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DETAILED SITE PLAN

DSP-06070

Application	General Data
Project Name: Old Alexandria Ferry Self Storage Location: West side of Old Alexandria Ferry Road, 1000 feet north of Woodyard Road Applicant/Address: Alexandria Ferry Self Storage, LLC C/o SJM Partners, Inc. 9001 Congressional Court Potomac, MD 20854	Date Accepted: 11/2/2006
	Planning Board Action Limit: 1/29/2007
	Plan Acreage: 10.2
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 99,950
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Municipality: NA
200-Scale Base Map: 224SW03	

Purpose of Application	Notice Dates
Detailed site plan approval for a consolidated storage facility.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	08/17/2006
	12/25/2006

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06070, Old Alexandria Ferry Self-Storage
Type II Tree Conservation Plan TCPII/166/06

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 Zoning Ordinance No. 17-1983 (A-9425);
- b. 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;
- c. The conditions of Preliminary Plan of Subdivision 4-06049;
- d. The requirements of the *Landscape Manual*;
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- f. 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 (DSP) application is for approval of a 99,950 square-foot consolidated storage facility in the I-1 Zone.

2. **Development Data Summary:**

Zone(s) Use(s)	EXISTING	PROPOSED
	I-1 Vacant	I-1 Consolidated Storage Facility
Acreage	10.2	10.2
Lots	1	1
Building square footage/GFA	0	99,950
Of which Consolidated Storage	-	97,550
Office	-	1,200
Residential (Manager Residence)	-	1,200

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	17	17
Of which handicapped spaces	1	1
Loading spaces	-	-*

* Note: For consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual consolidated storage unit. In no case shall a width of more than 25 feet be required.

3. **Location:** The subject property is located on the southwest side of Old Alexandria Ferry Road, at its intersection with Bellefonte Road, in Planning Area 81A and Council District 9.
4. **Surroundings and Use:** The site is bounded to the northeast by the right-of-way of Old Alexandria Ferry Road. To the northwest of the site are properties in the R-R Zone; to the south of the site is existing parkland owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) in the R-O-S Zone; and to the east of the site are property in the C-S-C Zone and a special center for the handicapped (formerly Tanglewood Elementary School site) in the R-80 Zone.
5. **Previous Approvals:** The subject site was originally zoned R-R (Rural Residential) by the Clinton-Tanglewood Sectional Map Amendment (CR-40-1978). On April 11, 1983, the District Council affirmed the Planning Board’s approval of Zoning Map Amendment Application A-9425 and rezoned the property from the R-R Zone to the I-1 (Light Industrial) Zone. On July 27, 2006, the Planning Board approved (by Resolution PGCPCB No. 06-186) Preliminary Plan of Subdivision 4-06049 for one lot. The preliminary plan of subdivision has not yet received signature approval. The site also has Stormwater Management Concept Approval 13303-2006-00.
6. **Design Features:** The site has a long, narrow shape extending into R-O-S zoned parkland to the south; it has a short frontage on Old Alexandria Ferry Road. The site plan shows one access point off Old Alexandria Ferry Road with a small surface parking lot in front of the largest building on the site. There are six additional storage buildings. Surface parking for vehicle storage is located to the southern end of the property that is screened from Old Alexandria Ferry Road by the five storage buildings. A stormwater management pond is located further south of the vehicle storage yard.

The largest building facing Old Alexandria Ferry Road comprises office, manager residence, and consolidated storage spaces. The streetscape along Old Alexandria Ferry Road consists of three parts. The main elevation along the street is two stories in height with a fenestration and design that is consistent with the proposed uses. The two side elevations of the two storage buildings, which are one story high, anchor the two ends of the site's streetscape. A decorative six-foot-high aluminum fence with gates connects the main building and two end elevations. Two additional segments of chain-link fence extend from the two side elevations to both boundary lines of the site and complete the streetscape. The main building elevation has a three-part design and is finished with split face block with a metal standing seam mansard roof and a decorative EIFS cornice. The two side elevations are finished in a similar way except for the roof, which is a flat one with EIFS cornice. An additional glazed block band (with the same hunter green color as the mansard roof) has been added to the two side elevations below the cornice. The elevations of other buildings are finished with metal siding with hunter green metal cap flashing. The coiling doors of each unit are also in hunter green. The building elevations are acceptable. However, staff believes that the proposed chain-link fence is not appropriate for use along Old Alexandria Ferry Road and recommends that the same type decorative aluminum fence with masonry base piers at both ends be used to replace the chain-link fence. A condition has been proposed in the recommendation section to require the applicant to replace the chain-link fence prior to certificate approval of this DSP.

A freestanding sign and a building mounted sign have been shown on the site plan and on the main building elevation along Old Alexandria Road. The proposed sign face area and height of the freestanding sign are consistent with Part 12 of the Zoning Ordinance. The building mounted sign, however, is larger than the site maximum of 170 square feet. A condition has been proposed in the Recommendation section requiring the applicant to reduce the sign size prior to certificate approval of this DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 17-1983 (A-9425):** Zoning Ordinance No.17 was adopted by the District Council on April 11, 1983, to approve Application No. A-9425 to rezone from the R-R Zone to the I-1 Zone with four conditions approximately 10.16 acres of land located on the southwest side of Old Alexandria Ferry Road, approximately 1,000 feet northwest of Woodyard Road. No conditions are applicable to the review of this DSP.
8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of 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 governs development in the industrial zones. CB-39-2004 deletes the special exception requirements by removing Footnote 38 in the use table (Section 27-473 (b)) to allow consolidated storage use by right on property that is located within three hundred feet of any residentially-zoned properties. The proposed consolidated storage facility, with accessory office and residential uses, is permitted in the I-1 Zone.
 - b. Section 27-469, I-1 Zone (Light Industrial) has the following regulations:

Section 27-469 (b) (1) At least ten percent of the net lot area shall be maintained as green area.

- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the *Landscape Manual* shall not be considered part of the required green area.**

Comment: The site plan shows 35 percent of the net lot area, or approximately 152,750 square feet, as green area.

Section 27-469 (c) (1) Outdoor storage shall not be visible from a street.

Comment: The subject site is fronting on only one street, Old Alexandria Ferry Road. The proposed vehicle storage yard, which is an outdoor storage use, is located to the rear of the property behind the storage buildings and is approximately 760 feet away from Old Alexandria Ferry Road. The proposed outdoor storage yard is not visible from the street.

The subject DSP is in general compliance with I-1 Zone regulations concerning the location, size, setbacks, and other provisions for all buildings and structures in the I-1 Zone as provided for in Divisions 1 and 5 of Part 7, Industrial Zones of the Zoning Ordinance.

- 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 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).**

Comment: The subject site has only one short frontage on Old Alexandria Ferry Road. The site design utilizes the property shape by presenting the sides of the three storage buildings that do not feature storage unit entrances toward the street. In addition, a ten-foot wide landscape strip with a combination of shade trees, evergreen trees and shrubs has been provided adjacent to the right-of-way of Old Alexandria Ferry Road. The Landscape Plan also shows small green areas in front of the side elevations of the two storage buildings along the property lines of the site. The entrances of the rest of the storage buildings face the interior of the development. The DSP complies with this requirement.

- (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: The consolidated storage units proposed on the site are situated toward the interior of the site. No entrances to individual consolidated storage units are visible from a street (in this case the only street is Old Alexandria Ferry

Road) or from adjoining residentially zoned lands. The DSP complies with this requirement.

(C) The maximum height shall be thirty-six feet.

Comment: Only one section of the largest storage building that is fronting Old Alexandria Ferry Road is two stories in height. The rest of the storage building on site is one story high. The proposed height of the two-story section is approximately 28 feet, which is well below the maximum allowed height of 36 feet.

9. **Preliminary Plan of Subdivision 4-06049:** Preliminary Plan of Subdivision 4-06049 was approved by the Planning Board on July 27, 2006, subject to nine conditions. The following conditions are applicable to the review of this detailed site plan:

3. **Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit containing the residential unit, stating that the building shell of the subject structure has been designed to reduce interior noise levels to 45 dBA (Ldn) or less.**

Comment: This condition has been carried forward in a modified form as a condition of approval for this DSP because office use has also been proposed in this application in addition to the residential use for on-site property management.

5. **Total development of the subject property shall be limited to uses which would generate no more than 15 AM and 26 PM peak hour vehicle trips. Any development generating an impact greater than that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: A review by the Transportation Planning Section (Masog to Zhang, November 7, 2006) indicates that the DSP conforms to the trip cap condition.

8. **Development must be in accordance with approved Stormwater Management Concept Plan 13303-2006-00.**

Comment: The site has an approved stormwater management plan. However, at the time this staff report was written, the Department of Environmental Resources (DER) had not responded to the referral request. A condition has been proposed in the recommendation section to require the applicant to provide evidence that the DSP is consistent with the approved stormwater management plan prior to certificate approval of this DSP.

10. **Landscape Manual:** The proposed development for consolidated storage with outdoor vehicle storage yard is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements; Section 4.3 Parking Lot Requirements; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.

- a. Section 4.2 Commercial and Industrial Landscaped Strip Requirements, specifies that in the I-1 Zone a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The applicant chose Option 1 to provide a minimum 10-foot-wide

landscaped strip to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. However, the total linear feet shown on the site plan is not consistent with the linear feet in the Section 4.2 landscape schedule. In addition, a portion of the frontage along Old Alexandria Ferry Road is immediately adjacent to a parking lot in the front of the main building. The provisions of Section 4.3 (a) apply. A condition has been proposed in the Recommendation section of this report to require the applicant to correct this technical error prior to certificate approval of this DSP.

- b. Section 4.3(a), Landscape Strip Requirements, requires a 10-foot-wide landscaped strip between the parking lot and public right-of-way to be planted with one shade tree and 10 shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among other landscape strip treatments. The Landscape Plan has identified one Section 4.3 (a) landscape strip, but no schedule has been provided. A condition has been proposed in the Recommendation section of this report to require the applicant to provide a correct Section 4.3(a) schedule prior to certificate approval of this DSP.

Since the DSP is adjacent to residentially zoned property to the east that is incompatible with the proposed use on the subject site, Section 4.3(b), perimeter landscape requirements are not applicable. Instead, Section 4.7, Buffering incompatible uses, applies. Any reference to Section 4.3(b) should be removed from the Landscape Plan.

- c. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be placed between two adjacent incompatible land uses in all conventional zones. In this case, the subject site is surrounded on three sides by residentially zoned properties and on the remaining side by public parkland. These are all incompatible with the proposed uses on the subject site. The proposed uses consist of a consolidated storage facility with an outdoor vehicle storage yard. When Section 4.7 requirements are applied, the *Landscape Manual* treats the entire site as a whole. Since a consolidated storage facility is defined as a high-impact use, the entire site should be deemed a high impact use for the purpose of applying Section 4.7 requirements. The Landscape Plan identifies six Section 4.7 bufferyards according to the location of storage buildings and the vehicle storage yard. This is not correct. The Section 4.7 bufferyard should be identified pursuant to the property line of the adjacent uses. The total number of Section 4.7 bufferyards for this site is five. A condition has been proposed in the recommendation section that requires the applicant to provide a correct identification of all Section 4.7 bufferyards and associated schedules on the *Landscape Plan* prior to certificate approval of this DSP.

11. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance, because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there is an approved Type I tree conservation plan, TCPI/27/06, for this site.

- a. Signed Natural Resources Inventory NRI1/30/06 was submitted with this application. The site does not contain any regulated features or any areas within the network of the *Countywide Green Infrastructure Plan*. No further action is required with regard to the natural features of this site.
- b. Type II Tree Conservation Plan TCPII/166/06, submitted with this application, has been reviewed and was found to require significant revisions. A review of the revised plans by the Environmental Planning Section indicates that the TCPII is in general conformance

with the requirements of the Woodland Conservation and Tree Preservation Ordinance, subject to several conditions.

12. **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 21, 2006, the Community Planning Division noted that the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and is in conformance with the land use recommendation of the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A, and 85B*.

The community planner also discussed the noise issue related to Andrews Air Force Base and indicated that any office and residential component should be built using adequate noise attenuation techniques and that residential use should be limited to one unit for on-site property management.

- b. In a memorandum dated December 18, 2006, the Subdivision Section staff noted that the property is the subject of Preliminary Plan of Subdivision 4-06049, which has not yet received signature approval. The Subdivision Section has also identified the applicable trip-cap conditions attached to the approval of 4-06049. See above Finding 9 for a detailed discussion.

- c. In a memorandum dated November 7, 2006, the Transportation Planning Section concluded that the site plan conforms to the trip-cap condition attached to the approval of Preliminary Plan of Subdivision 4-06049, and that access and circulation are acceptable.

In a separate memorandum from the Transportation Planning Section dated December 1, 2006, on detailed site plan review for master plan trail compliance, the Trails Planner noted that no master plan trail recommendations impact the subject site.

- d. The Environmental Planning Section, in a memorandum dated November 29, 2006, 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 and Tree Preservation Ordinance, except for several technical errors. The staff recommends approval of this application subject to six conditions that have been incorporated in the recommendation section of this report
- e. The subject application was also referred to the Department of Environmental Resources (DER). At the time the staff report was written, DER had not responded to the referral request.
- f. The Permit Section, in a memorandum dated November 16, 2006, provided 12 comments and questions. Most of the questions and concerns raised by the permit staff have been addressed in the review process and the unresolved issues will be addressed by the conditions of approval in the Recommendation section of this report.
- g. The subject application was also referred to the Planning Office at Andrews Air Force Base (AAFB) for information and review. The Base Community Planner, in an e-mail dated December 22, 2006, indicated that if the residential and office uses are to occur on the subject site, noise mitigation construction methods should be employed.

Comment: The proposed primary uses on the site are consolidated storage with an outdoor vehicle storage yard. A residential and office component has been proposed as an accessory use. A noise attenuation condition has been proposed in the Recommendation section to ensure that the interior noise level be mitigated to less than 45 dBA Ldn.

- 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.
13. 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. The detailed site plan is also in general conformance with the approved conceptual site plan.

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-06070 for Old Alexandria Ferry Self Storage and Type II Tree Conservation Plan TCPII/166/06, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Obtain signature approval for Type I Tree Conservation Plan TCPI/27/06;
 - b. Provide written approval from the Department of Parks and Recreation for the associated clearing for the stormwater outfall on the park property;
 - c. Replace the chain-link fence with a decorative aluminum fence to be reviewed by the Urban Design Section as designee of the Planning Board;
 - d. Reduce the building mounted sign to be no larger than 170 square feet;
 - e. Revise the Landscape Plan as follows:
 - 1) Provide a revised Section 4.2 schedule;
 - 2) Remove any reference to Section 4.3 (b);
 - 3) Provide five Section 4.7 bufferyards and associated schedules;
 - f. Provide evidence that the subject DSP is consistent with the approved stormwater management concept plan for this site;
 - g. Revise the Type II Tree Conservation Plan as follows:
 - 1) Show the total acreage of all off-site clearing for the proposed development;
 - 2) Have the qualified professional who prepares the TCPII sign and date each sheet;
 - 3) Show the remaining requirement, after all preservation and reforestation has been calculated, as off-site mitigation;

- 4) Reflect all woodland acreage revisions, including the proposed off-site clearing.
2. Prior to the issuance of the building permit for the office building and the on-site residence for the facility manager, the architectural plans of the above buildings shall be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce interior noise level to less than 45 dBA (Ldn).