

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 26, 2007, regarding Detailed Site Plan DSP-05097 for Spargo Property, the Planning Board finds:

1. **Request:** The subject application requests a consolidated storage facility that includes 125,050 square feet of industrial space, 1,500 square feet of general office space, and a 1,500-square-foot resident manager apartment.

2. **Development Data Summary**

| | EXISTING | PROPOSED |
|---------|-----------------------------|---|
| Zone | I-1 | I-1 |
| Use(s) | Bus Storage and Maintenance | Consolidated Storage including office and apartment |
| Acreage | 4.76 | 4.76 |
| Parcels | 1 | 1 |

3. **Location:** The site consists of 4.76 acres in Planning Area 75B, Council District 7. It is improved with a residence/office, attached garage, detached garage and two mobile homes. The remaining portions of the site are occupied by gravel-covered parking areas and by wooded, grass-covered, and brush-covered lands. It is occupied by Spartan Bus Tours. More specifically, it is located in the northwest corner of the intersection of Addison Road and Walker Mill Road.
4. **Surroundings and Use:** The subject property is currently partially developed and contains less than 10,000 square feet of woodland. It is surrounded to the north by Spartan Bus Storage Yard in the C-O Zone; to the east by Addison-Walker Mill Shopping Center in the C-S-C Zone; to the south by undeveloped land in the I-1 Zone; and to the west by undeveloped land in the I-1 Zone.
5. **Previous Approvals:** The proposed site was approved for Preliminary Plan of Subdivision 4-05132 including a Variation from Section 24-121(a)(3) for Parcel 1. The variation request was for direct access to Addison Road. The property has frontage on Walker Mill Road. Direct access to either road would require that the Planning Board approve a variation request, because both roads are classified as arterial roads. The approved direct access point to Addison Road is located as far north on the property as possible, which allows the safest entrance for sight distance purposes. The approval was subject to seven conditions.

Stormwater Management Concept Plan 19477-2005-00 was approved for the site with conditions on June 29, 2005. The approval will be valid for three years or until June 29, 2008.

The subject site has an approved letter of exemption from the Environmental Planning Section dated November 15, 2005, from the Prince George's County Woodland Conservation Ordinance. The approval will be valid until November 15, 2007.

6. **Design Features:** The proposal includes a consolidated storage facility consisting of nine buildings. The proposed design features are as follows:

The site's proposed architectural color scheme and materials consist of warm tones including reddish brown split-face block, cream and "chocolate mousse" EIFS, and white cornice features. Tangerine and military blue accent colors are also used sparingly throughout. The elevations fronting on Addison Road serve as main elevations and are typically two-tone masonry with store-front windows framed in military blue aluminum. The lower level windows also have blue fabric awnings. White masonry accent stripes, large tangerine-colored EIFS accent squares, and small blue-painted EIFS accent squares interrupt the monotony of the cream colored masonry and chocolate EIFS used at the upper level on the rear of the buildings. Each building has a standing seam roof. The storage unit main doors and loading doors are buckskin-colored prefinished metal, and the roll-up doors are tangerine-colored prefinished material. Decorative lighting is well placed within masonry accent areas on each building. The proposed lights are black, up/down can style. Additional site lighting will be wall-mounted units affixed to the sides of the proposed buildings. The proposed lighting will increase the safety on the property. The applicant proposes to install a decorative fence (black prefinished aluminum) with split-face masonry piers matching the building's color and material scheme along the frontage. The proposed signage is internally illuminated channel letters on the building and a 19-foot freestanding sign.

The tallest building is Building D, which is three stories in height. There are both two-story and three-story elevations for Building D because the building is sunk into the hill. Some of the building materials used are not clearly labeled and should be clarified. At minimum, the ground level should be composed of masonry or similar material. Additionally, the "left" elevation of Building C would be improved if it were to include an additional parapet to close in the top of the building.

The proposed plan illustrates travel lanes ranging between 25 and 35 feet in width and 30 parking spaces. This exceeds the required 23 spaces generated by the uses.

In regard to the screening, there are two proposed refuse enclosures located at the rear corners of the site. In accordance with the *Landscape Manual*, the refuse enclosures will have earth-tone color inherent masonry walls to match the buildings as well as galvanized steel chain link double swing gates (black vinyl clad) and slats.

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 conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones. The proposed storage facility is a permitted use in the I-1 Zone.
- b. The subject application is in conformance with the requirements of Section 27-475.04 which governs consolidated storage facilities.

Sec. 27-475.04. Consolidated Storage

- (a) **Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of this Section.**

Staff Comment: The application is currently under review through the detailed site plan process. With the recommended conditions of approval, the proposed consolidated storage development will be in compliance with the provisions of this Section.

(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).**

Staff Comment: The storage buildings and the office have frontage on Walker Mill Road as well as Addison Road. The property to the east is zoned C-S-C and to the north is zoned C-O. Addison Road runs along the property's eastern edge. There are no storage unit entrances located directly on the Addison Road frontage.

- (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.**

Staff Comment: The proposed entrances are oriented towards the interior of the development, with fencing and landscaping to provide screening.

- (C) **The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

Applicant Comment: This detailed site plan complies with the requirements outlined in sub-part (C). There are nine buildings total illustrated on the site plan. The tallest is Building D, which is three stories. Building D, as well as the remainder of the buildings, shall not exceed the maximum height of 36 feet.

Staff Comment: The tallest building, Building D, is three stories or 36 feet in height. The maximum height of 36 feet is not exceeded.

8. **Preliminary Plan of Subdivision 4-05132:** The resolution states the following:

“The Planning Board found that aerial photos of the property demonstrate that at least two billboards exist on the property. These structures are not demonstrated on the preliminary plan of subdivision. Section 27-593 (a)(13) of the Prince George’s County Zoning Ordinance specifically lists billboards (outdoor advertising signs) as prohibited signs. The billboards on the property are considered zoning violations and should be addressed during the detailed site plan process.

At the Planning Board hearing on March 23, 2006, the Planning Board heard testimony from citizens expressing several concerns regarding the compatibility of future development on the subject property with the surrounding neighborhood. To that end, the Planning Board determined that a detailed site plan should be approved for the subject property in accordance with Subtitle 27, Part 3, Division 9, of the Prince George’s County Zoning Ordinance.”

The following conditions (in boldface type) included in this approval are relevant to the subject site, followed by staff comment:

7. **A Detailed Site Plan shall be approved by the Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George’s County Zoning Ordinance. The Detailed Site Plan review shall include, but not be limited to, addressing the issues of compatibility, including landscaping, screening, zoning conformance that includes addressing the billboards on the property, soils, clean up, and architecture and color schemes for all proposed buildings.**

Compatibility

Applicant’s Comment: The proposed storage facility will be compatible with the surrounding neighborhood. The subject property is located within the limits of the 1985 Approved Master Plan for Suitland-District Heights and Vicinity, Planning Area 75B in the Capitol Heights Community. The master plan recommends employment use for the property. The property is located in an industrial zone (I-1) and a consolidated storage facility is a permitted use within that zone. The proposed development is consistent with the master plan recommendation for industrial use. In addition, the exterior and architectural façade of the building will be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood. For instance, the buildings in the surrounding neighborhood are one- and two-story buildings and have brick facades. Keeping with the tradition of the surrounding neighborhood, and as

demonstrated on the detailed site plan and associated architectural elevations, the majority of the proposed consolidated storage facility will contain one- and two-story structures. Building D is three stories; however it will appear as a two-story building when viewed from off site.

Staff Comment: Staff agrees. The proposed storage facility will be compatible with the surrounding neighborhood. It is in conformance with the I-1 Zone and the commercial storefront appearance of the elevations fronting on Addison Road is also compatible with the adjacent shopping center.

Landscaping

Applicant's Comment: The landscape plan illustrates that landscaping will be provided throughout the site. A seasonal flowering landscape will be provided as done at other facilities owned and maintained by the applicant.

Staff Comment: Staff agrees with the statement of the applicant.

Screening

Applicant's Comment: With regard to screening, the applicant proposes to have the entrances to the individual storage units oriented toward the interior of the development. The applicant also proposes to place a decorative fence in order to screen the entrances from public roads.

Staff Comment: In regard to the screening, there are two proposed refuse enclosures located at the rear corners of the site. In accordance with the *Landscape Manual*, the refuse enclosures will have earth tone color inherent masonry walls to match the buildings as well as galvanized steel chain link double swing gates with black vinyl clad and slats. There is also a proposed eight-foot fence running along the southern, western, and a portion of the eastern property lines. According to the site plan the fencing is not a solid wall with landscaping along the outside. The applicant should submit clear evidence of the view of the units from the east and south. If it cannot be demonstrated that the entrance doors will not be visible from any street, the plan should be revised to provide the solid wall and landscaping required by the Zoning Ordinance.

Billboards

Applicant's Comment: The billboards on the property will be removed. A note has been provided on the site plan per Condition 7 of the preliminary plan.

Staff Comment: One of the billboards is shown on site, while the other is on the property but outside of the project area. Both signs must be shown as "to be removed."

Soil

Applicant's Comment: According to the Prince George's County Soil Survey, the predominant soil type found to occur on the site is Beltsville. This soil series has limitations with respect to perched water table and impeded drainage but with no adverse impact on site layout. Marlboro clay does not occur on this property.

Staff Comment: Staff agrees with the statement of the applicant.

Cleanup

Applicant's Comment: No evidence of current or former large-scale dumping or land-filling activities was observed on-site and no evidence of water supply wells or septic systems was observed on-site. In addition the site was not included on any of the federal or state databases. The applicant obtained a Phase I environmental site assessment (ESA) for the subject property. The Phase I ESA was conducted by Hillis-Carnes. The ESA indicated that there were recognized environmental conditions (REC) identified at the site. The RECs include the following:

- There is a diesel underground storage tank (UST) on site.
- The operations of an on-site fuel pump and associated staining.
- The inclusion of several nearby properties on the OCP cases list and Historical LUST list.
- Three ASTs were observed in the interior of the attached garage. These three ASTs are associated with general maintenance (i.e., checking fluids) of the charter buses. There were relatively small areas of petroleum staining on the concrete floor in the vicinity of the ASTs.
- There was a relatively small area of dumping on the northeastern portion of the site. There was no staining, stressed vegetation or evidence of buried materials in the vicinity of the limited dumping.
- Maintenance and automotive repair was formerly conducted in the Spartan charter buses in the detached garage until approximately four years ago. General automotive staining was observed on the concrete floors of the detached garage. No pooled liquids were observed in that area.
- NAMCO market (identified on the OCP cases list) is approximately 50 feet from the southeastern portion of the site. According to EDR's report, the OCP cases associated with this property is listed as "closed." According to EDR's report, a release was reported for a tank closure; however, under the category of the "clean-up," the response was yes.

The UST will not be used and will be removed in accordance with the applicable regulations. It is probable that the on-site fuel pump has impacted the soils in its immediate vicinity. The applicant

will remove and properly dispose of the areas impacted by the releases from the fuel pump. Gage's Exxon (identified on the Historical LUST list) is located approximately 60 feet east of and topographically cross-gradient of the site. The case associated with this property has an "open" case status, and according to EDR's report, a 24-hour remediation system is identified for the property. Amoco Service Station (identified on the Historical LUST list) is located approximately 125 feet from and topographically cross-gradient of the site. The case associated with this property has an "open" case status, and according to EDR's report, there is no active remediation; however, "sampling of monitoring wells" is indicated. Based on the distance of these properties, it is possible that the releases of product that have reportedly occurred at these off-site properties could have impacted the environmental conditions at the site. Based on the recommendation of the Phase I ESA, the applicant will request that MDE conduct a file review for these off-site LUST properties in order to obtain additional information regarding these releases. According to ESA, there could be releases to the environment during demolition of the concrete floor in the attached garage. In the event that there is evidence of releases to the environment during demolition, the applicant will address the impact in accordance with the applicable regulations. The applicant will remove the area affected by the dumping prior to or during future construction activities on the site. There are no below-grade hydraulic lifts nor oil/water separators present within the garage. No floor drains or floor cracks were observed in the detached garage and no evidence of releases to the environment was observed. If future development activities reveal evidence of impact to the environment from the automotive repair and maintenance activities, the applicant will address the impact in accordance with applicable regulations. Finally, due to Namco Market's close proximity to the site, the applicant will request that MDE conduct a file review for the adjacent properties as the presence of environmental impact could affect future development activities.

Staff Comment: The applicant stated that no evidence of current or former large-scale dumping or land-filling activities was observed on-site and no evidence of water supply wells or septic systems was observed on site, and that the site was not included on any of the federal or state databases. However the referenced reports indicate that there was dumping on site and that there are "open" status cases. The applicant should submit the full reports of the studies for the Environmental Planning Section to review as well as evidence of compliance prior to certificate of approval. The applicant shall remove the UST, the areas impacted by the releases from the fuel pump, and the area affected by the dumping, in accordance with the applicable regulations prior to issuance of a building permit. The applicant shall also make all requests for file review prior to certificate of approval, and address any environmental issues raised as a result of the reviews. Additionally, all efforts including additional testing that may result in methods of prevention of any releases during demolition of the concrete floor or other development activities in the attached garage shall be taken prior to development, rather than waiting to address the impacts once they have been released.

Architecture and Color Schemes

Applicant's Comment: As stated earlier, the architecture will be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood. The façade of the proposed storage facility will have reddish/brown and crème color masonry, which will be similar to the surrounding businesses and homes in the neighborhood. Refer to the exterior finish schedule for a visual understanding of the architecture of the color scheme for the proposed consolidated storage facility.

Staff Comment: The building materials proposed on some of the buildings are not clear. The architectural elevations should be revised to clearly label the building materials on each sheet. At least the building area from grade up to a height of eight feet on each building should be constructed using masonry or similar material.

The eastern portion of Building C is a two-story structure with a roof topped by parapets on three sides. There is no parapet on the western side of this roof, exposing the rear of the other parapets to view from that direction. Furthermore, there are gaps between the three parapets at the northeast and southeast corners of the building. As the grade rises to the south along Addison Road, these gaps will probably expose the interior roof area to view from that direction as well. The elevations should be revised to provide a fourth parapet along the western edge of this portion of Building C, and to connect the parapets at the corners to provide a more complete screening of the roof. The architecture and color schemes are otherwise appropriate.

9. *Landscape Manual*: The proposed development is in conformance with some of the requirements of the *Landscape Manual*. The use is compatible with the adjacent uses and does not require buffering. Refuse enclosures are adequately screened. However, the sections of the *Landscape Manual* identified below have not been satisfied:

Section 4.2 Commercial and Industrial Landscape Strip

The applicant should provide a landscaped strip adjacent to the public right-of-way, which allows three possible options. The applicant has selected Option 2, consisting of a strip that is a minimum of 10 feet wide and an average of at least 15 feet wide, planted with one shade tree and five shrubs per every 35 linear feet of frontage, not counting driveway openings. This property has a frontage along Addison Road of approximately 500 feet, not counting the driveway opening. This would require 15 shade trees and 72 shrubs, whereas the applicant is proposing to substitute 18 evergreen trees, two ornamental trees, and 132 shrubs. In this section, the *Landscape Manual* allows the substitution of two ornamental trees or two evergreen trees for one shade tree where the normally required plantings would result in an inappropriate or impractical design due to underground utilities, overhead wires, or other factors. It is not clear whether such factors are present in this case, so if the applicant wishes to substitute plantings they should specify the reasons. Whether or not substitution of plant materials is warranted,

the proposed plantings do not meet the requirements because shrubs cannot be substituted for the necessary shade trees. The landscape plan should be revised to provide the required 15 shade trees and 72 shrubs, or their substituted equivalents, along with an explanation of the factors that make the substitution necessary.

Section 4.3(b) Parking Lot Landscape Requirements

The applicant should provide a landscape strip between the parking lot and any adjacent property line, to be a minimum of five feet wide and planted with one shade tree and three shrubs per 35 linear feet of parking lot perimeter adjacent to the property line. The proposed design places long stretches of parking lot (and parking lot drive aisles) adjacent to the neighboring properties. Adequate space has been left for the landscape strip, but the required plantings have not been provided.

On the north side, there is approximately 70 feet of parking lot adjacent to the property line, requiring at least two shade trees and ten shrubs. The proposed design has three Eastern Red Cedars (evergreen trees) and six shrubs located within the strip. This section does not allow for the substitution of plant materials, so the plan should be revised to show the required two shade trees and ten shrubs.

On the west side, there is approximately 335 feet of parking lot adjacent to the property line, requiring at least ten shade trees and 48 shrubs. The plan should be revised to provide these plants.

On the south side, there is approximately 225 feet of parking lot adjacent to the property line, requiring at least seven shade trees and 33 shrubs. The plan should be revised to provide these plants.

Section 4.3(c) Parking Lot Interior Planting

This section requires provision of interior green space within parking lots greater than 7,000 square feet in size. The three parking areas on the site are each smaller than 7,000 square feet but total more than 7,000 square feet, including the drive aisles on each side of the parallel parking spaces and between the two bays of perpendicular spaces. As the total area of parking is less than 50,000 square feet, the *Landscape Manual* requires that 5 percent of the total parking area must be interior planting area, with at least one shade tree per 300 square feet of landscaped area. The plans should be revised to provide the required interior planting area.

10. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the property contains less than 10,000 square feet of woodlands and has no previous TCP approvals. A TCP is not required. A standard letter of exemption has been issued for this site and will be valid for two years through November 15, 2007.

11. **Signage:** The applicant proposes three advertisement signs on the property. One is a freestanding monument-mounted sign 19 feet 9 inches in height. Under Section 27-614, this site is permitted to have one freestanding sign, not to exceed one square foot per four lineal feet of street frontage. The site's street frontage measures approximately 535 feet, allowing a sign of no more than 133 square feet. The proposed sign appears to fall below this limit, but the plans should demonstrate the sign face area.

The two remaining signs are building-mounted. Building C and Building D both feature large illuminated letter signs advertising the site as "Addison Mini Storage." Under Section 27-643, these buildings are each permitted to have signs of no more than three square feet per each linear foot of the buildings' front width (up to a maximum of 200 square feet). For Building C this amounts to 90 square feet; for Building D it amounts to 200 square feet. The proposed signs appear to fall within the limits, but the sign drawings and building elevations should demonstrate the face area of the signage, calculating the area according to Section 27-591.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Subdivision: In a memorandum dated May 2, 2007, Subdivision staff offered the following:

The subject property is currently partially developed and was the subject of Preliminary Plan 4-05132 which was approved by PGCPB No. 06-72 on March 23, 2006. That preliminary plan remains valid until April 20, 2008, or until a final record plat is approved. The one condition of that approval of interest requires this detailed site plan review. This application proposed the construction of a consolidated storage facility of 128,050 square feet, with one apartment 1,500 square feet in size. The lot layout and proposed access point are in conformance with the approved preliminary plan. Subdivision staff has no additional comments at this time.

Community Planning: In a memorandum dated April 9, 2007, the Community Planning Section offered the following:

The property is located in the Developed Tier. This application is not inconsistent with the 2002 Approved General Plan Development Pattern policies for the Developed Tier. The 1986 *Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity (Planning Areas 75A and 75B)* retained this property in the I-1 Zone. This application does conform to the land use recommendations of the *1985 Approved Master Plan and 1986 Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B*. No historic resources are on or adjacent to the site. No public facilities are on or adjacent to the site. No parks or trails are identified on or adjacent to the site.

Transportation: In a memorandum dated February 15, 2007, the Transportation Planning Section offered the following:

“The Transportation Planning Division has reviewed the detailed site plan application referenced above. The property consists of approximately 4.75 acres of land in the I-1 zone. The property is located on the west side of Addison Road at its intersection with Walker Mill Road. The applicant proposes an industrial development consisting of 125,050 square feet of mini-warehouse space, 1,500 square feet of office space, and an apartment unit.

Review Comments

There is an approved subdivision for the site. There are several transportation-related conditions on the underlying subdivision, and the status of these conditions is summarized below:

4-05132:

- Condition 1: OK. Subsections (f) and (g), requiring that specific dimensions be shown on the preliminary plan, was addressed as a part of signature approval of the preliminary plan.
- Condition 3: OK. This condition requires actual improvements at the intersection of Walker Mill Road and Addison Road, and is enforceable at the time of building permit.
- Condition 4: This condition requires standard sidewalks along the property’s street frontage. This condition should be verified with the trails coordinator.

It is noted that the site plan proposes development that is consistent with that assumed at the time of preliminary plan as a part of the finding of adequate transportation facilities. There is no trip cap condition on the preliminary plan; nonetheless, if there were one, the subject plan would be consistent.

Vehicular and pedestrian access within the site is acceptable. Addison Road and Walker Mill Roads are both master plan arterial facilities, and the applicant has shown sufficient right-of-way dedication consistent with master plan recommendations and the approved subdivision.

The subject property was the subject of a 2005 traffic analysis conducted by the transportation planning staff, and was given subdivision approval pursuant to a finding of adequate transportation facilities made in 2006 for Preliminary Plan of Subdivision 4-05132. From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan in Section 27-285.”

Trails: In a memorandum dated May 2, 2007, the Transportation Planning Section offered the following trails review comments:

The detailed site plan was reviewed for conformance with the countywide trails plan and/or the appropriate area master plan in order to provide the master plan trails.

BACKGROUND: There are no master plan trails issues identified in the approved Suitland-District Heights and Vicinity Master Plan that impact the subject site. The site is located approximately 6,500 feet south of the Addison Road Metro along Addison Road.

SIDEWALK CONNECTIVITY: A variety of road cross sections are present along Addison Road in the vicinity of the subject site. The site immediately to the south of the subject property includes a standard sidewalk along its frontage. Staff recommends that a standard sidewalk be provided along the subject site's frontage of Addison Road, unless modified by DPW&T. This recommendation was addressed as Condition 4 of approved Preliminary Plan 4-05132 (PGCPB 06-72).

RECOMMENDATION:

1. The applicant, his heirs, successors, and/or assignees shall provide a standard sidewalk along the property's entire street frontage of Addison Road South unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

Permits: In a memorandum dated April 4, 2007, the Permit Review Section offered numerous comments that have been addressed in the recommended conditions below.

Environmental Planning: In a memorandum dated April 9, 2007, the Environmental Planning Section recommended approval of Detailed Site Plan DSP-05097 subject to one environmental condition.

The Environmental Planning Section has reviewed the above-referenced Detailed Site Plan DSP-05097, stamped as received by the Environmental Planning Section on March 3, 2007. The plans as submitted have been found to address the environmental constraints of the subject property. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-05097 subject to one environmental condition.

Background

The site was previously reviewed by the Environmental Planning Section as a preliminary plan of subdivision in 2005. The subject property is currently partially developed and contains less than 10,000 square feet of woodland on-site. Preliminary Plan 4-05132 was approved by PGCPB Resolution No. 06-72. This application proposes the construction of a consolidated storage facility of 128,050 square feet, with one apartment of 1,500 square feet in size, on a parcel totaling 4.75 acres in the I-1 Zone.

Site Description

This 4.75-acre site is located on the west side of Addison Road, approximately 100 feet from the intersection of Walker Mill Road, both of which are arterial roadways, and generally regulated for noise impacts. The predominant soil type found to occur on the site, according to the Prince George's County Soil Survey, is Beltsville. This soil series has limitations with respect to a potential perched water table and impeded drainage but with no adverse impact on the site layout. According to available information, Marlboro clay does not occur on this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. There are no designated scenic or historic roads in the vicinity of this application. The subject property is relatively flat and is characterized with terrain sloping gradually toward the north and drains into unnamed tributary of the Beaverdam Creek watershed of the Anacostia River basin. This site is located in the Developed Tier as reflected in the adopted 2002 General Plan.

Suitland-District Heights and Vicinity Master Plan Conformance

There are no specific environmental recommendations or design standards that require review for conformance. The environmental requirements for woodland conservation, noise and stormwater management are addressed in the environmental review section below.

Countywide Green Infrastructure Plan Conformance

The site is within a network gap as part of the *Countywide Green Infrastructure Plan* which is cleared. This portion of the network gap is associated with an evaluation area to the west that is currently not cleared. The intent of the Green Infrastructure Plan is to connect Network Gaps with Evaluation and Regulated Areas. There are no environmental features available to make the connection between the features.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject applications. The text in **bold** is the actual text from the previous cases or plans.

PGCPB No. 06-72, 4-05132

- 2. Development of this site shall be in conformance with the Stormwater Management Concept Plan 19477-2005 and any subsequent revisions.**

Comment: Stormwater management is discussed in the Environmental Review section below.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. The preliminary plan application had a signed Natural Resources Inventory (NRI-041-05), dated July 5, 2005. The detailed site plan shows all the required information correctly.

Comment: No further information regarding the Natural Resources Inventory is required.

2. This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site contains less than 10,000 square feet of woodlands and it has no previously approved tree conservation plan. A tree conservation plan was not submitted with the review package and is not required. A standard letter of exemption from the ordinance was issued by the Environmental Planning Section, Countywide Planning Division, on December 16, 2005.

Discussion: No further action is needed at this time as it relates to woodland requirements. The letter of exemption should accompany all future applications for plans and permits.

3. A stormwater management concept approval letter (19477-2005-00) dated June 29, 2005, was submitted with the subject application. The detailed site plan shows how the stormwater management concept approval will be met on-site. The requirements of the stormwater management will be met through subsequent reviews by the Department of Public Works and Transportation.

Comment: No further information is required at this time with regard to stormwater management.

4. Addison Road is an arterial roadway regulated for noise impacts for residential uses. The site proposes an apartment for a residential manager. Interior noise levels must be addressed for this use. If in the future, residential type uses are proposed, noise from Addison Road shall be mitigated. A residential use is proposed now.

Recommended Condition: Prior to the approval of a building permit for the building that includes the manager's apartment, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA (Ldn) or less.

Department of Environmental Resources (DER): The subject site has an approved stormwater management concept approval, 19477-2005-00. As of the writing of this report no comment was received from DER.

Fire Department: In a memo dated April 2, 2007, the Fire/EMS Department responded to the referral request stating, "Please note and direct the owner to comply with Subtitle 11-276, 11-277, and 4-186 Section 1015.2. The developer should contact the Fire/EMS Department's Office of Fire Prevention and Investigations to assist in designating the fire lanes. These comments should be incorporated into the final plat and a condition of release of the use and occupancy permit."

Department of Public Works and Transportation (DPW&T): In a memo dated June 19, 2007, DPW&T stated the following:

- The property is located on the west side of Addison Road at its intersection with Walker Mill Road. The property can be accessed through Addison Road. Addison Road and Walker Mill Road are county-maintained roadways; therefore, right-of-way dedication and frontage improvements in accordance with DPW&T's standards and the Americans with Disabilities Act are required.
- All improvements within the public right-of-way as dedicated to the county are to be in accordance with the county road ordinance, DPW&T's specifications and standards, and the Americans with Disabilities Act.
- Sidewalks are required along all proposed roadways within the property limits in accordance with Sections 23-105 and 23-135 of the county road ordinance.
- All storm drainage and stormwater management systems and facilities are to be in accordance with DPW&T's requirements.
- Conformance with street tree and street lighting standards is required.
- An access study shall be conducted by the applicant and reviewed to determine the adequacy of access point(s) and the need for acceleration/deceleration and turning lanes.
- All proposed access points and intersections shall have adequate intersection sight distance in accordance with the latest edition of "A Policy on Geometric Design of Highways and Streets."
- A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for public streets, is required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Full-width, two-inch mill and overlay for all county roadway frontages is required.

Urban Design comment: It should be noted that DPW&T enforces conditions through its own permitting process.

13. As required by Section 27-285(b) of the Zoning Ordinance, 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.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-05097, subject to the following conditions:

1. Prior to certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
 - a. Label the height of all buildings.
 - b. Provide dimensions of loading spaces at 43 feet x 12 feet.
 - c. Provide dimensions of parallel parking spaces.
 - d. Provide width of Addison Road on site plan.
 - e. Label all billboards "to be removed."
 - f. Delineate the centerline of Addison Road and demonstrate the 60-foot right-of-way width from the centerline of Addison Road.
 - g. Provide the actual right-of-way width of Walker Mill Road.
 - h. The fence or wall, if it exceeds six feet in height, shall be relocated to meet main building setbacks.
 - i. Clearly label the building materials on each sheet of architectural elevations. At least the building area to a height of eight feet on each side of the buildings shall be constructed using masonry or similar material.
 - j. Demonstrate the sign face area for all signs proposed.
 - k. Add an additional west-facing parapet to the architecture of Building C and extend the parapets to meet at the corners to provide a more complete screen for the top of the roof.
 - l. Revise the landscape plan to provide the landscape strips and internal planting area required under Section 4.2 and 4.3. If plant type substitutions for Section 4.2 are needed, submit explanation of the factors that make the substitution necessary.
 - m. Provide the required setbacks for the fence around the rear and side of property, or reduce

the fence height to six feet.

- n. The free-standing sign shall be redesigned to be no more than four feet in height and shall not be internally illuminated. The building-mounted signs shall be revised to be black in color.
 - o. Provide low-maintenance evergreen shrubs and plants (three to five feet in height) at the gate.
 - p. Provide evergreens and other trees along the frontage around the fence and building, especially where visible from the street. Trees shall be at least six feet in height with the potential to grow to at least 20-25 feet in height.
 - q. Use medium-size shrubs at least four feet in height within the front planting beds.
2. Prior to the approval of a building permit for the building that includes the manager's apartment, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA (Ldn) or less.
 3. The applicant, his heirs, successors, and/or assignees shall provide a standard sidewalk along the property's entire street frontage of Addison Road South unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
 4. The applicant shall submit the full reports of the studies for the Environmental Planning Section to review as well as evidence of compliance prior to certificate of approval.
 5. The applicant shall remove the Underground Storage Tanks, the areas impacted by the releases from the fuel pump, and the area affected by the dumping, in accordance with the applicable regulations prior to issuance of a building permit.
 6. The applicant shall make all requests for file review by the Maryland Department of Environment prior to certificate of approval, and address any environmental issues raised as a result of the reviews.
 7. All efforts including additional testing that may result in methods of prevention of any releases during demolition of the concrete floor or other development activities in the attached garage shall be taken prior to development, rather than waiting to address the impacts once they have been released.
 8. Prior to signature approval, the height and material of Building D shall be clarified and submitted to staff for review.
 9. Except as modified above, the architecture shall be as presented by the applicant at the July 26, 2007 hearing.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Cavitt, seconded by Commissioner Clark, with Commissioners Cavitt, Clark and Parker voting in favor of the motion, with Commissioner Squire abstaining, and with Commissioner Vaughns opposing the motion at its regular meeting held on Thursday, July 26, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of September 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:CL:bjs