



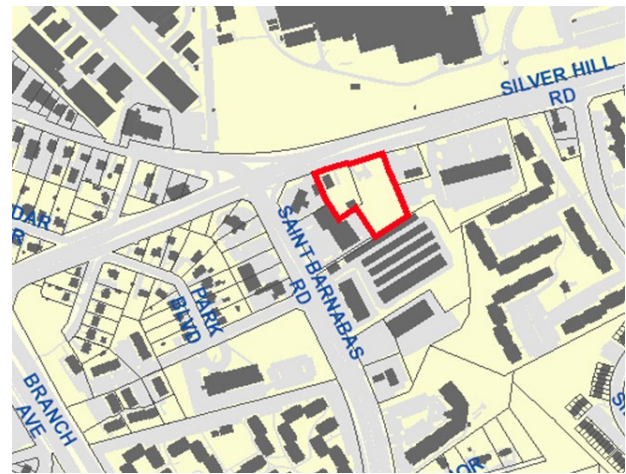
Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Silver Hill Consolidated Storage

PPS-2023-002

REQUEST	STAFF RECOMMENDATION
One parcel for 109,000 square feet of industrial development.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Preliminary Plan of Subdivision PPS-2023-002

Location: On the south side of MD 458 (Silver Hill Road), approximately 300 feet east of its intersection with Saint Barnabas Road.	
Gross Acreage:	1.87
Zone:	CGO/CS
Gross Floor Area:	109,000 sq. ft.
Dwelling Units:	N/A
Lots:	0
Parcels:	1
Outparcels:	0
Planning Area:	76A
Council District:	07
Municipality:	N/A
Applicant/Address: Suitland Self Storage, LLC 9161 Liberia Avenue, Suite 201 Manassas, VA 20110	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mnccppc.org	



Planning Board Date:	01/09/2025
Planning Board Action Limit:	01/25/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	12/31/2024
Date Accepted:	07/23/2024
Informational Mailing:	04/02/2024
Acceptance Mailing:	07/19/2024
Sign Posting Deadline:	12/10/2024

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.mnccppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

Table of Contents

OVERVIEW	3
SETTING	3
FINDINGS AND REASONS FOR STAFF RECOMMENDATION.....	4
1. Development Data Summary	4
2. Previous Approvals.....	4
3. Community Planning.....	4
4. Stormwater Management.....	5
5. Parks and Recreation	6
6. Transportation (pedestrian, bicycle, and vehicular)	6
7. Public Facilities.....	9
8. Public Utility Easement.....	10
9. Historic.....	10
10. Environmental	10
11. Urban Design	18
12. Citizen feedback	19
RECOMMENDATION	19

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision PPS-2023-002
Silver Hill Consolidated Storage

OVERVIEW

The site is located on the south side of MD 458 (Silver Hill Road), approximately 300 feet east of its intersection with Saint Barnabas Road. The property consists of two parcels, identified as Parcels A and D, which are recorded in the Prince George's County Land Records in Plat Book REP 211, Plat No. 42 and Plat Book NLP 152, Plat No. 80, respectively. While 1.69 acres of the property is located within the Commercial, General and Office (CGO) Zone, 0.18 acre of the property is located within the Commercial, Service (CS) Zone. The site is subject to the 2014 *Approved Southern Green Line Station Area Sector Plan with 2023 Minor Amendments* (Sector Plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans, as outlined herein.

This preliminary plan of subdivision (PPS) proposes one parcel for 109,000 square feet of industrial development. Specifically, the concept development proposed at this time includes a 107,500-square-foot consolidated storage facility with accessory office and 1,500 square feet of community nonprofit space. The property is currently improved with two vacant commercial structures totaling 1,492 square feet. All existing structures on the property are proposed to be razed for the construction of a new building. The proposed parcel has frontage on and will have direct access to Silver Hill Road.

This PPS is required in accordance with Sections 24-1401 and 24-3402(b)(3) of the Prince George's County Subdivision Regulations, for development of more than 5,000 square feet of gross floor area. The applicant participated in a pre-application conference for the subject PPS on February 24, 2023, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on April 25, 2023, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2023-006.

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

SETTING

The subject site is located on Tax Map 88, in Grid C1, and is within Planning Area 76A. Silver Hill Road abuts the subject site to the north, with property beyond in the Agriculture and Preservation (AG) Zone owned by the United States Government and used as office space. Lands to

the east, west, and south of the site are in the CGO Zone and are developed with commercial and industrial uses.

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
Zone	CGO/CS	CGO/CS
Use(s)	Vacant	Industrial
Acreage	1.87	1.87
Lots	0	0
Parcels	2	1
Outparcels	0	0
Dwelling Units	0	0
Nonresidential Gross Floor Area	1,492 sq. ft.	109,000 sq. ft.
Variation	No	No
Subtitle 25 Variance	No	No

The subject PPS was accepted for review on July 23, 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 August 16, 2024, where comments were provided to the applicant. Revised plans were received on October 25, 2024, and November 25, 2024, which were used for the analysis contained herein.

- 2. Previous Approvals**—Parcel A is subject to a previous PPS, 4-03097 (PGCPB Resolution No. 04-39), which was approved by the Prince George's County Planning Board on February 26, 2004, for one parcel for 14,700 square feet of commercial and industrial development. Parcel A was subsequently recorded in Plat Book REP 211, page 42. Parcel D is subject to PPS 4-72170, which was approved by the Planning Board on August 31, 1972. No records are available for this PPS. Parcel D was initially recorded as Parcel A in Plat Book WWW 80, page 40. In 1989, Parcel A was subsequently re-subdivided in accordance with Section 24-108(a)(3) of the prior Subdivision Regulations, for lot line adjustment with an abutting recorded lot, and recorded in Plat Book NLP 133, page 80 as Parcel D. The subject PPS, if approved, will supersede PPS 4-03097 and 4-72170 for Parcels A and D.
- 3. Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the sector plan are evaluated as follows:

Plan 2035

This subject property is located approximately 0.45 mile southeast of the Naylor Road Metro Local Transit Center, approximately 0.50 mile west of the Suitland Metro Regional Transit District. The property is located in an employment area, as identified in the 2013 *Economic Development Strategic Action Plan for Prince George's County* (Economic Development Action Plan) and the Sector Plan. The employment areas designated in the aforementioned plans have the highest concentrations of economic activity in the following four targeted industry clusters: healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government. Plan 2035 recommends continuing to support business growth in these geographic areas, specifically in the targeted industry clusters with concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies (page 19). The Economic Development Action Plan was revised in March 2022, and updated the 2013 Economic Development Action Plan referenced in the sector plan. Due to the publication date of the revised Economic Development Action Plan, its economic recommendations are not included in the sector plan or Plan 2035.

Plan 2035 also makes the following recommendation that affects the subject property:

Land Use Policy 6: Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (page 114)

The proposed construction of a consolidated storage facility at the subject site will provide a limited number of jobs that will represent employment growth.

Sector Plan

The Sector Plan recommends commercial land use on the subject property (page 42). The commercial category includes retail, service, and repair uses located in large shopping centers, small strip centers, and miscellaneous establishments such as automobile services and sales. The sector plan recognizes existing consolidated storage uses, such as those located adjacent to the site to the south (3700 Saint Barnabas Road), as commercial land use (Figure 5, Sector Plan Area — Existing Land Use, 2012, page 13 and Figure 16, Future Land Use Plan, page 42). Per PGAtlas, consolidated storage uses have existed at this location since 1993. In addition, the property is located outside the 0.50-mile walk circle of the Suitland Metro Station (Figure 51, Suitland Sidewalk Survey page 106; Figure 58, page 118, Suitland Recommended Zoning Concept) and is noted as a property that is an existing opportunity (Figure 52: Suitland TOD Opportunities and Challenges, page 107).

The PPS application conforms with the sector plan because consolidated storage use is considered a commercial land use by the sector plan. Provisions of the sector plan, including policies and strategies that are found applicable to the development of the subject property, and the preliminary plan's conformance to the provisions of the sector plan, are discussed throughout this technical staff report.

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 stormwater management (SWM) concept plan has been approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan, 02336-2023-SDC/P43851-2024-SDC, and an associated letter approved by DPIE on

March 27, 2024, were submitted with this PPS. The approved SWM concept plan shows the use of three micro-bioretenion facilities, permeable pavement, and one underground storage facility.

Staff find that development of the site, in conformance with SWM concept approval and any subsequent revisions, approved by DPIE, will ensure compliance with stormwater management policies, standards, and practices. Green building and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—In accordance with Section 24-4601(b)(1) of the Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirement because it consists of nonresidential development. The project will have no impact on any sector plan park recommendations.
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, the Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation recommendations.

Master Plan Right-of-Way

The property has a frontage on Silver Hill Road (A-40), a master-planned arterial roadway with a 120-foot-wide ultimate right-of-way (ROW). The PPS displays a 60-foot-wide ROW from the road centerline to the property line along the frontage of Silver Hill Road, in conformance with the MPOT recommendation, and no additional ROW dedication is required.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a bicycle lane along Silver Hill Road. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

- | | |
|------------------|--|
| 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 4: | Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO <i>Guide for the Development of Bicycle Facilities</i>. |
| Policy 5: | Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles. |

The Sector Plan includes the following transit-oriented development goal applicable to the subject site, related to multimodal transportation (page 35):

1. Provide a safe, convenient, and accessible transportation system that meets the basic need for travel via motorized and non-motorized modes.

Silver Hill Road currently has shared road pavement markings along the property frontage, which meet the intent of the master-planned bikeway facility. These markings (“sharrows”) are compliant with the latest edition of the AASHTO guide. Staff recommend the installation of a 6-foot-wide sidewalk along the frontage, Americans with Disabilities Act (ADA)-compliant curb ramps, and crosswalks across the site access driveway to Silver Hill Road for a continuous pedestrian connection. In addition, staff recommend that the applicant provide short-term bicycle parking on-site.

As part of the bicycle and pedestrian impact statement, the applicant proposes the installation of a bus shelter along the east side of Silver Hill Road, and three pedestrian crosswalks on adjacent streets to further enhance multimodal facilities and amenities adjacent to the site. The proposed facility improvements in combination with the on-site pedestrian and bicycle improvements increase safe movement while encouraging pedestrian-scaled land use, thus conforming to complete streets principles. Staff find that the existing, recommended, and proposed pedestrian and bicycle facilities meet the intent of the MPOT, the sector plan, and the Complete Streets goals and policies, by encouraging and facilitating multimodal movement to and within the site.

Zoning Ordinance Development Standards - Access and Circulation

Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 provides specific roadway access, mobility, and circulation requirements for the proposed development. The relevant sections are 27-6203, 27-6204, 27-6206, 27-6207, and 27-6208, which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6203 requires developments to provide for multiple travel modes. The subject PPS proposes one right-in/right-out access point along Silver Hill Road. Staff recommend that the applicant install a 6-foot-wide sidewalk along the frontage of Silver Hill Road, and ADA-compliant curb ramps and crosswalks across the site access for a continuous pedestrian connection. Sharrows exist along the property frontage and staff recommend that bicycle parking be provided on-site.

Section 27-6204 requires development applications to include a circulation plan, unless a site plan is provided detailing circulation. The location of the site access point is shown on the PPS, and this access point is consistent with the SWM concept plan. Staff find that the conceptual site design on these plans provides the details for staff to make an initial assessment of on-site circulation. The conceptual site design shows a pedestrian connection from the proposed building to an existing sidewalk along Silver Hill Road and to parking located on the west side of the proposed building. At the time of detailed site plan (DET), staff recommend that the applicant provide striped crosswalks at all points of conflict between pedestrian and vehicular movement within the parking lot. The applicant should also submit a circulation plan to evaluate on-site circulation, at the time of DET.

The applicant proposes one right-in/right-out access point onto Silver Hill Road, at the northeast corner of the property. The Zoning Ordinance allows for limited access along arterial roadways provided Section 27-6206(d) is met, which requires the following:

(d) Vehicular Access Management

(1) Limitation on Direct Access Along Arterial and Collector Streets

Proposed direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial or collector street only if:

- (A) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;**

The subject property only has frontage on Silver Hill Road. Accordingly, alternative direct vehicular access is not possible.

- (B) Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street, and no more than one additional two-way driveway or pair of one-way driveways per additional 200 feet of frontage; and**

As noted above, the applicant proposes one right-in/right-out access point.

- (C) The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street.**

The applicant submitted a traffic impact statement, which was evaluated with ADQ-2023-006, that demonstrates the proposed uses on the subject site will generate less than 1,000 average daily trips.

Staff find these conditions have been met and support the proposed access. The applicant also states the access provided will sufficiently accommodate large emergency vehicles. Per the request of the Maryland State Highway Administration (SHA), staff recommend that the

applicant relocate the site access point further east, to avoid conflict with the existing access from the adjacent property and for better access management. Per the SHA access manual, a minimum of 20 feet is required between adjacent commercial entrances on the same side of a highway. At the time of DET, staff recommend that the applicant demonstrate conformance with SHA's standards for commercial entrances on the site plan and provide a truck turning exhibit with design vehicle classification to evaluate large vehicle movement throughout the site.

Section 27-6206(d)(3) encourages shared driveways; however, in the statement of justification, the applicant contends that sharing driveways with the uses abutting the subject property will be infeasible due to varying trip generations, differing vehicle classifications, and limited site circulation due to secure access gates located on two of the three adjoining properties. Staff agree with the applicant's assertion and do not recommend a shared driveway on-site to reduce potential conflict between varying vehicle classes and pedestrians.

Regarding Sections 27-6207 and 27-6208, the details of pedestrian and bicycle cross-access will be determined at the time of DET. The subject site is adjacent to commercial property to which cross access is encouraged given the potential uses allowed on-site. The proposed PPS does not prevent compliance with the cross-access provisions contained in Sections 27-6207 and 27-6208. Also, the planned frontage improvements will allow for a connection to the adjacent properties and meet the intent of Sections 27-6207 and 27-6208. In addition, the applicant states that the forthcoming DET will conform to the requirements of Section 27-6309. At the time of DET, the applicant will be required to submit a bicycle and pedestrian facilities plan demonstrating the location and extent of the facilities.

Based on the preceding findings, staff find the access and circulation for the proposed development to be sufficient, as it pertains to this PPS review. The vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision, meet the required findings of Subtitle 24, and conform to the MPOT and Sector Plan, with the recommended conditions.

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 a discussion of public facilities (page 16) that provides an assessment of future public facility needs.

The proposed development will not impede the achievement of the overall goals of the sector plan. This PPS is subject to ADQ-2023-006, 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, none of which affect this site.

The subject property is located in Planning Area 76A, which is known as The Heights. The 2024–2029 Fiscal Year Approved Capital Improvement Program budget does not identify any new construction projects proposed for construction for this planning area.

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System, which 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. Category 3 is sufficient for PPS approval.

8. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that PPS and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for public utility easements (PUEs). PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the ROW.

The subject site has frontage along the existing public ROW of Silver Hill Road. The PPS shows a 10-foot-wide PUE along that street, contiguous to the ROW.

9. **Historic**—The sector plan contains goals and policies related to historic preservation (page 84). However, these are not specific to the subject site. 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 PPS is in conformance with the environmental regulations in 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	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
S-158-2023	N/A	Staff	Approved	10/25/2023	N/A
NRI-114-2023	N/A	Staff	Approved	11/17/2023	N/A
PPS-2023-002	N/A	Planning Board	Pending	Pending	Pending

Grandfathering

The site is subject to the vesting provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) that came into effect July 1, 2024, and Prince George's County Council Bill CB-077-2024, which has a January 3, 2025 enactment date. This site has a WCO exemption letter (S-158-2023) that was not valid as of July 1, 2024. However, the enactment of the vesting provisions of CB-077-2024 has validated the WCO exemption letter starting January 3, 2025, after publishing of this staff report, and the exemption will remain valid until June 30, 2026.

Site Description

A review of the available information indicates that no streams or wetlands occur on the property. Steep slopes occur on the property along the edges of the site. There is no potential forest interior dwelling species habitat mapped on-site. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The site is located in the Middle Potomac River watershed. The property is not adjacent to any scenic or historic roadways. According to the 2017 *Countywide Green Infrastructure Plan* (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, the site does not contain any regulated or evaluation areas.

Environmental Conformance with Applicable Plans

Plan 2035

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area.

Sector Plan

The sector plan contains environmental objectives and recommendations. The following guidelines have been determined to be applicable to the current project. The text in **bold** is the text from the sector plan, and the plain text provides comments on the plan's conformance.

Environmental Recommendations (page 52):

- **Seeking opportunities to reduce overall energy and resource consumption by promoting the use of more effective, energy efficient indoor and outdoor lighting and air movement systems, and orienting buildings to maximize the potential for solar energy generation, in new development.**

The use of green building and energy conservation techniques are encouraged and implemented to the greatest extent possible. Development applications for the subject property should incorporate green and environmentally sensitive building and site design techniques to reduce overall energy consumption to the fullest extent practical.

- **Continuing to develop stream valleys as a resource for trail connections.**

The closest master-planned trail is on the northern side of Silver Hill Road; no master-planned trails are located on-site. No stream valleys exist on-site, and no trails are proposed on-site.

- **Conserving and protecting trees, woodlands, and wildlife habitat by requiring site planning techniques and construction practices that prevent adverse effects on these sensitive environmental features.**

This property contains no woodlands, and based upon the mapping on PGAtlas, an unnamed tributary to Henson Creek is located off-site to the south of the property. No regulated environmental features (REF) are located on-site, and no sensitive species have been identified on-site. The proposed development will not adversely affect water quality because the project is subject to review by the Prince George's County Soil Conservation District (PGSCD) related to sediment and erosion control measures, and approval of a SWM plan by DPIE. The application is exempt from the WCO per WCO Exemption Letter S-158-2023, which is valid until June 30, 2026.

- **Improving water quality using a variety of approaches appropriate to an urban setting. These should include, but should not be limited to, comprehensive streetscape plans using extensive tree planting, linear urban parks, and median planting; green rooftops; and using site designs that reduce surface runoff and maximize infiltration in all new and redeveloped sites.**

This development proposal has an approved SWM concept plan and letter 02336-2023-SDC/P43851-2024-SDC, dated March 27, 2024, which demonstrates conformance with this goal. The approved SWM concept plan shows that the proposed environmental site design techniques used will be three micro-bioretention facilities, permeable pavement, and one underground storage facility.

- **Coordinating land development to reduce or mitigate the effects of noise pollution.**

The subject property is proposed for self-storage, is surrounded by commercial uses, and is not anticipated to generate noise impacts.

- **Protecting, preserving, and enhancing the green infrastructure network and enhancing environmental corridors by focusing development outside the network.**

The property does not contain any regulated or evaluation areas of green infrastructure according to the GI Plan. No woodland or REF are located on-site. An unnamed tributary to Henson Creek is located off-site to the south. The proposed development will not adversely affect water quality, because the project is subject to review by the Prince George's County Soil Conservation District related to sediment and erosion control measures, and

approval of a SWM plan by DPIE. The proposed project does not impact high priority environmental features of the green infrastructure network.

Conformance with the 2017 Green Infrastructure Plan

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, this site does not contain regulated or evaluation areas.

The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI Plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035. (page 49)

Strategies

1.1 Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:

- a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
- b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
- d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

This site is not mapped within any regulated or evaluation areas of the GI Plan. A tributary of the North Branch of the Henson Creek is located to the south of the property, but there are no REF or woodland on-site. This application is subject to the Subtitle 25 requirements which went into effect on July 1, 2024. However, the enactment of the grandfathering provisions of CB-077-2024 will validate the WCO Exemption Letter (S-158-2023) starting January 3, 2025, and the exemption will remain valid until June 30, 2026.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

Sensitive species habitat was not identified on this site and the property is not in a special conservation area.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

Strategies

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

This site is located in a primarily developed area and is not mapped within regulated or evaluation areas of the GI Plan. As this site is not contiguous to any other tracts of woodland, no network gaps are identified.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

No REF are located on this site.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

This application is exempt from the WCO per Exemption Letter S-158-2023, which is valid until June 30, 2026. Off-site mitigation is not proposed with this application.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

Strategies

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

- a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No fragmentation of REF by transportation systems is proposed with this PPS.

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are proposed with this application.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

Strategies

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

The PPS proposes to fully develop the site and utilize CB-077-2024, which allows the applicant to use the prior approved standard letter of exemption from the WCO, S-158-2023, in lieu of a tree conservation plan. The site does not contain primary management areas and will not require a conservation easement. This property is not associated with a special conservation area or other lands containing sensitive features.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

Strategies

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

REF such as wetlands or streams are not located on-site. Nonetheless, the project will improve water quality through SWM measures in line with the policy. Specifically, this development proposal has an approved SWM concept plan and letter (02336-2023-SDC/P43851-2024-SDC) dated March 27, 2024. The approved SWM concept plan shows that the proposed environmental site design techniques used will be three micro-bioretenention facilities, permeable pavement, and one underground storage facility.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

This site has no existing woodland, and no fee-in-lieu or off-site banking is proposed.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

No woodland exists on-site. All required landscaping fulfilling the tree canopy coverage (TCC) and 2018 *Prince George's County Landscape Manual* (Landscape Manual) requirements shall consist of only native species.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Retention of existing woodlands and planting of native species on-site is required by the Landscape Manual, with both counting toward the TCC requirement for the development. The site has no existing woodlands. The location and specifications of the plantings for TCC requirements will be evaluated at the time of DET review.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

The subject PPS does not propose the clearing of any woodland.

- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

This site does not contain the potential for forest interior dwelling species and is not in a sensitive species project review area.

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

The planting of native species on-site is required by the Landscape Manual and can also count toward the TCC requirement for the development. Conformance with the Landscape Manual and the TCC requirement will be evaluated with the DET. Green space provided in accordance with these requirements will serve multiple ecological functions such as providing open space, SWM, and combating the heat island effect.

Environmental Review

Natural Resources Inventory

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. Approved NRI-114-2023 was submitted with this PPS, which shows the existing conditions of the property. The site contains no REF such as streams or wetlands. The site has no woodland and contains no specimen trees. No additional information regarding the NRI is required at this time.

Woodland Conservation

This project is subject to the WCO, the Environmental Technical Manual, and the Subtitle 25 requirements which went into effect on July 1, 2024. A Type 1 Tree Conservation Plan, TCP1-032-2024, was submitted with the subject application. However, the applicant has elected to utilize CB-077-2024 which validates the previously approved standard letter of exemption from the WCO, S-158-2023, in-lieu of the tree conservation plan; so, the TCP 1 was withdrawn by the applicant. No other environmental requirements are identified at this time.

Specimen Trees

The approved NRI-114-2023 identifies no specimen trees on site.

Preservation of Regulated Environmental Features/Primary Management Area

REF are required to be preserved, and/or restored to the fullest extent possible, under Section 24-4300, Environmental Standards. As shown on the approved NRI-114-2023, the site does not contain any REF.

Erosion and Sediment Control

Section 24-4303(d)(7) of the Subdivision Regulations requires the approval of a concept grading, erosion, and sediment control plan, by the Soil Conservation District prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and sediment control plan. An approved Concept Grading, Erosion, and Sediment Control Plan (CSC No. 71-24) was submitted with this case. No further information pertaining to erosion and sediment control plans is required at this time.

Soils

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict, or prohibit, the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes, or soils that are unstable either because they are highly erodible, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

The predominant soils found to occur according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Sassafras-Urban Land complex, Udorthents, Highway, Urban Land-Sassafras complex, and Urban Land-Woodstown complex. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property.

11. **Urban Design**—This application proposes one parcel for the development of industrial use with approximately 109,000 square feet of consolidated storage. However, it is noted that this PPS is not approving the uses; final site development may include a singular use, or other nonresidential uses so long as they are permitted in the CGO and CS Zones.

The following requirements of the Zoning Ordinance apply to the development of the site, and those specifically applicable to the review of the PPS are discussed further below:

Prince George's County Zoning Ordinance

The subject property is located inside I-95/495 (Capital Beltway) and is within the CGO and CS Zones. Based on the submitted approved SWM concept plan, the proposed consolidate storage building will be solely located in the area zoned CGO. The proposed SWM facilities associated with the proposed consolidated storage will be located within the property area that is zoned CS. No other development is proposed within the CS-zoned portion of the property. Pursuant to CB-011-2023, consolidate storage use is permitted in the CGO Zone, subject to several criteria. If the proposed development is determined to meet these criteria, a DET will be required in order for the proposed development to move forward.

The proposed use evaluated with the PPS does not preclude the development of the property with other nonresidential uses permitted by right in the CGO zone, so long as they are of similar impact to those evaluated under this PPS. Therefore, this PPS can proceed forward, since a PPS does not approve the use on the property.

Conformance with the applicable regulations of the CGO and CS Zones, and the Development Standards contained in Part 27-6 of the Zoning Ordinance, is required and will be evaluated at the time of DET review.

Pursuant to Section 27-6403 of the Zoning Ordinance, industrial development located in a nonresidential base zone is required to provide five percent of open space set-aside area. The subject property is approximately 1.87 acres and is required to provide approximately 0.09 acre (or 4,073 square feet) of open space. An exhibit submitted with the PPS shows the location of open space set-aside area and indicates approximately 0.39 acre (or 16,820 square feet) of the area be provided within the subject site. The stated open space set-aside amount, in conformance with Section 27-6400, will be further evaluated at the time of DET review.

The proposed development is subject to the Landscape Manual. Conformance with the applicable landscaping requirements will be determined and evaluated at the time of DET review. The subject site, in the CGO and CS Zones, is required to provide a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET review.

12. **Citizen feedback**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from members of the community regarding this project.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Development of the site shall be in conformance with Stormwater Management Concept Plan 02336-2023-SDC/P43851-2024-SDC and any subsequent revisions.
2. Prior to approval, the final plat of subdivision shall include the granting of a 10-foot-wide public utility easement along the abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.
3. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. A truck turning exhibit with design vehicle classification to demonstrate large vehicle movement throughout the site.
 - b. Demonstrate a minimum distance of 20 feet between the subject site entrance and the entrance of the property to the west of the subject site.
4. Prior to acceptance of a detailed site plan (DET), the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities:
 - a. A minimum 6-foot-wide sidewalk along the property frontage of MD 458 (Silver Hill Road), unless modified with written correspondence by the operating agency.
 - b. Continental-style crosswalks at the vehicular access point and throughout the site with associated Americans with Disabilities Act curb ramps.

- c. Inverted U-style or similar bicycle racks located no more than 50 feet from the building entrance. The location and number of the bicycle racks shall be determined at the time of DET.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision PPS-2023-002