



# Preliminary Plan of Subdivision PPS-2022-019 Glenn Dale Self Storage

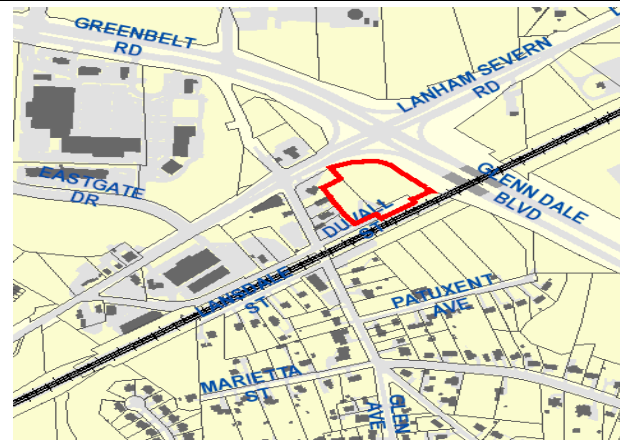
REQUEST	STAFF RECOMMENDATION
One parcel for 135,873 square feet of industrial development.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• APPROVAL of Preliminary Plan of Subdivision PPS-2022-019</li><li>• APPROVAL of Type 1 Tree Conservation Plan TCP1-029-2024</li></ul>

**Location:** In the southwest quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and MD 564 (Lanham-Severn Road).

Gross Acreage:	3.34
Zone:	CS
Gross Floor Area:	135,873 sq. ft.
Dwelling Units:	N/A
Lots:	0
Parcels:	1
Planning Area:	70
Council District:	04
Municipality:	N/A

**Applicant/Address:**  
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Planning Board Date:	11/21/2024
Planning Board Action Limit:	11/27/2024
Mandatory Action Timeframe:	70 days
Staff Report Date:	11/13/2024
Date Accepted:	09/18/2024
Informational Mailing:	09/01/2022
Acceptance Mailing:	09/10/2024
Sign Posting Deadline:	10/22/2024

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/](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: Preliminary Plan of Subdivision PPS-2022-019  
Type 1 Tree Conservation Plan TCP1-029-2024  
Glenn Dale Self Storage

**OVERVIEW**

The subject site consists of part of Lot 2, Block 2; Parcel D, Block 2; and a portion of the Duvall Street public right-of-way that fronts Parcel D. Lot 2 was previously platted and recorded in the Prince George's County Land Records in Plat Book LIB A, pages 105 and 106, titled Glendale, but has since been subdivided by deed, as described by deed recorded in the Land Records in Book 5016, page 1. Parcel D was platted in accordance with Preliminary Plan of Subdivision (PPS) 4-95045, and recorded in the Land Records in Plat Book VJ 178, page 68, titled Glendale. The portion of the right-of-way of Duvall Street that is proposed to be vacated and incorporated into the site was platted and recorded in both previously referenced plats.

The property is located in the southwest quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and MD 564 (Lanham-Severn Road), within Tax Map 36, Grids B2 and B3. The property contains 3.34 acres in the Commercial, Service (CS) Zone, and is subject to the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* (sector plan).

The property is currently vacant, except for an existing cell tower and a stormwater management (SWM) pond.

A PPS is required for the division of land and the construction of more than 5,000 square feet of development, pursuant to Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The applicant participated in a pre-application conference for the proposed PPS on July 15, 2022, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on October 3, 2022, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations.

The subject PPS has an accompanying Type 1 Tree Conservation Plan, TCP1-029-2024, which is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property has a prior approved tree conservation plan, which is discussed further in the Environmental finding of this technical staff report.

In accordance with Section 24-4503 of the Subdivision Regulations, Certificate of Adequacy ADQ-2022-049 was reviewed concurrently with this PPS. The PPS is supported by, and subject to, the approved ADQ.

Staff recommend **APPROVAL** of the PPS and TCP1, with conditions, based on the findings contained in this technical staff report.

## SETTING

The subject site is within Planning Area 70. The rights-of-way of Glenn Dale Boulevard and Lanham-Severn Road abut the property's northeastern and northwestern boundaries respectively, with property in the Agriculture and Preservation (AG), Reserved Open Space (ROS), and Commercial, General and Office (CGO) Zones beyond these rights-of-way. The southern boundary of the site abuts Duvall Street, with an existing railway beyond. To the west lie properties with commercial, industrial, and institutional uses in the CS and CGO Zones.

## FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject PPS application and the evaluated development.

	EXISTING	EVALUATED
Zones	CS	CS
Use(s)	Monopole	Industrial, Institutional
Acreage	3.34	3.34
Lots	1	0
Parcels	1	1
Dwelling Units	0	0
Gross Floor Area	0	135,873 sq. ft.
Variance	No	No
Variation	No	No

The subject PPS was accepted for review on September 18, 2024. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on September 27, 2024, where comments were provided to the applicant. Revised plans were received on October 11, 2024, which were used for the analysis contained herein.

2. **Previous Approvals**—Lot 2 has no prior subdivision approvals and was platted in the 1800s. Parcel D is the subject of a previously approved PPS, and a detailed site plan (DSP) and its amendments. PPS 4-95045, titled Kaiser Property, was approved by the Prince George's County Planning Board (PGCPB Resolution No. 95-226) on July 27, 1995, for 30,000 square feet of automobile service-related uses on Parcel D, which was also subsequently platted. DSP-95082 was approved by the Planning Board on April 4, 1996 (PGCPB Resolution No. 96-104), for rough grading of the site. However, development did not proceed beyond that point, except related to the existing monopole, which was approved under various DSP amendments. The site (inclusive of Parcel D and the part of Lot 2 that is the subject of this PPS) was fully cleared and graded between 2000 and 2005, during which time the existing monopole and SWM pond were constructed. Though graded, the site was never developed, even though it was cleared and graded again between 2020 and 2021, and despite obtaining DSP approval for a contractor's office.

An application for a Special Exception, SPE-2022-002, titled Glenn Dale Self Storage, was approved by the Prince George's County District Council on June 3, 2024, for 135,873 square feet of consolidated storage, including a community non-profit space, for the property.

3. **Community Planning**—Pursuant to Section 24-4101(b)(1) of the Subdivision Regulations, consistency with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the sector plan are evaluated, as follows:

#### **Plan 2035**

Plan 2035 places this subject site in the Established Communities Growth Policy Area (Map 1. Prince George's County Growth Policy Map, page 18). "Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development (page 20)."

This PPS is consistent with Plan 2035 because it is appropriate for its environment. The first Community Character Principle, "Appreciating context", focuses on proposed development reinforcing, rather than undermining local character, integrating with the surrounding landscape and built environment, and relating to existing structures (page 205). While Plan 2035 identifies a commercial future land use for the subject property, the other parcels in its immediate vicinity contain an eclectic mix of land uses, including industrial, commercial, and institutional uses. Given a self-storage facility would reinforce local character, integrate into the surrounding landscape and built environment, and relate to the existing structures, staff find the proposed use is context-sensitive.

#### **Sector Plan**

The sector plan recommends commercial land use on the subject property. Consolidated storage facilities are permitted in industrial zones per the Prince George's County Zoning Ordinance. While consolidated storage facilities are considered an industrial use, the application does not strictly conform with the recommended land use of the sector plan.

Per Section 24-4101(b)(1), "preliminary plans of subdivision (minor and major) and final plats shall be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans, and as referenced in Sections 24-3402(d) and 24-3402(e) of this Subtitle." However, Section 24-4101(b)(3) of the Subdivision Regulations states "should an Area Master Plan, Sector Plan, and/or Functional Master Plan affecting the subject property be in direct conflict with any provision of the County Zoning Ordinance that is applicable to said property – such that the current comprehensive plan and requirements of the Ordinance cannot be reconciled, and/or the District Council has not imposed the respectively corresponding zoning proposal for the area of the subject property – then the provisions of the County Zoning Ordinance shall supersede the recommendations set forth in any applicable Area Master Plan, Sector Plan, and/or Functional Master Plan for the subject property."

The subject property is located within the CS Zone, in which consolidated storage use is currently not permitted per Prince George's County Council Bill CB-11-2023. However, prior to the effective date of CB-11-2023 (May 12, 2023), consolidated storage was

permitted by special exception in the CS Zone. CB-11-2023 states: “any proposed development of a consolidated storage use located outside I-95/I-495 (the “Capital Beltway”) that has completed a Pre-Application Neighborhood Meeting for a special exception [...] pursuant to Section 27-3402 of the Zoning Ordinance, prior to April 1, 2023, may be reviewed and decided in accordance with the use regulations in effect prior to the effective date of this Ordinance.” The subject property is outside of I-95/495 (Capital Beltway). The District Council approved SPE-2022-002, on June 3, 2024, for a consolidated storage facility use on the subject property. The pre-application neighborhood meeting for SPE-2022-002 occurred on October 3, 2022—prior to April 1, 2023. Accordingly, consolidated storage use is permitted on the subject property with the approval of a SPE (which occurred on June 3, 2024). Consolidated storage use is in direct conflict with the sector plan recommendation for commercial land use on the subject property. However, CB-11-2023, a legislative amendment to the Zoning Ordinance, supersedes the sector plan land use recommendation.

Beyond land use, conformance to other sector plan recommendations is evaluated throughout this technical staff report.

### **Zoning**

On November 29, 2021, the District Council approved Prince George’s County Council Resolution CR-136-2021, the Countywide Map Amendment, which reclassified the subject property from the Miscellaneous Commercial (CM) Zone to the CS Zone, effective April 1, 2022.

4. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a SWM concept plan has been approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE).

A SWM Concept Plan and Approval Letter (35607-2022) were submitted with this PPS, which shows the use of a submerged gravel wetland and underground storage. The SWM concept plan was approved by DPIE on March 23, 2023, and expires on March 23, 2026. The SWM concept plan is found to be consistent with the PPS and TCP1.

Staff find that development of the site, in conformance with the approved SWM concept plan and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—Pursuant to Section 24-4601(b)(1) of the Subdivision Regulations, the proposed nonresidential development is exempt from mandatory dedication of parkland. The project will have no impact on any Maryland-National Capital Park and Planning Commission-owned property.
6. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the sector plan, and the Subdivision Regulations to provide the appropriate transportation recommendations.

### **Master Plan Right-of-Way**

The subject property lies in the southwest quadrant of the intersection of Glenn Dale Boulevard (A-16) and Lanham-Severn Road (C-314), where it is bound by both roadways. Glenn Dale Boulevard (A-16) is an arterial roadway with a 120-foot-wide ultimate right-of-way, and Lanham-Severn Road (C-314) is a collector roadway with an 80-foot-wide ultimate right-of-way. There is no direct access to either roadway proposed with this application and no additional dedication is required.

The site also has a frontage along public road Duvall Street, a designated 40- to 60-foot-wide right-of-way with a stub ending into the subject property, which does not provide access to any other property beyond the subject site. A portion of the roadway is proposed to be vacated and included in the proposed parcel. Vacation Petition VPT-2024-004 is currently pending for the vacation of part of Duvall Street, such that the stub ending would decrease its intrusion into the subject property.

### **Master Plan Pedestrian and Bike Facilities**

There are no master-planned facilities that impact the subject site, as Glenn Dale Boulevard has an existing shared bicycle facility, and Lanham-Severn Road has a planned bicycle lane and side path facility, which do not affect the subject site's frontage.

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:

**Policy 1: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes.**

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

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

**Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The sector plan also recommends:

- **Create environments that are more conducive to nonmotorized travel.**
- **Develop a continuous network of safe routes (sidewalks and trails) for pedestrians, especially between neighborhoods and sector plan area destinations.**

The subject site is bound by roadways, railroad tracks, and adjacent commercial/industrial/institutional buildings with no existing pedestrian or bikeway connections. The approved SPE site plan includes a sidewalk along the property frontage of

Duvall Street, connecting to the building entrance. In addition to the property frontage, the off-site improvements required as conditions of approval with ADQ-2022-049 include a sidewalk connection extending from the property frontage to Glenn Dale Road, as well as a continental-style crosswalk at the intersection of Glenn Dale Road and Duvall Street. The SPE site plan also includes bicycle racks near the building. Given the proposed use, limited access, and no master-planned facilities on-site, the proposed facilities and amenities are appropriate, create new connections, accommodate multimodal use of the site, and meet the intent of the master plan goals and policies.

### **Subdivision Regulations, Transportation, Pedestrian, Bikeway, and Circulation Standards**

Section 24-4200 of the Subdivision Regulations provides guidance for the review of PPS development applications regarding transportation, pedestrian, bikeway, and circulation standards. The relevant Sections are 24-4201, 24-4202, and 24-4203. Staff find that the applicable sections have been met.

As discussed above, the PPS incorporates all master-planned rights-of-way, streets, and bicycle and pedestrian improvements.

The site has two access points from public road Duvall Street that will include two gated access driveways. There are no internal streets proposed, and no cut-through traffic will be allotted. Duvall Street will be improved with pavement to accommodate a 22-foot width for vehicular travel and terminate prior to the gated access point. The portion of Duvall Street beyond the proposed access gate is to be vacated prior to the certification of the SPE and final plat. The PPS includes all applicable right-of-way delineations. The approved SPE included a sidewalk along the property frontage on Duvall Street. In addition, a sidewalk is proposed to extend from the property to Glenn Dale Road, as part of off-site improvements.

Section 27-5102(f)(4)(A) of the Zoning Ordinance provides specific guidance for consolidated storage uses.

#### **(A) Consolidated Storage**

- (i) The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.**

The proposed storage facility will have direct access to the existing public roadway, Duvall Street, and will be improved to accommodate the minimal vehicular traffic generated by the use. This condition has been met.

Section 27-6200 of the Zoning Ordinance provides specific requirements for Roadway Access, Mobility, and Circulation. The relevant Sections are 27-6203, 27-6204, 27-6206, 27-6207, and 27-6208, which detail the requirements for vehicular, pedestrian, and bicycle access.

The site has two access points off of Duvall Street that will include two gated access driveways. Duvall Street will terminate prior to the gated access point. The street will be improved from its current condition to meet permitting agency standards and include a

5-foot-wide sidewalk and Americans with Disabilities Act curb ramps along the property frontage connecting to the building entrance. Bicycle parking will also be provided to accommodate multimodal use. The approved SPE site plan was included in the application submission, in addition to a circulation and truck-turning exhibit, demonstrating internal circulation. The site will include between 24- and 30-foot-wide drive aisles for vehicular movement within the gated areas.

Vehicular cross-access is not required for industrial development, per Section 27-6206(e)(2) of the Zoning Ordinance. Regarding the requirement for bicycle cross-access, the property does not abut land containing a bicycle circulation system, or vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development. As such, bicycle cross-access is not required by Section 27-6208(b)(1) of the Zoning Ordinance.

With respect to pedestrian cross access, per Section 27-6207(b)(2) of the Zoning Ordinance, “the Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.” The proposed development is for a secure (gated and fenced) consolidated storage facility. Pedestrian cross access from the subject site is impractical as it would create connections to the rear of the development on abutting sites, thereby raising safety concerns and creating potential for cut-through traffic between the subject site and Old Glenn Dale Road via the adjoining properties. Safety is a special concern when considering providing obscure cross-access to/through the rear of the existing post office and day care center properties. Pedestrian access to these properties will be appropriately provided to their frontage on Glenn Dale Road, via the improved Duvall Street sidewalk to be provided by the applicant. Therefore, staff recommend waiving the pedestrian cross-access requirement in accordance with Section 27-6207(b)(2).

Based on the findings presented above, staff find that the multimodal transportation facilities will exist to serve the proposed subdivision, as required under Subtitle 24, and will conform to the sector plan and MPOT, with the recommended conditions in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the sector plan, in accordance with Section 24-4101(b)(1). The sector plan contains the following overall goals related to public facilities (pages 183–185):

- |               |   |
|---------------|---|
| <b>Goal 1</b> | <b>Improve the response time and visibility of public safety agencies.</b>  |
| <b>Goal 2</b> | <b>Provide the residents of the sector plan area and surrounding communities with neighborhood schools that are not overcrowded and feature cutting-edge technological and instructional opportunities.</b> |

**Goal 3            Expand the library system to better serve residents in the planning area.**

**Goal 4            Encourage resource-efficient facilities and activities.**

The proposed development will not impede achievement of the above-referenced goals. This PPS is subject to ADQ-2022-049, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities. However, none of its recommendations affect the subject site.

The subject property is located in Sustainable Growth Tier I and is served by public water and sewer, as required by Section 24-4404 of the Subdivision Regulations. Pursuant to Section 24-4405 of the Subdivision Regulations, the 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, "Community Systems." Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. The subject property is in the appropriate service area for PPS approval.

- 8. Public Utility Easement**—In accordance with Section 24-4401 of the Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

"Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748."

The standard requirement for public utility easements (PUEs) is given in Section 24-4205 of the Subdivision Regulations. PUEs must be located outside of the sidewalk, and must be contiguous to the right-of-way. In addition, the public utility companies require that PUEs be provided on both sides of all public roadways.

The subject property has frontage on three public rights-of-way: Duvall Street to the south, Lanham-Severn Road to the north, and Glenn Dale Boulevard to the east. A 10-foot-wide PUE is shown along all three public road frontages.

- 9. Historic**—The sector plan contains goals and strategies related to historic preservation (pages 85–100). 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 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.

- 10. Environmental**—Staff find that the application is in conformance with the environmental regulations of Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan or Natural Resources Inventory Number	Authority	Status	Action Date	Resolution Number
4-95045	TCPI-034-95	Planning Board	Approved	7/27/1995	95-226
DSP-95082	TCPII-016-96	Planning Board	Approved	4/4/1996	96-104
DSP-95082-01	TCPII-016-96-01	Planning Board	Approved	9/26/1996	96-287
DSP-95082-02	TCPII-016-96-02	Planning Director	Approved	5/24/1999	N/A
DSP-95082-03	TCPII-016-96-03	Planning Board	Approved	11/1/2001	01-226
DSP-95082-04	N/A	Planning Director	Approved	11/17/2010	N/A
N/A	NRI-029-2022	Staff	Approved	2/11/2022	N/A
N/A	NRI-029-2022-01	Staff	Approved	9/29/2022	N/A
SPE-2022-002	TCPII-016-96-04	District Council	Approved	6/3/2024	Z.O. 3-2024
PPS-2022-019	TCP1-029-2024	Planning Board	Pending	Pending	Pending

### **Grandfathering**

This property is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024, and shall conform to the environmental regulations of the 2010 WCO, Subtitles 24 and 27, and the 2018 Environmental Technical Manual (ETM). This PPS is in conjunction with an approved SPE for the same project. The SPE was approved with a revision to the existing Type II tree conservation plan (TCPII), which was approved prior to July 1, 2024.

### **Environmental Site Description**

The site was previously cleared with the implementation of TCPII-016-96-03. A cell phone tower and a SWM pond are currently the only structures on-site. No potential for forest interior dwelling species habitat is indicated on-site, according to PGAtlas.com. No Tier II waterbodies are located on-site; however, the site is located within the Western Branch of the Patuxent River watershed, a stronghold watershed as established by the Maryland Department of Natural Resources.

### **Prince George's Plan 2035**

The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy (Plan 2035).

### **Environmental Conformance with Applicable Plans**

#### **Sector Plan**

The sector plan contains environmental policies and strategies that are applicable to this application. The text in **BOLD** is the text from the sector plan, and the plain text provides comments on the plan's conformance.

## **Natural Resources/Environment Section**

**Goal 1: Restore and enhance water quality in areas that have been degraded.**

**Policy 1: Decrease the amount of pollutants from both storm and non-storm events entering sector plan area wetlands and waterways.**

The approved SWM Concept Plan (35607-2022) with this case shows the conversion of the existing SWM pond into a submerged gravel wetland, and underground storage to meet the environmental sensitive design and 100-year quantity control requirements. A final technical plan shall be reviewed and approved by DPIE, which will be required at the time of permit. These facilities are designed for storm event capacity and to reduce sediment and pollutant loads into the waterways.

**Policy 2: Preserve, enhance, or restore the vegetated buffers around wetlands and waterways.**

No regulated environmental features (REF) exist on this site.

**Goal 2: Prevent flooding associated with new and redevelopment.**

**Policy 1: Ensure stream corridors are clear of debris, both manmade and natural, in known flooding areas.**

There are no stream corridors on-site. A floodplain letter dated September 2, 2022, was submitted with Natural Resources Inventory Plan NRI-029-2022-01 from DPIE and identifies no floodplain on-site.

**Policy 2: Ensure that the quantity of stormwater discharged from a site post-development does not exceed predevelopment conditions.**

The 100-year quantity control will be met by the use of underground storage on-site.

**Goal 3: Preserve, enhance, and restore the existing tree canopy within the sector plan area.**

**Policy 1: Focus tree and forest preservation and restoration efforts in appropriate areas.**

The site was previously cleared under TCPII-016-96-03. The TCP1 shows 0.08 acre of woodland existing on-site, which will be cleared to install the proposed internal driveway and SWM facility.

**Policy 2: Encourage the application of urban forestry principles to landscaping and reforestation efforts, while increasing opportunities for incorporating tree planting into the existing landscape.**

No reforestation is proposed with this application. The tree canopy and landscape requirements were evaluated at the time of SPE and found to meet the requirements.

**Policy 3: Ensure that no net loss of forest cover occurs within the boundaries of the sector plan area.**

Proposed site improvements may result in a net loss of forest cover within the boundary of the sector plan area, if the proposed off-site requirement is placed in a woodland conservation bank outside of the sector plan boundary. In accordance with Section 25-122(a)(6) of the Prince George's County Code, off-site woodland conservation credits are required to be considered as follows: "...within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County." To ensure sector plan conformance, the purchase of off-site woodland conservation credits shall first be sought within the sector plan.

**Goal 4: Utilize innovative stormwater management best practices to mitigate the negative impacts of stormwater runoff.**

**Policy 1: Require stormwater to be treated non-structurally to the maximum extent practicable.**

The approved SWM Concept Plan (35607-2022) shows the use of environmental site design to the maximum extent practicable.

**Goal 5: Address issues of energy conservation, light pollution, air pollution, and noise impacts within the sector plan area.**

**Policy 1: Increase opportunities for utilizing green building opportunities in the sector plan area.**

The use of green building techniques and energy conservation techniques should be used as appropriate.

**Policy 2: Reduce light pollution and intrusion into residential communities and environmentally sensitive areas.**

The minimization of light intrusion from proposed developed areas of this site into the surrounding uses shall be addressed at the time of permit review.

**2017 Green Infrastructure Plan**

The site is mapped within the Green Infrastructure Network, as delineated on the *Green Infrastructure Plan (GI Plan)* of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. According to the GI Plan, a small wedge along the northern portion of the site, and a portion along the frontage of MD 193 (Glenn Dale Boulevard) are shown as regulated area. The areas to the north and east of this

site contain floodplain, which is most likely why these areas are being shown as regulated areas. However, the stream systems associated with these floodplain areas are across Glenn Dale Boulevard and MD 564 (Lanham-Severn Road). The site does not contain any REF. The site was previously cleared and graded under another approval, which included the installation of a SWM pond. Therefore, there are no interconnected natural areas on-site, and the design, as reflected on the TCP1, meets the goals of the GI Plan.

## **Environmental Review**

### **Natural Resources Inventory/Existing Conditions**

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with the PPS application. Approved NRI-029-2022-01 was submitted with the application. The site was previously cleared and developed with a cell phone tower and a SWM pond. There are no REF on-site. PGAtlas and other agencies' geographic information systems show a wetland on-site. In a wetland delineation report prepared by a qualified professional dated September 1, 2022, it was determined that there are no wetlands on-site and that this area is an existing SWM pond or sediment trap that was placed on-site as a part of previous grading activities. Sensitive species and forest interior dwelling species habitat are not found to occur on the property.

### **Woodland Conservation**

Section 27-6803 of the Zoning Ordinance requires that this application comply with Subtitle 25, Division 2, of the WCO. This TCP1 is subject to the grandfathering provisions of the 2024 WCO because the property had a TCPII that was approved before June 30, 2024, and conformed to the environmental regulations of the 2010 WCO and 2018 ETM. A Type 1 Tree Conservation Plan (TCP1-029-2024) was submitted with this application.

Based on the TCP1 submitted with this application, the gross tract area is 3.20 acres, contains no floodplain, and contains 0.08-acre of existing woodland. The gross tract area is consistent with the approved NRI, but not the PPS, which provides a gross tract area of 3.34 acres. This discrepancy must be reconciled between the PPS, NRI, and TCP1 prior to signature approval of the TCP1. The site previously contained 1.63 acres of woodland that was cleared under the prior TCPII-016-96-03 and is accounted for with that approval. The site has a woodland conservation threshold of 0.48-acre (15 percent). The woodland conservation worksheet proposes the removal of 0.08-acre existing woodlands for a woodland conservation requirement of 0.56 acre. According to the worksheet, the requirement is proposed to be met with 0.56 acre of off-site woodland conservation mitigation credits, which will be required to be secured prior to issuance of the first permit.

Technical revisions are required to the TCP1, which is included in the recommended conditions of this technical staff report.

### **Specimen Trees**

Specimen trees are required to be protected under Section 24-4301, Environmental Standards, of the Subdivision Regulations. No specimen trees were found on the subject property.

## **Soils**

Section 24-4101(c), Unsafe Land, of the Subdivision Regulations, requires all applications to conform to the requirements pertaining to unsafe land, to restrict or prohibit the subdivision of land found to be unsafe for development.

The predominant soils found to occur, according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Christiana-Downer-Urban land complex and Russett-Christian-Urban land complex. Marlboro clay is not present on-site; however, Christiana clay is present. While steep slopes are present, the slopes are not considered critical slopes, and the building is located lower than the toe of the slope. A geotechnical report was included in the application package, the Commission's geotechnical planner reviewed the information and determined that there are no soil or slope issues with the development proposal.

## **Erosion and Sediment Control**

Section 24-4303(d)(7) of the Subdivision Regulations requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code. An approved Concept Grading, Erosion, and Sediment Control Plan, CSC No. 179-24, was submitted with this case and is consistent with the PPS and TCP1.

Based on the preceding findings, staff find that the PPS conforms to the relevant environmental policies of the sector plan and GI Plan, and the relevant environmental requirements of Subtitles 24, 25, and 27, subject to the conditions of approval recommended in this technical staff report.

- 11. Urban Design**—This PPS proposes one parcel for 135,873 square feet of industrial development, specifically, a consolidated storage facility.

Pursuant to Section 27-2605 of the Zoning Ordinance, a detailed site plan (DET) is required for this development. However, the site has a prior approved SPE-2022-002 (Zoning Ordinance No. 3-2024), and subsequently, a DET is not required in accordance with Section 27-3604(b)(2) of the Zoning Ordinance. The use proposed for this property in the CS Zone is permitted per the previously approved SPE-2022-002. At the time of the SPE review, the applicant was required to demonstrate conformance with the applicable requirements of the Zoning Ordinance, the 2018 *Prince George's County Landscape Manual*, and Subtitle 25, Division 3, the Prince George's County Tree Canopy Coverage Ordinance. Conformance with applicable development standards of the Zoning Ordinance (Part 27-6) was found at the time of the SPE and is discussed in the Zoning Hearing Examiner's decision for the case.

- 12. Citizen Feedback**—At the time of the writing of this technical staff report, the Prince George's County Planning Department had not received any written correspondence from members of the community regarding this PPS.

## **RECOMMENDATION**

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be modified as follows:
  - a. Revise General Note 1 to reflect the property's ownership under 10812 MD LLC, and the single deed recorded in the Prince George's County Land Records in Book 50166, page 1.
  - b. If applicable, revise the plans to reconcile the difference in total gross tract acreage between the Type 1 tree conservation plan and PPS.
  - c. On all sheets, revise the vicinity map to show the nearest road intersections, police, and fire and rescue facilities scale of one inch equals 100 feet or greater.
  - d. Provide arrows to identify the limits of the stormdrain easement.
  - e. Label the centerline of Duvall Street.
  - f. Identify the area of Duvall Street to be vacated on the PPS, under Vacation Petition VPT-2024-004. Include the square footage and acreage of the area proposed to be vacated.
2. Prior to approval, the final plat of subdivision shall include the granting of public utility easements along the public rights-of-way, as delineated on the approved preliminary plan of subdivision.
3. Prior to approval of the final plat of subdivision, Vacation Petition VPT-2024-004 shall be approved and the subject portion of Duvall Street shall be vacated. Should the area of vacation differ from the area stated in Condition 1.d. of Special Exception SPE-2022-002, the SPE shall be revised to be consistent with the VPT, as approved.
4. Development of this site shall be in conformance with Stormwater Management Concept Plan 35607-2022, and any subsequent revisions.
5. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised as follows:
  - a. Clearly show the location of the stormwater management underground storage facility.
  - b. If applicable, revise the plans to reconcile the difference in total gross tract acreage between the natural resources inventory plan, TCP1, and PPS.
  - c. Have the plans signed and dated by the qualified professional who prepared them.
6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-029-2024). The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-029-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

7. Prior to approval of any permit, the purchase of off-site woodland conservation credits shall first be sought within the area of the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment*.
8. Prior to approval of the building permit, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following on a site plan:
  - a. A minimum 5-foot-wide sidewalk along the property frontage of Duvall Street.
  - b. Crosswalks and Americans with Disabilities Act curb ramps crossing the vehicular access point to the building entrance.
  - c. A minimum of two inverted U-shaped bicycle racks near the building entrance.

**STAFF RECOMMEND:**

- Approval of Preliminary Plan of Subdivision PPS-2022-019
- Approval of Type 1 Tree Conservation Plan TCP1-029-2024