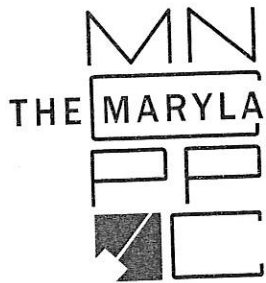


MR file



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director
Prince George's County Planning Department

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November 14, 2016

Mr. Greg Pinkney
Director of Public Works
Town of Cottage City
3820 40th Avenue
Cottage City, MD 20722

**RE: Town of Cottage City Police Vehicle
Storage Project (MR-1617A)**

Dear Mr. Pinkney:

The Prince George's County Planning Department appreciates the opportunity to comment on the Police Vehicle Storage Project in the Town of Cottage City, which proposes to construct a 2,400 square foot metal building on a lot owned by the Town and currently used for storage of town maintenance equipment. The purpose of the building construction is to provide indoor storage space for items such as snow plows, mowers, and police scooters. The metal building will be located at 3805 38th Avenue, Cottage City, Maryland 20722.

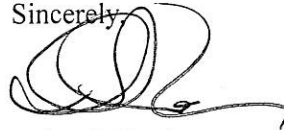
The Environmental Planning Section staff reviewed the site plan that was submitted and concluded that there will be no environmental impacts, since the proposed location is not wooded. It was determined that the site is eligible for a Standard Letter of Exemption (LOE) from the Woodland Conservation Ordinance, because of the status of the current site. In addition, the site is eligible for a Natural Resource Inventory Equivalency/letter (NRI-EL). This letter may be required by the Department of Permitting, Inspections and Enforcement (DPIE) along with a floodplain study to obtain a stormwater management concept approval for the project.

The location of the proposed building is adjacent to single-family homes along 40th Avenue (between Cottage Terrace and Parkwood Street), and will be close to their backyards. Staff advises that careful consideration should be given to reduce construction noise as much as possible, and limit the hours of construction to daytime hours on weekdays.

The Urban Design Section staff recommends that the applicant provide a six-foot tall opaque fence where there is no fencing currently, with the use of composite materials which have more durability than wood. The Historic Preservation Section staff states that the storage structure will not have any impact on any Prince George's County designated historic sites, historic resources, or archeological resources.

Thank you for allowing us the opportunity to comment on this proposed action. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3580 or via email at Fatimah.Hasan@ppd.mncppc.org.

Sincerely,



Debra S. Borden
Acting Planning Director

Enclosures

c: Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Cheryl Summerlin, Planning Supervisor, Urban Design Section, Development Review Division
George Dausch, Durable Steel Structures
Alan Tharp, Tharox Engineering
Redis C. Floyd, Clerk of the Council, Prince George's County Council