



PGCPB No. 2023-127

File No. DSP-04054-07

R E S O L U T I O N

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

WHEREAS, the applicant, Clinton Self Storage, LLC, submitted an application for approval of a detailed site plan for review and approval under the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-1704 of the Prince George's County Zoning Ordinance, development approvals of any type approved under the Zoning Ordinance or Subdivision Regulations prior to April 1, 2022, remain valid for the period of time specified in the Zoning Ordinance or Subdivision Regulations under which the project was approved; and

WHEREAS, until and unless the period of time under which the development approval remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed, decided, and amended under the Zoning Ordinance and Subdivision Regulations under which it was approved until the project is constructed; and

WHEREAS, in 2004, the Prince George's County Planning Board approved Conceptual Site Plan CSP-04001 and Detailed Site Plan DSP-04054 for warehouse, consolidated storage, and office uses on the subject property; and

WHEREAS, DSP-04054, and six subsequent amendments, approved 325,338 square feet of industrial development within the development cap of 500,000 square feet; and

WHEREAS, pursuant to Section 27-1704(e) of the Zoning Ordinance, this application seeks to amend DSP-04054 to allow for an additional 19,440 square feet of industrial development;

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 a public hearing on November 9, 2023, and continued on November 30, 2023, regarding Detailed Site Plan DSP-04054-07 for Bellefonte, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) requests the addition of 19,440 square feet of additional consolidated storage via two buildings on Lot 159, and a variance to Section 27-472(d)(1) of the prior Prince George's County Zoning Ordinance, regarding the maximum floor area ratio (FAR) permitted.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE/MIO (Prior: I-4 /M-I-O)	IE/MIO (Prior: I-4 /M-I-O)
Use(s)	Consolidated Storage	Consolidated Storage
Gross Acreage	7.64 (Lot 159) 29.31 (Entire Site)	7.64 (Lot 159) 29.31 (Entire Site)
Square Footage/Gross Floor Area (GFA)	91,088 sq. ft. (Lot 159)	110,528 sq. ft. (19,440 sq. ft. addition on Lot 159; 344,778 sq. ft. on the entire “Bellefonte” site)
Floor Area Ratio (FAR)*	0.30	0.36
Total Parking Spaces Provided	15	16
Total Loading Spaces Provided	4	5
Total Bicycle Spaces Provided**	0	0

Notes: *Per Section 27-472(d)(1), the maximum FAR in the Limited Intensity Industrial (I-4) Zone shall not exceed 0.30. The applicant has requested a variance of 0.06 from the maximum FAR and an analysis is provided within Finding 7.

**A condition has been provided herein that the applicant provide at least two bicycle parking spaces via a bicycle rack(s). An analysis of this condition is provided within Finding 7.

3. **Location:** The subject site is located on the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive, in Planning Area 81A and Council District 9. The site is located within the Industrial, Employment (IE) and Military Installation Overlay (MIO) Zones. However, the application is being reviewed under the I-4 and Military Installation Overlay (M-I-O) Zones within the prior Zoning Ordinance. The project is within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (sector plan), which recommends future industrial land use on the property.
4. **Surrounding Uses:** The Bellefonte site is bounded to the north by single-family detached homes in the Residential, Rural (RR) and MIO Zones (prior R-R and M-I-O); to the south by MD 223; to the east by surrounding IE and MIO (prior I-4 and M-I-O) zoned properties and single-family detached homes in the RR and MIO (prior R-R and M-I-O) Zones beyond; and to the west by primarily IE and MIO zoned properties, with some commercial properties within the Commercial, Service (CS) Zone (prior Miscellaneous Commercial (C-M)) and Commercial, General, and Office (CGO) Zone (prior Commercial Shopping Center (C-S-C)).

5. **Previous Approvals:** The subject property consists of Lot 154, recorded in Plat Book REF 211 Plat No. 74; Lot 159, recorded in Plat Book REF 211 Plat No. 76; Lot 161, recorded in Plat Book ME 263 Plat No. 68; and Parcel D, recorded in Plat Book ME 263 Plat No. 67. All lots within the subject property are within the overall development titled “Bellefonte.”

In 1991, the property was rezoned from the R-R to the I-4 Zone by Zoning Map Amendment A-9758-C (Zoning Ordinance No. 5-1991), subject to seven conditions, which are analyzed within Finding 8 of this resolution.

On April 29, 2004, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03118, and on July 18, 2019, the Planning Board approved a reconsideration (PGCPB Resolution No. 04-63(A)). This PPS approved two open space parcels and seven lots for the development of 500,000 square feet of industrial uses. Final plats were recorded showing six buildable lots and two parcels (Lots 154–159, Parcel B, and Parcel C). PPS 4-03118 was approved subject to 21 conditions, which are analyzed within Finding 10 of this resolution.

On December 2, 2004, the Planning Board approved Conceptual Site Plan CSP-04001 (PGCPB Resolution No. 04-265) and DSP-04054 (PGCPB Resolution No. 04-262), for warehouse, consolidated storage, and office uses on the subject property, subject to two conditions each. The Prince George’s County District Council then approved CSP-04001 and DSP-04054, as required by A-9758-C, subject to two additional conditions of approval, on March 28, 2005. An analysis of the relevant conditions of approval is found within Findings 9 and 11 of this resolution.

The DSP has since been amended six times. The first two DSP amendments (-01 and -02) were approved by the Planning Director for changes to the consolidated storage facility on Lot 159.

On October 7, 2021, the Planning Board approved DSP-04054-03 (PGCPB Resolution No. 2021-117). This DSP approved the consolidation of Lots 155–158, Parcel B, part of Parcel C, and part of the previously dedicated right-of-way for Louie Pepper Drive into a new lot (Lot 160), to construct two warehouse buildings. The warehouse buildings totaled 198,000 square feet with associated parking facilities, to replace 111,375 square feet of warehouses previously approved for Lots 155–158. The District Council then approved DSP-04054-03 on January 24, 2022, as required by A-9758-C, subject to conditions. After approval of the DSP-04054-03 amendment, Lots 155–158, Parcel B, and Parcel C were subsequently resubdivided into Lot 161 and Parcel D.

The fourth DSP amendment, DSP-04054-04, was withdrawn by the applicant on June 6, 2022.

The last two DSP amendments (-05 and -06) were approved by the Planning Director for revisions to the parking, open space, and amenities within Lot 154, and the approval of driveway circulation on Lot 159. The total development approved previously under DSP-04054 through the -06 amendments is 325,338 square feet of industrial uses, which is within the development cap of 500,000 square feet. The subject property was rezoned IE through the approved Countywide Sectional Map Amendment via Prince George’s County Council Resolution CR-136-2021, effective April 1, 2022.

A Stormwater Management (SWM) Concept Plan (38288-2004-01) and approval letter were submitted with the subject application. However, the subject approval expired on March 22, 2023. Therefore, a condition has been included herein, requiring the applicant to provide a valid SWM concept plan prior to the certification of the DSP.

6. **Design Features:** This DSP amendment approves the expansion of 19,440 square feet of consolidated storage on Lot 159, through the construction of two new buildings, Building F and Building G. The buildings are approved for construction within a vacant portion of the site, between Buildings E and H, on asphalt. Each building will be 10 feet high and have a gross floor area of 9,720 square feet. Each building will consist of 51 external storage units and 32 internal storage units. The applicant has provided additional parking, in conformance with the requirements of the prior Zoning Ordinance, including one additional standard vehicle space and one additional loading space, in the eastern portion of the subject property adjacent to Building H. The total parking provided will now be 16 standard spaces (including one Americans with Disabilities Act space) and 5 loading spaces. A condition has been provided herein requiring the applicant to revise the DSP by removing sheets that have been approved previously and are not being modified with this amendment prior to certification of the DSP. In addition, the applicant shall revise the building coverage percentage for Lot 159, to include the two new buildings.

Architecture

Buildings F and G will be centrally located within the existing consolidated storage subject property. The DSP shows two rectangular 10 feet high buildings that are architecturally consistent with those previously approved and constructed. The buildings will be constructed of gray metal siding, with red metal doors to access the exterior storage units. Most exterior doors will be 8 feet wide by 8 feet tall, but smaller units will have doors that are 6 feet wide by 8 feet tall. Interior storage units will be accessed by labeled doors on the exterior of the buildings. The Planning Board finds the architecture to be consistent with the existing facility and acceptable.

Lighting

This DSP approves 24 building-mounted lights with 12 on each approved building. These light-emitting diode (LED) fixtures will be mounted nine feet above the ground and be consistent with those previously installed on the property with prior DSP amendments. The Planning Board finds these fixtures acceptable, as they are consistent with what has been previously provided and are within the center of the site, which limits light pollution from the surrounding properties.

Signage

This DSP does not approve any on-site signage, in accordance with Part 12 of the prior Zoning Ordinance. The signage shown on the DSP was approved via DSP-04054-01.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the I-4 Zone of the prior Zoning Ordinance:

- a. The subject application is in conformance with the requirements of Part 7 of the prior Zoning Ordinance, which governs development in the industrial zones. Consolidated storage is a permitted use in the I-4 Zone, if the requirements of Section 27-475.04 of the prior Zoning Ordinance are met, which are demonstrated below.

Section 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. Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.**

(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).**

All entrances to exterior individual consolidated storage units are screened from Louie Pepper Drive and MD 223. While Lot 159 borders a residential use in the adjacent IE (prior I-4) Zone to the east of the property, the site will be screened via an incompatible use landscape buffer. In addition, all entrances to exterior individual consolidated storage units within the subject property's perimeter buildings are oriented towards the interior of the development. Approved Buildings F and G will be located in the center of the development, with exterior units available on both sides of the building. All exterior units will be screened by the existing constructed buildings.

- (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.**

Entrances to all exterior individual consolidated units for approved Buildings F and G will be oriented towards the interior of the development, or completely screened by the existing

constructed buildings. Adequate landscape buffering has been provided on the perimeter of the site, as shown on the landscape plan.

- (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.**

Approved Buildings F and G will be 10 feet tall, and therefore, will not exceed the height requirement of 36 feet.

- (D) Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

This requirement is not applicable as the subject property is not located within the prior Light Industrial (I-1) Zone.

- (b) In order for a consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify the consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a). In addition, a proposed consolidated storage use within a business park development project with existing and proposed uses, within a detailed site plan application, filed and accepted by the Planning Board, and which is actively pending, pursuant to an approved preliminary plan of subdivision in a valid status as of November 30, 2016 shall be exempt from the prescriptions of Subsection (a) of this Section.**

This requirement is not applicable as the applicant has filed an application for a DSP.

- (c) Unless otherwise exempted from the prescriptions of this Section, consolidated storage shall be a permitted use in the I-1 Zone, subject to the following additional requirements:**

- (i) A detailed site plan is approved for the proposed development of the use, in accordance with Part 3, Division 9 of this subtitle;
- (ii) The required technical staff report prepared and submitted to the administrative record for the detailed site plan application shall include a current, countywide inventory of the locations, dates of approval, and any conditions of approval for consolidated storage uses located on property within one-half mile of the boundaries of the property on which the proposed consolidated storage use will be located; and
- (iii) The Planning Board and/or the District Council shall consider, in its review of a detailed site plan application pursuant to this Section, the inventory submitted to the administrative record in accordance with Subsection (b) of this Section, above, for purposes of finding conformance with the required findings of approval set forth in Part 3, Division 9 of this Subtitle.

These requirements are not applicable as the subject property is not located within the prior I-1 Zone.

- b. The DSP conforms with Sections 27-472 and 27-474 of the prior Zoning Ordinance, with the exception of Section 27-472(d)(1), from which a variance is requested to allow for a FAR greater than 0.30.
- c. **Variance:** A variance was requested for additional density greater than the 0.30 FAR permitted, per Section 27-472(d)(1). The Planning Board approves an addition of 19,440 square feet of consolidated storage to the existing site within two new buildings (Buildings F and G). With this additional consolidated storage square footage, the approved FAR for the 7.64-acre Lot 159 is 0.36, which is 0.06 higher than the permitted FAR.

The approved FAR equals 0.36 (110,528 square feet of consolidated storage / 307,846 square feet of net area of Lot 159).

Per Section 27-230(a) of the prior Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);

The applicant argues that the subject property is physically unique and unusual because there is a stream valley running east-west through the property with an associated 100-year floodplain, and a master-planned right-of-way runs north-south, bisecting the property and reducing the lot area available for a development with reasonable FAR. The Planning Board agrees with the applicant's argument because the subject property is substantially different, in comparison to the surrounding I-4 zoned land. The Planning Board also finds that the environmental features significantly reduce the available buildable area and, therefore, are an extraordinary condition justifying a variance to permit a higher FAR.

- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;**

The applicant has stated that the I-4 Zone's 0.30 FAR limit will result in peculiar and unusual practical difficulties. The Planning Board agrees and finds the environmental features, particularly the 0.59 acre of 100-year floodplain and the stream valley, reduce the development potential of the subject property and increase the FAR. As a result, the gross tract area of 7.64 acres is reduced to a net tract area of 7.07 acres, which corresponds to an increase in the FAR. The variance to the FAR allows the applicant to construct two additional 10-foot-high buildings on previously graded impervious land. The buildings will be located within the existing consolidated storage site and will not extend the limits of disturbance for the subject property, allowing for infill development of the site.

- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions;**

This variance will allow the construction of two 10-foot-high consolidated storage buildings internal to the site, within a previously graded area. The construction of these buildings within the previously graded area will allow the applicant to avoid the removal of additional environmental features while reducing the necessary grading for construction. The buildings have also been designed to be of similar size to those that already exist on-site. The Planning Board finds that allowing the applicant to expand the current use through the previously graded portion of the site, which requires a variance to increase the FAR by 0.06, is the minimum reasonably necessary to overcome the exceptional physical conditions resulting from the 100-year floodplain and stream valley within the subject property.

- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property; and**

The applicant notes that the variance request will implement the vision and recommendations of the sector plan for the property and the overall Branch Avenue Corridor planning area. The sector plan envisions the development of large industrial buildings in the area which have either been constructed (the consolidated storage facility) or will be constructed in the future (referencing the two industrial warehouses proposed on Lot 161). The project will facilitate job creation, promote new economic investment, and finalize the development of an existing consolidated storage facility. The Planning Board finds that the requested variance would not impair the integrity of the general plan or sector plan. Rather, granting the variance would allow for the expansion of an existing consolidated storage use within the interior of the site. This expansion would enhance the consolidated storage facility and lead to economic opportunities for consumers and employees.

(5) Such variance will not substantially impair the use and enjoyment of adjacent properties.

The Planning Board agrees with the applicant and finds that granting the variance would not substantially impair the use and enjoyment of the adjacent properties. The two approved, one-story, 10-foot-tall buildings will be located in the interior of the property and will be screened from the adjacent properties to the east. Screening will be provided through sufficient landscape buffers and existing building facades, particularly Building H. Screening will ensure that the neighboring properties to the east, which currently consist of single-family detached residential homes in the prior I-4 Zone, are not substantially impaired by the variance to increase the FAR by 0.06. This addition will be accommodated through the existing road network and support the purposes of the prior I-4 Zone. The expanded site will accommodate the additional consolidated use with sufficient parking and loading spaces. In addition, the applicant has exceeded the 25 percent green area requirements by 19 percent.

(6) Notwithstanding any other provision of this Section, a variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

The Planning Board finds that the request for a variance is not self-inflicted, as the limitation of the developable area of the subject property is caused by the 100-year floodplain and stream valley, reducing the net tract area of the site.

Based on the above discussion, the Planning Board approves a variance to Section 27-472(d)(1) for an increase of 0.06 FAR, greater than the 0.30 FAR maximum, in the I-4 Zone. However, conditions have been included herein requiring the applicant to make technical corrections to the plan listing the variance request. The total FAR should be listed as 0.36 and not 0.32. In addition, the applicant shall correct the net lot area within the "Lot 159 Building Summary Chart" for the subject property from 344,778 square feet to 307,846 square feet.

- d. **Military Installation Overlay Zone:** The project is also located within the Height, Noise, and Accident Potential Zone (APZ) 1 under the M-I-O Zone. Under this zoning, the applicant must meet the requirements for height and noise. The site is required to meet a clearance of 50:01. The approved building height is 10 feet and meets the height requirements. The project also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Section 27-548.56 of the prior Zoning Ordinance addresses prohibited and limited uses in the APZ 1, which does not include the consolidated storage use.
- e. The criteria for approval of a DSP are set forth in Section 27-285(b), and the site design guidelines in Section 27-283 of the prior Zoning Ordinance. An analysis regarding Section 27-285(b) is provided in Findings 17–20 of this resolution, while an analysis regarding Section 27-283 is provided below.

Section 27-283. – Site design guidelines.

- (a) **The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) **These guidelines may be modified in accordance with Section 27-286.**

The approved development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance, and as cross-referenced in Section 27-283. The approved development promotes the intended purposes of a DSP.

Section 27-274. - Design Guidelines

(1) General.

- (A) **The Plan should promote the purposes of the Conceptual Site Plan.**

CSP-04001 was approved for the development of a business park including warehouse and consolidated storage facilities. As this DSP approves the infill expansion of the existing consolidated storage facility, the development promotes the purposes of the applicable CSP. Section 27-281 of the prior Zoning Ordinance describes the purposes of DSPs, and conformance with this requirement is evaluated below.

Section 27-281. - Purpose of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**

The DSP has been designed in accordance with the principles of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the sector plan. Plan 2035 designates the property within the Established Communities area, which envisions context-sensitive infill development for the site. The sector plan recommends industrial land uses on the subject property. The DSP requests approval of the expansion to an existing industrial consolidated storage use with 19,440 square feet of additional space within two new buildings.

- (B) To help fulfill the purposes of the zone in which the land is located;**

The DSP fulfills the purposes of the prior I-4 Zone, which are specified in Section 27-472. The subject DSP requests the expansion of an existing consolidate storage use, which is a permitted use in the I-4 Zone, subject to the requirements within Section 27-475.04. In addition, the applicant has requested a 0.06 variance to the maximum FAR of 0.30 and provides development standards that are consistent with the regulations for all industrial zones. These regulations for all industrial zones are provided in Section 27-474.

- (C) To provide for development in accordance with the site design guidelines established in this Division; and**

The approved DSP has been designed in accordance with the site design guidelines, which are analyzed further below.

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

The applicant notes that the approval procedures for all DSPs are clearly defined in the prior Zoning Ordinance.

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

Vehicle and pedestrian access are provided to the site from two existing driveways from Louie Pepper Drive. The majority of the standard parking facilities are provided to the side of the property facing Louie Pepper Drive, with convenient access to the primary existing consolidated storage building. Loading spaces are located internal to the site and adequately screened. The site currently contains six consolidated storage buildings. The approved DSP shows the addition of two new buildings internal to the site within an area that was previously graded. These buildings will be architecturally similar to those already existing. The buildings will contain a mixture of internal and external consolidated storage units that expand the existing use.

(B) To show specific grading, planting, sediment control, tree preservation, and stormwater management features proposed for the site;

The applicant has provided a grading plan, landscape plan, SWM Concept Plan (38288-2004-01), and a Type II Tree Conservation Plan (TCPII-114-04-05).

- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**

Architectural elevations for both approved Buildings “F” and “G” have been provided and reviewed. These buildings will be rectangular shaped and located internal to the site. They will each be 10 feet high and have a gross floor area of 9,720 square feet. Each building will consist of 51 external storage units and 32 internal storage units for a total of 166 additional storage units. The buildings will be constructed of gray metal siding, with red metal doors to access the exterior storage units. Most exterior doors will be 8 feet wide by 8 feet tall, but smaller units will have doors that are 6 feet wide by 8 feet tall. Interior storage units will be accessed by labeled doors on the exterior of the buildings.

- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

The applicant will be required to conform with any maintenance agreements, covenants, or construction contract documents necessary to assure that the DSP is implemented. These may also be represented in prior conditions of approval.

- (2) Parking, loading, and circulation.**

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within**

the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...

The subject property will provide a total of 16 standard parking spaces, which meets the minimum parking requirement of 15 spaces and the minimum dimensional requirements. The applicant also provides one Americans with Disabilities Act space as part of these 16 standard spaces. The provided parking spaces are conveniently located next to the primary entrance of the main existing consolidated storage building, with adequate sidewalks that can be utilized to navigate the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...

The subject property will provide a total of five loading spaces, which exceed the minimum dimensional requirements and are adequately screened by the existing on-site buildings and surrounding landscaping. The provided loading spaces will not be visible from public streets and will be clearly separated from the standard parking areas.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

Vehicular circulation will be provided through the internal roads in Lot 159, with access from Louie Pepper Drive via two constructed access points. Internal site circulation will be adequate considering the access points will allow for better access to the parking lot and will facilitate vehicular movement on-site.

The Planning Board and the applicant disagree on the need to provide sufficient bicycle parking for the subject site. With the revised plan set, the applicant indicated that bicycle parking racks

should not be required for three reasons. These reasons were the lack of a bicycle lane along MD 223, a consolidated storage use not having a high demand for bicycle use, and staff not requesting bicycle racks with prior DSP approvals. The Planning Board does not agree with these reasons and decides that parking should be provided to accommodate at least two bicycles. The Planning Board finds that while not currently constructed, a bicycle lane could be built along MD 223 in the future. In addition, the applicant has not provided supporting information stating that employees will not utilize bicycles to commute to work, or that customers would not operate a bicycle to pick up or drop off storage items. Lastly, the Planning Board notes that previous requests for prior approvals do not inhibit the Planning Board from recommending bicycle parking facilities with this DSP. Therefore, the Planning Board disagrees with the applicant and decided a condition requiring a bicycle rack or lockers be provided, to accommodate the parking of at least two bicycles. The applicant shall also provide site details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...

The approved development will provide adequate lighting. This DSP approves 24 building-mounted lights with 12 on each approved building. These LED fixtures will be mounted nine feet above the ground and be consistent with those previously installed on the property with prior DSP amendments. The Planning Board finds these fixtures acceptable, as they are consistent with what has been previously provided and are within

the center of the site, which limits light pollution from the surrounding properties.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The site design techniques include architecture that is consistent with the existing consolidated storage architecture and preserves scenic views through the provision of adequate landscape buffering, in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

A tree canopy coverage (TCC) schedule has been provided which demonstrates conformance with this requirement, subject to technical corrections within Finding 14 of this resolution. An adequate variety of landscaping has been provided within the site, in compliance with the Landscape Manual, subject to technical corrections. Landscape buffering is provided along the perimeter of Lot 159, to separate the consolidated storage use from the adjacent MD 223 roadway to the south, and the residential property to the east.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...**

There will be site and streetscape amenities, such as those adjacent to the approved buildings and parking areas, with a variety of landscaped material that will contribute to an attractive development. The DSP approves durable high-quality fixtures, promoting an attractive design for the overall development. Lighting fixtures will be provided on all approved buildings and are already mounted on the existing buildings. These fixtures will provide sufficient lighting that enhances the visual unity of the site.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

This DSP application approves grading that minimizes environmental impacts and disruption to existing topography. Buildings F and G will be constructed in the center portion of the site, which has already been graded.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

This DSP application adequately screens the five loading spaces from public view from the adjacent properties via adequate landscape buffering. In addition, four of the five spaces are located internal to the subject site, sufficiently screened from all roadways and adjacent properties.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

This DSP application does not approve any public spaces for the consolidated storage development.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application for the construction of two new consolidated storage buildings (Buildings F and G). Buildings F and G will be centrally located within the existing consolidated storage subject property. The DSP shows two rectangular buildings that are architecturally consistent with those previously approved and constructed. The buildings will be constructed of gray metal siding, with red metal doors to access the exterior storage units. The Planning Board determines the approved architecture to be consistent with the existing facility and acceptable.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed**

to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used.

Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

This DSP application does not approve a residential single-family attached (townhouse) or three-story dwelling use.

8. **Zoning Ordinance No. 5-1991 (A-9758-C):** Zoning Ordinance No. 5-1991 was adopted by the District Council on February 25, 1991, to approve Zoning Map Amendment (ZMA) A-9758-C. The ZMA rezoned approximately 29.32 acres of land located on MD 223. The property was approximately 500 feet east of the intersection of Old Alexandria Ferry Road and Dangerfield Road and was rezoned from the Rural Residential (R-R) Zone to the I-4 Zone, with seven conditions. The subject site is a portion of the rezoned property. The following conditions are applicable to this DSP review:

1. **Any use or development of the property shall require Conceptual and Detailed Site Plan approval by the District Council. Particular attention should be given to the buffering and screening of adjacent residential areas, noise impacts and building acoustics.**

This DSP amendment will require District Council approval per this condition. The site is adjacent to single-family residential dwellings along a portion of the northern property line with provided screening, in accordance with the Landscape Manual. This amendment to add more consolidated storage units is not adversely affected by the noise generated by Joint Base Andrews.

2. **The uses and intensity of development shall limit employee density to no more than 16 employees per acre.**

The maximum employee density per acre has been noted on the overall DSP, in accordance with this condition. The consolidated storage use is in conformance with the land use recommendations of the sector plan and the prior Zoning Ordinance.

3. **No building or structure shall be more than two stories in height, and these structures may only cover up to 35 percent of the total land area.**

The two approved consolidated storage buildings are 10 feet in height and one story, in accordance with this condition. The total structures do not exceed more than 35 percent of the total land area, which has been noted on the overall DSP.

4. Bellefonte Lane shall not be used for access to the property.

The site is not accessed from Bellefonte Lane. The site will be accessed from a private drive off of Louie Pepper Drive, as noted on the overall DSP, in accordance with this condition.

5. No use shall release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft (e.g., steam, dust, or smoke).

6. No use shall produce light emissions, either direct or indirect (reflective), which would interfere with pilot vision.

7. No use shall produce emissions that would interfere with aircraft communication or navigational equipment.

The previously approved DSP was referred to Joint Base Andrews for review and comment. This DSP amendment contemplates the same uses that were already determined by Joint Base Andrews as having no significant impact on their operations. However, these restrictions have been noted on the overall site plan, in accordance with this condition.

9. Conceptual Site Plan CSP-04001: CSP-04001 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions, which are applicable as follows:

2. Prior to issuance of any permits, the right-of-way dedication along Woodyard Road (MD 223) shall be recorded among the Land Records of Prince George's County.

The required right-of-way dedication along MD 223 was previously dedicated, as required.

3. No more than one year after the date of approval of this Order, the applicant, his successor or assignees("applicant"), shall submit to the Department of Environmental Resources (DER) photographs (and other evidence if appropriate) to demonstrate that all conditions above have been fulfilled and that all structures and landscaping are being maintain in presentable condition and good working order. Every two years after that on the anniversary of the approval, the applicant shall submit current photographs and evidence to DER to demonstrate full compliance again in the same way.

4. Failure to submit the required evidence in a timely way shall be grounds for revocation of the Use and Occupancy permit by DER. Failure to demonstrate by means of photographs and evidence submitted full compliance with the intent of these conditions shall be grounds for revocation of the Use and Occupancy permit by DER.

The applicant is required to comply with this condition in the future, after construction and issuance of a use and occupancy permit on the site.

10. **Preliminary Plan of Subdivision 4-03118:** The Planning Board approved PPS 4-03118 (PGCPB Resolution No. 04-63(A)) on March 25, 2004, for seven lots and two parcels, for the development of 500,000 square feet of industrial uses. A reconsideration of PPS 4-03118 was approved by the Planning Board on July 18, 2019. Final plats were recorded in compliance with the PPS and DSP, showing six lots and two parcels. After approval of DSP-04054-03 amendment, Lots 155–158, Parcel B, and Parcel C were subsequently resubdivided into Lot 161 and Parcel D. The total development approved previously under DSP-04054 through the -06 amendments is 325,338 square feet of industrial uses. With the additional development approved with this -07 amendment on Lot 159, the total development will be 344,778 square feet of industrial and commercial uses. Therefore, a new PPS is not required at this time. However, an analysis of the relevant 21 prior conditions of approval is discussed below, as follows:

2. **At the time of Detailed Site Plan, a Type II Tree Conservation Plan shall be approved.**

The applicant submitted TCPII-114-04-05 with this application. The Planning Board has reviewed the TCPII and DSP for conformance and approves both plans, with conditions.

4. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

The applicant has indicated that an automatic fire suppression system will be provided in all buildings, unless otherwise determined by the Prince George's County Fire/EMS Department, as noted on the plans in General Note 17, on the overall DSP.

7. **Development shall be in accordance with the approved Stormwater Management Concept Plan 7542-2003-00.**

A SWM Concept Plan (38288-2004-01) and approval letter were submitted with the subject application. The concept approval expired March 22, 2023, and a condition has been included herein requiring the applicant to provide a valid SWM concept plan prior to certification of the DSP. The concept letter states that the proposal will tie into the existing storm drain system and pond on-site. No further action regarding SWM is required with this DSP review.

12. **Each building permit shall include a 75 dBA (Ldn) noise contour. Structures for industrial and commercial uses shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less, unless the structure or portions thereof are designed only for storage purposes. If residential or residential type uses are proposed, the structures shall be designed to reduce interior noise levels to 45 dBA (Ldn) or less. In the event any structure or portion thereof originally designed for storage use only is modified**

to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.

- 13. Prior to the issuance of building permits for structures on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the building shells within the 70 and 75 dBA (Ldn) noise corridors for Andrews Air Force Base have been designed to attenuate noise levels to 55 dBA (Ldn) or less for industrial or commercial structures unless the structure or portions thereof are designed only for storage purposes, and 45 dBA (Ldn) or less for residential structures or structures that contain residential type uses. In the event any structure or portion thereof originally designed for storage use only is modified to permit nonstorage use, the structure shall be designed to reduce interior noise levels to 55 dBA (Ldn) or less.**

The Planning Board approves the expansion of an existing consolidated storage use. There are no residential type uses approved as part of this project. At the time of building permits, an acoustical analysis must be provided for the two structures, in accordance with these conditions. During the Planning Board hearing on November 30, 2023, the requirement of the acoustical analysis submission was eliminated to be consistent with approved PPS conditions.

- 14. A conceptual and detailed site plan shall be approved prior to grading or building permit for any use or development of the property.**

CSP-04001 and DSP-04054 were both approved by the District Council on March 28, 2005. This amendment of DSP-04054 shall be approved before any additional grading or building permits may be approved for the development of Lot 159.

- 17. The applicant shall provide for any necessary turn lanes and frontage improvements as required by SHA. These may include turn lanes for deceleration and acceleration of vehicles at the site as well as left turn lanes and/or bypass lanes on MD 223. Additional right-of-way dedication to SHA may be required for these improvements.**

The approved storage units do not front any public roadways. The approved storage units will be accessed through the driveways approved in DSP-04054-06. The subject DSP does not include any new roadways nor entrances to the subject property along MD 223.

- 20. Total development within the subject property shall be limited to 500,000 square feet consisting of 400,000 square feet as an industrial park and 100,000 square feet as a mini warehouse facility, or equivalent development that generates no more than 307 AM and 326 PM peak-hour trips. Any development other than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The total development approved under DSP-04054 through the -06 amendments is 325,338 square feet. With the additional development approved with this -07 amendment on Lot 159, the total development will be 344,778 square feet of industrial and commercial uses. The Transportation Planning Section has indicated that the approved amendment is within the trip cap limit.

11. **Detailed Site Plan DSP-04054, as amended:** DSP-04054 was approved by the District Council on March 28, 2005, for a business park including warehouse and consolidated storage facilities and offices, subject to four conditions. Those four conditions were either required prior to certification of the DSP, at the time of permitting, or the same as CSP-04001 Conditions 3 and 4, as discussed above.

DSP-04054-01 was approved on April 2, 2020, at Planning Director level, for modification to the consolidated storage facility.

DSP-04054-02 was approved on May 7, 2021, at Planning Director level, for minor adjustments to parking, sidewalk, fences, retaining walls, and planting to match final construction of the consolidated storage facility.

DSP-04054-03 was approved by the District Council on January 24, 2022, for the development of two warehouse buildings with associated parking and infrastructure, subject to four conditions. These conditions were either required prior to certification of the DSP, at the time of final plat, or at the time of permitting.

DSP-04054-04 was withdrawn by the applicant on June 6, 2022.

DSP-04054-05 was approved on July 26, 2023, at Planning Director level, for modification to the parking lot, green space, and amenities on Lot 154.

DSP-04054-06 was approved on April 27, 2023, at Planning Director level, for modification to the driveway entrance and landscaping on Louie Pepper Drive and Lot 159.

12. **2010 Prince George's County Landscape Manual:** This application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements, apart from Section 4.9. Therefore, a condition has been provided herein requiring the applicant to conform with Section 4.9. In addition, the provided landscape plans contain sheets that have been previously approved with prior amendments and shall be removed from the plan set prior to the certification of the DSP.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size, contains more than 10,000 square feet of existing woodland, and has a previously approved TCPII. The

portion of the site specific to DSP-04054-07 is developed with paving, six self-storage buildings, a SWM pond, and woodlands.

A 2003 forest stand delineation plan was used for the early CSP, PPS, and DSP approvals. No natural resources inventory plan was reviewed with the original approvals. This plan was produced by Patton, Harris, Rust & Associates by Scott Wolford, L.A. This plan showed a stream, wetlands, and associated buffers within the property boundary. There were seven woodland stands, and the total woodland area was noted at 24.30 acres. A list of trees that were 24 inches or greater included 7 trees, with 2 being 24 inches, and 5 being over 30 inches. This forest stand delineation plan was used by the Planning Board to identify that these were the on-site conditions.

The TCPII and DSP correctly show all the required information that is in conformance with the forest stand delineation.

TCPII-114-04-05 was submitted with this DSP. Based on the submitted TCPII, the site's gross tract area is 29.31 acres, with 1.95 acres of floodplain for a net tract area of 27.36 acres. There is 1.13 acres of wooded floodplain with 23.17 acres of wooded net tract area. The woodland conservation threshold for the site, based on a 15 percent conservation requirement, is 4.10 acres. The TCPII shows the removal of 21.14 acres of woodland in the net tract area and 0.31 acre of woodland within the floodplain, for a woodland conservation requirement of 13.33 acres. The TCPII worksheet shows that the plan will preserve 2.02 acres, reforest 0.73 acre, and purchase 10.22 acres of off-site woodland conservation credits. This application does not approve additional clearing from what was approved with DSP-04054-03, nor the removal of any specimen trees. Minor revisions are required to the TCPII, as outlined in the conditions approved herein.

14. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of TCC on projects that approve more than 5,000 square feet of disturbance. The subject DSP provides the required schedule which demonstrates conformance to these requirements through existing trees and the provision of new plantings on the subject property. A condition has been included herein requiring the applicant to sign and date the TCC schedule on Sheet 4 of the landscape plans.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:
 - a. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated October 5, 2023 (Nair to Shelly). The Community Planning Section noted that, pursuant to Section 27-230(a) of the prior Zoning Ordinance, this development conforms to Plan 2035 and the sector plan. The existing industrial land use is consistent with the recommended land use within the sector plan.

- b. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated October 20, 2023 (Yang to Shelly). The Transportation Planning Section noted that the plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance, subject to a condition that the applicant provide bicycle racks or lockers to accommodate the parking of at least two bicycles. The applicant shall also provide site details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.
- c. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated October 9, 2023 (Schneider to Shelly). The Environmental Planning Section noted that the approved TCPII is acceptable, with technical corrections, as listed in this resolution.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, are the Beltsville silt loam, Beltsville-Urban land complex, Croom-Marr complex, Grosstown-Hoghole-Urban land complex, Hoghole-Grosstown complex, Matapeake silt loam, Sassafras sandy loam, and Woodstown sandy loam complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

- d. **Subdivision**—In a memorandum dated October 9, 2023 (Vatandoost to Shelly), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. Conditions relating to lot configuration and labeling parcels have been included herein.
- e. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated August 31, 2023 (Stabler, Smith, and Chisholm to Shelly). It was noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey was completed on the subject property in 1979, which identified no archeological sites, and no further investigation is recommended.

The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources. The Planning Board approves the subject application, with no conditions.

- f. **Permit Review**—The Planning Board has reviewed and adopts the memorandum dated September 30, 2023 (Bartlett to Shelly). Technical corrections were noted, and the revised plans addressed these comments. Therefore, the Planning Board included no conditions for this subject application.

- g. **Prince George's County Department of Parks and Recreation (DPR)**—As of the writing of this resolution, DPR did not offer any comments on this subject application.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated October 12, 2023 (Giles to Shelly). DPIE offered numerous comments that were provided to the applicant, which will be addressed in their separate permitting process. However, it should be noted that comments concerning Louie Pepper Drive have been addressed with prior DSP amendments, specifically DSP-04054-06.
 - i. **Prince George's County Health Department**—The Planning Board has reviewed and adopts the memorandum dated August 22, 2023 (Adepoju to Shelly). The Health Department noted that a desktop health review of the DSP submission had been completed. Technical comments were provided, and a condition has been included herein requiring the applicant to add a general note on the DSP coversheet regarding particulate, pollution, and noise levels.
 - j. **Prince George's County Fire/EMS Department**—As of the writing of this resolution, the Prince George's County Fire/EMS Department did not offer any comments on this subject application.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this resolution, WSSC did not offer any comments on this subject application.
 - l. **Prince George's County Department of Public Works and Transportation (DPW&T)**—As of the writing of this resolution, DPW&T did not offer any comments on this subject application.
 - m. **Maryland State Highway Administration (SHA)**—As of the writing of this resolution, SHA did not offer any comments on this subject application.
16. **Community Feedback**—At the time of the writing of this resolution, the Planning Board did not receive any written correspondence from the community for this subject application.
17. As required by Section 27-285(b) of the prior Zoning Ordinance, the DSP, as described above, and if approved with the conditions contained herein, will represent 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 approved development for its intended use.
18. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, the DSP, as described above, with the approved conditions below, is in general conformance with the approved CSP-04001.
19. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.

20. Per 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.

The site contains regulated environmental features (REF). The DSP application does not include any additional primary management area impacts to those previously approved with PPS 4-03118. The previously approved impacts (one road crossing, four SWM outfalls associated impacts, in-stream check dams, and sanitary sewer connections) are unchanged. The applicant has been notified in previous approvals that no permit is to be issued without the Maryland Department of the Environment, or the United States Army Corps of Engineers approval. Therefore, the REFs on the subject property have been preserved and/or restored, to the fullest extent possible, based on consistency with the limits of disturbance shown on previous approvals.

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 Type II Tree Conservation Plan TCPII-114-04-05 and APPROVED a Variance to Section 27-472(d)(1), and further APPROVED Detailed Site Plan DSP 04054 07 for the above-described land, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the coversheet of the DSP to reflect the current lot configuration for the overall Bellefonte development, in accordance with the current final plats.
 - b. Revise the "Total Building Area" and "I-4 Zoning Requirements" tables on the overall DSP to list Lot 161 instead of Lot 160.
 - c. Correct General Notes 4, 14, 19, and 25 on the overall DSP, to reflect the current lot and parcel configuration for Bellefonte Subdivision.
 - d. Revise the label for Parcel C to Parcel D on all applicable plans.
 - e. Add the following general note to the DSP coversheet:

"During the construction phases of this project, the applicant shall adhere to all applicable Prince George's County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise."
 - f. Revise the DSP to remove all plans that are not associated with the -07 amendment.
 - g. Remove the DSP-04054-06 approval from the prior approvals sheet.

- h. Provide bicycle racks or lockers to accommodate the parking of at least two bicycles. Provide details indicating the type of bicycle rack as an inverted U-style rack, or a similar style that allows two points of contact to support and secure a parked bicycle.
 - i. Revise the DSP to note the total floor area ratio for Lot 159 is 0.36.
 - j. Revise the DSP to note the updated building coverage percentage for Lot 159.
 - k. Revise the net lot area within the “Lot 159 Building Summary Chart” for the subject property from 344,778 square feet to 307,846 square feet.
 - l. Provide a valid approved stormwater management concept plan.
 - m. Revise the landscape plans as follows:
 - (1) Remove all landscape plans that are not associated with the -07 amendment.
 - (2) Remove the “Lot 159 Building Summary Chart” from Sheets 4 and 4a.
 - (3) Sign and date the tree canopy coverage schedule on Sheet 4.
 - (4) Demonstrate conformance to Section 4.9 of the 2010 *Prince George’s County Landscape Manual* on Sheet 5.
 - (5) Add a column in the plant list on Sheet 5 to demonstrate if a planting is native or non-native.
2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised as follows:
- a. Revise the approval block on Sheet 4 by adding the text “Planning Director” in the -04 “Approved by” block, without a date.


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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, November 30, 2023, in Upper Marlboro, Maryland.

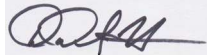
Adopted by the Prince George's County Planning Board this 14th day of December 2023.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:HG:gh

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: December 7, 2023