

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board has reviewed Departure from Design Standards DDS-648, EZ Storage College Park, requesting a departure from design standards to allow the loading spaces to be 10 feet wide by 20 feet long, in accordance with Subtitle 27 of the Prince George’s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on May 23, 2019, the Prince George’s County Planning Board finds:

1. **Request:** A Departure from Design Standards DDS-648 is requested from the requirements of Section 27-578(a) of the Prince George’s County Zoning Ordinance, to allow the loading space size to be reduced to 10 feet wide by 20 feet long. This DDS is the companion case of Detailed Site Plan DSP-15031-01 (PGCPB Resolution No. 19-65) and Departure from Parking and Loading Standards DPLS-459 (PGCPB Resolution No. 19-66) that were approved on the same date by the Prince George’s County Planning Board.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	I-2	I-2
Use	Truck Repair Facility	Consolidated Storage
Total Acreage	1.82	1.82
Green Area (10 percent required)		0.55 acre/30.1 percent
Parcels	1	1
Gross Floor Area (square feet)	21,378 (to be razed)	122,190
Number of Storage Units	0	950

3. **Location:** The site is in Planning Area 66, Council District 1. More specifically, it is located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue. The site is known as 5151 Branchville Road, in the City of College Park.
4. **Surrounding Uses:** The site is bounded to the north by Branchville Road; to the south by MD 193; to the east by the Chessie Seaboard (CSX) railroad lines; and to the west by contractor use in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The site is not subject to a previous preliminary plan of subdivision (PPS) or record plat. Parcel 85 was created by deed, recorded in Liber 36087 and folio 303 in the Prince George’s County Land Records. The 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* (Greenbelt Metro Area Sector Plan and SMA) retained the property in the Heavy Industrial (I-2) Zone. DSP-15031, for the development of a consolidated storage

facility, was approved by the Planning Board on November 3, 2016 through PGCPB Resolution No. 16-129, but was not constructed. Changes to the floodplain mitigation on-site during technical plan preparation led to a redesign of the facility and the need for additional departures and variances. The site is the subject of an approved Stormwater Management (SWM) Concept Plan, 32569-2018-00, approved on February 28, 2019, and valid until February 28, 2022.

6. **Design Features:** The site is roughly rectangular in shape, with frontage along both Branchville Road to the north and MD 193 to the south. Access is proposed via an entrance onto Branchville Road in the northwest corner of the site leading into a parking lot enclosed by a decorative fence and gate. The five-story, approximately 57.58-foot-high, 122,190-square-foot building is located in the northeast corner of the site, within 15 feet of the Branchville Road right-of-way. The building will contain a small office space, but no resident manager. The entire southern portion of the site will be green area, including existing vegetation and a proposed floodplain storage area.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Design Standards DDS-648:** Section 27-578(a) of the Zoning Ordinance requires loading spaces for storage uses to be a minimum of 12 feet wide by 45 feet long. Section 27-582(a) of the Zoning Ordinance requires that a total of 5 loading spaces be provided to serve the proposed use, which are shown on the submitted plan. However, the applicant requests a departure from Section 27-578(a) to provide 5 loading spaces that are 10 feet wide by 20 feet long.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this subtitle will be equally well or better served by the applicant's proposal;

The applicant's statement of justification (SOJ) indicates that loading spaces for consolidated storage are typically utilized by homeowners who are moving or storing items. These sites are not served by tractor trailers that would typically require a loading space to be 45 feet long by 12 feet wide. Most homeowners use a typical passenger car, a pick-up truck, or a single-unit rental truck to move items into these facilities. As a result, the proposed loading spaces are adequate to serve the use. All parking will be provided on-site and will not cause traffic congestion on nearby streets. Access to Branchville Road is limited to one driveway, which provides access to the subject property for loading and unloading and for renting of units. Thus, the number of access points is minimized, which enhances the safety, comfort, and convenience of those that use it.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The Planning Board finds that the departure is appropriate, given the proposed use and low turnover of consolidated loading spaces. The applicant could have utilized compact parking spaces; however, compact parking spaces are not the best option for customers who need adequate room to leave car and truck doors open for loading and/or unloading purposes.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 1949;

The existing structure on-site was completed in 1951, and the area is generally compact and serves an industrial/commercial business community, most of which existed prior to 1949. The site has several unique characteristics, which were prevalent prior to 1949. These characteristics include the proximity and abutment to railroad tracks and the flyover on MD 193. It is expected that traffic turnover will be low, given the proposed use of the property, which typically does not have a high volume of vehicular traffic.

(iv) The departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.

The applicant's SOJ indicates that the parking area is enclosed with a fence and gates and contained on-site. Therefore, the Planning Board found that the departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.

Based on the analysis above, the Planning Board approved the Departure from Development Standards, DDS-648, to allow a reduction in the dimensions of the proposed loading spaces from 12 feet by 45 feet to 10 feet by 20 feet.

8. Further Planning Board Findings and Comments from Other Entities: The subject application was referred to the concerned agencies and divisions. The major referral comments are summarized as follows:

a. Transportation Planning—The Planning Board incorporated, herein by reference, a memorandum dated April 29, 2019 (Thompson to Burke), which provided the following summarized comments:

The applicant is requesting a DDS and a DPLS. From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the required findings as described in the Zoning Ordinance.

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 above-noted application.

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

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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 Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, May 23, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 13th day of June 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:gh