




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 South Bowie Self Storage Zone

## SPE-2022-015

REQUEST		STAFF RECOMMENDATION	
Special exception for the use of a 118,573-square-foot building for consolidated storage, with 117,680 square feet of outdoor storage accessory use.		With the conditions recommended herein: <ul style="list-style-type: none"><li>•Approval of Special Exception SPE-2022-015</li><li>•Approval of Type 2 Tree Conservation Plan TCP2-096-90-02</li></ul>	
<b>Location:</b> Southwest of the intersection of US 301 (Robert Crain Highway) and MD 214 (Central Avenue).			
Gross Acreage:	7.93	Planning Board Date:	09/14/2023
Zone:	CS	Planning Board Action Limit:	N/A
Prior Zone:	C-M	Staff Report Date:	08/31/2023
Dwelling Units:	N/A	Date Accepted:	06/07/2023
Gross Floor Area:	118,573 sq. ft.	Informational Mailing:	01/04/2023
Lots:	0	Acceptance Mailing:	06/04/2023
Parcels:	1	Sign Posting Deadline:	N/A
Planning Area:	74A		
Council District:	04		
Municipality:	None		
<b>Applicant/Address:</b> SSZ Bowie Self Storage LLC 8391 Old Courthouse Road Vienna, VA 22182			
<b>Staff Reviewer:</b> Todd Price <b>Phone Number:</b> 301-952-3994 <b>Email:</b> Todd.Price@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/](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 Review Section,  
Development Review Division

FROM: Todd Price, Planner II, Zoning Section  
Development Review Division

SUBJECT: Special Exception SPE-2022-015  
South Bowie Self Storage Zone

REQUEST: Special exception for the use of a 118,573 square-foot building for consolidated  
storage, with 117,680 square feet of outdoor storage accessory use.

RECOMMENDATION: **APPROVAL with conditions**

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**NOTE:**

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of September 14, 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.

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## SUMMARY

This application, to permit the use of a building for consolidated storage and additional outdoor storage accessory use through a special exception, was accepted by the Prince George's County Planning Department on June 7, 2023, and is being reviewed in accordance with the Prince George's County Zoning Ordinance.

A special exception is subject to the general required findings of approval for all special exceptions contained in Section 27-3604(e) of the Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. A special exception for consolidated storage is subject to the additional requirements of Section 27-5402(e) of the Zoning Ordinance. In support of the application, the applicant filed an amended statement of justification, submitted on August 10, 2023, incorporated by reference herein.

## FINDINGS:

1. **Location and Site Description:** The site is in the Developing Tier of Prince George's County. The property is located southwest of the intersection of US 301 (Robert Crain Highway) and MD 214 (Central Avenue), along the north side of Old Central Avenue, in Upper Marlboro, Maryland. The property also has a street address of 16200 Old Central Avenue, Upper Marlboro, Maryland 20774. The property is recorded within the Prince George's County Land Records as "Parcel A Mister Kelly's" in Plat Book NLP 146 page 42. The subject property was previously graded under an approved grading permit (10803-90-G). The site is currently undeveloped and wooded.
2. **History and Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 4-86018, which was approved by the Planning Board on April 10, 1986, and the resolution (PGCPB Resolution No. 86-109) adopted on October 9, 1986. The following land use quantities were proposed for the property with PPS 4-86018:
  - Motel (with 150 rooms)
  - Restaurant (3,200 sq. ft. with 100 seats)
  - Restaurant (13,500 sq. ft. with 110 seats)
  - Bank (2,400 sq. ft.)
  - Self-Service Gas Station
  - Retail (1,500 sq. ft.)
  - Retail (1,500 sq. ft.)
  - Car Wash (2,400 sq. ft.).

Consistent with the PPS approval, Building Permit No. 16977-2020-CGU was submitted for the construction of a single multi-tenant commercial/retail/service commercial building structure within a proposed right-of-way. This permit was approved by the authority of the

Prince George's County District Council, by Zoning Ordinance No. 5-2021, enacted on July 13, 2021.

The property is currently vacant. The site also has a current and approved Erosion and Sediment Control Plan (SC 64-08, last approved on January 24, 2023) covering the site's grading.

3. **Neighborhood and Surrounding Uses:** The property is in the Commercial, Service (CS) Zone (formerly the Miscellaneous Commercial (C-M) Zone). The site is currently bounded to the north by MD 214; to the east by US 301; to the south by Old Central Avenue; and to the west by the New York Central Lines railroad. The general neighborhood primarily includes residential and commercial uses as follows:

<b>North—</b>	MD 214 (Central Avenue), and the National Research Home Park (also known as Ternberry Development) located within the Legacy Comprehensive Design (LCD) Zone beyond.
<b>East—</b>	US 301 (Robert Crain Highway), and undeveloped land in the Agricultural-Residential Zone beyond.
<b>South—</b>	Old Central Avenue, with the South Lake mixed-use residential and commercial planned community beyond, consisting of 1,294 dwelling units, 390 hotel rooms, and 675,000 square feet of retail and office space.
<b>West—</b>	Old Central Avenue/southbound ramp of the MD 214 intersection; beyond Old Central Avenue, to the south, are outparcels located within the LCD Zone. This land is currently wooded and undeveloped.

4. **Request:** The applicant requests approval of a special exception for the use of a 118,573-square-foot building for consolidated storage and 117,680 square feet for outdoor storage accessory use.

5. **Development Data Summary:**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Zone(s)	CS (Prior C-M)	CS
Use(s)	Vacant	Consolidated Storage
Acreage	7.93	7.93
Gross Floor Area	0	118,573 sq. ft.
Parcels	1	1
Number of Internally Accessed Units	N/A	913
Office Space (sq. ft.)	0	900

6. **Required Findings:** This application, to permit a consolidated storage use through a special exception, is being reviewed in accordance with the Prince George's County Zoning Ordinance. The analysis of all required findings for approval are provided below.

**Conformance with the Zoning Ordinance**

At the time of the submittal of the subject application in 2022, consolidated storage was a permitted use by special exception in the CS Zone. 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 February 7, 2023, 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.

**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 purposes of this Subtitle;**

The proposed consolidated storage will meet the purposes of the Zoning Ordinance by offering a high level of quality development, encouraging economic development, promoting beneficial relationships between uses of land, and guiding orderly growth and development. The development is in harmony with the recommended commercial use of this property. The architecture proposed will blend with the character of the existing residential neighborhoods, as well as the mixed-use character of the developing community to the south. As discussed above, Section 27-5101 permits consolidated storage by right, as a special exception use in the CS Zone, prior to the enactment of CB-11-2023. There are no departures or variances associated with the subject special exception application. To better blend with the surrounding communities and neighborhoods, the project will retain woodland to the east, to buffer the parking lot from US 301. The remaining sides will be surrounded by one-story storage buildings that are oriented to the interior, to screen external entrances to storage units in the main building. Landscape plantings and an 8-foot-high decorative fence will also add screening to the property. Staff worked with the applicant to provide additional architectural treatments that will relate

to the residential communities to the south and north. Staff find the proposed development will not negatively impact the public.

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

As discussed in detail above, Section 27-5101 permitted consolidated storage as a special exception use in the CS Zone prior to the enactment of CB-11-2023, and the proposed use is in compliance with the detailed requirements of the Subtitle at the time. There are no departures or variances associated with the subject special exception application. Additional requirements in this section include that the entrances to individual consolidated storage units may not be visible from a street or from adjoining land in any commercial zone. This includes all four sides of the subject property. The units shall be oriented toward the interior of the development or completely screened from view. Also, the maximum height of the building shall be 50 feet. The proposed development meets these additional requirements.

**(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, or Functional Master Plan for the subject property and its surrounding area;**

Staff find the proposed development to be consistent with the vision, policies, and strategies contained within the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The Plan 2035 land use map identifies the subject property as vacant, and within the Established Communities. The vision for Established Communities is to create the most appropriate use for context-sensitive infill and low-to medium-density development. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) shows the subject property as vacant land recommended for future commercial land uses. The proposed consolidated storage use is an appropriate commercial use that will serve the surrounding area as it is currently underserved in this regard.

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

The proposed development will serve the surrounding residential and commercial uses. It will be easily accessed from US 301 and MD 214. Consolidated storage is a low traffic generating use. 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 site is bounded to the north and south by roadways and single-family dwellings beyond, and to the east and west by roadways and vacant land beyond. Staff find that the development proposed will benefit the surrounding residential uses by offering accessible storage. As discussed previously, consolidated storage is a low traffic generating use. Furthermore, the architecture of the proposed consolidated storage building will incorporate residential architectural features to blend well with the surrounding residential uses.

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

The property is subject to a previously approved Type 2 Tree Conservation Plan (TCP2-096-90) and is grandfathered from CB-27-2010, Section 25-177(g). An amendment to TCP2-096-90 is included herein with this application.

- (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 requirement of Subtitle 24: Subdivision Regulations.**

Staff find that the project will meet or exceed on-site stormwater management (SWM), landscaping, landscape buffers, and tree canopy coverage (TCC), per the requirements of the 2018 *Prince George's County Landscape Manual* (Landscape Manual) and the Zoning Ordinance. As there are no regulated environmental features (REF) found on-site, there is no need to preserve or restore the site to the fullest extent practicable.

#### **Additional Requirements for Special Exception Uses**

Section 27-5402(u), Consolidated Storage, of the Zoning Ordinance, provides the following:

- (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;**

- (ii) A description (graphic and narrative) of the proposed architectural façade of the building.**



The applicant submitted a statement of justification outlining the nature and scope of the operation, a traffic statement prepared by Lenhart Traffic Consulting dated January 31, 2023, and architectural elevations of the proposed building with the special exception application package.

- (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 subject property will have direct access to Old Central Avenue. The previously discussed traffic statement supports that Old Central Avenue has the capacity to accommodate the expected traffic generated by the consolidated storage use.

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

Staff find that consolidated storage in this area is appropriate. The proposed development is adjacent to major roadways. It will also serve the residents and businesses in the community with needed auxiliary storage.

- (D) The District Council shall find that:**

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

The applicant included a market analysis in their special exception application package, which showed the expected population increase over the next five years within a 5-mile radius of the proposed development. As previously discussed, the South Lake mixed-use development will include 1,294 dwelling units and 675,000 square feet of retail and office space. There are currently two consolidated storage units within five miles of the proposed development. However, the applicant argues that the market is currently underserved by consolidated storage. According to their analysis, market demand for consolidated storage in the United States is 8 square feet per person. The two existing consolidated storage facilities currently total 3.19 square feet per person. Staff feel consolidated storage is needed for the surrounding area.

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

Staff find that the exterior and architectural façade of the building is compatible with the prevailing architecture and appearance of other developments in the surrounding neighborhoods. The building elevations submitted with the special exception application show that the building will use high-quality materials such as masonry walls and textured metal panels which are articulated to create contrasting colors and visual interest. 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.

- (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);**

The layout of the special exception site plan and the proposed architecture are such that no entrances to individual consolidated storage units shall be visible from a street or adjoining uses.

- (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 previously discussed, individual storage units have been oriented toward the interior of the development and are screened from view by perimeter buildings and landscaping.

- (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 standard does not apply to this application.

- (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 access to at least one (1) large storage unit on the property.**

This standard does not apply to this application, as it was adopted by CB-11-2023. As previously discussed, this special exception application for the use of a 118,573 square-foot building for consolidated storage, with 117,680 square feet of outdoor storage accessory use in the CS Zone, outside of I-95/495 (Capital Beltway), had completed a pre-application neighborhood meeting prior to April 1, 2023. As such, it will be reviewed and decided in accordance with the use regulations in effect prior to the effective date of CB-11-2023.

**(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 special exception site plan submitted with this application conforms to this standard as it shows the topography of the subject site is at least 50 feet onto abutting lots.

**Development Standards**

Section 27-6 of the Zoning Ordinance provides the following applicable findings:

**a. Section 27-6200 Roadway Access, Mobility, and Circulation**

The special exception site plan demonstrates sufficient roadway access, mobility, and circulation. The site is accessed via a 44-foot-wide entrance from Old Central Avenue. Sidewalk and bike circulation is addressed with the inclusion of a 5-foot sidewalk and bicycle racks on-site.

**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 93,239 square feet of rentable storage area, and thus, would require 32 parking spaces. There is 900 square feet of office space which will require an additional 4 parking spaces. There is no resident manager associated with this development. The total required spaces are 36. There are 38 parking spaces proposed. The plan also meets the requirement for handicap spaces, as there are two van accessible spaces provided. Per Table 27-6310(a), Industrial Uses, of the Zoning Ordinance, based on gross floor area, the required number of loading spaces would be five. The proposed development meets the requirement.

**c. Section 27-6400 Open Space Set-Asides**

This special exception exceeds the required minimum Open Space Set-Aside. The proposed development provides 26 percent open space.

**d. Section 27-6500 Landscaping**

This special exception 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 special exception is in conformance with Section 27-6600. The site will incorporate a 6-foot-high, vinyl, board-on-board fence, as well as landscape plantings.

**f. Section 27-6700 Exterior Lighting**

The site photometric analysis plan associated with this special exception demonstrates conformance with Section 27-6700. Light-level measurements at the property line are shown to be negligible. All exterior luminaries, including security light, are full cut-off fixtures that are directed downward.

**g. Section 27-6800 Environmental Protection and Noise Controls**

An approved Natural Resources Inventory Equivalency Letter (NRI-029-2023) was submitted with the application. There are no REFs on-site. However, sensitive species may be found to occur on the southwest corner of the property.

A Type 2 Tree Conservation Plan (TCP2-096-90-02) was submitted with this special exception application. No specimen trees are proposed for removal with this application.

An approved SWM concept plan and approval letter was also submitted with this special exception application.

Staff find that the application is in conformance with Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 of the Zoning Ordinance.

Conditions have been provided to address the possible presence of sensitive species on-site, the submittal of an erosion and sediment control plan, and that the TCP2 and SWM concept plan match, prior to certification.

**h. Section 27-61100 Industrial Form and Design Standards**

The South Bowie Self Storage Zone building uses a mix of material, color, and fenestration patterning to add visual interest and break up the building massing. Building fenestrations have window patterning that is more similar in scale and pattern to residential. Long expanses of uninterrupted fenestrations have been avoided.

The building roofline will have variations in height, color, and material to complement the more residential aesthetic of the building. The one-story perimeter storage units continue the design aesthetic while also providing screening of loading activities with the facility.

The primary entrance will be clearly defined by distinct architectural features and will be oriented to be visible from the roadway entrance. Off-street parking will not be located between the front of the building and the street it faces.

**i. Section 27-61200 Neighborhood Compatibility Standards**

The proposed development is bound by MD 214 to the north, Old Central Avenue to the west and south, and an on-ramp to US 301 to the east. There is an existing housing development to the north beyond MD 214. To the south is the mixed-use community of South Lake currently under construction. Both developments incorporate a mix of brick and vinyl siding and articulation into their residential architecture. The proposed special exception uses similar architectural features to enhance compatibility with the surrounding neighborhoods.

The proposed development uses a combination of one-story brick storage units, landscaping, and fencing to screen interior activity from adjacent properties. Lighting is also designed to be unobtrusive to neighboring residential uses.

The applicant has demonstrated that there is a need for consolidated storage in the community, as market analysis shows the area to be underserved. Staff find that the proposed development meets the Neighborhood Compatibility Standards.

7. **Parking Regulations:** In accordance with Section 27-6303 of the Zoning Ordinance, an application for a special exception use requires submission of a parking plan. In accordance with the parking and loading regulations contained in Section 27-6300, 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 93,239 square feet of rentable storage area, and thus, would require 32 parking spaces. There is 900 square feet of office space which will require an additional 4 parking spaces. There is no resident manager associated with this development. Therefore, the total required spaces are 36. There are 38 overall parking spaces proposed. The plan also meets the requirement for handicap spaces, as there are two van accessible spaces provided. Bicycle parking is calculated at 2 bike spaces for the first 10 vehicular parking spaces and one bike parking space per an additional 10 vehicular parking spaces. Based on 38 parking spaces, there would be 5 bicycle parking spaces required. Six spaces are provided. Per Table 27-6310(a), based on gross floor area, the required number of loading spaces would be five. The proposed development meets this requirement.
8. **2018 Prince George's County Landscape Manual Requirements:** A special exception must comply with the Landscape Manual through the approval of a landscape plan. 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.

9. **Prince George's County Tree Canopy Coverage Ordinance:** This application is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. This site is located within the CS Zone (prior C-M Zone) and is required to provide 10 percent of the site area in TCC. The proposed limit of disturbance is 328,110 square feet. Therefore, 32,811 square feet of tree canopy must be provided. The TCC schedule provided on the proposed landscape plans shows TCC at 41,144 square feet.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** Per Section 27-6300, the site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and has a previously approved TCP2. TCP2-096-90-02 was submitted with the special exception application.

The TCP2 shows no woodlands in the net tract area. The threshold, as established by the zone, is 10 percent, or 0.79 acre. The total woodland conservation requirement of 0.79 acre is required. The applicant proposes to meet this requirement with 0.79 acre of off-site mitigation credits, which was previously obtained with prior approvals.

11. **Referral Comments:** The following referrals were received and are incorporated herein by reference. All comments are addressed on the site plan, or as part of this technical staff report:

- a. **Community Planning**—In a memorandum dated August 14, 2023 (Sams to Price), the Community Planning Division found that, pursuant to Section 27-3604(e)(1)(C) of the Zoning Ordinance, this special exception application for consolidated storage uses is consistent with Plan 2035, and conforms to the relevant goals, policies, and strategies of the master plan.
- b. **Transportation Planning**—In a memorandum dated August 17, 2023 (Patrick to Price), the Transportation Planning Section provided the following comments:

Staff find that the proposed plan does not impair the ability to make transportation related recommendations that are supported by an approved master plan. The current configuration of the site allows for one point of vehicle access along Old Central Avenue.

The proposed use is for consolidated storage. Access to the site will be provided with a single, full movement access point along Old Central Avenue, across from Summit Point Boulevard, as access is denied along MD 214 and US 301. PPS 4-86018 was approved with a proposed mix of uses including a motel, restaurant, bank, gas station, and car wash. As seen in the table below, the proposed use of the consolidated storage building is a less intensive use and will generate 11 AM and 18 PM peak hour trips.

Trip Generation Summary: SPE-2022-015: South Bowie Self Storage								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Mini-Warehouse (ITE-151)	118,573	sq. ft.	6	5	11	8	10	18

Per the Transportation Review Guidelines 2022 Supplement, any uses generating more than 50 trips may be requested to provide a study. While a full traffic impact study was not required, the applicant submitted a traffic statement to show the proposed use will not have an adverse impact, as required under Section 27-3604 of the Zoning Ordinance. The applicant's traffic statements suggest:

*The subject property has direct vehicular access to Old Central Avenue, a local two-lane road with an 80-foot right-of-way and a 35 MPH posted speed limit. Given the previously approved preliminary plan, and the fact that this proposed use generates only a fraction of the traffic of what could be developed "by-right" under the approved preliminary plan, the existing street has more than sufficient capacity to accommodate the type and amount of traffic to be generated by this use.*

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.

Lastly, regarding pedestrian circulation and facilities, sidewalks are provided along one side of the site access and along the proposed building, providing pedestrian access throughout. Crosswalks have been provided crossing the drive aisle and connecting the sidewalk at the site entrance. Two bicycle racks are proposed at a location near the entrance to the building. Staff support the proposed bicycle and pedestrian facilities associated with the subject application.

In consideration of the scope of this application, the Transportation Planning Section recommends approval of SPE-2022-015, for South Bowie Self Storage Zone, with no conditions.

- c. **Environmental Planning**—In a memorandum dated August 14, 2023 (Rea to Price), the Environmental Planning Section provided an analysis of the subject application.

The Environmental Planning Section has reviewed SPE-2022-015 and TCP2-096-90-02, for South Bowie Self Storage Zone, accepted on June 7, 2023. Comments were provided to the applicant at a Subdivision and Development Review Committee (SDRC) meeting on July 21, 2023. Revised materials in response to the comments provided at SDRC were submitted on August 10, 2023. Environmental Planning Section staff recommend approval based on the findings and conditions listed.

### Background

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan or Natural Resources Inventory Number	Authority	Status	Action Date	Resolution Number
N/A	TCP2-096-90	Staff	Approved	7/6/1990	N/A
N/A	TCP2-096-90-01	Staff	Approved	11/9/2004	N/A
N/A	NRI-029-2023	Staff	Approved	3/6/2023	N/A
SPE-2022-015	TCP2-096-90-02	Planning Board	Pending	Pending	Pending

### Proposed Activity

The current application is a special exception for the use of a 118,573-square-foot building for a 1,051-unit consolidated storage facility, and other site improvements on the subject site. The site is currently within the CS Zone.

### Grandfathering

The project is subject to the environmental regulations contained in Subtitles 25 and 27, and prior Subtitle 24 because the application has a previously approved TCP2.

### Site Description

The subject application area is 7.94 acres identified as Parcel A. The property is located in the southwest quadrant of the intersection of US 301 and MD 214.

The site was previously graded. No forest interior dwelling species are indicated on-site, according to PGAtlas.com. No Tier II waterbodies are located on-site; however, a portion of the site is located within the Western Branch watershed, a stronghold watershed as established by the Maryland Department of Natural Resources (DNR).

### Master Plan Conformance

#### Plan 2035

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

#### 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The master plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project regarding natural resource preservation, protection, and restoration. The text in **BOLD** is from the master plan, and the plain text provides comments on plan conformance:



## Natural Environment Section

### *Green Infrastructure*

**Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.**

#### **Strategies:**

**NE 1.1: Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review processes.**

The special exception is in conformance with the 2017 *Countywide Green Infrastructure Plan of the Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan). There are no REFs on-site, and the site was previously graded.

**Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC)—2017).**

#### **Strategies:**

**NE 2.1: Continue to protect the NTWSSC and associated hydrologic drainage area located within the following areas:**

- **The Belt Woods Special Conservation Area**
- **Near the Huntington Crest subdivision south of MD 197, within the Horsepen Branch Watershed.**
- **In the northern portion of Bowie Mitchellville and Vicinity adjacent to the Patuxent Research Refuge and along the Patuxent River north of Lemon Bridge Road.**

There are no Nontidal Wetlands of Special State Concern within the vicinity of this property, as mapped on Map 41 of the master plan.

### *Stormwater Management*

**Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.**

This project will be subject to stormwater review and approval by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). An approved SWM Concept Plan (26947-2002-05) was submitted with this application showing submerged gravel wetlands to meet the water quality requirements. A final stormwater design plan in conformance with County and state laws will be required prior to issuance of any grading permits for this site.

### ***Forest Cover/Tree Canopy Coverage***

**Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.**

This project is subject to the WCO because the property is greater than 40,000 square feet and has previous tree conservation plan approvals. Conformance with this ordinance is discussed in the Woodland Conservation section of this technical staff report.

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. Conformance with this requirement will be addressed at the time of permit review.

### ***Impervious Surfaces***

**Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.**

#### **Strategies:**

- NE 5.1:        Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).**
- NE 5.2:        Retrofit streets pursuant to the 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and stormwater management practices.**

Planting trees wherever possible to increase TCC to shade impervious surfaces, reduce urban heat island effect, and limit thermal heat impacts on receiving streams is encouraged.

### ***2017 Countywide Green Infrastructure Plan***

The Green Infrastructure Plan was approved with the adoption of the *Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017.

According to the approved plan, the site is in an evaluation area. The design, as reflected on the special exception site plan and TCP2, meets the goals of the Green Infrastructure Plan, as there are no REFs on-site and the site was previously graded.

## **Environmental Review**

### **Natural Resources Inventory**

Section 27-6802 requires an approved NRI plan with special exception applications. An approved NRI Equivalency Letter (NRI-029-2023) was submitted with the subject application. The site was previously developed and there are no REFs on-site. PGAtlas shows wetlands on-site, however, it was determined that these were sediment traps from when the site was previously graded. Sensitive species may be found to occur on the southwest corner of the property, as mapped on PGAtlas.com.

A letter from DNR Wildlife and Heritage Service regarding sensitive species was not required for the NRI equivalency letter. Prior to certification of the TCP2, a letter from DNR shall be submitted and any conditions of the letter shall be met.

### **Preservation of Regulated Environmental Features/Primary Management Area**

Section 27-6808 requires all applications to conform to the requirements pertaining to REFs in Section 24-4300, Environmental Standards, of the Prince George's County Subdivision Regulations.

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

### **Soils**

Section 27-6809 requires all applications to conform to the requirements pertaining to unsafe land in Section 24-4300.

The predominant soils found to occur, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Adelphia-Aquasco complex, and Dodon fine sandy loam. Marlboro clay is present on-site; however, Christiana clay and critical slopes are not present on-site. A geotechnical report, including a slope stability analysis, was included in the application package. The Commission's geotechnical planner reviewed the information and determined that there are no slope issues with the site.

### **Stormwater Management**

Section 27-3604(c)(5)(F)(x) of the Zoning Ordinance requires a SWM concept approval prior to acceptance of a SPE. An approved SWM Concept Plan, 26947-2002-05, was submitted with the special exception which shows the use of five submerged gravel wetlands. The concept plan was approved by DPIE on May 8, 2023, and expires on May 8, 2026. The layout of the SWM facilities shown on the concept plan is not consistent with the layout shown on the special exception site plan and the TCP2. The SWM concept plan shall match the layout of the special exception site plan and TCP2 prior to the issuance of the first permit related to this case.

### **Erosion and Sediment Control**

Section 27-6805 requires an approved grading and erosion and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage, and Erosion and Sedimentation Control, of the 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.

### **Summary Of Findings and Conditions**

The Environmental Planning Section completed the review of SPE-2022-015 and TCP2-096-90-02 and found that the property does not contain any REFs or specimen trees proposed for removal. Staff found conformance with Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 of the Zoning Ordinance and recommend approval with three conditions that the applicant shall address prior to certification and permit.

- d. **Subdivision**—In a revised memorandum dated August 15, 2023 (Gupta to Price), the Subdivision Section noted that the property is subject PPS 4-86018 which was approved on April 10, 1986 (PGCPB Resolution No. 86-109). This PPS approved one parcel for non-residential development. At the time of PPS approval, the subject property was zoned C-M, and the uses evaluated with the PPS included a 150-room motel, restaurants of approximately 16,700 square feet (210 seats), a bank (2,400 square feet), gas station, retail (3,000 square feet), and car wash (2,400 square feet). The current proposed use of self-storage is a low trip generator and expected to be within the capacity evaluated for nonresidential development with the PPS. Pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, the site received an automatic certificate of adequacy effective April 1, 2022, which is valid for 12 years and subject to the expiration provisions of Section 24-4503(c) of the Subdivision Regulations.

PPS 4-86018 was approved with two conditions, none of which are relevant to this SPE. Also, the final plat of subdivision does not contain notes relevant to the development of the property. However, the bearings and distances for the property shown on the site plan are not in accordance with the record plat. All bearings and distances must be clearly shown on the special exception and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.

The referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and the current Subtitle 24. The special exception has been found to be in conformance with the approved PPS. There are no other subdivision issues at this time. Subdivision recommended approval with one condition to revise bearings and distances.

- e. **Historic Preservation**—In a memorandum dated June 16, 2023 (Smith to Price), the Historic Preservation Section noted the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources. Historic Preservation Section staff recommend approval of SPE-2022-015, South Bowie Self Storage Zone, with no conditions.

- f. **Permit Review**—In a memorandum dated August 14, 2023 (Jacobs to Price), the Permit Review Section offered one condition that the freestanding information be consistent.
  - 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)**—In a memorandum dated July 5, 2023 (Giles to Price), DPIE evaluated the subject property and provided comments to be addressed prior to or concurrent with the issuance of a fine grading permit and final plat.
  - 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**—In a memorandum dated June 13, 2023 (Adepoju to Price), the Health Department offered comments on noise and dust during construction and recommend two conditions.
  - k. **City of Bowie**—As of the writing of this technical staff report, the City of Bowie did not offer any comments on this subject application.
12. **Community Feedback:** Staff received a phone call from Elise Johnson. Ms. Johnson expressed concern about the application’s negative effect on traffic. Staff addressed these concerns by pointing out that consolidated storage is a low traffic generating use.

## 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 and Section 27-5402(u) 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-2022-015, and Type 2 Tree Conservation Plan TCP2-096-90-02, for South Bowie Self Storage Zone, subject to the following conditions:

- 1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
  - a. The freestanding sign detail, dimensions, and square footage shown on the proposed signage schedule must be consistent.
  - b. Revise the property boundary bearings and distances to be consistent with the record plat.

- c. At the time of the first permit related to this case, the development proposed on the Type 2 tree conservation plan and the stormwater management plan shall match.
  - d. Prior to certification of the revised Type 2 tree conservation plan (TCP2), 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 TCP2.
  - e. Prior to certification of the Type 2 tree conservation plan, a letter from the Maryland Department of Natural Resources Wildlife and Heritage Service regarding sensitive species shall be submitted and any conditions of the letter shall be met.
2. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
3. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 *Maryland Standards and Specifications for Soil Erosion and Sediment Control*.