

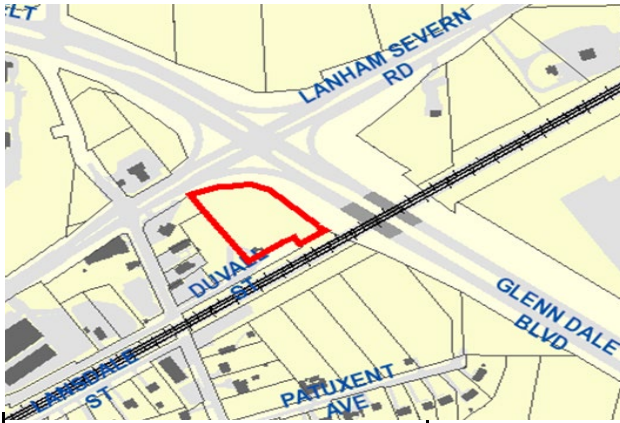


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Special Exception SPE-2022-002

Glenn Dale Self Storage (Arcland Duvall Street)

REQUEST		STAFF RECOMMENDATION	
Special exception for the use of a 135,873-square-foot building for consolidated storage.		With the conditions recommended herein: <ul style="list-style-type: none">•Approval of Special Exception SPE-2022-002•Approval of Type II Tree Conservation Plan TCPII-016-96-04	
Location: In the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road).			
Gross Acreage:	3.34	Planning Board Date:	10/05/2023
Zone:	CS	Planning Board Action Limit:	N/A
Prior Zone:	C-M	Staff Report Date:	09/21/2023
Dwelling Units:	N/A	Date Accepted:	06/28/2023
Gross Floor Area:	135,873 sq. ft.	Informational Mailing:	09/02/2022
Lots:	0	Acceptance Mailing:	07/26/2023
Parcels:	1	Sign Posting Deadline:	N/A
Planning Area:	70		
Council District:	04		
Municipality:	None		
Applicant/Address: Arcland Property Company, LLC 1055 Thomas Jefferson Street, NW, Suite 250 Washington, DC, 20007			
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org			

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section,
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section,
Development Review Division

SUBJECT: Special Exception SPE-2022-002
Glenn Dale Self Storage (Arcland Duvall Street)

REQUEST: Special exception to permit the use of a 135,873-square-foot building for
consolidated storage.

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of October 5, 2023.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

The Zoning staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

A. Prince George's County Zoning Ordinance. Special exceptions (SPEs) are reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-3604(e) of the Prince George's County Zoning Ordinance, SPEs may only be approved upon a finding that all the following standards are met:

1. The proposed use and site plan are in harmony with the purpose of this Subtitle;
2. The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;
3. The proposed use shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area;
4. The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
5. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and
6. The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and
7. The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24: Subdivision Regulations.

To utilize the proposed use of the property, the SPE application must also meet use specific requirements. These requirements are noted in Section 27-5402(u) of the Zoning Ordinance, for consolidated storage use (See III.). In addition, all SPE applications must comply with Section 27-5401 of the Zoning Ordinance, regarding setbacks, landscaping, buffering, and screening.

B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, SPE applications shall include a Type II tree conservation plan (TCPII) or a standard letter of exemption. If a site requires approval of a TCPII, with an associated SPE application, the TCPII is reviewed simultaneously with the associated plan (See V.).

- C. **Prince George's County Tree Canopy Coverage Ordinance.** The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance and must provide a minimum of 10 percent of the limits of disturbance to be covered in tree canopy due to the site being redeveloped and located in the Commercial, Service (CS) Zone (See VI.).

II. BACKGROUND

- A. **Summary and Request:** Special exception for the use of a 135,873-square-foot building for consolidated storage.

- B. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	CS (prior C-M)	CS
Use	Cell Tower	Consolidated Storage
Lot(s)	1	0
Parcel(s)	1	1
Total Gross Acreage	3.34	3.34
Gross Floor Area (GFA)	-	135,873 sq. ft.
Office Space (sq. ft.)		900
Community Space (sq. ft.)		1,540

- C. **Location and Site Description:** The subject property is located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road). More specifically, the property is located on Tax Map 36 in Grid B2, and consists of one parcel, one lot, and a portion of a public street (Duvall Street). The site is currently improved with a cell tower, which will remain.

- D. **Proposed Use(s):** The subject application is for the development of a 3-story, 135,873-square-foot consolidated storage facility, which requires a special exception. The Prince George's County Council enacted Prince George's County Council Bill CB-11-2023, adopted on March 28, 2023, which effectively eliminated consolidated storage from the CS Zone. However, CB-11-2023 Section 3 states:

“SECTION 3. BE IT FURTHER ENACTED that 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 or a Detailed Site Plan pursuant to Section 27-3402, 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 pre-application community meeting for this subject application occurred on October 3, 2022, prior to April 1, 2023. Staff find that this application conforms to the Zoning Ordinance, prior to the change in Section 27-5101, Principal Use Table, of the Zoning Ordinance, enacted by CB-11-2023.

- E. Neighborhood and Surrounding Uses:** The general neighborhood is industrial and commercial in character. The subject property is bordered by MD 564 (a major collector roadway) to the north, Glenn Dale Boulevard (a major collector roadway) to the east, commercial and industrial uses to the west, and a railroad right-of-way to the south. Duvall Street provides the primary entrance to the property. The immediate uses surrounding the subject property are as follows:

North—	MD 564 and beyond by commercial/retail uses in the Commercial, General, and Office (CGO) Zone.
East—	Glenn Dale Boulevard and beyond by commercial and industrial uses in the Reserved Open Space, Agricultural and Preservation, and Industrial, Employment Zones.
South—	Duvall Street and beyond by single-family residential uses in the Residential, Rural Zone.
West—	Glenn Dale Road and beyond by commercial/retail uses in the CGO and CS Zones.

- F. History and Previous Approvals:** Zoning Map Amendment (Basic Plan) A-9748-C was approved by the Prince George's County District Council (Zoning Ordinance No. 41-1989) in July 1989, and rezoned the property from the Commercial Office Zone to the Miscellaneous Commercial (C-M) Zone, subject to five conditions.

On July 27, 1995, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-95045 (PGCPB Resolution No. 95-226). This PPS approved one parcel for non-residential development. The Final Plat of Subdivision (5-97060) was approved on February 26, 1997. A new PPS will be required for the proposed development, to create one development parcel. The new PPS will supersede PPS 4-95045, once approved, for Parcel D. A new final plat will also be required for the new parcel, following the approval of a new PPS, and prior to approval of permits.

Detailed Site Plan DSP-95082 and the subsequent four revisions were approved between 1996 and 2010, for development on the subject property. The approvals included work for grading, a monopole, and a contractor's office.

On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment ("CMA"), which reclassified the subject property from the C-M Zone to the CS Zone, effective April 1, 2022.

The site is also the subject of Stormwater Management (SWM) Concept Plan 35607-2022-00, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on March 23, 2023, and valid until March 23, 2026.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application, to permit a consolidated storage use through a special exception, is being reviewed in accordance with the Zoning Ordinance. The analysis of all required findings for approval are provided below.

A. General Special Exception Findings—Section 27-3604(e) of the Zoning Ordinance provides the following applicable findings:

(1) A Special Exception may be approved if:

(A) The proposed use and site plan are in harmony with the purpose of this Subtitle;

The purposes of Subtitle 27 of the County Code, as set forth in Section 27-1300 of the Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services. This proposal will also be subject to a PPS to determine adequacy of public facilities.

Staff find that the proposed development will not negatively impact the public. The proposed consolidated storage facility will provide quality infill development on land that has remained mostly undeveloped. The 3-story building is proposed to be situated internal to the site and will be screened from the abutting properties to the west by a 15-foot landscape buffer. The consolidated storage facility would also complement the adjacent existing industrial uses. The site also abuts three roadways to the north, east, and south, and therefore, reduces any potential adverse impacts to nearby properties.

The proposed SPE use and site plan demonstrate harmony with the purposes of Subtitle 27 of the County Code.

(B) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27. The Prince George's County Council enacted CB-11-2023, adopted on March 28, 2023, which effectively eliminated consolidated storage from the CS Zone. However, applications that have completed a pre-application neighborhood meeting for a SPE 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 the council bill.

The proposed use is being evaluated according to the general required findings of approval for all SPEs contained in Section 27-3604(e). A consolidated storage use is also subject to the additional findings of Section 27-5402(u).

The application also demonstrates conformance with the CS Zone development regulations, and development standards contained in Part 27-6 of the Zoning Ordinance. The applicant has provided the proposed site layout and representative architecture to supplement the SPE site plan.

(C) The proposed use shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area;

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) classifies this application as located within the Established Communities Growth Policy Area. These areas are most appropriate for context-sensitive infill and low- to medium-density development. The application conforms to the goals, policies, and strategies of Plan 2035 because the scope and size of the proposed consolidated storage facility is compatible with adjacent low- to medium-density commercial development. As its proposed location is surrounded by roads, railroad right-of-way, and other commercial and industrial businesses, it would not have a detrimental impact on the existing established communities' residential neighborhoods.

The subject property is also within the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham Sector Plan), which recommends commercial land uses on the subject property. The Glenn Dale-Seabrook-Lanham Sector Plan also recommends:

“Retain and attract an appropriate range of neighborhood-serving commercial uses.” (Page 194)

“Support building and site design that is compatible with neighboring residential areas and establishes a unique identity for the Glenn Dale-Seabrook-Lanham area.” (Page 197)

“Provide adequate sidewalks, bus stops, and bicycle facilities in future commercial area site planning and design improvements.” (Page 198)

The application conforms to the goals, policies, and strategies of the Glenn Dale-Seabrook-Lanham Sector Plan because it provides a use that appropriately serves the needs of community residents and is

compatible with the proposed location. Although the proposed use is industrial and not commercial, the building design and use as a storage facility is compatible with and does not detract from the surrounding businesses. There are also bicycle facilities proposed to serve the building.

Staff find that construction of the consolidated storage facility will not substantially impair the integrity of the sector plan or Plan 2035. The SPE application, as requested, conforms to this finding.

(D) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

The proposed use will add quality development to the surrounding community. The use of a consolidated storage facility will generate minimal traffic and noise that could negatively impact residents or workers in the surrounding area. While a full traffic impact study was not required, the applicant submitted traffic counts. The traffic counts show the proposed volumes will not have an adverse impact on the current traffic conditions. The development will provide safe vehicular and pedestrian circulation for current and future workers and visitors to the property. Although not required, since the subject application is being evaluated under the code in existence at the time of the neighborhood meeting, a community room is proposed to facilitate community gatherings and meetings.

Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

(E) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

The general neighborhood is industrial and commercial in character. The neighborhood is bounded to the north by MD 564 (a major collector road), Glenn Dale Boulevard (a major collector road) to the east, Prospect Hill Road to the south, and Glenn Dale Road to the west. Duvall Street, a gravel road, provides the primary entrance to the property.

Directly abutting the property to the west are commercial and industrial uses. More specifically, the adjacent sites contain an auto service center, childcare facility, construction company, and a branch of the United States Postal Service. The proposed consolidated storage facility, as an industrial use, will complement these surrounding uses. The applicant has also submitted a photometric plan demonstrating that the lighting provided will reduce spill-over into the surrounding community. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

(F) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and

A Type II Tree Conservation Plan, TCPII-016-96-04, was submitted with this SPE application. The TCPII shows 0.08-acre woodlands in the net tract area. A portion of 1.63 acres of woodland was cleared under the prior TCPII-016-96-03 and accounted for with that approval. This SPE application and TCPII revision propose to clear the remaining 0.08 acre of woodlands to develop the site. Based on the proposed clearing, the total woodland conservation requirement is 0.56 acre. The applicant proposes to meet this requirement with 0.56 acre of off-site mitigation credits, which will be required to be secured prior to issuance of the first permit. Revisions are required to the woodland conservation worksheet to incorporate this data.

(G) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24: Subdivision Regulations.

Regulated environmental features (REF) are defined as any regulated streams, nontidal wetlands, and their associated buffers inclusive of any primary management area(s). An approved Natural Resources Inventory Equivalency Letter (NRI-029-2022-01) was submitted with the application. PGAtlas.com shows wetlands on-site, however, it was determined that these were sediment traps from when the site was previously cleared and graded. No REFs were identified on site.

(2) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay (CBCAO) Zone, a special exception shall not be granted:

(A) Where the existing lot coverage in the CBCAO exceeds that allowed by this Subtitle, or

This criterion is not applicable, as the proposed development is not located within the Chesapeake Bay Critical Area Overlay (CBCAO) Zone.

(B) granting the special exception would result in a net increase in the existing lot coverage in the CBCAO.

This criterion is not applicable, as the proposed development is not located within the CBCAO Zone.

- B. Special Exception General Required Findings**—Section 27-5401 provides the following applicable findings:

(a) Required Findings

In addition to the required findings for the approval of a special exception specified in Section 27-3604(e), Required Findings, all special exception applications shall comply with Subsections (b) and (c), below, and all regulations applicable to the proposed use(s) as specified in Section 27-5402, Additional Requirements for Specific Special Exception Uses.

The subject application demonstrates conformance with the subsections regarding setbacks, landscaping, buffering, and screening as analyzed below.

(b) Setbacks

All setbacks shall be measured from the boundary line of the land for which the special exception is requested or approved, regardless of whether this boundary line is a lot, property, street, or other line. This Section applies to all setback requirements of this Subtitle which are specifically applicable to the special exception use.

The submitted site plan shows all building setbacks are measured from the boundary line of the requested SPE.

(c) Landscaping, Buffering, and Screening

(1) All landscaping required for a special exception, including any amendments to landscaping, buffering, and screening requirements which may be proposed by the applicant, shall be approved at the same time the special exception is approved. A special exception shall comply with the Landscape Manual through the approval of a landscape plan. The District Council may require additional landscaping, screening, or buffering if it determines that the amount required by the Landscape Manual is insufficient to adequately protect adjacent uses.

(2) Amendments to landscaping, buffering, and screening required in an approved special exception shall be made in accordance with Section 27-3604(i), Changes to Approved Special Exceptions: Minor Changes.

The subject application does not request any amendments to the landscaping, buffering, and screening requirements. The proposed development has been evaluated according to the requirements of the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

C. Specific Special Exception Requirements—Section 27-5402(u) provides the following applicable findings:

(1) Consolidated storage may be permitted, subject to the following:

(A) The application shall be accompanied by:

(i) An impact statement explaining:

(aa) The nature and scope of the operation; and

(ab) The type and amount of traffic expected to be generated;

A traffic impact statement, prepared by Lenhart Traffic Consulting, Inc., was submitted with the SPE application showing the proposed traffic counts. The statement showed the potential weekday morning and evening peak hours for the intersection of MD 564 and MD 193 (Greenbelt Road), which surrounds the subject property. Traffic counts were also taken for the intersection of MD 564 and Glenn Dale Road. Staff find that the traffic counts demonstrate the proposed volumes will not have an adverse impact on traffic conditions.

(ii) A description (graphic and narrative) of the proposed architectural facade of the building.

Architectural plans were submitted with the SPE application, and the various architectural features were also described within the submitted statement of justification (SOJ). The applicant proposes to construct a 135,873-square-foot consolidated storage building on one parcel. The 3-story building will be approximately 36 feet high.

The building is proposed to be constructed of a mixture of masonry and metal paneling. Additional architectural features include parapet trim, decorative cornice, decorative canopy, and colored wall panels in a lighted display box providing visual contrast. The roofline has height, material, and color variations to break up the building's massing. Glazing windows are provided at various locations along multiple facades to create a more multi-family residential feel to the building.

The primary entrance for the building is located on the southern elevation, facing Duvall Street. The primary entrance is identified by a double door with storefront windows on either side, and a metal canopy. The building can

also be accessed via a tunnel on the west. The northern, eastern, and western elevations provide side elevations, which show multiple loading and parking areas. A condition has been included herein requiring the applicant to revise the site plan and elevations to show and label all building entrances.

(B) The subject property shall have frontage on, and 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 site has frontage on and access to Duvall Street, via a 30-foot-wide driveway. The submitted traffic counts demonstrate the proposed use will generate a low volume of vehicle trips. Traffic adequacy will be fully evaluated at the time of PPS.

(C) The use shall be appropriate, given the nature of development in the neighborhood;

The neighborhood is industrial and commercial in character. The subject property is bordered by MD 564 (a major collector roadway) to the north, Glenn Dale Boulevard (a major collector roadway) to the east, commercial and industrial uses to the west, and a railroad right-of-way to the south. The proposed use is compatible with the surrounding neighborhood and uses.

(D) The District Council shall find that:

(i) There is a need for the public in the surrounding area.

The applicant has submitted a needs analysis prepared by Valbridge Property Advisors, to demonstrate the proposed consolidated storage facility will serve a need for the public in the surrounding area. In summary, the report stated “Although there are other existing self-storage businesses in the area, there are not many that offer a modernized facility, contactless entry, and 100 percent climate-controlled units. Industry trends show that a majority of renters require climate-controlled units to prevent unwanted growth of fungus and other microbes. There is also an increased demand for higher technology and security of these sites. The establishment of a larger, more secure, and technologically advanced {building} would be beneficial to the community.” The report defined the subject self-storage facility trade area as a 3-mile radius from the proposed site. There were seven other storage facilities identified in the trade area. These facilities operate at approximately 90 percent capacity, showing a relatively high demand for self-storage that the proposed use may accommodate. The proposed consolidated storage facility will include various amenities that the nearby storage facilities do not provide. These amenities include modern

architecture, 24/7 camera surveillance, a code-activated gate, climate-controlled units, and covered, heated overhead loading bays. Staff find that the analysis submitted with this SPE application adequately demonstrates a public benefit and need for the surrounding residential and commercial areas.

(E) The exterior and architectural facade of the building shall be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood;

The neighborhood primarily includes residential, commercial/retail, and industrial uses. The proposed 3-story consolidated storage building will be approximately 36 feet high and composed of masonry materials and metal paneling of various colors. The commercial and industrial uses abutting the site to the west are one-story buildings composed mainly of masonry materials. To the north and east, the site abuts MD 564 (a major collector road to the north) and Glenn Dale Boulevard (a major collector road to the east). The developments beyond these roadways are also commercial in nature. The submitted architectural plans demonstrate the proposed building will be compatible with development in the surrounding neighborhood.

(F) Beginning June 23, 1988, no entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Rural and Agricultural, Residential, or Commercial base zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for the LCD Zone or any approved detailed site plan);

As depicted on the SPE site plan, no entrances to individual consolidated storage units are visible from a street, or adjoining land in any rural, agricultural, or commercial base zones. Immediately surrounding the site are properties in the CGO and CS Zones, which are commercial zones. The primary entrance to the proposed consolidated storage facility will be accessed from Duvall Street. Vehicles can also access the building through a drive-through interior loading dock.

(G) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof; and

As depicted on the SPE site plan and architectural plans, all entrances to individual consolidated storage units are oriented toward the interior of the development. A condition has been included herein requiring the applicant to note the location of all building entrance doors on the site plan and elevations.

- (H) **Consolidated storage for which special exceptions were approved prior to the date reflected in paragraph (F), above, need not meet the provisions set forth in paragraphs (F) and (G), above.**

This criterion is not applicable. The subject property does not contain any prior approvals for a consolidated storage facility.

- (I) **In the CS, NAC, TAC-E, and LTO-E Zones, the property owner shall set aside of minimum of 1,500 square feet of gross floor area of commercial/retail/office space at ground level or above ground level at zero base rent to be leased as business incubator or Community Non-Profit Space, as defined in Section 27-2500 of this Code, subject to the following:**

- (i) **If the Community Non-Profit Space is located above ground level, the property owner shall ensure that space is handicapped accessible, and shall provide adequate signage so that the public can locate the space.**
- (ii) **Occupancy and use of the Community Non-Profit Space shall be subject to a Community Benefit Agreement executed by the property owner and Community Non-Profit organization. Said Community Benefit Agreement shall be binding on all successors, heirs, and assigns of the property.**
- (iii) **The property owner shall ensure that the Community Non-Profit tenant has access to at least one (1) large storage unit on the property.**

The subject property is located within the CS Zone. The submitted SPE site plans show a 1,540 square feet community non-profit space on the ground floor. The submitted SOJ acknowledges the remaining requirements for the community space. A condition has been included herein requiring the applicant to provide a signed community benefit agreement at the appropriate stage of development.

- (2) **In addition to what is required by Section 27-3604(c), Special Exception Submittal Requirements, the site plan shall show the topography of the subject lot and abutting lots (for a depth of at least fifty (50) feet).**

The SPE site plan shows the topography for the subject property and abutting lots for a depth of at least 50 feet. The source of topography is from a June 2022 survey, by Karins and Associates.

- D. Development Standards**—Section 27-6100 of the Zoning Ordinance provides the following applicable development standards:

The SPE is consistent with the applicable standards in Part 27-6, Development Standards, as described in the applicant's SOJ, incorporated herein by reference. The following discussion is offered:

(a) Section 27-6200 Roadway Access, Mobility, and Circulation

The SPE is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance. The SPE demonstrates sufficient vehicular, pedestrian, and bicycle access and circulation. There is one proposed access point to the site, which will be via Duvall Street. A 30-foot-wide driveway is proposed to connect Duvall Street to the consolidated storage facility. The SPE site plan shows the installation of a 5-foot-wide sidewalk along the north side of Duvall Street connecting to Glenn Dale Road. Bicycle parking is also shown on the site plan to accommodate four bicycle spaces.

(b) Section 27-6300 Off-Street Parking and Loading

In accordance with the parking and loading regulations contained in Section 27-6300 of the Zoning Ordinance, consolidated storage requires 1.0 spaces per 3,000 square feet of rentable storage area, 4.0 spaces per 1,000 square feet of office space, and 2.0 spaces per resident manager. This development has 102,425 square feet of rentable storage area, and thus, would require 35 parking spaces. There is 1,050 square feet of office space which will require an additional 5 parking spaces. There is no resident manager associated with this development. The total required spaces are 40. There are 40 parking spaces proposed. The plan also meets the requirement for handicap spaces, as there are two van accessible spaces provided.

Pursuant to Section 27-5101, "consolidated storage use" is specifically categorized as an "industrial use" within the "warehouse and freight movement uses" principal use category, where loading spaces are not required for consolidated storage uses. However, due to likelihood that larger moving trucks may utilize the site, a condition has been included herein requiring the applicant to provide one oversized parking space with a minimum dimension of 12 feet wide by 33 feet long to accommodate larger delivery vehicles.

(c) Section 27-6400 Open Space Set-Asides

The open space required for Industrial Uses in a nonresidential base zone is five percent. The SPE proposes 10 percent of open space, exceeding the minimum requirement.

(d) Section 27-6500 Landscaping

This SPE is in conformance with the applicable standards of the Landscape Manual. Section 4.2, Requirements for Landscape Strips Along Streets, and Section 4.3, Parking Lot Requirements, are shown on the landscape plan.

(e) Section 27-6600 Fences and Walls

The SPE is in conformance with Section 27-6600 of the Zoning Ordinance. The site will incorporate a 6-foot-high, sight tight fence, as well as landscape plantings. A second fence type detail for an 8-foot aluminum decorative fence is also shown in the plan set. A condition has been included herein requiring the applicant to note the location of the 8-foot aluminum fence on the site plan.

(f) Section 27-6700 Exterior Lighting

The SPE application included a photometric plan demonstrating conformance with this standard. Light-level measurements at the property line are shown to be negligible. All exterior luminaries, including security lights, are full cut-off fixtures that are directed downward.

(g) Section 27-6800 Environmental Protection and Noise Controls

The site will be governed by a SWM concept plan if approved. This plan, when implemented, will result in a decrease in pollutants and run-off from storm and non-storm events currently entering the sector plan area's waterways and wetlands. An approved SWM Concept Plan (35607-2022-00) was submitted with the SPE, which shows the use of one submerged gravel wetland. The SWM concept plan was approved by DPIE on March 23, 2023, and expires on March 23, 2026. The layout of the SWM facilities shown on the concept is consistent with the layout shown on the SPE site plan and the TCPII.

Noise controls and adequacy will be evaluated at the time of PPS, but it is anticipated the level of noise generated from the proposed use will be minimal.

(h) Section 27-61100 Industrial Form and Design Standards

The SPE is in conformance with the applicable standards in Section 27-61100 of the Zoning Ordinance for the consolidated storage building, including the location of loading, service, and off-street parking areas, and building façade materials and articulation as shown on the consolidated storage architectural elevations.

(i) Section 27-61200 Neighborhood Compatibility Standards

The SPE is in conformance with the applicable standards in Section 27-61200 of the Zoning Ordinance, including building height and setbacks, open space, and locations/design of other site features. The site plan and architectural plans demonstrate that the proposed consolidated storage building meets the various dimensional standards for the CS Zone.

(j) Section 27-61500 Signage

The applicant is proposing three wall signs for the consolidated storage building. The proposed building wall signs meet the requirements of this section.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2018 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The proposed development is subject to the requirements of the Landscape Manual. Specifically, conformance is required for Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Interior Planting for Parking; and Section 4.9, Sustainable Landscaping Requirements. Staff find that the proposed landscape plan meets these requirements.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

Section 27-6803 of the Zoning Ordinance requires that this property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet and has a previously approved TCPII. TCPII-016-96-04 was submitted with the SPE application.

The TCPII shows 0.08-acre woodlands in the net tract area. A portion of 1.63 acres of woodland was cleared under the prior TCPII-016-96-03 and accounted for with that approval. This application and TCPII revision propose to clear the remaining 0.08 acre of woodlands. The current woodland conservation worksheet as shown on the TCPII is incorrectly accounting for the removal of the woodlands which were previously approved with TCPII-016-96-03.

The threshold as established by the zone is 15 percent, or 0.48 acre. Based on the proposed clearing, the total woodland conservation requirement is 0.56 acre. The applicant proposes to meet this requirement with 0.56 acre of off-site mitigation credits, which will be required to be secured prior to issuance of the first permit. Revisions are required to the woodland conservation worksheet to incorporate this data.

VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance and must provide a minimum of 10 percent of the limits of disturbance to be covered in tree canopy due to the site being redeveloped and zoned CS. A tree canopy coverage (TCC) schedule was provided, demonstrating the required amount of TCC is 14,549 square feet. The provided TCC is 15,728 square feet, exceeding the minimum requirement.

VII. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

- a. **Community Planning**—In a memorandum dated August 29, 2023 (Clouatre to Lockhart), the Community Planning Division found that, pursuant to Section 27-3604 (e)(1)(C), Special Exception, of the Zoning Ordinance, this SPE application for the development of a 135,873-square-foot consolidated storage facility is consistent with Plan 2035, and conforms with the relevant goals, policies, and strategies of the Glenn Dale-Seabrook-Lanham Sector Plan for the subject property and its surrounding area.
- b. **Transportation Planning**—In a memorandum dated September 5, 2023 (Yang to Lockhart), the Transportation Planning Section determined that the proposed plan will not have an adverse impact on traffic conditions. With the addition of the new trips, the intersection at the site access point will continue to operate at acceptable levels and staff agree that the proposed use will not be detrimental to the use or development of adjacent properties.
- c. **Environmental Planning**—In a memorandum dated September 8, 2023 (Kirchoff to Lockhart), the Environmental Planning Section provided an analysis of the subject application.

An approved NRI Equivalency Letter (NRI-029-2022-01) was submitted with the application. The site was previously cleared and developed and there are no REFs on-site.

The TCPII shows 0.08-acre woodlands in the net tract area. A portion of 1.63 acres of woodland was cleared under the prior TCPII-016-96-03 and accounted for with that approval. This application and TCPII revision propose to clear the remaining 0.08 acre of woodlands. The current woodland conservation worksheet, as shown on the TCPII, is incorrectly accounting for the removal of the woodlands which were previously approved with TCPII-016-96-03. The threshold, as established by the zone, is 15 percent, or 0.48 acre. Based on the proposed clearing, the total woodland conservation requirement is 0.56 acre. The applicant proposes to meet this requirement with 0.56 acre of off-site mitigation credits, which will be required to

be secured prior to issuance of the first permit. Revisions are required to the woodland conservation worksheet to incorporate this data.

No REFs exist on-site; therefore, none will be impacted by the proposed development.

The predominant soils found to occur, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, 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, including a slope stability analysis, was not included in the application package; however, the Commission's geotechnical planner reviewed the information and determined that there are no soil or slope issues with the development proposal.

An approved SWM Concept Plan (35607-2022-00) was submitted with the SPE, which shows the use of one submerged gravel wetland. The SWM concept plan was approved by DPIE on March 23, 2023, and expires on March 23, 2026. The layout of the SWM facilities shown on the concept is consistent with the layout shown on the SPE site plan and the TCPIL.

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 Prince George's County Code. Prior to certification of the SPE, a copy of the erosion and sediment control plan must be submitted so that the ultimate limits of disturbance for the project can be verified and shown on the site plan.

- d. **Subdivision**—In a memorandum dated September 4, 2023 (Heath to Lockhart), the Subdivision Section noted that a new PPS will be required for the proposed development, and to create one development parcel. This new PPS will supersede PPS 4-95045, once approved, for Parcel D. The boundaries of Lot 2 have been altered by the conveyance of land for public use for Lanham-Severn Road right-of-way, and the creation of Parcels A, B, and C, which abut the lot to the north and west. Therefore, Lot 2 is no longer considered a recorded lot. A new final plat will be required for the new parcel, following the approval of a new PPS, and prior to approval of permits.
- e. **Historic Preservation**—In a memorandum dated August 8, 2023 (Stabler to Lockhart), the Historic Preservation Section noted that the subject site is near, but not adjacent to, the St. George's Chapel and Cemetery Historic Site (70-052-27). A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicated that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

- f. **Permit Review**—In a memorandum dated September 6, 2023 (Bartlett to Lockhart), the Permit Review Section provided nine technical comments, in which four have been included as conditions of approval prior to the certification of the SPE.
- g. **Prince George’s County Fire/EMS Department**—As of the writing of this technical staff report, the Fire/EMS Department did not offer any comments on this subject application.
- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPiE)**—As of the writing of this technical staff report, DPiE did not offer any comments on this subject application.
- i. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.
- j. **Prince George’s County Health Department**—As of the writing of this technical staff report, the Health Department did not offer any comments on this subject application.

VIII. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

VIII. RECOMMENDATION

Based on the applicant’s statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-3604(e) (in general) and Section 27-5402(u) (consolidated storage facilities) of the Prince George’s County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval and that the application will be in conformance with the Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SPE-2022-002, and Type II Tree Conservation Plan TCPiI-016-96-04, for Glenn Dale Self Storage (Arland Duvall Street), subject to the following conditions:

- 1. Prior to certification of the special exception (SPE) site plan, the following revisions shall be made, or information shall be provided:
 - a. Label the new development parcel and provide the square footage.
 - b. Label the 10-foot-wide public utility easements along all public rights-of-way.
 - c. Revise General Note 5 to indicate that one development parcel is proposed.
 - d. The applicant shall provide evidence of vacation for the portion of Duvall Street included in the SPE site plan.

- e. Provide a 5-foot walkway with wheel stops on the north and west sides of the building.
 - f. Provide a circulation plan sheet which details the following:
 - (1) Site access and vehicular circulation.
 - (2) Notate the location of the drive-through loading dock.
 - (3) Pedestrian circulation including sidewalks and walkways.
 - (4) Location of all building entrance doors.
 - (5) Location of all loading doors.
 - g. Revise the site plan to note the height of building in feet, as well as stories.
 - h. Revise the site plan to note one of the accessible spaces will be van accessible.
 - i. Provide the length and width dimensions on the plan for both accessible spaces and the access aisle. The van space should be 11 feet wide by 18 feet long, with a 5-foot shared access aisle, and the regular handicapped space should be 8 feet wide by 18 feet long.
 - j. Revise elevations to show and label all building entrance doors.
 - k. Revise elevations to indicate the location and height of the drive-through loading dock.
 - l. Provide one oversized parking space with a minimum dimension of 12 feet wide by 33 feet long.
 - (1) This revision will likely result in a modified site layout, which shall be reviewed and approved by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department.
 - m. Revise the parking schedule, so the square footage of the office space matches what is depicted on the site plan.
 - n. At the time of building permit, provide a signed community benefit agreement, in accordance with Section 27-5402(u)(1)(I) of the Prince George's County Zoning Ordinance.
2. Prior to certification of the Type II tree conservation plan (TCPII), the plan shall meet all the requirements of Subtitle 25, Division 2 of the Prince George's County Code, and the Environmental Technical Manual (ETM), and shall be revised as follows:
- a. Revise the general information table to the current standard, as shown in the 2018 ETM, which does not include the traffic information.

- b. Remove the -04 from the plan number within the tree conservation plan approval block, as the revision will be indicated by a signature along the -04 line.
- c. Revise the Development Review Division case number within the Environmental Planning Section tree conservation plan approval block along the -04-revision line to Special Exception SPE-2022-002.
- d. Revise General Note 10 to state, "This plan is not grandfathered by CB-27-2010, Section 25-119".
- e. Remove the nonstandard "General Notes" section from the TCPII.
- f. Revise the woodland conservation worksheet based on the following conditions:
 - (1) Revise Line 2 to indicate the gross tract is 3.20.
 - (2) Revise Line 10 to indicate this site is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and in the Priority Funding Area.
 - (3) Revise Line 17 to indicate the existing woodland is 0.08 acre.
 - (4) Revise Line 22 to indicate the cleared woodland is 0.08 acre.
 - (5) Revise Line 37 to account for the correct amount of off-site woodland.