pedestrians to enter and exit the site easily.

Due to existing site constraints, there is a significant difference in grade, between the Marlboro Pike elevation and the first-floor elevation of the proposed building (and the subject property). Subsequently, access to the office will be located on the west side of the building because locating the office entrance on Marlboro Pike is unfeasible. The applicant proposes to include benches and bike racks by the office entrance.

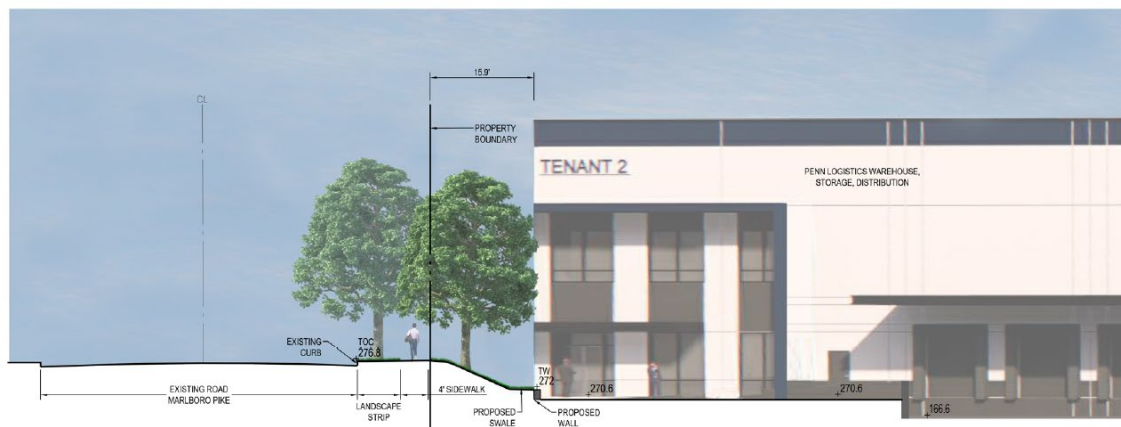


Figure 1: Cross-Section of the Street frontage of Marlboro Pike

Architecture

The architectural design of the existing portion of the building and the proposed addition is a typical, contemporary industrial building, with a flat roof. For the former, the applicant proposes to repair and repaint its façades and install new metal coping on the edge of its parapet walls, making it compatible with the new addition. The new addition consists of four different painted, concrete, tilt panels. To avoid the north elevation being a blank wall fronting Marlboro Pike, the applicant designed this elevation with faux windows and accent panels using reveal and paint to mimic the main entrance of the office, located at the northwestern corner.

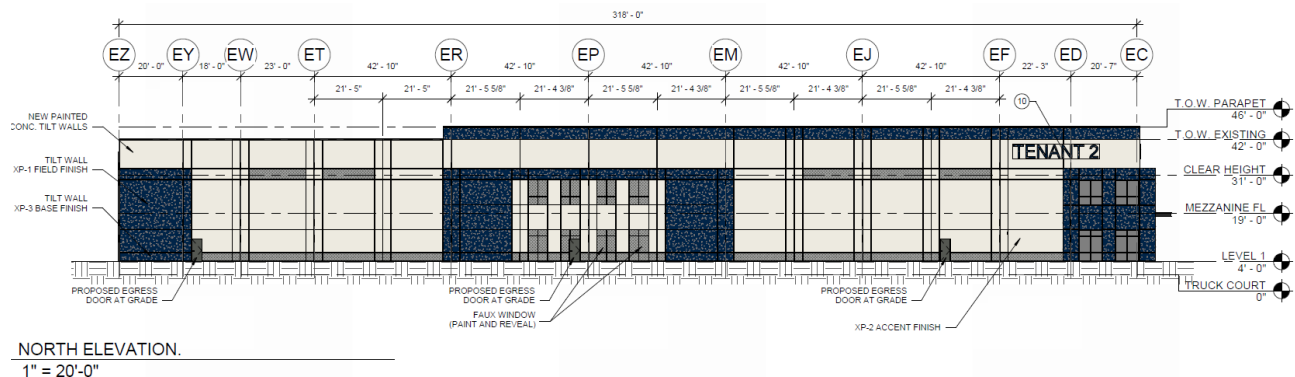


Figure 2: North Elevation along Marlboro Pike

Signage

This DSP includes three types of signage, including one monument sign, wayfinding signs and wall-mounted tenant signs. The applicant proposes to remove the existing signs on-site. A sign schedule/table was submitted with this DSP, which only includes information regarding the tenant signs. A condition is included herein, requiring the applicant to have all signage information in one location, including requirements, details, and quantity.

Lighting

The DSP application proposes to install both wall-mounted and pole-mounted lighting throughout the site. The applicant proposes to replace the existing light poles within the current parking area. 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.

Loading and trash facilities

This DSP includes six loading spaces located on the west side of the proposed addition and to the south of the proposed parking area for the office, within the proposed addition. An outdoor dumpster is proposed and located at the southeast corner of the site, behind the warehouse building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment and the Development District Overlay (D-D-O) Zone:** The Marlboro Pike D-D-O Zone has three character areas. Each character area has its own set of development district standards, designated to implement the development concepts and recommendations of the sector plan. The subject property is located within Character Area 3: Low Intensity Business Park. The development district standards for Character Area 3 are described in five sections. A condition is included herein, requiring the applicant to add a schedule to the coversheet, list these development district standards, and show how the standards are met.

Section 1: Building envelope and site (page 142)

1.1. Intensity Floor Area Ratio (FAR)-Commercial Office and Other Uses-0.22 FAR maximum

Industrial Uses-0.6 FAR maximum

(Note: Existing buildings in excess of these FAR standards are exempt and not considered nonconforming.)

The total area of the subject property is 11.1917 acres or 487,494 square feet. After razing a portion of the existing building and adding an addition, the total square footage for this DSP is 176,244 square feet. The resulting floor area ratio (FAR) is approximately 0.36, which meets the requirement.

Section 2: Streetscape (page 143)

- 2.1. Landscaping/Buffering - Additional Requirements.** All development shall be subject to the design guidelines, requirements and standards of the Landscape Manual. Additional requirements for buffer/screening areas on private properties located along the public-rights-of-way, as identified in Figure X-6: Landscape Buffer Illustration on page 144 are as follows:

Area A (MD 4 including the exit ramp from I-95)-Minimum 20-foot-wide vegetative screen with or without fencing.

The submitted landscape plan shows conformance to this requirement, which is discussed below in Finding 9.

- 2.2. Fence/Wall/Screening Materials.** Fences, walls, or screening required by the Landscape Manual shall be constructed of durable materials that include masonry, stucco, decorative metal, landscape berms or vegetation. The following materials shall NOT be used for any type of required fencing, walls, or screening in this D-DOZ area: barbed wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link.

Detailed discussion on this requirement is addressed below, in Finding 9, which demonstrates this application meets this requirement.

- 2.3. Lighting.** Parking lot, building, and any decorative lights shall have cutoff type lighting fixtures to direct glare downward.

Discussion about lighting has been addressed above, in Finding 6. A condition is included herein, requiring the applicant to add a note to the plan, indicating that lighting fixtures proposed for this DSP are of the cut-off type.

Section 3: Architecture and Materials

- 3.1. Building Façades.** All buildings shall have façades made of high quality materials, such as brick, stone, stucco, tilt-up masonry construction or some combination of these materials.

The proposed addition and the remaining portion of the existing building meet this requirement. A detailed discussion, regarding the building façades, has been addressed above, in Finding 6.

Section 4: Parking and Loading

- 4.1. Standards.** All parking and loading shall comply with standards of the zoning ordinance.

This application meets the parking requirements, as addressed above, in Finding 2.

Section 5: Landscape Manual Applicability

- 5.1. Permits. Issuance of a building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of this D-DOZ, or in accordance with modified standards as determined by the Planning Board in review of a details site plan per Section 27.548.25(c), or as determined under an alternative Compliance procedure per Section 1.3 of the Landscape Manual.**

The landscape plan submitted with this application shows conformance to this requirement. Discussion regarding this requirement is addressed below, in Finding 9.

- 8. Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1, D-D-O, and M-I-O Zones and the site design guidelines of the prior Zoning Ordinance. The following discussion is offered, regarding these requirements:
- a. 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 22 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.
 - b. Uses in the D-D-O Zone are governed by Section 27-548.22 of the prior Zoning Ordinance, which provides that "uses allowed on property in a Development District Overlay Zone shall be the same as those allowed in the underlying zone in which the property is classified, except as modified by development district standards approved by the District Council." The proposed use of this subject property not only complies with the uses permitted in the I-1 Zone and modified use lists contained in the D-D-O Zone, but also complies with the uses permitted in the M-I-O Zone.
 - c. Military Installation Overlay Zone: The project is also located within the height, noise, and Accident Potential Zone 1 (APZ 1) under the M-I-O Zone. Under this zoning, the applicant must meet the requirement for height and noise. 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. The nearest boundary of the subject property to Surface A is a distance of approximately 6,073 feet, which would permit a building of up to 114.4 feet in

height. The proposed building is approximately 40 feet in height, which conforms to the limitation.

The subject property also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Therefore, the site is not considered to be a high-intensity noise area, where the noise level exceeds 74 dBA Ldn. The restrictions on uses established in the M-I-O Zone only apply to high-intensity noise areas, in accordance with Section 27-548.55 of the prior Zoning Ordinance. In addition, Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in APZ 1, which does not include the proposed warehouse use.

Pursuant to Section 27-548.56(b)(2)(D), new office uses accessory to a permitted use in the M-I-O/I-1 Zones shall not exceed 0.15 FAR. The total area of the new office use, in the existing and proposed buildings, is 7,652 square feet, which equals a FAR of approximately 0.04. This DSP complies with this requirement.

- 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.

9. **2010 Prince George's County Landscape Manual:** Development District Standard 2.1 of the sector plan states that the relevant requirements in the *Prince George's County Landscape Manual* (Landscape Manual) apply. 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 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping of the Landscape Manual.

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Along Marlboro Pike, 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 Marlboro Pike has an average width of 15 feet. Within the strip, a minimum of 1 shade tree and 5 shrubs, per 35 feet of frontage, are required. The total linear feet of the Marlboro Pike frontage is 654, excluding driveway entrances, and requires at least 19 shade trees and 94 shrubs. There are 15 existing shade trees. This requirement is met with the provision of 4 additional shade trees, for 19 shade trees in total along the street frontage, complemented by 95 existing shrubs.
- b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this application, Section 4.3, as modified by Prince George's County Council Bill CB-17-2013, only applies to the limit of disturbance. A condition is included herein, requiring the applicant to provide an updated Schedule 4.3-2 and clearly delineate the interior planting area on the plan, with information on total square footage. For the remaining parking area, the submitted landscape plan is in conformance with the previously approved landscape plan.
- c. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces and trash facilities. The submitted DSP shows that the trash dumpster is located internally to the site, and is being sufficiently screened through the proposed landscaped plants, along the perimeter of the site.

The applicant proposes four fencing types to enclose the subject property. A proposed 6-foot-tall decorative metal fence, along with evergreen trees at least 6 feet high, will be installed along the Marlboro Pike frontage. A proposed 6-foot-tall, vinyl, sight-tight fence will be installed along the western property line. A proposed 6-foot-tall, wooden, sight-tight fence will be installed along the Forestville Road/MD 4 frontage. A proposed 6-foot-tall chain-link fence will be installed along the eastern property line, which replaces an existing fence. As a result, the public view from Marlboro Pike, Forestville Road, and MD 4 will be screened. Conditions are included herein, requiring the applicant to add labels to the plan, indicating the location where these fencing details can be found; and to add a note to the plant schedule, indicating that evergreen trees, planted along the proposed decorative metal fence, should have a minimum of 9 feet on center.

- d. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that development, along special roadways, be buffered. Forestville Road, a designated historic road, requires such buffer, with a minimum width of 10 feet, and this buffer is required to have one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. Pursuant to the Development District Standards, Section 2.1. Landscaping/Buffering, of the sector plan (page 143), the minimum requirement of the buffer width for this frontage was increased to at least 20 feet. The submitted landscape plan shows conformance to this requirement. However, there is a discrepancy between the landscape plan and the submitted schedule. Conditions are included herein, for correction and labeling of the 20-foot buffer width on the plan.
 - e. **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 trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan indicates that the applicant has chosen approximately 70 percent native shade trees, 100 percent native ornamental trees, approximately 91 percent native evergreen trees, and approximately 82 percent native shrubs, meeting and exceeding these requirements.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has an approved Natural Resources Inventory Equivalency Letter (NRI-170-2021), which is valid until November 1, 2026; and an approved standard Letter of Exemption from the Woodland and Wildlife Conservation Ordinance (S-203-2021), which is valid until November 1, 2023, for the proposed project. A new standard exemption may be required, should the current exemption expire.
 11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject site is located in the I-1 Zone. Per Section 25-128(b) of the Prince George's County Code, there is a 10 percent tree canopy coverage (TCC) requirement. This amounts to approximately 1.11913 acre, or 48,749 square feet, to be provided in TCC. The subject DSP provides the appropriate schedule and shows an adequate number of plants on-site, in compliance with the requirements.

12. 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 September 20, 2023 (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 that 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 October 9, 2023 (Klein to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Section 27-548.25(b) of the prior Zoning Ordinance, the proposed development within Character Area 3 conforms with the purposes and recommendations for the development district, as stated in the sector plan.
- c. **Transportation Planning**—In a memorandum dated October 9, 2023 (Yang to Huang), the Transportation Planning Section provided the following comments on this DSP:

Master Plan Right of Way

The subject site’s southern boundary is adjacent to MD 4, a freeway established with the 2009 *Approved Master Plan of Transportation* (MPOT), but does not have access at MD 4. The site’s northern boundary is adjacent to Marlboro Pike (I-417), an industrial road, with a 70-foot-wide right-of-way established with the MPOT. The latest DSP submission shows the extent of the master plan facility within the limits of the planned right-of-way and, as such, no additional dedication is needed to facilitate the ultimate requirement. Staff find that the subject application is consistent with the plan recommendations.

Master Plan Pedestrian and Bike Facilities

There are planned shared-use paths along MD 4 and a planned bicycle lane along Marlboro Pike frontages.

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. (page 10).

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities. (page 10).

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*. (page 10).

This development is also subject to the sector plan, which includes the following related policies.

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities. (page 62).

There are existing sidewalks along the south side and part of the north side of Marlboro Pike. There are proposed pedestrian paths, including crosswalks, connecting the parking spaces and the building. In addition, bicycle racks are provided. Because of the limited frontages along MD 4 and Marlboro Pike, staff does not recommend constructing the planned shared-use path and bicycle lane, at this time.

Analysis of Traffic Impacts

The proposed renovation will generate less trips than the existing usages have generated. The applicant submitted a trip generation report.

Trip Generation

The applicant's trip generation summary is provided, which considers the 176,244-square-foot warehouse. The table below summarizes trip generation, in each peak-hour, which will be used in reviewing traffic and developing a trip cap for the site:

Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Discount Home Furnishing Superstore (ITE-869)	97,297	sq. ft.	35	20	55	81	72	153
Existing Warehouse (County Rates)	109,985	sq. ft.	35	9	44	9	35	44
Existing Day Care (County Rates)	90	student	38	34	72	35	39	74
Total Existing Trips			108	63	171	125	146	271
Proposed Warehouse (ITE-155)	176,244	sq. ft.	124	29	153	82	129	211
Total Proposed Trips			124	29	153	82	129	211
Total New Trips			-18			-70		

Based on the findings of the trip generation, the Transportation Planning Section concludes that the new generated trips are less than the existing trips generated from the current usages.

- d. **Subdivision Review**—In a memorandum dated October 9, 2023 (Heath to Huang), the Subdivision Review Section provided comments and found that the new gross floor area (GFA) will be restricted to Parcel A, which is less than the existing GFA on-site. Parcel D will be developed for parking only; therefore, a PPS will not be required for development of Parcel D, as no development over 5,000 square feet of GFA is proposed.

- e. **Environmental Planning**—In a memorandum dated September 12, 2023 (Kirchhof to Huang), the Environmental Planning Section offered the following:

Stormwater Management
An approved Stormwater Management (SWM) Concept Plan (44116-2022-00) and associated letter was submitted with the application for this site. The approval letter was issued from the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on March 21, 2023, and is valid until March 21, 2026. The approved plan indicates that stormwater requirements will be processed by a storm filter.
- f. **Permit Review Section**—In a memorandum dated October 9, 2023 (Jacobs to Huang), the Permit Review Section offered two conditions, which are included in the Recommendation section of this report.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 16, 2023 (Giles to Huang), DPIE noted that a floodplain study is required for the subject property and offered comments, pertaining to SWM, which will be addressed through DPIE’s separate permitting process.
- h. **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.
- i. **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.
- j. **Prince George’s County Health Department**—In a memorandum dated September 12, 2023 (Adepoju to Huang), the Health Department offered comments addressing noise and dust, to not to adversely impact adjacent properties, and noted that a raze permit from DPIE is required for demolition of the showroom and retail space.
- k. **Joint Base Andrews (JBA)**—In an email dated September 15, 2023 (Zimmerman to Huang), JBA noted that, per the MIO Zone and the guidelines established in the Air Force Handbook 32-7084, *Air Installations Compatible Use Zones (AICUZ) Program Managers (PM) Guide* (dated 2 November 2017), the listed land uses conform to the suggested land use compatibility categories. However, JBA recommends limiting the number of personnel required to work and participate in these land uses, due to the location within APZ 1.
- l. **City of Morningside**—The subject property is located within one mile of the geographical boundary of the City of Morningside. The DSP application was referred to the city for review and comments on October 6, 2023. At the time of the writing of this technical staff report, the City of Morningside did not offer comments on the subject application.

13. **Community Feedback:** As of the writing of this technical staff report, staff have not received any community feedback or input regarding the subject application.
14. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP will, if approved with the proposed conditions below, 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.
15. 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.
16. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
17. 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).**

No regulated environmental features are located on-site, and the site has already been graded and developed.

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-23013 for Penn Logistic Center, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the site plan to:
 - a. Darken the text labels for existing parcels, their acreage, and recording reference on the plans.
 - b. Show and label the existing 10-foot-wide public utility easement along the Marlboro Pike frontage of Parcel D, in accordance with the final plat.
 - c. Add a schedule to the coversheet, listing the required development district standards and showing how these standards are met.
 - d. Add labels on the plan, indicating the location where the fencing details can be found.
 - e. Include information regarding signage in one location on the plan, specifying

requirements, details, and quantity.

- f. Note on the photometric plan that lighting fixtures proposed for this DSP are of the cut-off type.
 - g. Delineate the setback of the proposed monument sign from the street.
 - h. Revise the description of the building signage in the Schedule of Elevation Key to be tenant signage, instead of address signage.
 - i. Update the parking schedule for the required parking spaces.
2. Prior to certification, the applicant shall revise the landscape plan, as follows:
- a. Update the information contained in Schedule 4.3-2 and clearly delineate the interior planting area on the plan, for the analysis of the section.
 - b. Note that the evergreen trees, planted along the proposed decorative metal fence, shall have a minimum of 9 feet on center.
 - c. Label the minimum 20-foot-wide vegetative screen, along Forestville Road/MD 4 (Pennsylvania Avenue).
 - d. Update the information contained in Schedule 4.6-2, to be consistent with the landscape plan.