



Detailed Site Plan Space Maker Self-Storage

DSP-24003

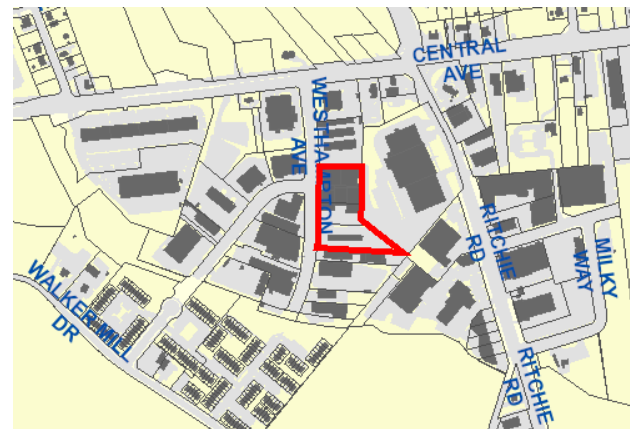
REQUEST	STAFF RECOMMENDATION
The conversion of an existing 72,114-square-foot building to a consolidated storage facility and the construction of a new 58,165-square-foot building for a consolidated storage facility, as well as associated site improvements.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-24003

Location: On the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue).

Gross Acreage:	3.30
Zone:	IE/LTO-E/MIO
Prior Zone:	I-1/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	133,429 sq. ft.
Planning Area:	75A
Council District:	06
Municipality:	None

Applicant/Address:
Layton Warehouse LLC
208 West Hampton Avenue
Capitol Heights, Maryland 20743

Staff Reviewer: Todd Price
Phone Number: 301-952-3994
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Planning Board Date:	01/30/2025
Planning Board Action Limit:	Indefinite Waiver
Staff Report Date:	01/15/2025
Date Accepted:	06/20/2024
Informational Mailing:	04/10/2024
Acceptance Mailing:	06/17/2024
Sign Posting Deadline:	12/31/2024

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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-24003
Space Maker Self-Storage

The Urban Design staff has reviewed the detailed site plan for the subject property and recommends 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 and the Local Transit-Oriented-Edge (LTO-E) 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. Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received development approvals under the Zoning Ordinance or Prince George's County Subdivision Regulations effective prior to April 1, 2022 (prior Zoning Ordinance and prior Subdivision Regulations) that remain valid may have subsequent applications reviewed under the prior Zoning Ordinance. The subject property received prior development approval for Preliminary Plan of Subdivision (PPS) 4-24008 under the prior Subdivision Regulations. PPS 4-24008 was approved on June 27, 2024, and remains valid for two years or until June 27, 2026. Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Staff considered the following criteria in reviewing this application:

- a. 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;
- b. The requirements of Preliminary Plan of Subdivision 4-24008;
- c. The requirements of Certificate of Adequacy ADQ-2024-009
- d. The 2010 *Prince George's County Landscape Manual*;
- e. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments; and
- h. 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 the physical site improvements necessary to convert an existing 72,114-square-foot building (Building A, with rehabilitation) for use as a consolidated storage facility and the construction of a new 58,165-square-foot building which also will be used as a consolidated storage facility (Building B).
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IE/LTO-E/MIO (Prior I-1/M-I-O)	I-1/M-I-O
Use(s)	Warehouse/Storage/Distribution	Consolidated Storage
Gross Tract Acreage	3.30	3.30
Parcels *	3	2
Total Building Gross Floor Area (GFA) sq. ft.	72,114 (Building A: to remain) 6,510 (Parcel 5 Building: to be demolished)	133,429 (75,264 - Building A with rehabilitation and 58,165 - Building B proposed)
Number of Storage Units	-	1,088

Note: *The subject property totals 3.30 acres and consists of three existing parcels. These parcels are recorded as Parcels 5, 6, and 7, Block A, of Central Industrial Park in the Prince George's County Land Records in Plat Book WWW 33 Plat 15, Plat Book WWW 60 Plat 94, and Plat Book WWW 31 Plat 87, respectively. However, PPS 4-24008, which is applicable to the subject site, approved two parcels for the property which are reflected as proposed Parcels 1 and 2 on the DSP.

Zoning Regulations

	REQUIRED	PROPOSED
Minimum Front Setback (feet)/from street	25	25.2
Minimum Side Setback (feet)	31.66 total of both side yards (30 + 1/3 for every foot of building height above 30 feet)	75.6
Minimum Rear Setback (feet)	1.66 (0 + 1/3 for every foot of building height above 30 feet)	7.9
Maximum Height (Feet)	36	35 (Building A), 35 (Building B)
Minimum Green Area (percentage)	10	25.7

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

Parking Requirements	REQUIRED	PROPOSED
Consolidated Storage – 1,088 units at 1/50 units*	22	24
Office Space – 1,000 sq. ft. at 4/1,000 sq. ft.	4	4
Residence Manager – 2 per (no resident manager)	0	0
Total Parking Spaces	26**	28
Handicap-accessible (including handicap van-accessible)	At least 2	2

Notes: *Section 27-568(a) of the prior Zoning Ordinance provides that 1.0 parking spaces per 50 units having direct access only from within a building are required. No requirement is provided for units accessible from the exterior of the building. Per Section 27-571 of the prior Zoning Ordinance, for uses not specifically listed, the requirement of the most nearly similar use shall be applied. Accordingly, the same consolidated storage parking ratio is utilized for both interior and exterior accessed consolidated storage units.

**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	PROPOSED
Building A (75,264 sf)		
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	4
1 loading space for each additional 40,000 sq. ft. (or fraction)	2	
Building B (58,165 sf.)		
2 loading spaces for up to 10,000 sq. ft. of gross floor area	2	2
1 loading space for each additional 40,000 sq. ft. (or fraction)	2	
Total Loading Spaces (12 feet x 45 feet)	8	6**

Notes: *Per Section 27-582(a) of the prior Zoning Ordinance, Footnote 1, “For consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading, and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual consolidated storage unit. In no case shall a width of more than twenty-five (25) feet be required.” The driveway width between Building A and Building B is 27 feet. Staff find this width sufficient to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an exterior individual consolidated storage unit at Building B.

**A total of eight loading spaces are required for this development. Only six have been provided. Specifically, the loading requirements for Building B are deficient by two spaces. A condition of approval has been added to the Recommendation section of this staff report to meet the loading space requirement for Building B. In addition, the two proposed loading spaces for Building B are located across a one-way drive aisle and, therefore, the loading and unloading from that area may conflict with circulating traffic. The applicant shall demonstrate that all required loading spaces for Building B are safely located, that stripping is provided for any necessary traffic calming, and to signify the area where loading and unloading would occur, with connection to Building B utilizing curb depressions from the loading zone and pathways to access the storage units. Loading spaces for Building B shall not be located north of the building, given it is the main entry drive, with parking lot and exterior accessed storage units, which may conflict with additional operations and movements in that area.

Bicycle Spaces

This DSP includes two inverted U-shaped bicycle racks for up to four bike spaces, which are located at the building entrance, to support a multimodal system of service.

3. **Location:** This property is shown on Tax Map 74 in Grid B1 and is geographically located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue).
4. **Surrounding Uses:** The subject property is bounded to the north by a storage yard in the LTO-E Zone (formerly the Light Industrial (I-1) Zone); to the south by an existing church in the Industrial Employment (IE) Zone (formerly the I-1 Zone); to the east by a crane rental company and a heavy equipment storage yard in the Local Transit-Oriented-Edge (LTO-E) Zone (formerly the I-1 Zone); and to the west by Westhampton Avenue and beyond by industrial uses in the IE Zone (formerly the I-1 Zone).
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 4-24008, which was approved by the Prince George’s County Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-048). This PPS approved two parcels for development of 137,115 square feet of industrial development.

A Certificate of Adequacy ADQ-2024-009, was approved on May 23, 2024.

A Woodland Conservation Letter of Exemption S-022-2024 was approved on February 15, 2024, by the Environmental Planning Section for Parcels 5, 6, and 7.

A Natural Resources Inventory NRI-024-2024-001 was approved on March 13, 2024, by the Environmental Planning Section for Parcels 5, 6, and 7.

A Site Development Concept Approval P55912-2024-SDC was issued by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) on June 4, 2024, and is valid until June 4, 2027.

6. **Design Features:** The applicant proposes converting an existing warehouse building (Building A) into a consolidated storage facility, with 625 interior accessible storage units, and to demolish an existing auto sales building and construct a new consolidated storage facility (Building B) with 442 interior accessible storage units and 21 exterior accessible storage units.

Building A is located in the northern portion of the property, faces Westhampton Avenue, and will have a maximum height of 35 feet. Exterior renovation materials will include brick, concrete masonry, metal paneling, and wood siding. To provide increased visual interest, the exterior façade will include color variation, offsets, variation in roofline height, and glazed windows and doors. Signage will be along the west and south façades.

Building B will be located south of Building A, and will incorporate similar materials, colors, and design to create a cohesive aesthetic. Building B will vary in height from 24 feet 6 inches at the northern facing front of the building to 33 feet at the southern side of the building, to accommodate a decline in topographic elevation.

The site has vehicular entry to the west, from Westhampton Avenue, that traverses between the two buildings. Circulation continues around southern Building B with an exit point back onto Westhampton Avenue at the southwest corner of the site. New sidewalks and crosswalks along Westhampton Avenue will provide pedestrian connectivity to the buildings. All parking areas and access to external storage are internal to the site.

An access from Westhampton Avenue to two proposed parking spaces is shown in the northern portion of the site. However, these spaces are not permitted as they do not meet the provisions of Section 27-563 of the prior Zoning Ordinance, which would require they be accessed by a driveway within the site. Accordingly, these spaces shall be removed and the streetscape continued along the frontage at this location.

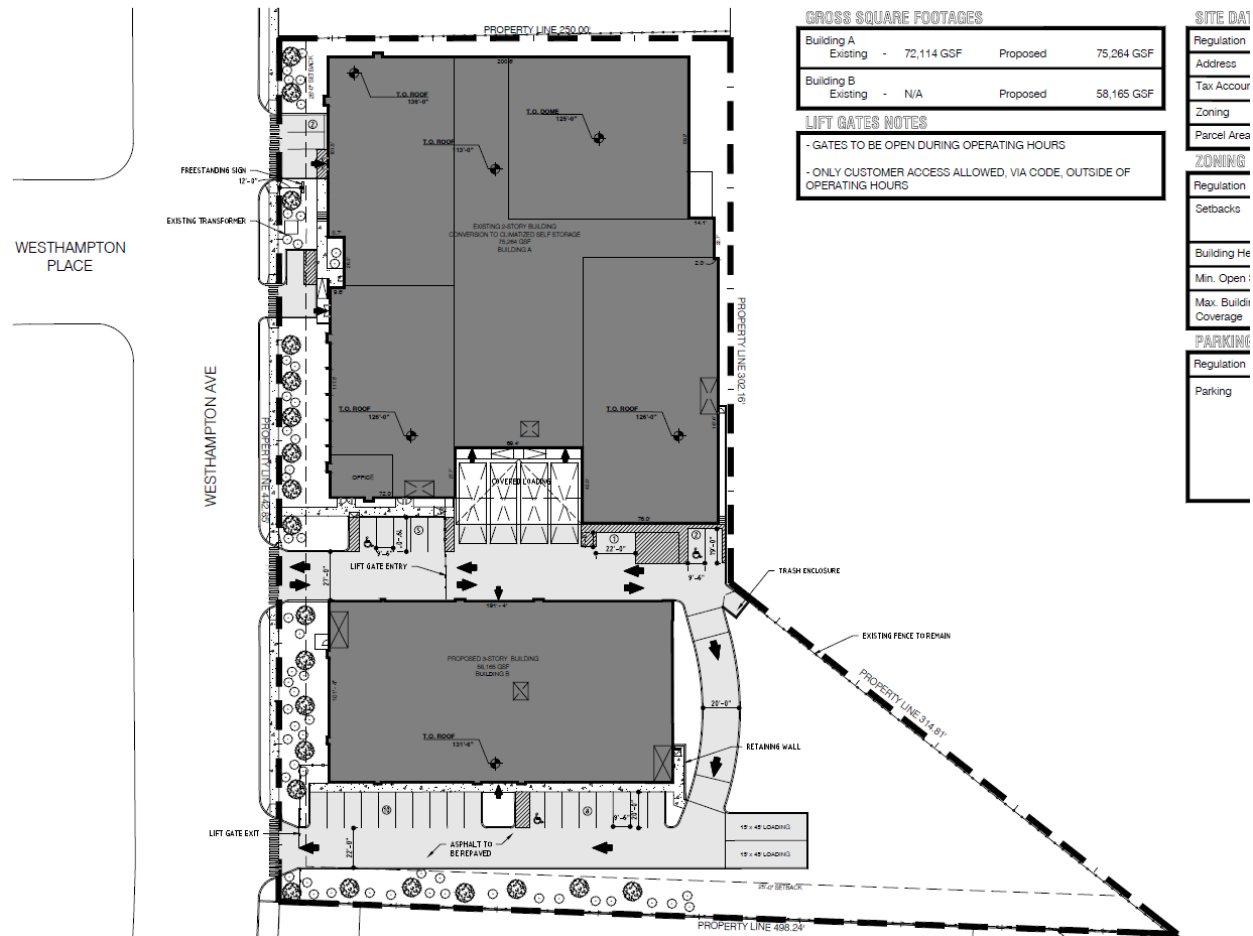


Figure 1: Site Layout

Architecture

The architectural design of Buildings A and B are typical, contemporary, industrial buildings, generally square with a flat, but varied roofline. The buildings will be finished with a mix of materials including masonry, metal, wood, and glass. These materials, with different colors and textures, are arranged in a geometric pattern and facilitate breaking up the overall massing of the buildings.

The buildings have variations in the parapet height. Specifically, the design of a slightly raised roof parapet is to highlight the entrances. Building-mounted signs are situated at the west sides of both buildings and the south façade of Building A. Each entrance to the buildings includes an awning for accenting these entrances.



Figure 2: Building A West Elevation facing Westhampton Avenue

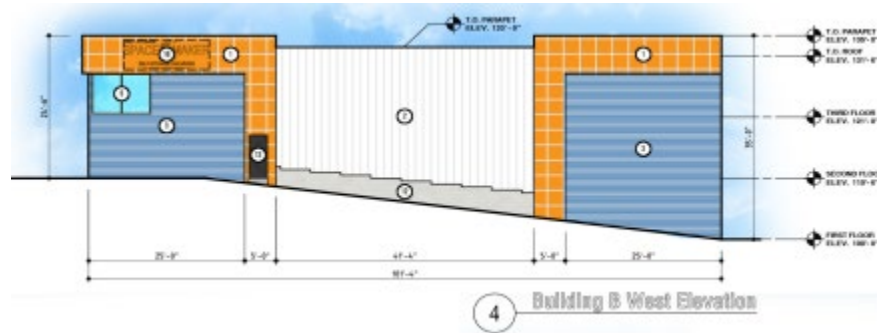


Figure 3: Building B West Elevation facing Westhampton Avenue

Signage

This DSP includes four building-mounted letter signs. Building A has two signs on the west side of the building and one on the south façade. Building B has one building-mounted sign along the west façade. 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 lighting 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 full cut-off and directed downward to reduce glare and light spill-over.

Loading and trash facilities

This DSP includes six 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. **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 evaluation is offered regarding these requirements:
 - a. This DSP is in conformance with Section 27-473(b), Uses Permitted, of the prior Zoning Ordinance as consolidated storage use is 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.

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

(1) At least ten percent (10%) of the net lot area shall be maintained as green area.

The applicant proposes 25 percent of the net lot area as green area.

(2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.

The subject property fronts on Westhampton Avenue, a public right-of-way. As discussed in Finding 11 below, the DSP meets the requirements of the 2010 Prince George's County Landscape Manual.

(3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.

The applicant does not propose a vehicle towing station.

(c) Outdoor storage.

(1) Outdoor storage shall not be visible from a street.

No outdoor storage is proposed.

(d) Uses.

(1) The uses allowed in the I-1 Zone are as provided for in the Table of Uses (Division 3 of this Part).

Consolidated storage is permitted in the I-1 Zone, subject to the use standards contained in Section 27-475.04 of the prior Zoning Ordinance. The DSP's compliance with these use standards is discussed in finding 7.c below.

(e) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

The DSP, as conditioned, complies with these regulations as discussed in Findings 2, 6, and 11 and demonstrated by the submitted plans.

- 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).**

There is no adjoining land in any residential or commercial zone. However, the subject property abuts Westhampton Avenue to the west. Twenty-one of the 1,088 units will have exterior access. These units are located along the southern façade of Building B. Accordingly, they do not face and, therefore, are not visible from Westhampton Avenue.

- (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.**

Of the 1,088 consolidated storage units, only 21 will be exterior accessible units. Fourteen of these units are along the southern façade of Building B and may be visible to the adjacent property to the south. A condition has been added to the Recommendation section of this staff report to include a solid wall with landscaping, to screen the adjoining property to the south; such wall shall also comply with the applicable provisions of Section 27-465 of the prior Zoning Ordinance.

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

The subject DSP complies with this requirement because the maximum height of the proposed buildings is 35 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. A condition has been added to the Recommendation section of this staff report to remove any reference to existing consolidated storage use on the plans.

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 three other consolidated storage facilities located within 0.50 mile of the property. The first is U-Haul Moving and Storage, located at 8671 Central Avenue, for which the State Department of Assessments and Taxation records indicate the building was constructed in 1971, and available permit records confirm use as a storage facility in 2004. The second is Public Storage, located at 7700 Central Avenue, for which State Department of Assessments and Taxation records indicate the building was constructed in 1988, and available permit documents confirm use as a storage facility in 2006. This site also had an approved Special Exception SE-3680 for public storage in 1986, which had no conditions. The third is Public Storage, located at 8701 Central Avenue, and approved under Detailed Site Plan DSP-05100 (PGCPB Resolution No. 07-188) subject to four conditions, which were related to the approval and permits of that

application, and do not conflict with the subject DSP. The required findings for approval of a DSP are met, as outlined in Findings 15–18 below.

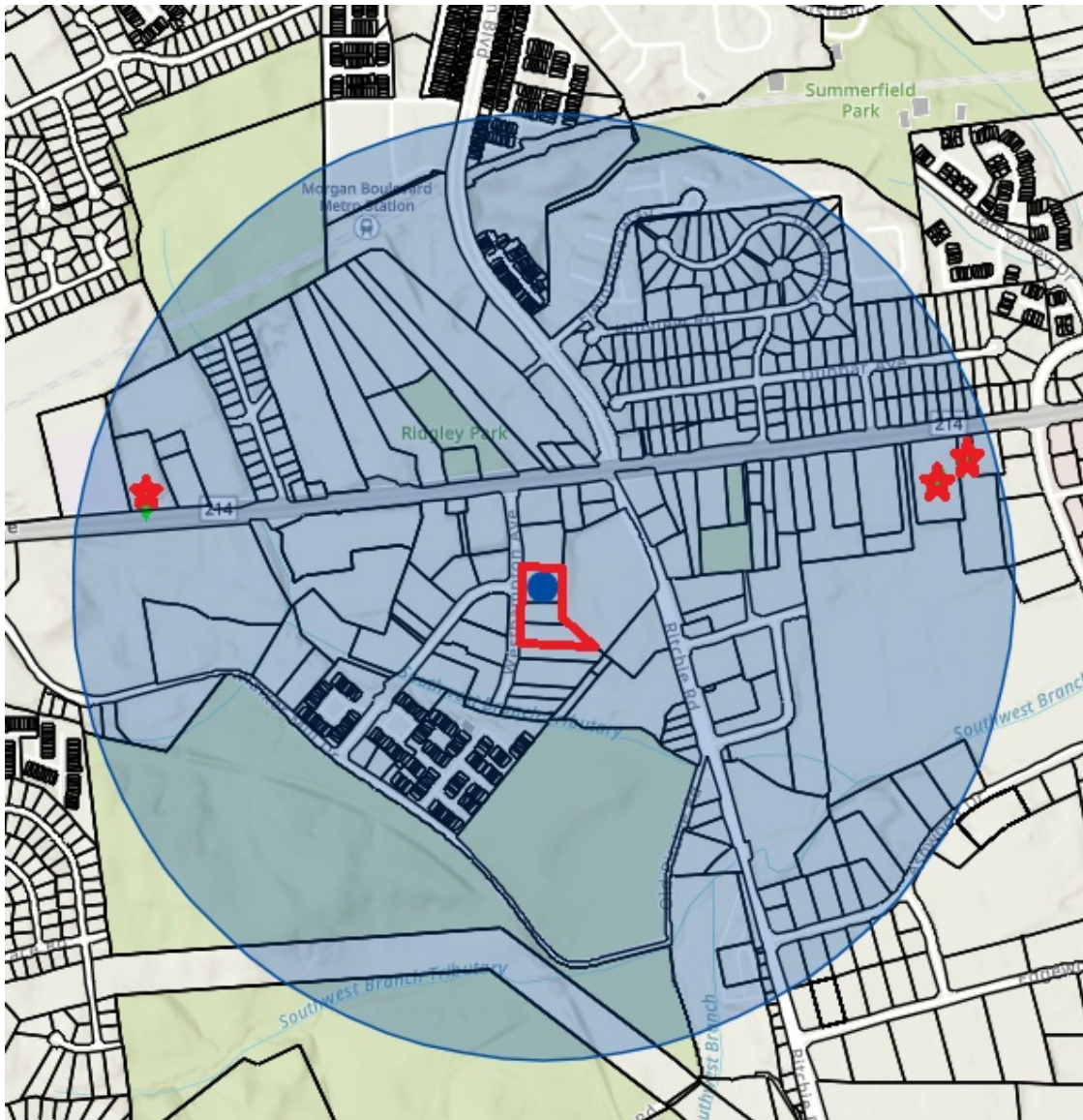


Figure 5: Three Storage Facilities within One-Half mile of the subject DSP

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

The surface parking lots are proposed between two buildings and behind the 6-foot-high fence along the southern edge of the property, which minimizes the visual impact of cars.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...

The proposed loading area for Building A is provided directly south of the building, which provides direct loading and unloading to the building, and minimizes conflict with vehicles and pedestrians. It is also screened by the western façade of the building from the West Hampton Avenue right-of-way.

The two proposed loading spaces for Building B are located across a one-way drive isle at the southeast corner of the building and, therefore, the loading and unloading from that area may conflict with circulating traffic. Two additional loading spaces are also required for Building B. The applicant shall demonstrate that all required loading spaces for Building B are safely located, that stripping is provided for any necessary traffic calming where loading spaces are separated from the building, and to signify the area where loading and unloading would occur, with connection to Building B utilizing curb depressions from the loading zone and pathways to access the storage units. Loading spaces for Building B shall not be located north of the building, given it is the main entry drive, with parking lot and exterior accessible storage units which may conflict with additional operations and movements in that area. A condition is included herein for revisions to the plans to address the loading requirements for Building B. The loading spaces shall also be screened. Reduction of the building footprint and/or revisions to the parking may be necessary to achieve adequate location of loading spaces.

(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 between the two proposed buildings and an additional exit point south of Building B, from Westhampton Avenue. Vehicular access to the site is gate-controlled to limit access beyond the secured area. 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 Westhampton Avenue frontage. Crosswalks for pedestrians are provided at the entry and exit points.

(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. Based on this discussion, the proposed lighting provides adequate illumination for nighttime activities and enhances the site's design character.

(4) Views.

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

The subject DSP employs site design techniques to create scenic views from Westhampton Avenue. Specifically, it provides landscapes and enhances green area within the subject site. A large portion of paved parking lot in the southeast corner of the site is to be removed and replaced with landscaping.

(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. Approximately 25 percent of the subject property will be provided or preserved as green area. These areas are designed to define the space and provide screening for the proposed industrial buildings. Accordingly, staff find that the on-site green areas have been designed to complement the proposed consolidated storage use and are appropriate in size, shape, location, and design to fulfill their intended use.

- (B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The subject property does not contain any regulated environmental features.

(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 proposed site and streetscape amenities will contribute to an attractive, coordinated development, and should enhance the use and enjoyment of the site. Specifically, the subject DSP includes landscaping, curbing, and sidewalks to improve the Westhampton Avenue streetscape.

(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.**

Given that much of the property was previously developed, much of the site will not be disrupted. The southern portion of the site will be redeveloped. This will include the demolition of an existing building and the construction of a new consolidated storage building. In doing so, a significant portion of the paved area in the southeast part of the property will be restored to green area.

(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 but unobtrusive. Given the tucked in locations behind or between the buildings and away from the public rights-of-way, they will be unobtrusive and will not be visible from the adjacent rights-of-way or 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 footprints are generally rectangular, and the buildings are designed with a flat, but varied roofline. 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.

Section 27-465. - Fences and walls.

The trash enclosure area has a 6-foot-high, sight-tight fence, and the southern property line includes a 6-foot-high, board on board fence, which is in compliance with this regulation.

Section 27-466.01. - Frontage.

This proposal has direct vehicular access to a public street, Westhampton Avenue; therefore, this DSP is in compliance with the frontage requirement.

- e. **Military Installation Overlay Zone:** The project is also located within the M-I-O Zone for height. 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 proposed building is approximately 35 feet in height, which conforms to the limitation.

- 8. **Preliminary Plan of Subdivision (PPS) 4-24008:** PPS 4-24008 was approved subject to four conditions, of which the conditions relevant to the review of this DSP are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one, in plain text:

- 2. **Development of this site shall be in conformance with Stormwater Management Concept Plan 36443-2024-00 and any subsequent revisions.**

A copy of approved Stormwater Management (SWM) Concept Plan 36443-2024-SDC and an associated approval letter were submitted with the application, and the proposed development shown on the DSP is consistent with the approved SWM concept plan.

3. **Prior to approval, the final plat of subdivision shall include the granting of a public utility easements along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.**

The DSP shows a public utility easement along the public road frontage of West Hampton Avenue, in accordance with the approved PPS.

4. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, and the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment, the applicant, and the applicant's heirs, successors, and/or assignees shall construct the following facilities, the detailed site plan shall show the details, locations, and extent of the following facilities:**

- a. **A minimum 5-foot-wide sidewalk with associated crosswalks and Americans with Disabilities Act curb ramps along the property frontage of West Hampton Avenue, unless modified by the operating agencies with written correspondence.**

The submitted DSP includes a 5-foot-wide sidewalk along the site's frontage of Westhampton Avenue with Americans with Disabilities Act-compliant curb ramps, where appropriate.

- b. **A direct path from the roadway frontage to the building entrances and a pedestrian pathway along the portions of the perimeter of the buildings that lead to the main building entrances.**

The applicant proposes a direct path from the 5-foot-wide sidewalk along Westhampton Avenue leading to each building. In addition, the applicant proposes pedestrian pathways along the portions of the buildings' perimeters that lead to their main entrances.

- c. **A minimum of two inverted U-style bicycle racks at a location no more than 50 feet from the building entrance.**

This DSP includes two inverted U-shaped bicycle racks for up to four bike spaces, which are located within 50 feet of the building entrance, to support a multimodal system of service.

9. **Certificate of Adequacy ADQ-2024-009:** ADQ-2024-009, was approved on May 23, 2024, subject to three conditions, and the following conditions are relevant to the review of this DSP. The conditions are listed below, in **bold** text, followed by staff comments, in plain text.

1. **Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 13 AM peak-hour trips and 21 PM peak-hour trips.**

The proposed square footage of consolidated storage is within the established trip cap.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detail site plan submission.**

On-site and off-site bicycle and pedestrian facilities and details are shown on the DSP in fulfillment of this condition.

10. **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 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping, of the Landscape Manual.
 - a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Along Westhampton Avenue, the applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip and a minimum of 1 shade tree and 5 shrubs, per 35 feet of frontage which, in this case, would equal 11 shade trees and 55 shrubs. The landscape plan provided shows a 15-foot-wide landscape strip and provides 15 shade trees (5 existing) and 55 shrubs.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires plantings to be determined by the size of the parking area. The parking area for this DSP is 8,810 square feet, which requires eight percent or 705 square feet of landscaped area. This requirement is met with the planting of 708 square feet via three shade trees.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires concealing all trash collection facilities. The trash dumpster is screened with a 6-foot-high, sight-tight fence, and meets this requirement.
 - d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires buffering for the southern property line that is adjacent to a church. Table 4.7-2, Minimum Bufferyard Requirements, requires a Type B bufferyard. This buffer has been met by building setback of 66 feet, a landscape buffer yard of 12 feet, a 6-foot-high fence, and a total of 295 planting units.
 - 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 and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan indicates that the applicant has chosen 80 percent native shade trees, 100 percent native ornamental trees, 56 percent native evergreen trees, and 65 percent native shrubs, meeting and exceeding these requirements.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** A Woodland Conservation Ordinance Letter of Exemption S-022-2024 was approved on February 15, 2024, and a Natural Resources Inventory NRI-024-2024 was approved on March 13, 2024, for the proposed activity. The site is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and CB-77-2024 which is effective as of January 3, 2025.
12. **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 15 percent of the net tract area covered by tree canopy. The subject site is 3.30 acres and the required TCC is 0.50 acre. The subject DSP meets this requirement.
13. **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 July 9, 2024 (Stabler, Smith, and Chisholm to Price), 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 August 16, 2024 (Perry to Price), 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**—A memorandum dated December 30, 2024 (Shaw to Price), was provided by the Transportation Planning Section which found that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable. However, additional review is required prior to signature approval of the DSP to ensure all required loading spaces are provided; loading spaces are accessible by trucks and for loading and unloading to Building B; and are provided at a location which will not conflict with other traffic, parking and pedestrian movements on-site.
 - d. **Subdivision Review**—In a memorandum dated December 30, 2024 (Vatandoost to Price), the Subdivision Review Section offered analysis of the conditions of approval of the PPS and ADQ. A condition regarding revision to the parcel designations has been included in the recommendation section of this staff report, as recommended by the Subdivision Section.
 - e. **Environmental Planning**—In a memorandum dated December 23, 2024 (Kirchhof to Price), the Environmental Planning Section noted that a Woodland Conservation Ordinance Letter of Exemption S-022-2024 was approved on February 15, 2024, and NRI-024-2024 was approved on March 13, 2024, for the proposed activity.

Based upon the provided information and PGAtlas, there are no regulated environmental features or unsafe soils.

- f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 19, 2024 (De Guzman to Price), DPIE provided comments pertaining to approval of SWM, and necessary information in the permitting stage.
 - g. **Prince George's County Fire/EMS Department**—In a memorandum dated June 20, 2024 (Reilly to Price), the Fire/EMS Department had no comments on the subject application.
 - h. **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.
- 14. **Community feedback:** At the time of the writing of this staff report, staff have not received community feedback regarding this application.
 - 15. 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.
 - 16. 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.
 - 17. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
 - 18. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, 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 subject property does not contain any regulated environmental features. Accordingly, this finding is met.

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-24003, Space Maker 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 provided:
 - a. Remove all references to existing consolidated storage use on the plans.

- b. Revise the coversheet and plans to identify the proposed parcels as Parcel 16 and Parcel 17, in accordance with the approved Preliminary Plan of Subdivision 4-24008.
 - c. Update the general note for prior approvals with approved Preliminary Plan of Subdivision 4-24008 (PGCPB Resolution No. 2024-048).
 - d. Provide a total of four loading spaces for Building B, ensuring the location demonstrates that all required loading spaces are safely and efficiently located, that stripping is provided for any necessary traffic calming where loading spaces are separated from the building, and to signify the area where loading and unloading would occur, with connection to Building B utilizing curb depressions from the loading zone and pathways to access the storage units. Loading spaces for Building B shall not be located north of the building and shall be in compliance with the prior Prince George's County Zoning Ordinance and 2010 *Prince George's County Landscape Manual*, including any resultant revisions to the building and/or parking area.
 - e. Clarify labels for square footage of the existing and proposed building on all plan sheets.
 - f. On the lighting plans, note that all light fixtures are full cut-off and directed downward to reduce glare and light spill-over.
 - g. On the grading and utility plan, eliminate "(2) LOADING" label on northwest of the site.
 - h. Provide a solid screening wall and details along the southern property line to meet the requirements of Section 27-475.04(a)(1)(B) of the prior Zoning Ordinance. The wall design shall be compatible with building architecture and comply with the applicable provisions of Section 27-465 of the prior Zoning Ordinance.
 - i. Remove the driveway entrance and two perpendicular parking spaces, including the paved area and the crosswalk along Westhampton Avenue and extend new sidewalk, curb, and landscaping along the frontage.
 - j. Provide a truck turning exhibit demonstrating that all loading spaces can be accessed efficiently.
2. Prior to certification, the applicant shall revise the landscape plan as follows:
- a. Revise the Tree Canopy Coverage Schedule label to reflect net acres.
 - b. Show the dimension of street frontage and add total length to Schedule 4.2-1.
 - c. Add total linear feet to Schedule 4.3-1.
 - d. Add one more bike rack to match Detailed Site Plan Sheet C200.