



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# DETAILED SITE PLAN

# DSP-98022/01

| Application   | General Data                        |
|---|-------------------------------------|
| <b>Project Name:</b><br>Beltsville EZ Storage<br><br><b>Location:</b><br>Northeast corner of the intersection of Sunnyside Avenue and Rhode Island Avenue.<br><br><b>Applicant/Address:</b><br>Beltsville Land LLP<br>8221 Snowden River Parkway<br>Columbia, MD 21045-1947 | Date Accepted: 01/24/2007           |
|   | Planning Board Action Limit: Waived |
|   | Plan Acreage: 2.96                  |
|   | Zone: I-1                           |
|   | Dwelling Units: N/A                 |
|   | Square Footage: 133,200             |
|   | Planning Area: 61                   |
|   | Tier: Developing                    |
|   | Council District: 01                |
|   | Municipality: N/A                   |
| 200-Scale Base Map: 213NE05   |                                     |

| Purpose of Application                                  | Notice Dates  |
|---|---|
| Rear three-story addition to existing storage facility. | Adjoining Property Owners<br>Previous Parties of Record<br>Registered Associations:<br>(CB-12-2003) <span style="float: right;">11/10/2006</span> |
|   | Sign(s) Posted on Site and<br>Notice of Hearing Mailed: <span style="float: right;">03/12/2007</span>   |

| Staff Recommendation |                          |             | Staff Reviewer: Kendra Wright |
|----------------------|--------------------------|-------------|-------------------------------|
| 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-98022/01  
Addition to Beltsville EZ Storage

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

**EVALUATION:**

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- A. The requirements of the Zoning Ordinance in the I-1 Zone.
- B. The requirements of SP-98022.
- C. The requirements of the *Prince George's County Landscape Manual*.
- D. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- E. Referral comments.

**FINDINGS:**

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

- 1. **Request:** The subject application requests a 32,400 square-foot expansion to the rear of an existing storage facility in the I-1 Zone. The expansion will include a three-story addition, 36 feet in height. The site currently operates a car wash and mini-storage units.

**Development Data Summary**

|                             | <b>EXISTING</b>            | <b>PROPOSED</b>     |
|-----------------------------|----------------------------|---------------------|
| Zone                        | I-1                        | I-1                 |
| Use(s)                      | Storage; Car Wash          | Storage, Car Wash   |
| Acreage                     | 2.96                       | 2.96                |
| Lots                        | Lot 15, Block C            | Lot 15, Block C     |
| Building Square Footage/GFA | 132,428 + 772 =<br>133,200 | 165,600             |
| Building Height             | 60 feet                    | 60 feet and 36 feet |

**Other Development Data**

|                                   |                 |                 |
|-----------------------------------|-----------------|-----------------|
| Total parking spaces              | <b>REQUIRED</b> | <b>PROPOSED</b> |
| Standard spaces                   | 18              | 31              |
| Compact spaces                    | 14              | 0               |
| Van accessible handicapped spaces | 1               | 3               |
| <br>Total loading spaces          | <b>REQUIRED</b> | <b>PROPOSED</b> |
|                                   | 6               | 6               |

2. **Location:** The site is in Planning Area 61, Council District 1. More specifically, it is located in the northeast corner of the intersection of Sunnyside Avenue and Rhode Island Avenue, known as 5100 Sunnyside Avenue, Beltsville, MD 20705.
3. **Surroundings and Use:** The subject property is bounded to the north by I-2 Zone; east by I-1 Zone; to the west by C-S-C Zone; and to the south by ROS and I-1 Zone. The subject property is bounded by Sunnyside Avenue to the south and Rhode Island Avenue to the west.
4. **Previous Approvals:** The proposed site for the storage facility addition is the subject of DSP-98022 and 4-85109. The subject site plan was approved through Detailed Site Plan 98022 with conditions. The pertinent conditions are listed in the requirements section.

The subject site has an approved letter of exemption from the Environmental Planning Section dated October 24, 2006, from the Prince George’s County Woodland Conservation Ordinance. The approval will be valid until October 24, 2008.

5. **Design Features:** The proposed architecture consists of a three-story building with a gray, striated metal wall panel and a turndown slab on concrete foundation walls. The right and left side (north and south) elevations of the proposed structure consist of six aluminum windows to match the windows of the existing structure. There are three windows on the rear elevation. A transformer is currently located on the left side (southern elevation) of the building and will be relocated to accommodate the addition. The existing five-story building is composed of dark gray splitface concrete masonry (CMU) with blue and orange painted accent. The third story of the addition will be visible on the left and right side. However, the lower levels will be blocked by existing buildings on adjacent properties. The facade materials should be upgraded to brick, stone or another similar type of masonry material used on the existing building. Condition 1(c) of SP-98022 requires all ornamental bands and/or architectural elements extend all the way around the building. The appearance of the side elevations would be improved if the top level were constructed of material similar to the existing building. If this is not technically feasible, then staff recommends the entire left and right elevation be constructed with the same material as the existing building. Total finished area for the proposed structure is 32,400 square feet. The proposed addition will be 36 feet in height.

No signage is proposed or approved as a part of this application. The subject site plan identifies concrete on-site parking and loading spaces for the storage facility.

## COMPLIANCE WITH EVALUATION CRITERIA:

6. **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 addition 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.**

Comment: The application is a part of the approved site plan SP-98022.

#### **(1) Requirements.**

- (A) **No entrances to individual consolidated storage units shall be visible from 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 proposed addition does not contain any external entrances.

- (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 proposed addition does not contain any external entrances.

- (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.**

Comment: The height of the proposed addition is 36 feet.

7. **Requirements of SP-98022:** Detailed Site Plan 98022 was approved by the Planning Board on July 16, 1998. The following conditions (in boldface type) included in that approval are relevant to the subject site, followed by staff comment.

- 1c. **All ornamental bands and/or architectural elements shall extend all the way around the building.**

Comment: The proposed expansion is not constructed of the same material as the existing building. While much of it will be out of view due to surrounding buildings, the top level would still be visible. Staff recommends that the architectural elements of the existing building be used on the top level of the proposed addition.

**1g. The notes on the plan shall be revised to indicate the setback of the mini-warehouse.**

Comment: The notes on the proposed site plan indicate the revised setback requirements of the mini-warehouse. However, the setbacks of the building are not labeled on the drawing.

8. **Landscape Manual:** The proposed development is subject to Section 4.2, Commercial and Industrial Landscape Strip Requirements and Section 4.3(a), Parking Lot Landscape Strip Requirements. No bufferyard planting is required.

The applicant provided the landscape schedule from SP-98022.

9. **Woodland Conservation Ordinance:** There are no previously approved Tree Conservation Plans associated with this property. 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 woodland on-site, is more than 40,000 square feet in size, and has no previous TCP approvals. A standard letter of exemption has been issued for this site and will be valid for two years through October 24, 2008.

10. **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 February 26, 2007, Subdivision staff offered the following:

The property consists of one lot (Lot 15, Block C of Sunnyside) which was recorded in the 1970s in Plat Book 87, Plat 7. It is itself a resubdivision of numerous recorded lots which were consolidated to form Lot 15. The applicant is proposing to add a three-story, 60 by 180 foot addition to the existing mini-warehouse use for a combined additional GFA of 32,400 square feet. Pursuant to Section 24-111 of the Subdivision Regulation, a preliminary plan of subdivision is not required because the more than 5,000 square feet of development constituting at least ten percent of the total site area was constructed on the site pursuant to a building permit issued prior to December 31, 1991. There are no other Subdivision issues at this time

**Community Planning:** In a memorandum dated February 9, 2007, the Community Planning section offered the following:

This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The application conforms to the employment land use recommendation in the 1990 *Master Plan for Subregion I*.

**Transportation:** In a memorandum dated January 26, 2007, the Transportation Planning Section offered the following:

“There are no underlying plans that appear to restrict this expansion from the standpoint of transportation. Access and circulation are unchanged. Both Sunnyside and Rhode Island Avenue

are master plan collectors. The existing right-of-ways are consistent with the master plan recommendations. The plan is acceptable.”

**Permits:** In a memorandum dated February 28, 2007, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below:

**Environmental Planning:** In a memorandum dated February, 6, 2007, the Environmental Planning Section stated, “There are no Woodland Conservation issues relating to this application. A standard Letter of Exemption was issued on October 24, 2006, for the proposed addition.” No additional comment is needed.

**Fire Department:** The Fire Department had not responded to the referral request at the time the staff report was written.

**Department of Public Works and Transportation (DPW&T):** The subject site has an approved stormwater management concept approval, No. 44561-2006-00, subject to two conditions. It is dated November 21, 2006 and valid for three years until November 21, 2009. In a memo dated March 21, 2007, DPW&T offered the following:

“In response to the Revision of Site Plan No. 98022/1 referral, the Department of Public Works and Transportation (DPW&T) offers the following:

- The property is located on the Southeast corner of the intersection of Sunnyside Avenue and Rhode Island Avenue. Both roadways are County-maintained. Right-of-way dedication and improvements along the frontages of Sunnyside Avenue and Rhode Island Avenue in accordance with DPW&T’s Specifications and Standards are required.
- Any damage to existing roadway, sidewalk, or curb and gutter along Sunnyside Avenue or Rhode Island Avenue must be repaired at the discretion of DPW&T.
- 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.
- Conformance with street tree and street lighting standards is required.
- Existing utilities may require relocation and/or adjustment. Coordination with the various utility companies is required.”

**Maryland State Highway Administration (SHA):** In a letter dated March 16, 2007, SHA offered the following:

“The SHA has completed a review of the site plan and offers the following comments: “The subject property is located in the northeast quadrant of the Sunnyside Avenue and Rhode Island Avenue intersection. Our State Highway Location Reference Guide identifies Sunnyside Avenue and Rhode Island Avenue as local roads owned and maintained by the County. Coordination with DPW&T is necessary to obtain a permit for improvements within the County public right-of-way.”

**City of College Park:** In an email memorandum dated February 28, 2007, the City of College Park stated, "Please be advised that the City of College Park will not be taking a position on this application."

**City of Greenbelt:** In an email dated March 5, 2007, the City of Greenbelt stated, "City of Greenbelt staff has reviewed the plans and has no comment to offer at this time. It is my understanding that there are no proposed impacts to sensitive environmental resources and that the proposed addition meets all zoning requirements."

11. 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.

### **RECOMMENDATIONS:**

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-98022/01, Beltsville EZ Storage, 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. On the north and south elevations of the building addition the third story, at minimum, shall be constructed of split-face masonry matching that on the existing storage facility and car wash.
  - b. The number of parking spaces shall be corrected to provide 33, or the general note shall be corrected to indicate 34 spaces.
  - c. Label the height of the addition and the area of each structure in square feet.
  - d. The word "proposed" shall be removed from all existing structures (including the dumpster, fence, storage facility, screen wall, gate, equipment building slab, and car wash).
  - e. Provide specifications for all fences and gates on the site plan.
  - f. Label the distance of drive aisle between loading spaces and seven parking spaces, or relocate parking spaces.
  - g. Remove diagonal lines from previous recreational vehicle storage areas.
  - h. Label setbacks on all sides of the building.