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DETAILED SITE PLAN

DSP-03052

Application	General Data
Project Name: HYATTSVILLE CONSOLIDATED STORAGE Location: Northeast quadrant of the intersection of Kenilworth Avenue and 52 nd Avenue Applicant/Address: Dahn Corporation C/o Mr. Bob Bradley 18552 MacArthur Blvd. Suite #495 Irvine, California 92612	Date Accepted: 10/28/2003
	Planning Board Action Limit: 1/21/04
	Plan Acreage: 3.996
	Zone: I-1
	Dwelling Units: N/A
	Square Footage: 66,087
	Planning Area: 69
	Tier: Developed
	Council District: 05
	Municipality: None
200-Scale Base Map: 204NE04	

Purpose of Application	Notice Dates
Consolidated Storage Facility	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	8/4/2003
	Sign(s) Posted on Site: 12/24/03

Staff Recommendation		Staff Reviewer:SRINIVAS, LAXMI	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 8, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Laxmi Srinivas, Senior Planner
SUBJECT: Detailed Site Plan DSP-03052
Hyattsville Consolidated Storage

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Section 27-473 governing permitted uses in the I-1 Zone and Section 27-475.04 regarding consolidated storage of the Zoning Ordinance
- b. The requirements of the Preliminary Plan of Subdivision 4-03024
- c. The requirements of the *Landscape Manual*
- d. The requirements of the Prince George's County Woodland Conservation Ordinance
- e. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for a consolidated storage facility in the I-1 Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Two existing dwellings	Consolidated storage
Acreage	3.9 acres	3.9 acres
Lots	1	1
Parcels	N/A	N/A
Square Footage/GFA	0	66,087 sq.ft.

- 3. **Location:** The subject site is in Council District 5, Planning Area 69. It is located on the east side of 52nd Avenue in the northeastern quadrant of the intersection of Kenilworth Avenue and 52nd Avenue at Inwood Street.
- 4. **Surroundings and Use:** The subject property is bounded on the north, south and east by industrial uses and on the west by 52nd Avenue.
- 5. **Previous Approvals:** On October 16, 2003, the Planning Board approved a Preliminary Plan of Subdivision 4-03024 for the subject site (PGCPB No. 03-204).
- 6. **Design Features:** The applicant is proposing a 66,087-square-foot consolidated storage facility with 424 internal storage units on the site. The proposal also includes 398 square feet of office space and a manager’s unit. Two buildings are proposed to accommodate the storage units. Building ‘A’ is a U-shaped building consisting of 48,977 square feet and 343 interior units and Building ‘B’ is located within the courtyard of Building A and consists of 17,110 square feet and 81 interior units. Entrance and exit to the property is from Inwood Street. Parking for the office and manager’s unit is proposed on the west side of the buildings along Inwood Street. Loading spaces are provided within the courtyard of Building A. A seven-foot-high gate and fence are proposed along the driveways and parking areas to screen the loading areas from the street. The applicant is proposing a freestanding sign along Inwood Street. The sign is discussed in detail in Finding 10.b. The proposed consolidated storage buildings will be approximately 23 feet high with a brick façade and a standing seam metal roof. The office and manager’s unit building will be 11 feet high with a brick façade and glazed windows and doors. Building signage is proposed on the consolidated storage building facing Inwood Street. The applicant has not provided any details of the building sign. A condition of approval has been added to require the same.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Zoning Ordinance:** Section 27-475.04 (a)(1), Consolidated Storage, establishes the following parameters for Consolidated Storage proposals:
 - (A) *No entrances to individual Consolidated Storage units shall be visible from a street or from adjoining land in any residential or commercial zone (or land to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).*

- (B) *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.*
- (C) *The maximum height shall be 36 feet*

The entrances to the individual consolidated storage units are located within the courtyard of Building 'A' and will not be visible from the street. The applicant is proposing a seven-foot-high wrought iron fence with a mesh screen to completely screen the driveways and loading areas within the courtyard of Building 'A'. The applicant has not provided details of the fence and gate. A condition of approval has been added to require the same. The proposed height of the consolidated storage building is 23 feet and complies with the above requirement of maximum height of 36 feet.

- 8. **Landscape Manual:** The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip) of the *Landscape Manual*. The proposal complies with these requirements.
- 9. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 10.c.
- 10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated November 18, 2003, the Department of Environmental Resources has stated that the proposal is consistent with the approved stormwater management concept plan #453-2003.
 - b. In a memorandum dated November 7, 2003, the Permit Review Section has required notes on the site plan and details of the proposed fence and gate. A condition of approval has been added to require the same. The Section has stated that a maximum sign area of 94.25 square feet is permitted for a freestanding sign based on the frontage of the property. The applicant is proposing a 16-foot-wide by 12-foot-high sign (192 square feet). A condition of approval has been added to require the applicant to reduce the sign area to a maximum of 94 square feet or apply for a Departure from Sign Design Standards. A condition of approval has also been added to require the sign to be set back ten feet from the ultimate right-of-way along 52nd Avenue.
 - c. In a memorandum dated December 4, 2003, the Environmental Planning Section has stated that the site is relatively flat and the soils found on this property are sandy and clayey. There are no rare, threatened or endangered species found to occur in the vicinity of the site. There are no scenic or historic roads adjacent to the subject property. The property is in the Developed Tier as delineated on the General Plan. The site is exempt from the requirements of the Woodland Conservation Ordinance because the property is more than 40,000 square feet in size, contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. A standard letter of exemption was issued by the Environmental Planning Section on October 14, 2003. The applicant has submitted a stormwater management concept approval letter dated September 16, 2003. No further information is required.
 - d. In a memorandum dated November 25, 2003, the Subdivision Section has stated that a Preliminary Plan of Subdivision 4-03024 was approved by the Planning Board on October 16, 2003 (PGCPB No. 03-204). The Section has stated that conditions of

approval require standard sidewalks along the property's street frontage, dedication along 52nd Avenue and a total development limited to 66,100 square feet of consolidated storage. The proposed development is within this development cap. A condition of approval has been added to require the applicant to show the ultimate right-of-way along 52nd Avenue.

- e. In a memorandum dated January 6, 2004, the Transportation Planning Section has stated that the site plan is acceptable and required the addition of a condition regarding sidewalks.
 - f. Referrals were sent to the towns of Cheverly, Bladensburg and Colmar Manor. No comments have been received as of this date.
11. With the proposed conditions, the Detailed Site Plan DSP-03052 represents a reasonable alternative for satisfying site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-03052 subject to the following conditions:

- 1. Prior to certification of the Detailed Site Plan, the site/landscape and architectural plans shall be revised to show the following:
 - a. A note stating that the site is not within 300 feet of any residentially zoned land and land owned by the Washington Metropolitan Area Transit Authority.
 - b. Details of the proposed building sign
 - c. Height, design and details of the proposed fence and gate
 - d. A minimum width of 22 feet for the proposed gate to accommodate two-way traffic for the driveway aisles.
 - e. The area of the proposed freestanding sign reduced to a maximum of 94 square feet. If the area is not reduced, the applicant shall obtain approval for a Departure from Sign Design Standards.
 - f. The freestanding sign set back ten feet from the ultimate right-of-way along 52nd Avenue
 - g. The ultimate right-of-way line along 52nd Avenue.
 - h. Standard sidewalks along the property's entire frontage unless modified by the State Highway Administration at the time of issuance of street construction permits.