



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

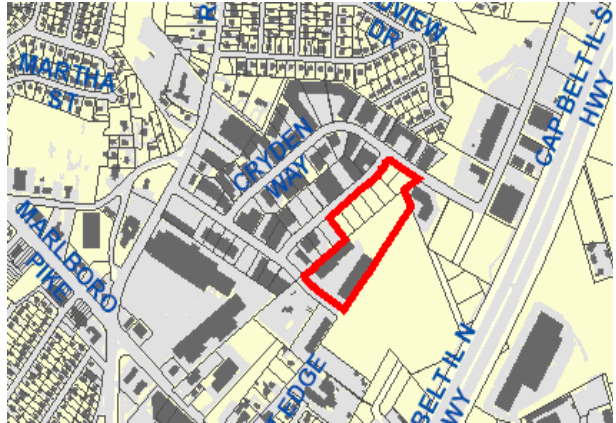
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan

DSP-89056-03

Forestville Commercial Center

REQUEST	STAFF RECOMMENDATION
To amend the DDO Zone use table, to allow additional industrial uses to occupy the property, subject to DSP-89056.	• APPROVAL with conditions

Location: Located in the southeast quadrant of the intersection of Fernham Lane and Cryden Way.			
Gross Acreage:	9.4773	Planning Board Date:	11/09/2023
Zone:	IE/MIO	Planning Board Action Limit:	11/09/2023
Zone Prior:	I-1/D-D-O/M-I-O	Staff Report Date:	10/26/2023
Reviewed per prior Zoning Ordinance:	Section 27-1704(e)	Date Accepted:	08/23/2023
Dwelling Units:	N/A	Informational Mailing:	04/27/2023
Gross Floor Area:	149,200 sq. ft.	Acceptance Mailing:	08/10/2023
Planning Area:	75A	Sign Posting Deadline:	10/10/2023
Council District:	06		
Municipality:	District Heights		
Applicant/Address: ALG Forestville, LLC 4514 Cole Avenue, Suite 1175 Dallas, TX 75205			
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org			

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-89056-03
 Forestville Commercial 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, pursuant to Section 27-1704(e) of the Zoning Ordinance, which allows a previously approved detailed site plan application to be amended 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 requirements of Detailed Site Plan DSP-89056, as amended;
- 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) is proposing to amend the Development District Overlay (D-D-O) Zone use table for the following uses, subject to DSP-89056:
 - Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles;
 - Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires, which may include installation of parts within a wholly enclosed building;
 - Contractor's plant or storage yard;
 - Contractors office with outdoor storage of materials or equipment;
 - Heavy motorized equipment, motor vehicles, truck, boat, camping trailer, or trailer storage yard.
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	9.4773	9.4773
Use(s)	Warehouse	Warehouse
Total Building Gross Floor Area (GFA)	140,200 sq. ft	149,200 sq. ft
Building 1	45,000 sq. ft	-
Building 2	34,200 sq. ft	-
Building 3	32,400 sq. ft	32,400 sq. ft
Building 4	28,600 sq. ft	28,800 sq. ft
Building 5	-	88,000 sq. ft

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

Parking Requirements	REQUIRED	EVALUATED
Total Parking Spaces	165*	205**
On-site standard spaces (9.5 feet x 19 feet)	-	114
On-site compact spaces (8 feet x 16.5 feet)	-	81
Handicap-accessible	-	6

(8 feet x 19 feet with 5 feet access aisle)		
Handicap van-accessible (8 feet x 19 feet with 8 feet access aisle)	-	4

Notes: *Of which at least 110 (2/3 of the requirement) must be non-compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance.

**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. A condition is included herein, for correction of the technical errors regarding the total number of the provided parking spaces.

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

Loading Spaces	REQUIRED	EVALUATED
Total Loading Spaces (12 feet x 45 feet)	22	25

3. **Location:** This property is known as Tax Map 82 in Grids A-4 and B-4, and is geographically located in the southeast quadrant of the intersection of Fernham Lane and Cryden Way.
4. **Surrounding Uses:** To the north and west, this subject property fronts Cryden Way and Fernham Lane, respectively; and is bounded by properties zoned Industrial, Employment (IE), formerly Light Industrial (I-1).
5. **Previous Approvals:** The subject property consists of seven lots (Lots 3–9) and one deed parcel (Parcel 73). Lots 3–9 are the subject of a Preliminary Plan of Subdivision, PPS 12-2907 titled Forestville Commercial Center, for which no records are available. These lots were platted for nonresidential use. Parcel 73 has never been the subject of a PPS or a record plat. PPS 4-88261 was filed for subdivision of Parcel 73 in 1988; however, it was withdrawn.

DSP-89056 was approved by the Prince George's County Planning Board on July 27, 1989 (PGCPB Resolution No. 89-405), for four buildings, with a total of 147,000 square feet. Buildings 3 and 4, accessed from Parston Drive, have been constructed; however, Buildings 1 and 2, accessed from Fernham Lane, have not been constructed.

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 D-D-O Zone on it.

DSP-89056-01 was approved by the Prince George's County Planning Director in 2013 to revise the footprint of Buildings 1 and 2, to add a stormwater management (SWM) pond and landscaping, for conformance to the development district standards contained in the sector plan.

DSP-89056-02 was approved as a Planning Director revision, and certified on September 13, 2022, for construction of an 88,000-square-foot single building, in lieu of Buildings 1 and 2, which were previously approved.

6. **Design Features:** This application is for the purpose of modifying the D-D-O Zone use table, to allow for the sale and rental of vehicles, boats, mobile homes, camping trailers, heavy motorized equipment, and trucks of all kinds, with outdoor display and storage, including installation of parts, within a wholly enclosed building. No new gross floor area is proposed for the site.

The site improvement for the subject application is to install 6-foot-tall sight-tight fences along the Cryden Way and Fernham Lane frontages. These sight-tight fences will connect to the 6-foot-tall chain-link fences approved with DSP-89056-02, which will be installed along the southern and eastern property line of the subject site. The intent of this improvement is to provide sufficient buffering to screen the public view from adjacent streets and properties.

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. This DSP will not alter the previous findings, regarding compliance with the development district standards, that were made at the time of approval of DSP-89056-02.
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 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. The DSP will not alter the previous findings, regarding compliance with these requirements, which were made at the time of approval of DSP-89056-02.
 - b. The DSP is in conformance with the following provision, which addresses the property owner's right to request a change to the list of allowed uses, as contained in Section 27-548.26(b) of the prior Zoning Ordinance, which provides:
 - (b) Property Owner.**
 - (1) Notwithstanding the provisions of subsection (a), above, a property owner may request that the District Council amend development requirements for the owner's property, as follows:**
 - (A) An owner of property in, adjoining, or separated only by a right-of-way from the Development District may request changes to the boundary of the approved D-D-O Zone.**

- (B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.**
- (i) A request for changes to the underlying zone or list of allowed uses may include requested amendments to the applicable Development District Standards for the applicable D-D-O Zone.**
- (ii) In determining whether to approve such amendments to the Development District Standards, the District Council shall find that the amended standards will benefit the proposed development, will further the purposes of the applicable Development District, and will not substantially impair implementation of any applicable Master Plan or Sector Plan.**

The applicant filed this DSP to request an amendment to the D-D-O Zone use table. The DSP is also in conformance with Section 27-548.26(b)(5), which states that, in approving an application to change to allowed uses as modified by development district standards, the Prince George's County District Council must find that "the proposed development conforms with the purposes and recommendations for the development district, as stated in the Master Plan, Master Plan Amendment or sector plan, and meets applicable site plan requirement, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal."

As adopted, the District Council established the D-D-O Zone for Character Area 3. As provided on page 140 of the sector plan, the goal of this character area is to "redevelop existing commercial and industrial properties with low-intensity commercial and industrial uses that provide an attractive gateway to the Marlboro Pike Sector Plan Area and a functional business community that is compatible with the location under the flight path for Joint Base Andrews Naval Air Facility Washington."

The applicant provided a statement of justification, dated October 4, 2023, with information demonstrating that the requested use conforms with the purposes and recommendations for the development district, as stated in the sector plan. Staff find that the requested uses satisfy the goals of the sector plan. Although the subject site is located in Character Area 3, this site is an interior property within the character area, which does not function as a gateway to the Marlboro Pike sector plan area. As such, the subject request does not substantially impair implementation of the sector plan.

The applicant's submission shows the provision of 6-foot-tall fences, to be installed along the streets flanking the subject site, to contain the outdoor storage and display area and shield these uses from the streets. The replacement of shade trees with

evergreen trees further reduces public views into the subject site. The recommendations of the D-D-O Zone, for future development of the existing commercial and industrial properties with low-intensity commercial and industrial buildings, is to facilitate low-intensity commercial and industrial uses. The requested uses qualify as low-intensity uses generating few, if any, walk-in customers. An analysis provided by the Transportation Planning Section, incorporated herein by reference, demonstrates that the requested uses are consistent with the trips associated with the warehouse approved in DSP-89056-02, and would not exceed the implied trip cap of both AM and PM peak-hour trips.

When the D-D-O Zone was established, it did not include a property-by-property analysis to understand which use restrictions should, or should not, apply to each individual property. Approval of DSP-16034 has shown that the amendment to Figure X-10 (Marlboro Pike Table of Uses Permitted – Industrial Zones) on page 200 of the sector plan, to permit the requested uses, is feasible because these uses within Accident Potential Zone 1 are compatible with the operations of Joint Base Andrews.

9. **Detailed Site Plan DSP-89056, as amended:** The site was previously approved under DSP-89056, DSP-89056-01, and DSP-89056-02. No conditions from the prior approvals are applicable to this DSP.
10. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the *Prince George's County Landscape Manual* (Landscape Manual). Compliance with the applicable landscaping requirements was found, at time of DSP-89056-02 approval. The amendment proposed by this DSP does not change those prior findings, except Section 4.2, Requirements for Landscape Strips Along Streets, for which the applicant proposes to replace shade trees with evergreen trees, to ensure the subject site is screened from public view from adjacent streets. Section 4.2(c)(3)(B)(ii) of the Landscape Manual specifically notes that two ornamental trees, not two evergreen trees, may be substituted for one shade tree. Staff finds that the 6-foot-tall sight-tight fence proposed for this DSP is sufficient to screen public views of the site. A condition is included herein, requiring the applicant to revise Schedule 4.2 on the landscape plan, to provide shade trees instead of evergreen trees.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This DSP will not alter the previous findings, regarding compliance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO), that were made at the time of approval of DSP-89056-02. In addition, this DSP has an approved Natural Resources Inventory Equivalency Letter (NRI-172-2021), which is valid until November 8, 2026, and an approved standard Letter of Exemption (S-205-2021) from the WCO, which is valid until November 8, 2023. A new standard exemption may be required, should the current exemption expire.
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 in the I-1 Zone are required to provide a minimum of 10 percent of the gross tract area of TCC. Compliance with the TCC requirement was found, at the time of approval of DSP-89056. The proposed amendment does not impact prior findings of conformance with this ordinance.

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

- a. **Historic Preservation and Archeological Review**—In a memorandum dated September 18, 2023 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that the sector plan has goals and policies related to historic preservation (pages 45-47). However, these are not specific to the subject site or applicable to the proposed development. 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. Phase I archeology survey is not recommended.
- 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(c) 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. Staff recommended that the applicant install the wooden fence and screening illustrated in the submitted site plans, especially along Fernham Lane, prior to utilization of the property for outdoor storage uses.

- c. **Transportation Planning**—In a memorandum dated October 9, 2023 (Patrick to Huang), the Transportation Planning Section offered the following comments:

Master Plan Compliance:

This development application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), in which Cryden Way is identified as an industrial road. The MPOT provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

The submitted plans include sidewalks along the subject site's Fernham Lane and Cryden Way frontage. A pedestrian route is proposed from Fernham Lane, providing direct access to the building, along with an associated crosswalk. There are no proposed revisions to the site plan, and staff find the submitted plans consistent with approved DSP-89056-02.

- d. **Subdivision Review**—In a memorandum dated October 6, 2023 (Vatandoost to Huang), the Subdivision Review Section provided comments and found that this DSP amendment does not propose any change to the quantity of development approved under DSP-89056-02, which was determined to be exempt from filing a PPS and final plat. The DSP demonstrates that the lots and parcel are in conformance with the record plats and legal description. Therefore, a new PPS is not required at this time. In addition, Lots 3-9 have an automatic certificate of adequacy (ADQ), pursuant to Section 24-4503(a)(1) of the Prince George's County 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). No ADQ is associated with Parcel 73.

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

Stormwater Management

An approved SWM Concept Plan (27186-2007-02) and associated letter were 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 31, 2022, and is valid until March 31, 2025. The approved plan proposes standard SWM conditions for the site.

- f. **Permit Review Section**—In a memorandum dated October 9, 2023 (Jacobs to Huang), the Permit Review Section provided comments and indicated that a proposed outdoor storage area is generally labeled on the plan. This application makes that slightly challenging, as the location of the outdoor storage is mobile, depending on the progress of the site development. A note should be included to indicate the allowed or designated locations of this outdoor storage, given that it is unclear from looking at the plan. Display areas for vehicle sales are also proposed with no clear delineation. With the outdoor storage shifting locations, there still needs to be adequate parking and loading spaces on the site.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 5, 2023 (Giles to Huang), DPIE offered numerous comments and recommendations on the subject application that have been provided to the applicant. These comments and recommendations will be addressed through DPIE's separate permitting process.
- h. **Prince George's County Fire/EMS Department**—In an email dated August 24, 2023 (Reily to Huang), the Fire/EMS Department had no comments on this 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 11, 2023 (Adepoju to Huang), the Health Department offered comments addressing noise and dust during the construction phases, to not adversely impact adjacent properties.
- 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 Program Managers Guide* (dated 2 November 2017), the intended land uses (storage and warehouses) 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 Accident Potential Zone 1.
- l. **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 October 5, 2023. At the time of the

writing of this technical staff report, the City of District Heights did not offer comments on the subject application.

14. **Community Feedback:** As of the writing of this technical staff report, staff have not received any community feedback or input regarding the subject application.
15. 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 condition 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.
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, 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.

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-89056-03 for Forestville Commercial Center, subject to the following condition:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the site plan to:
 - a. Correct the boundary bearings and distances for Lots 3–9, to be consistent with the record plat.
 - b. Remove the approval block on the approval sheet.
 - c. Note the height of the proposed single gate on the plan.
 - d. Include the correct version of the board-on-board fence elevation for this DSP, since there are two versions included in the submission.

- e. Add labels to the plan, indicating the location where the fence and gate details can be found.
- f. Indicate the allowed or designated locations of outdoor storage and display areas on the plan.
- g. Update the total number of provided parking spaces.
- h. Update information in Schedule 4.2 to provide shade trees, instead of evergreen trees, and revise the landscape plan accordingly.