



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

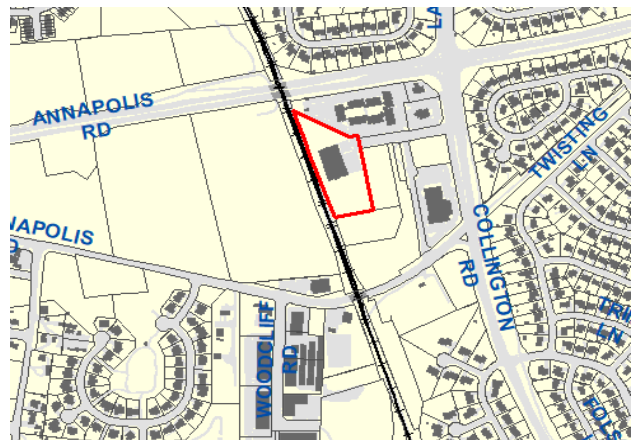
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Detailed Site Plan E-Z Storage Bowie

DSP-99003-01

REQUEST	STAFF RECOMMENDATION
Development of a 48,708-square-foot addition to an existing consolidated storage facility.	APPROVAL with conditions

Location: At the end of Gallant Fox Way, approximately 540 feet west of its intersection with MD 197 (Laurel Bowie Road).	
Gross Acreage:	4.30
Zone:	I-1
Dwelling Units:	N/A
Gross Floor Area:	154,875 sq. ft.
Planning Area:	71B
Council District:	04
Election District:	14
Municipality:	Bowie
200-Scale Base Map:	208NE12
Applicant/Address: Siena Corporation 8221 Snowden River Parkway Columbia, MD 21045	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	12/10/2020
Planning Board Action Limit:	12/14/2020
Staff Report Date:	11/23/2020
Date Accepted:	10/05/2020
Informational Mailing:	09/18/2019
Acceptance Mailing:	09/16/2020
Sign Posting Deadline:	11/10/2020

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-99003-01
 E-Z Storage Bowie

The Urban Design staff has reviewed the application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone and the site design guidelines;
- b. The requirements of Detailed Site Plan DSP-99003;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and,
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for the development of a 48,708-square-foot addition to an existing consolidated storage facility.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	I-1	I-1
Use(s)	Consolidated Storage	Consolidated Storage
Gross Acreage	4.3	4.3
Green Area (10 percent required)	142,828 sq. ft.	124,147 sq. ft./ 66 percent
Gross Floor Area (GFA)	106,167 sq. ft.	154,875 sq. ft.
Number of Storage Units	912	1,390

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

Use	Required	Provided
1,390 storage units @ 1 space per 50 units	28	28
636-square-foot office @ 4 spaces per 1,000 square feet	3	3
Handicap-Accessible*	1	2
Total Parking	31	31**
Loading	Required	Provided
2 spaces for up to 10,000 square feet of gross floor area	2	2
1 additional space for each additional 40,000 square feet of gross floor area (or fraction)	4	4
Total Loading	6	6

Note: *Total required and provided parking includes accessible spaces.

**The total number of parking spaces provided includes five compact spaces.

3. **Location:** The subject property is located at the end of Gallant Fox Way, approximately 540 feet west of its intersection with MD 197 (Laurel Bowie Road). The property is located in Council District 4 and Planning Area 71B.
4. **Surrounding Uses:** The subject property is bounded to the north by a single property in the Light Industrial (I-1) Zone developed with commercial offices, to the east by the right-of-way of Gallant Fox Way and an undeveloped parcel in the I-1 Zone, to the south by an undeveloped parcel in the I-1 Zone, and to the west by a railroad right-of-way, with undeveloped land in the Open Space Zone beyond. Undeveloped properties to the east, south, and west (beyond the railroad right-of-way) are all owned by the City of Bowie.

5. **Previous Approvals:** The site is subject to Preliminary Plan of Subdivision (PPS) 12-3352, for which there are no available records. However, this property was recorded in Final Plat 5-78076 (NLP 100-58), pursuant to the approved PPS and approved by the Prince George's County Planning Board on May 11, 1978. On May 27, 1999, the Planning Board approved DSP-99003 (PGCPB Resolution No. 99-82) for the development of the existing 106,167-square-foot consolidated storage facility.

The site also has a City of Bowie approved Stormwater Management (SWM) Concept Plan, Approval No. 02-1018-208NE12.

6. **Design Features:** The subject 4.30-acre site is improved with an existing consolidated storage facility and associated site features, such as SWM, parking and loading areas. The existing consolidated storage building is four stories, or 48 feet, in height with a gross floor area of 106,167 square feet. It includes 912 internally accessed storage units and a 636-square-foot office space.

Development proposed by this amendment to the DSP consists of a 48,708 square-foot, three-story, 478-unit addition to the north side of the existing consolidated storage facility building. In total, the proposed addition will increase the gross floor area of the building to 154,875 square feet and the total number of storage units to 1,390. Minor modifications are proposed to the site, including adjustments to the parking and loading layout and inclusion of a new SWM facility. The addition is roughly triangular in shape and fits into the angular, northern portion of the site.

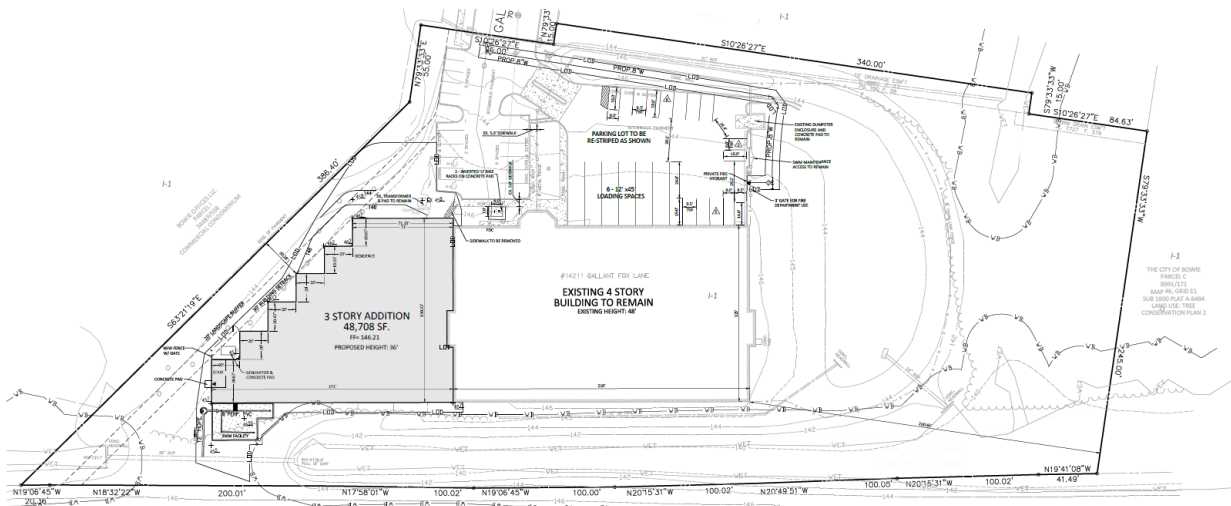


Figure 1: Site Development Plan

Lighting

The photometric plan submitted with this DSP shows existing and proposed building-mounted and existing pole-mounted lighting provided to illuminate the building, parking areas, pedestrian walkways, and loading areas. Existing and proposed lighting has been placed to highlight building entrances and to provide sufficient illumination for patrons and reduce glare onto adjoining properties.

Architecture

The 48,708-square-foot addition is proposed on the north side of the existing consolidated storage facility. Materials for the facades of the northern and eastern sides of the addition consist primarily of beige-colored split face, concrete block, with horizontal stripes of red, white, and blue to match the architecture of the existing building. The western façade of the addition is to be faced with a beige stucco finish. The existing western building façade and western façade of the addition do not include striping or other architectural interest. However, as the western portion of the building faces a railroad corridor and is generally not visible from abutting developments, this façade treatment is acceptable. The overall design of the addition provides a seamless continuation of façade treatment of the existing building and is appropriate for the development.



Figure 2: Existing Building with Addition Elevations

Signage

Five of six existing building-mounted signs are proposed to be retained and unchanged by this DSP amendment. A single existing sign mounted to the north side of the building is proposed to be removed and replaced with a new sign on the north side of the addition. The existing sign to be removed is 95 square feet in area, and its replacement is proposed to be 100 square feet. The total area of existing building-mounted signage is 287 square feet, and this amendment proposes an increase to 292 square feet. The total increase in signage area remains below the maximum allowable limit of 400 square feet for this development.

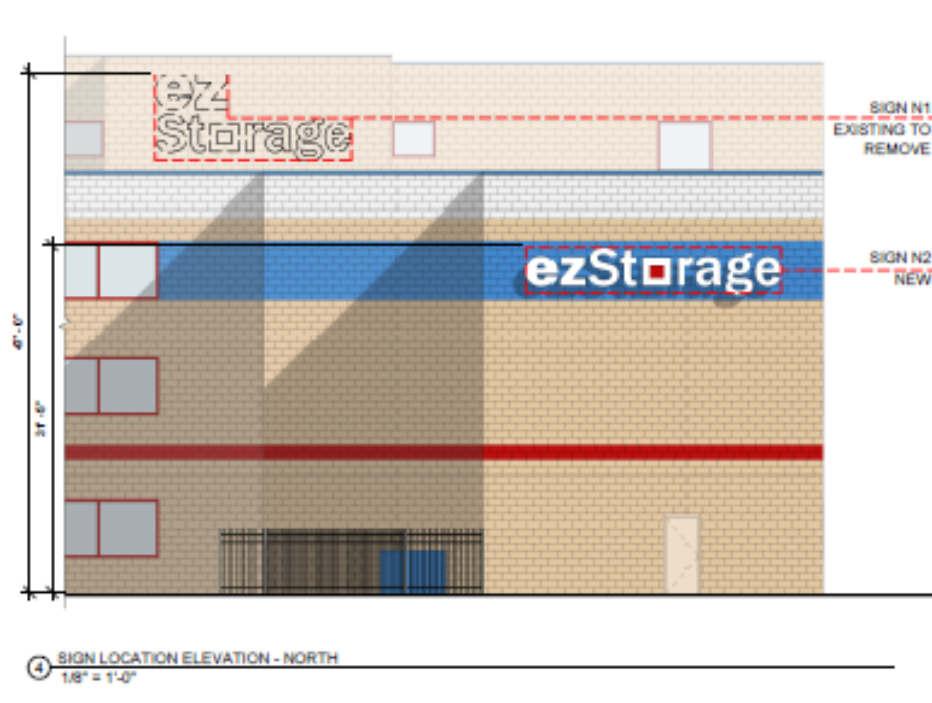


Figure 3: Northern Façade Sign Replacement

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Zoning Ordinance in the I-1 Zone and the site design guidelines:
- This DSP is in general conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones.
 - The DSP is consistent with those regulations in the I-1 Zone, including Section 27-470(a) of the Zoning Ordinance, regarding purposes; Section 27-470(b) of the Zoning Ordinance, regarding landscaping, screening, and the required amount of green space on-site; and Section 27-474 of the Zoning Ordinance, regarding regulations in the industrial zones.
 - The proposed consolidated storage facility is a permitted use in the I-1 Zone, in accordance with Section 27-475.04 of the Zoning Ordinance. Specific requirements of Section 27-475.04(a) of the Zoning Ordinance are as follows:

(1) Requirements.

- 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).

- (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.**

The property does not adjoin any residentially, or commercially zoned land and all entrances to individual consolidated storage units are internal to the existing building and proposed addition, or are not visible from Gallant Fox Lane, in conformance with requirements (A) and (B).

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

The architectural plans show the proposed building addition is a maximum of 36 feet in height.

- (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 DSP amendment proposes an expansion of an existing consolidated storage facility use, with an additional 478 storage units provided. The use expansion is proposed pursuant to an approved PPS 12-3352, Final Plat 5-78076 (NLP 100-58), and DSP-99003, with adequate buffering provided from view of nearby public rights-of-way. As such, the limitation of a maximum of 50 additional storage units does not apply to the subject DSP amendment. The required prior approvals have been obtained and buffering has been provided.

Section 27-475.04(c) of the 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.**

DSP-99003, which was previously approved by the Planning Board, was submitted in fulfillment of this requirement. The subject amendment of this DSP is also being reviewed, in accordance with Part 3, Division 9 of the Zoning Ordinance.

- (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**
- (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.**

A single consolidated storage facility is located within one-half mile of the subject site. This is a 66,398-square-foot Public Storage facility constructed in 1989 at 5801 Woodcliff Road, Bowie MD. Conditions of approval for this development are not available.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides vehicular and pedestrian access to the site from the public right-of-way; adequate lighting is proposed on-site; and the architecture proposed is compatible with the existing development.

8. Detailed Site Plan DSP-99003: The Planning Board approved (PGCPB Resolution No. 99-82) DSP-99003 on May 27, 1999, subject to one condition as follows:

- 1. Prior to certificate approval the following revisions shall be made to the Detailed Site Plan or the specified information shall be supplied:**
 - a. Pole or pylon-mounted signs shall not be permitted. If a freestanding sign is desired, a monument sign shall be required which will not exceed 48 square feet in total area, and which shall be constructed with the same materials as the approved architecture. The Planning Board or its designee shall have final approval of proposed signage.**

There is no pole, pole-mounted, or freestanding sign proposed by this DSP amendment. All signage approved in the original DSP was building-mounted and is proposed to remain, except for a single sign on the northern façade of the existing building. This is to be replaced with a slightly larger sign and relocated onto the northern façade of the addition.

- b. **The plan shall be revised with the correct bearings and distances per the record plat.**
- c. **The stormwater management plan shall be submitted to the Urban Design Section to be incorporated into the official file.**

Conditions 1.b and 1.c were addressed at the time of certification of the original DSP. Bearings and distances are accurately reflected on the DSP amendment plans, and a SWM concept plan approval from the City of Bowie (Approval No. 02-1018-208NE12) was included with the application.

9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP amendment is subject to Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7 Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Staff finds that the proposal conforms with the applicable requirements of the Landscape Manual, as shown on the plans. In addition, as required by Section 1.7 of the Landscape Manual, a Certificate of Landscape Maintenance dated June 4, 2020 was provided and demonstrated that plant material required by the original DSP was missing. Specifically, 18 shade trees and 25 evergreen trees were identified as missing from buffer yards, and 3 shade trees were identified as missing from the parking lot area. This plant material must be replaced, in accordance with Section 1.6, Maintenance and Enforcement, of the Landscape Manual. A condition has been included in the Recommendation section, for the replacement of missing plant materials, and for a copy of the Certificate of Landscape Maintenance to be included on the landscape plan, in accordance with Section 1.7.c. of the Landscape Manual.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** This site is not subject to the provisions of the WCO because although the site is greater than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland, it has no previously approved tree conservation plans, and no woodland clearing is proposed. A numbered Letter of Exemption, E-043-2020, was issued for the subject property on August 28, 2020.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128, Tree Canopy Coverage Requirements, requires properties in the I-1 Zone to provide a minimum tree canopy coverage (TCC) of 10 percent. The 4.30-acre subject site is required to provide 0.43 acre (18,731 square feet) in TCC. Through the subject DSP, the applicant has shown that approximately 0.51 acre (21,998 square feet) of TCC will be provided in proposed plantings, satisfying this requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated November 13, 2020 (McCray to Bossi), incorporated herein by reference, the Community Planning Division noted that master plan conformance is not required for this application.

- b. **Trails and Transportation Planning**—In a memorandum dated November 12, 2020 (Smith to Bossi), incorporated herein by reference, Transportation Planning staff provided comments on the subject application relative to both vehicular transportation and pedestrian/bicycle planning issues. The existing approval for DSP-99003 did not include conditions relative to vehicular, pedestrian or bicycle transportation. Transportation staff concludes that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, parking and loading requirements pursuant to Sections 27-568, 27-582 and 27-588 of the Zoning Ordinance, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for multimodal transportation purposes.
- c. **Permits**—In a memorandum dated October 13, 2020 (Hughes to Bossi), incorporated herein by reference, the Permits Section identified needed minor corrections to the parking schedule and plan labeling. Several corrections were since made by the applicant and a condition has been included in the Recommendations section, for the outstanding minor adjustments to completed.
- d. **Environmental Planning**—In a memorandum dated November 9, 2020, (Schneider to Bossi), incorporated herein by reference, the Environmental Planning Section noted that a Natural Resource Inventory plan, NRI-027-2019, was approved on August 12, 2019. The site contains 1.09 acres of regulated environmental features and 0.62 acre of woodlands within the net tract area. There are no on-site specimen trees. The DSP shows all the required environmental information is in conformance with the NRI.

The applicant proposes two temporary impacts to the primary management area (PMA), totaling 168 square feet of wetland, for the construction of the building addition and one SWM feature. A statement of justification (SOJ) was received with the application dated November 6, 2020.

Based on the SOJ, the applicant is requesting a total of two impacts as described below:

Building Addition: Temporary PMA impacts totaling 155 square feet to wetlands buffer are proposed. The applicant has limited the size of the proposed building addition in order to minimize impacts to the adjacent wetlands buffer. The proposed development will be constructed in the remaining open area on-site, which does not contain regulated environmental features. The temporarily impacted area will be graded back to original grade after disturbance.

Stormwater Management Feature: Temporary PMA impacts totaling 13 square feet of wetlands buffer are proposed. The applicant has balanced the size of the proposed building addition to have sufficient room on-site for the required on-site SWM facility with minimized environmental impacts. This temporary impacted area will be graded back to original grade after disturbance.

Staff finds that the 168 square feet of temporary wetlands buffer impacts are necessary for the on-site building addition and SWM feature and are reasonable for the orderly and efficient development of the subject property.

The site has a valid SWM Concept Plan (Approval No. 02-2018-208NE12) approved on November 1, 2018 from the City of Bowie - Department of Public Works. The concept plan shows the new building addition with a micro-biofilter structure, which allow all new roof drains to be redirected to this structure. No SWM fee for on-site attenuation/quality control measures is required.

- e. **Historic Preservation**—In a memorandum dated, October 9, 2020 (Stabler and Smith to Bossi), incorporated herein by reference, it was noted there are no Prince George's County historic sites or resources on, or adjacent to the subject property. This proposal will not impact any historic sites, historic resources, or known archeological sites.
- f. **Subdivision**—In a memorandum dated November 10, 2020 (Vatandoost to Bossi), incorporated herein by reference, it was noted that the DSP is subject to an approved PPS, 12-3352, for which there are no available records. The property was recorded in Final Plat 5-78076, pursuant to the approved PPS, on May 11, 1978. The DSP correctly reflects the property as described in the recorded plat.
- g. **Prince George's County Fire Department**—In an email dated October 15, 2020, (Reilly to Bossi), incorporated herein by reference, the Fire Department provided four site design comments relative to fire access around the existing building, which were addressed through subsequent plan revisions and an exhibit.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
- i. **Prince George's County Police Department**—In a memorandum dated October 14, 2020 (Contic to Planner Coordinator), incorporated herein by reference, the Police Department indicated they have no comments on the subject application.
- j. **Prince George's County Health Department**—In a memorandum dated October 19, 2020 (Adepoju to Bossi), incorporated herein by reference, the Health Department noted having no comments on the subject application.
- k. **Maryland State Highway Association (SHA)**—At the time of writing of this technical staff report, SHA did not offer any comments on the subject application.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
- m. **City of Bowie**—In a letter dated November 19, 2020 (Adams to Hewlett), incorporated herein by reference, the Bowie City Council indicated they conducted a hearing on the subject DSP on November 16, 2020, at which time they voted to approve the DSP subject to two conditions, which have been included herein.

13. As required by Section 27-285(b), the DSP, if revised as conditioned, represents a 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 cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

(4) The plan 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).

A total of 168 square feet of temporary impacts to the PMA are necessary for the construction of the building addition and SWM feature. Staff finds these wetlands buffer impacts are reasonable, with adequate restoration proposed. Based on the level of design information currently available, the limits of disturbance shown on the DSP and the impact exhibits provided, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-99003-01 E-Z Storage Bowie, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Correct the parking and loading schedule to show the parking requirement for the resident manager, if still proposed, show at least one van accessible space, and to show the total required number of parking spaces is provided.
 - b. Provide at least one van accessible parking space and label all compact parking spaces.
 - c. Relocate the proposed generator and concrete pad adjacent to the north side of the addition to be outside of the 30-foot building setback.
 - d. Add a general note to the DSP cover sheet listing the hours of operation of the facility.
 - e. Include a copy of the Certificate of Landscape Maintenance on the landscape plan. Landscape plantings identified as missing in the Certificate of Landscape Maintenance shall be shown as proposed on the landscape plan.

- f. Provide full cutoff, shielded lighting for all proposed building-mounted lighting, in conformance with the City of Bowie's Development Review Guidelines.
- g. Provide information regarding green building techniques, if they are proposed to be used, to be reviewed by the Urban Design Section, as designee of the Planning Board.