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DETAILED SITE PLAN

DSP-04013

Application	General Data
Project Name: EZ STORAGE, RITCHIE ROAD Location: East side of Ritchie Road, approximately 700 linear feet south of Edgeworth Drive Applicant/Address: Siena Corporation 8221 Snowden River Parkway Columbia, MD 21045	Date Accepted: 6/22/2004
	Planning Board Action Limit: 10/01/2004
	Plan Acreage: 3.94
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 135,780
	Planning Area: 75A
	Tier: Developed
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 202SE08

Purpose of Application	Notice Dates
Consolidated Storage Facility	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 3/29/2004
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/23/2004

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 7, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-04013, EZ Storage
Type II Tree Conservation Plan TCP11/87/04

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the I-1 Zone and the requirements of Section 27-475.04 for Consolidated Storage in the Industrial Zones.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

- 1. **Request:** The subject detailed site plan application is for approval of a consolidated storage facility in the I-1 Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Warehouse	Consolidate Storage Facility
Acreage	3.94	3.94
Parcels	1	1
Building square footage/GFA	30,414	135,780
Of which residential	N/A	1,445
Office	N/A	866
Storage	N/A	133,469

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	26	27
Of which standard parking spaces	N/A	8
Compact spaces	N/A	2
Handicapped van accessible spaces	2	2
Large spaces (10' x 20')	N/A	14
Parallel spaces	N/A	1
Loading spaces	5	5

3. **Location:** The subject site is located east of Ritchie Road, approximately 700 linear feet south of its intersection with Edgeworth Drive in Planning Area 75A and Council District 6.
4. **Surroundings and Use:** The site is bounded to the west by the right-of-way of Ritchie Road. To the east of the site is a transmission line easement in the I-1 Zone and to the south of the site is also a property in the I-1 Zone used as an industrial warehouse. To the north of the site is a property in the R-R Zone with a commercial use.
5. **Previous Approvals:** The existing building on the subject site was built in 1977 with a gross floor area of 30,414 square feet. The site also has Stormwater Management Concept Approval #13504-2004.
6. **Design Features:** The site is roughly rectangular in shape and is perpendicular to the right-of-way of Ritchie Road to the west. One access point off Ritchie Road leads to two parking lots before the storage facility building. The parking lot to the right will serve the facility office, and the parking lot to the left enclosed by a screen wall and gate will serve the storage facility customers and the resident manager.

The storage facility building has a big-box footprint and is located in the middle of the site. The building design is different from traditional warehouses and the major elevation is very decorative with an accent entrance tower section. The entire building will be constructed of split face concrete masonry units (CMU). The main section of the building will be finished in red and the parapet will be in beige. The entrance tower, where a storage management office is located, is designed in three sections of base, middle and top. White ledges have been used to differentiate each section. Doors and windows of red aluminum and glass will be decorated with white architectural cast stone headers and sills. Six windows in the middle of the entrance tower (three windows each on the west and the south elevation) are crowned with arch cast stone headers.

One freestanding sign with primary text of “EZ Storage” and secondary text of “Self Storage Climate Controlled” is proposed at the site’s frontage along Ritchie Road. The same text is also proposed on the building-mounted signs on the entrance tower. The same primary text is located on the parapet wall and secondary text is located at the top middle section of the tower.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which govern development in the industrial zones. The proposed consolidated storage facility is a permitted use in the I-1 Zone.
 - b. The subject application complies with Section 27-474 Regulations regarding setbacks, building coverage and green area.
 - c. The subject application is also in accordance with the requirements of Section 27-475.04, which sets additional requirements for consolidated storage use in the industrial zones. The two specific requirements that are applicable in this case are:

“(1) Requirements

“(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 proposed 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.”**

Comment: Substantial screening efforts have been made by the site design in order to be in full compliance with the above noted requirements. The subject site has two adjacent areas that need to be screened: Ritchie Road and the R-R-zoned residential property with a commercial use to the north. A 10-foot-wide landscape strip has been proposed in between the subject property and Ritchie Road with the required plant units pursuant to the requirements of Section 4.2 of the *Landscape Manual*. In addition to the Section 4.2 landscaped strip, an eight-foot-high split face screening wall with wrought iron railing starting from the height of six feet is proposed along this frontage to further screen the entrances to individual consolidated storage units from the street. A split face screen wall has also been proposed along the northern boundary to screen the storage section from being seen from the R-R-zoned property to the north. The site plan is in general compliance with Section 27-475.04 of the Zoning Ordinance. But there is no landscaping along the outside of the screen wall as required by the above (1)(B). The applicant proposes to have the space between the screen wall and the property line sodded only. See Finding 8 below for a detailed discussion. A condition of approval has been proposed to require additional landscaping to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

8. **Landscape Manual:** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3 (C) Interior Planting; and Section 4.4 Screening Requirements of the *Landscape Manual*.
 - a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, requires in the I-1 Zone that a landscaped strip be provided on the property adjacent to all public rights-of-way. The applicant chooses Option 1 to provide a minimum ten-foot-wide landscaped strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. Meanwhile, the site plan also provides an eight-foot-high screen wall with a wrought iron railing starting at the six-foot height to further screen views from Ritchie Road. The landscape plan complies with Section 4.2.
 - b. Section 4.3 (b), Perimeter Landscape Requirements, requires a five-foot-wide landscaped strip between the parking lot and any adjacent property line to be planted with one tree and three shrubs per 35 linear feet of parking lot perimeter adjacent to a property line because the subject property is over 10,000 square feet. The landscape plan has two parking lot perimeters along the southern and northern property lines to be subject to this requirement. The applicant has identified the southern boundary as a 4.3(a)-landscaped strip, and no landscaped strips have been proposed along the northern property line. A condition of approval has been proposed in the recommendation section of this report.

The landscape plan shows two parking lots. Of the two parking lots, the one that serves the facility customers is over 7,000 square feet. Per Section 4.3(c), a minimum of five percent of the parking lot area should be the interior planting area to be planted with one shade tree for each 300 square feet. The landscape schedule does not correctly show the required interior planting area. A condition of approval has been proposed in the recommendation section of this report.
 - c. The site plan shows five loading spaces located in front of the storage facility that are enclosed by a screening wall with varied heights of six and eight feet. The loading spaces have been completely screened from both the residentially zoned property to the north and Ritchie Road to the west.
9. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site.
 - a. A forest stand delineation (FSD) has been submitted for this proposal and was generally found to address the requirements of a simplified forest stand delineation and was in compliance with the Prince George's Woodland Conservation Ordinance, subject to one condition that has been included in the recommendation section of this report.
 - b. The Type II tree conservation plan as submitted was reviewed and was found to satisfy the requirements of the Woodland Conservation Ordinance except for minor revisions that will be required prior to certificate approval by the conditions of approval in the recommendation section of this report.
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 August 17, 2004, the Community Planning Division noted that the application is consistent with the 2002 approved General Plan Development Pattern policies for the Developed Tier and is also in conformance with the land use recommendations of the 1985 approved Master Plan and 1986 Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75 A and 75 B. The community planner also indicates that the development of this site should be subject to the existing covenants for Hampton Business Park.
- b. The Transportation Planning Section, in a memorandum dated September 13, 2004, indicated that the site plan as presented is acceptable.

In a separate memorandum from the Transportation Planning Section dated August 17, 2004, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trails recommendations for this site and there is an existing sidewalk along the subject site's frontage of Ritchie Road.

- c. In a memorandum dated July 20, 2004, the Subdivision Section staff noted that the subject property is an acreage parcel and is subject to Subdivision Regulations unless the applicant can demonstrate that ten percent of the site area has been developed pursuant to building permits issued on or before December 31, 1991.

Comment: The subject DSP proposes to demolish the existing building on the site and replace it with a new consolidated storage facility. The subject site is 3.94 acres in size. The existing building with a gross floor area of 30,414 was built in 1977 and has been used as a warehouse since then. The existing development meets the above-mentioned criterion and, thus, the subject DSP is exempt from the requirements of Subdivision Regulations. A condition of approval requiring the applicant to record a final plat of the existing development prior to the raze permit has been proposed in the recommendation section of this report.

- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated August 20, 2004, the staff noted that the site plan is consistent with approved stormwater management concept plan #13504-2004.
- e. The Environmental Planning Section, in a memorandum dated September 3, 2004, indicated that the plans as submitted have been found to address the environmental constraints for the site and the requirements of the Prince George's County Woodland Conservation Ordinance, except for minor technical errors. The staff recommends approval of this application subject to several conditions that have been included in the recommendation section of this report.
- f. The Permit Section, in a memorandum dated July 9, 2004, provided four comments on the site plan regarding the height of the screen wall, access to exterior loading space, the adjacent use, and permitted areas for the freestanding signage. The questions raised by the permit staff have been addressed in the review process.
- g. The State Highway Administration (SHA), in a memorandum dated July 1, 2004, stated that access to the subject property is subject to the road standards of the Department of Public Works and Transportation (DPW&T).

- h. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
12. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04013 for EZ Storage and Type II Tree Conservation Plan TCPII/87/04, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Provide additional landscaping in the space between the screen wall along the northern property line pursuant to Section 4.3(b) of the *Landscape Manual* to be reviewed and approved by the Urban Design section as the designee of the Planning Board.
 - b. Revise the landscape schedule for Area B pursuant to Section 4.3(b) of the *Landscape Manual*.
 - c. Revise the landscape schedule for Area C pursuant to Section 4.3(c) of the *Landscape Manual*.
 - d. Revise the simplified forest stand delineation plan to remove the legend text and symbols that are not applicable to the site from the plan and submit the data sheet on sampling points for the record.
 - e. Revise Type II Tree Conservation Plan TCPII/87/04 as follows:
 - 1) Show clearly the LOD and eliminate the proposed tree line.
 - 2) Provide a legend to show all symbols used on the plan.
 - 3) Include signature block.
 - 4) Have the plan signed and dated by the licensed landscaped architect, licensed forester, or qualified professional who prepared the plan.
- 2. Prior to issuance of any raze permits, the applicant shall have the final plat of the subject property recorded among the Land Records of Prince George's County.