



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

PGCPB No. 2023-123

File No. DSP-23013

## RESOLUTION

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George’s County Code went into effect on April 1, 2022; and

WHEREAS, the applicant, 3300 Marlo Property Owner, LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, the property subject to the application (“subject property”) is within the Industrial Employment (IE) Zone; and

WHEREAS, pursuant to Section 27-1903(c) of the Zoning Ordinance, development proposals for the property in the IE Zone may utilize the prior Zoning Ordinance for development of the subject property; and

WHEREAS, therefore, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at the hearing on November 9, 2023, regarding Detailed Site Plan DSP-23013 for Penn Logistic Center, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) requests to develop a portion of an existing industrial building by demolishing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space, for a new gross floor area of 176,244 square feet.
2. **Development Data Summary:**

|  | EXISTING                          | APPROVED                          |
|--|-----------------------------------|-----------------------------------|
| Zone                                     | IE/MIO<br>(Prior I-1/D-D-O/M-I-O) | IE/MIO<br>(Prior I-1/D-D-O/M-I-O) |
| Gross Tract Acreage                      | 11.1913                           | 11.1913                           |
| Use(s)                                   | Warehouse,<br>Retail and Day Care | Warehouse                         |
| Total Building Gross<br>Floor Area (GFA) | 214,821 sq. ft                    | 176,244 sq. ft                    |

**Parking and Loading Data** (Per Section 27-568(a) of the prior Zoning Ordinance)

| <b>Parking Requirements</b>  | <b>REQUIRED</b> | <b>APPROVED</b> |
|--|-----------------|-----------------|
| 3 spaces for first 1,500 sq. ft. of GFA  | 3               | -               |
| 1 space for each additional 1,500 sq. ft. of GFA up to 100,000 sq. ft.             | 66              | -               |
| 0.2 space for each additional 1,000 sq. ft. of GFA above the first 100,000 sq. ft. | 16              | -               |
| <b>Total Parking Spaces</b>  | <b>85*</b>      | <b>162**</b>    |
| On-site standard spaces<br>(9.5 feet x 19 feet)                                    | -               | 145             |
| On-site compact spaces<br>(8 feet x 16.5 feet)                                     | -               | 11              |
| Handicap-accessible<br>(8 feet x 19 feet with 5 feet access aisle)                 | -               | 2               |
| Handicap van-accessible<br>(8 feet x 19 feet with 8 feet access aisle)             | -               | 4               |

**Notes:** \*Of which at least 57 (2/3 of requirement) must be non-compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance. A condition is included herein, requiring the applicant to update the number of required parking spaces.

\*\*Of which at least six must be handicap-accessible and at least two must be handicap van-accessible, in accordance with Section 27-556 of the prior Zoning Ordinance.

**Other Development Data** (Per Section 27-582(a) of the prior Zoning Ordinance)

| <b>Loading Spaces</b>                              | <b>REQUIRED</b> | <b>APPROVED</b> |
|--|-----------------|-----------------|
| 1 space per 1,500–10,000 sq. ft of GFA             | 1               | -               |
| 1 space for each additional 40,000 sq. ft of GFA   | 5               | -               |
| <b>Total Loading Spaces</b><br>(12 feet x 45 feet) | <b>6</b>        | <b>6</b>        |

3. **Location:** This property is known as Tax Map 89 in Grid F1, and Tax Map 90 in Grid A1, and is geographically located at the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road.
4. **Surrounding Uses:** This subject property is bounded by Marlboro Pike to the north; to the east by a property developed with public storage in the Industrial, Employment (IE) Zone (formerly

Light Industrial (I-1) Zone); to the west by a property developed with a convenience store and a gas station (Royal Farms) in the Commercial, General and Office (CGO) Zone (formerly Commercial Shopping Center (C-S-C) Zone) and Forestville Road; and to the south by MD 4.

5. **Previous Approvals:** The subject property consists of three parcels known as Parcels A, B, and D. Parcels A and B are the subject of Preliminary Plans of Subdivision (PPS) 12-3331 and 4-71266 titled Penn – Ville Center, for which no records were found. Parcel D is not subject to a PPS and this parcel was recorded, in accordance with Sections 24-107(c)(2) and 24-107(d) of the prior Prince George’s County Subdivision Regulations.

Parcels A and B were granted an automatic certificate of adequacy (ADQ) on April 1, 2022, for a period of 12 years, in accordance with Section 24-4503(a)(1) of the Subdivision Regulations. Parcel D does not have an automatic ADQ, since its final plat was exempt from the Subdivision Regulations and was filed, in accordance with Sections 24-107(c)(2) and 24-107(d).

The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan) retained the subject property in the I-1 Zone and superimposed a Development District Overlay (D-D-O) Zone on it.

6. **Design Features:** The property is currently developed with a 214,821-square-foot mixed industrial and commercial space. This DSP is to raze approximately 104,836 square feet of retail space and replace it with an approximately 66,259-square-foot distribution warehouse as an addition. This addition will have nine loading spaces and an office space of approximately 4,092 square feet, in the northwest corner of the addition. The remaining portion in the existing building, approximately 109,390 square feet, has 28 loading spaces and open space of approximately 3,560 square feet.

The site has two existing driveways with access to Marlboro Pike. One is located close to the eastern boundary line of the subject property and the other is located close to the western boundary line of the subject property. The site circulation allows vehicles, bicycles, and pedestrians to enter and exit the site easily.

Due to existing site constraints, there is a significant difference in grade, between the Marlboro Pike elevation and the first-floor elevation of the approved building (and the subject property). Subsequently, access to the office will be located on the west side of the building because locating the office entrance on Marlboro Pike is unfeasible. The applicant also includes benches and bike racks by the office entrance.

### **Architecture**

The architectural design of the existing portion of the building and the approved addition is a typical, contemporary industrial building, with a flat roof. For the former, the applicant will repair and repaint its façades and install new metal coping on the edge of its parapet walls, making it compatible with the new addition. The new addition consists of four different painted, concrete, tilt panels. To avoid the north elevation being a blank wall fronting Marlboro Pike, the applicant designed this elevation with faux windows and accent panels using reveal and paint to mimic the

main entrance of the office, located at the northwestern corner.

### **Signage**

This DSP includes three types of signage, including one monument sign, wayfinding signs and wall-mounted tenant signs. The applicant will remove the existing signs on-site. A sign schedule/table was submitted with this DSP, which only includes information regarding the tenant signs. A condition is included herein, requiring the applicant to have all signage information in one location, including requirements, details, and quantity.

### **Lighting**

The DSP application includes wall-mounted and pole-mounted lighting throughout the site. The applicant intends to replace the existing light poles within the current parking area. Details of the approved lighting have been included in the application. The Planning Board finds that the submitted photometric plan shows adequate light for users on-site and is sufficient for illuminating drive aisles, building entries, and walking paths throughout the site.

### **Loading and trash facilities**

This DSP includes six loading spaces located on the west side of the approved addition and to the south of the approved parking area for the office, within the approved addition. An outdoor dumpster is included and located at the southeast corner of the site, behind the warehouse building.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment and the Development District Overlay (D-D-O) Zone:** The Marlboro Pike D-D-O Zone has three character areas. Each character area has its own set of development district standards, designated to implement the development concepts and recommendations of the sector plan. The subject property is located within Character Area 3: Low Intensity Business Park. The development district standards for Character Area 3 are described in five sections. A condition is included herein, requiring the applicant to add a schedule to the coversheet, to list these development district standards, and show how the standards are met.

### ***Section 1: Building envelope and site*** (page 142)

#### **1.1. Intensity Floor Area Ratio (FAR)-Commercial Office and Other Uses-0.22 FAR maximum**

#### **Industrial Uses-0.6 FAR maximum**

**(Note: Existing buildings in excess of these FAR standards are exempt and not considered nonconforming.)**

The total area of the subject property is 11.1917 acres or 487,494 square feet.

After razing a portion of the existing building and adding an addition, the total square footage for this DSP is 176,244 square feet. The resulting floor area ratio (FAR) is approximately 0.36, which meets the requirement.

***Section 2: Streetscape*** (page 143)

- 2.1. Landscaping/Buffering - Additional Requirements.** All development shall be subject to the design guidelines, requirements and standards of the Landscape Manual. Additional requirements for buffer/screening areas on private properties located along the public-rights-of-way, as identified in Figure X-6: Landscape Buffer Illustration on page 144 are as follows:

**Area A (MD 4 including the exit ramp from I-95)-Minimum 20-foot-wide vegetative screen with or without fencing.**

The submitted landscape plan shows conformance to this requirement, which is discussed below in Finding 9.

- 2.2. Fence/Wall/Screening Materials.** Fences, walls, or screening required by the Landscape Manual shall be constructed of durable materials that include masonry, stucco, decorative metal, landscape berms or vegetation. The following materials shall NOT be used for any type of required fencing, walls, or screening in this D-DOZ area: barbed wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link.

Detailed discussion on this requirement is addressed below, in Finding 9, which demonstrates this application meets this requirement.

- 2.3. Lighting.** Parking lot, building, and any decorative lights shall have cutoff type lighting fixtures to direct glare downward.

Discussion about lighting has been addressed above, in Finding 6. A condition is included herein, requiring the applicant to add a note to the plan, indicating that lighting fixtures included in this DSP are of the cut-off type.

***Section 3: Architecture and Materials***

- 3.1. Building Façades.** All buildings shall have façades made of high quality materials, such as brick, stone, stucco, tilt-up masonry construction or some combination of these materials.

The approved addition and the remaining portion of the existing building meet this requirement. A detailed discussion, regarding the building façades, has been addressed above, in Finding 6.

***Section 4: Parking and Loading***

**4.1. Standards. All parking and loading shall comply with standards of the zoning ordinance.**

This application meets the parking requirements, as addressed above, in Finding 2.

***Section 5: Landscape Manual Applicability***

**5.1. Permits. Issuance of a building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of this D-DOZ, or in accordance with modified standards as determined by the Planning Board in review of a details site plan per Section 27.548.25(c), or as determined under an alternative Compliance procedure per Section 1.3 of the Landscape Manual.**

The landscape plan submitted with this application shows conformance to this requirement. Discussion regarding this requirement is addressed below, in Finding 9.

8. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-1, D-D-O, and M-I-O Zones and the site design guidelines of the prior Zoning Ordinance. The following discussion is offered regarding these requirements:
- a. The subject application complies with the applicable requirements of Section 27-469 (I-1 Zone) of the prior Zoning Ordinance, which governs development in industrial zones. For example, the applicant has provided approximately 22 percent of the net lot area to be maintained as green area, which is more than the required 10 percent. Analyses of other requirements can be found in other parts of this resolution.
  - b. Uses in the D-D-O Zone are governed by Section 27-548.22 of the prior Zoning Ordinance, which provides that "uses allowed on property in a Development District Overlay Zone shall be the same as those allowed in the underlying zone in which the property is classified, except as modified by development district standards approved by the District Council." The approved use of this subject property not only complies with the uses permitted in the I-1 Zone and modified use lists contained in the D-D-O Zone, but also complies with the uses permitted in the M-I-O Zone.
  - c. Military Installation Overlay Zone: The project is also located within the height, noise, and Accident Potential Zone 1 (APZ 1) under the M-I-O Zone. Under this zoning, the

applicant must meet the requirement for height and noise. The site is required to meet the applicable requirements for properties located in Surface B (Approach-Departure Clearance Surface) (50:1). In accordance with Section 27-548.54(e)(2)(B) of the prior Zoning Ordinance, structures within this area shall not exceed a height (in feet) equivalent to the distance between Surface A (Primary Surface) and the nearest boundary of the subject property, divided by 50. The nearest boundary of the subject property to Surface A is a distance of approximately 6,073 feet, which would permit a building of up to 114.4 feet in height. The approved building is approximately 40 feet in height, which conforms to the limitation.

The subject property also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Therefore, the site is not considered to be a high-intensity noise area, where the noise level exceeds 74 dBA Ldn. The restrictions on uses established in the M-I-O Zone only apply to high-intensity noise areas, in accordance with Section 27-548.55 of the prior Zoning Ordinance. In addition, Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in APZ 1, which does not include the approved warehouse use.

Pursuant to Section 27-548.56(b)(2)(D), new office uses accessory to a permitted use in the M-I-O/I-1 Zones shall not exceed 0.15 FAR. The total area of the new office use, in the existing and approved buildings, is 7,652 square feet, which equals a FAR of approximately 0.04. This DSP complies with this requirement.

- d. The DSP is in conformance with the applicable site design guidelines, as required in Section 27-283 and contained in Section 27-274 of the prior Zoning Ordinance.
9. **2010 Prince George's County Landscape Manual:** Development District Standard 2.1 of the sector plan states that the relevant requirements in the Prince George's County Landscape Manual (Landscape Manual) apply. The DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping of the Landscape Manual.
- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Along Marlboro Pike, the applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip, and the landscape strip along Marlboro Pike has an average width of 15 feet. Within the strip, a minimum of 1 shade tree and 5 shrubs, per 35 feet of frontage, are required. The total linear feet of the Marlboro Pike frontage is 654, excluding driveway entrances, and requires at least 19 shade trees and 94 shrubs. There are 15 existing shade trees. This requirement is met with the provision of 4 additional shade trees, for 19 shade trees in total along the street frontage, complemented by 95 existing shrubs.
  - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this application, Section 4.3, as

modified by Prince George's County Council Bill CB-17-2013, only applies to the limit of disturbance. A condition is included herein, requiring the applicant to provide an updated Schedule 4.3-2 and clearly delineate the interior planting area on the plan, with information on total square footage. For the remaining parking area, the submitted landscape plan is in conformance with the previously approved landscape plan.

- c. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces and trash facilities. The submitted DSP shows that the trash dumpster is located internally to the site and is being sufficiently screened through the approved landscaped plants, along the perimeter of the site.

The applicant includes four fencing types to enclose the subject property. An approved 6-foot-tall decorative metal fence, along with evergreen trees at least 6 feet high, will be installed along the Marlboro Pike frontage. An approved 6-foot-tall, vinyl, sight-tight fence will be installed along the western property line. An approved 6-foot-tall, wooden, sight-tight fence will be installed along the Forestville Road/MD 4 frontage. An approved 6-foot-tall chain-link fence will be installed along the eastern property line, which replaces an existing fence. As a result, the public view from Marlboro Pike, Forestville Road, and MD 4 will be screened. Conditions are included herein, requiring the applicant to add labels to the plan, indicating the location where these fencing details can be found; and to add a note to the plant schedule, indicating that evergreen trees, planted along the approved decorative metal fence, should have a minimum of 9 feet on center.

- d. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that development, along special roadways, be buffered. Forestville Road, a designated historic road, requires such buffer, with a minimum width of 10 feet, and this buffer is required to have one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. Pursuant to the Development District Standards, Section 2.1. Landscaping/ Buffering, of the sector plan (page 143), the minimum requirement of the buffer width for this frontage was increased to at least 20 feet. The submitted landscape plan shows conformance to this requirement. However, there is a discrepancy between the landscape plan and the submitted schedule. Conditions are included herein, for correction and labeling of the 20-foot buffer width on the plan.
- e. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The submitted landscape plan indicates that the applicant has chosen approximately 70 percent native shade trees, 100 percent native ornamental trees, approximately 91 percent native evergreen trees, and approximately 82 percent native shrubs, meeting and exceeding these requirements.

- 10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site



has an approved Natural Resources Inventory Equivalency Letter (NRI-170-2021), which is valid until November 1, 2026; and an approved standard Letter of Exemption from the Woodland and Wildlife Conservation Ordinance (S-203-2021), which is valid until November 1, 2023, for the approved project. A new standard exemption may be required, should the current exemption expire.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject site is located in the I-1 Zone. Per Section 25-128(b) of the Prince George's County Code, there is a 10 percent tree canopy coverage (TCC) requirement. This amounts to approximately 1.11913 acre, or 48,749 square feet, to be provided in TCC. The subject DSP provides the appropriate schedule and shows an adequate number of plants on-site, in compliance with the requirements.
12. **Referral Comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:
  - a. **Historic Preservation and Archeological Review**—The Planning Board has reviewed and adopts the memorandum dated September 20, 2023 (Stabler, Smith, and Chisholm to Huang). The Historic Preservation Section noted that a search of current and historic photographs, topographic, and historic maps and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
  - b. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated October 9, 2023 (Klein to Huang). The Community Planning Division provided an evaluation of the application stating that, pursuant to Section 27-548.25(b) of the prior Zoning Ordinance, the approved development within Character Area 3 conforms with the purposes and recommendations for the development district, as stated in the sector plan.
  - c. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated October 9, 2023 (Yang to Huang). The Transportation Planning Section provided the following comments on this DSP:

**Master Plan Right of Way**

The subject site's southern boundary is adjacent to MD 4, a freeway established with the 2009 *Approved Master Plan of Transportation* (MPOT), but does not have access at MD 4. The site's northern boundary is adjacent to Marlboro Pike (I-417), an industrial road, with a 70-foot-wide right-of-way established with the MPOT. The latest DSP submission shows the extent of the master plan facility within the limits of the planned right-of-way and, as such, no additional dedication is needed to facilitate the ultimate requirement. Transportation Planning staff found that the subject application is consistent with the plan recommendations.

**Master Plan Pedestrian and Bike Facilities**

There are planned shared-use paths along MD 4 and a planned bicycle lane along

Marlboro Pike frontages.

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.** (page 10)

**Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities.** (page 10)

**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.** (page 10)

This development is also subject to the sector plan, which includes the following related policies.

**Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities*.** (page 62)

There are existing sidewalks along the south side and part of the north side of Marlboro Pike. There are pedestrian paths, including crosswalks, connecting the parking spaces and the building. In addition, bicycle racks are provided. Because of the limited frontages along MD 4 and Marlboro Pike, Transportation Planning staff did not recommend constructing the planned shared-use path and bicycle lane, at this time.

#### **Analysis of Traffic Impacts**

The approved renovation will generate fewer trips than the existing usages have generated. The applicant submitted a trip generation report.

#### **Trip Generation**

The applicant's trip generation summary is provided, which considers the 176,244-square-foot warehouse. The table below summarizes trip generation in each peak-hour, which will be used in reviewing traffic and developing a trip cap for the site:

| Land Use   | Use Quantity | Metric  | AM Peak Hour |     |       | PM Peak Hour |     |       |
|--|--------------|---------|--------------|-----|-------|--------------|-----|-------|
|  |              |         | In           | Out | Total | In           | Out | Total |
| Existing Discount Home Furnishing Superstore (ITE-869) | 97,297       | sq. ft. | 35           | 20  | 55    | 81           | 72  | 153   |

|                                   |         |         |     |    |     |     |     |     |
|-----------------------------------|---------|---------|-----|----|-----|-----|-----|-----|
| Existing Warehouse (County Rates) | 109,985 | sq. ft. | 35  | 9  | 44  | 9   | 35  | 44  |
| Existing Day Care (County Rates)  | 90      | student | 38  | 34 | 72  | 35  | 39  | 74  |
| Total Existing Trips              |         |         | 108 | 63 | 171 | 125 | 146 | 271 |
| Approved Warehouse (ITE-155)      | 176,244 | sq. ft. | 124 | 29 | 153 | 82  | 129 | 211 |
| Total Approved Trips              |         |         | 124 | 29 | 153 | 82  | 129 | 211 |
| Total New Trips                   |         |         |     |    | -18 |     |     | -70 |

Based on the findings of the trip generation, the Transportation Planning Section concludes that the new generated trips are less than the existing trips generated from the current usages.

- d. **Subdivision Review**—The Planning Board has reviewed and adopts the memorandum dated October 9, 2023 (Heath to Huang). The Subdivision Review Section provided comments and found that the new gross floor area (GFA) will be restricted to Parcel A, which is less than the existing GFA on-site. Parcel D will be developed for parking only; therefore, a PPS will not be required for development of Parcel D, as no development over 5,000 square feet of GFA is approved.
- e. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated September 12, 2023 (Kirchhof to Huang). The Environmental Planning Section offered the following:  
  
**Stormwater Management**  
An approved Stormwater Management (SWM) Concept Plan (44116-2022-00) and associated letter was submitted with the application for this site. The approval letter was issued by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on March 21, 2023, and is valid until March 21, 2026. The approved plan indicates that stormwater requirements will be processed by a storm filter.
- f. **Permit Review Section**—The Planning Board has reviewed and adopts the memorandum dated October 9, 2023 (Jacobs to Huang). The Permit Review Section offered two conditions, which are included in this resolution.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated October 16, 2023 (Giles to Huang). DPIE noted that a floodplain study is required for the subject property and offered comments, pertaining to SWM, which will be addressed through DPIE’s separate permitting process.
- h. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject application.

- i. **Prince George's County Police Department**—The Police Department did not offer comments on the subject application.
  - j. **Prince George's County Health Department**—The Planning Board has reviewed and adopts the memorandum dated September 12, 2023 (Adepoju to Huang). The Health Department offered comments addressing noise and dust, to not to adversely impact adjacent properties, and noted that a raze permit from DPIE is required for demolition of the showroom and retail space.
  - k. **Joint Base Andrews (JBA)**—In an email dated September 15, 2023 (Zimmerman to Huang), JBA noted that, per the MIO Zone and the guidelines established in the Air Force Handbook 32-7084, *Air Installations Compatible Use Zones (AICUZ) Program Managers (PM) Guide* (dated 2 November 2017), the listed land uses conform to the suggested land use compatibility categories. However, JBA recommends limiting the number of personnel required to work and participate in these land uses, due to the location within APZ 1.
  - l. **City of Morningside**—The subject property is located within one mile of the geographical boundary of the City of Morningside. The DSP application was referred to the city for review and comments on October 6, 2023. The City of Morningside did not offer comments on the subject application.
13. **Community Feedback:** The Planning Board did not receive any community feedback or input regarding the subject application.
14. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP approved with the conditions below represents a most 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 costs and without detracting substantially from the utility of the approved development for its intended use.
15. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
16. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
17. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:
- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No regulated environmental features are located on-site, and the site has already been graded and

developed.

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 Detailed Site Plan DSP-23013 for the above-described land, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the site plan to:
  - a. Darken the text labels for existing parcels, their acreage, and recording reference on the plans.
  - b. Show and label the existing 10-foot-wide public utility easement along the Marlboro Pike frontage of Parcel D, in accordance with the final plat.
  - c. Add a schedule to the coversheet, listing the required development district standards and showing how these standards are met.
  - d. Add labels on the plan, indicating the location where the fencing details can be found.
  - e. Include information regarding signage in one location on the plan, specifying requirements, details, and quantity.
  - f. Note on the photometric plan that lighting fixtures approved for this DSP are of the cut-off type.
  - g. Delineate the setback of the approved monument sign from the street.
  - h. Revise the description of the building signage in the Schedule of Elevation Key to be tenant signage, instead of address signage.
  - i. Update the parking schedule for the required parking spaces.
2. Prior to certification, the applicant shall revise the landscape plan, as follows:
  - a. Update the information contained in Schedule 4.3-2 and clearly delineate the interior planting area on the plan, for the analysis of the section.
  - b. Note that the evergreen trees, planted along the approved decorative metal fence, shall have a minimum of 9 feet on center.
  - c. Label the minimum 20-foot-wide vegetative screen, along Forestville Road/MD 4 (Pennsylvania Avenue).
  - d. Update the information contained in Schedule 4.6-2, to be consistent with the landscape

plan.


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 Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, and Shapiro voting in favor of the motion, and with Commissioners Bailey and Washington absent at its regular meeting held on Thursday, November 9, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of November 2023.

Peter A. Shapiro  
Chairman

By   
Jessica Jones  
Planning Board Administrator

PAS:JJ:TH:rpg



Approved for Legal Sufficiency  
M-NCPPC Office of General  
Counsel

Dated 11/17/23