Subregion 4 Industrial Areas Action Plan

Preliminary Recommendations and Strategies
Public Meeting * November 5, 2015 * Prince George’s Sports & Learning
Subregion 4 in Prince George’s County
Subregion 4: Areas of Industrial Zoning
Objectives of Project

Produce an Action Plan to:

- Mitigate impacts of industrial development on adjacent residential communities
- Improve economic viability and sustainability of the industrial areas

And strives for:

- Practical and effective actions
- Short and long term solutions; emphasis on short term
- Strategic
Quick Facts

Subregion 4:
- 29 square miles
- 132,000 residents
- 35 percent of the County’s industrial building space

Industrial areas in Subregion 4:
- Provide approximately 8,100 industrial jobs
- Include 2,776 acres zoned I-1, I-2, I-3, I-4
- Generate approximately $20.3 million in property taxes annually
Background Research

- Review of County plans, studies, regulations and violations, development plans
- Analysis of real estate data
- Physical conditions: field surveys and assessments
  - Relationship between land uses
  - Transportation; pedestrian, transit, circulation and traffic
  - Site conditions: appearance, buffering
- Review of ownership patterns
- Community outreach: community organizations, Councilmembers, Mayors and town representatives, business and property owners, county agencies
Preliminary Findings

- Most industrial zone businesses are not located within residential neighborhoods; they are located close to major highways (I-95 and US 50)
- Most industrial zone businesses are revenue producing, positively affect the local economy
- Vacancy rates are low, business owners express satisfaction with their location, rents are reasonable
- Conflicts exist in specific locations where residential and industrial uses are next to each other
- Conflicts consist of violations of zoning, site plan, landscaping standards, or where use emits pollutants
Order of Presentation

- Areas of Impact
  - Area-Wide or County-Wide
  - Specific to a Particular Industrial Area or Property

- Topics
  - Transportation
  - Buffers and separation
  - Code enforcement
  - Site plan procedures
  - Economic development
Area-Wide Strategies
Transportation: Preferred Truck Routes

- Evaluated where trucks likely come from and go to (US 50, I-95, D.C.) and plotted the most direct routes to avoid residential areas.

- Recommend that a map of these routes be posted, visible to truck drivers, in all businesses with trucking operations.

- In addition, recommend that businesses self-limit trucking operations to normal business hours.
Strategies to Improve Buffers

Specific locations will be identified in the Action Plan where industrial areas abut residential areas, with narrow buffers.
Strategies to Improve Buffers

❖ **For existing uses:** Encourage targeted use of the County’s “Rain Check” program:

- Remove excess pavement and replace with vegetation
- Dual purpose of stormwater management and improving buffers
Strategies to Improve Buffers

- **For new development:** recommendations provided to the Zoning Ordinance Rewrite project team:
  
  - Consistency between zoning ordinance and landscape manual
  
  - Increase setback required between industrial and residential
Site Plan and Landscaping Compliance

- Enforcement of standards over time is necessary for healthy image and effective vegetative buffers

- Comparison of several site plans found noncompliance with approved landscape plans
In Zoning Rewrite project, revise Landscape Manual:

- Change the threshold for expansion that requires compliance with landscaping regulations. (Current threshold: 10% of building area or 5,000 square feet, whichever is less)

- Provide incentives for property owners to assure that their tenants have U & O permits. Require a “Certification of Site Plan Compliance”

- Establish enforcement of landscape plans as a routine part of property condition reviews
Site Plan and Landscaping Compliance

- Require a “Certification of Landscape Maintenance”
  - With Use and Occupancy applications
  - As part of resolution of property maintenance violation
  - Currently required for any new building permit

- Review compliance with Landscape and Site Plans upon receiving request/complaint from community about condition or appearance of industrial properties
Code Enforcement

- Support efforts in the Department of Permitting, Inspections and Enforcement (DPIE) to:
  - Implement Property Standards Reform Action Plan
  - Digitize records for greater efficiency and effectiveness
Digitized records will:

- Make reporting violations easier
- Show the number of complaints that are received and resolved
- Allow public to monitor progress
Update Use and Occupancy Permit (U&O) procedures by:

- Increasing visibility of U & O requirement on County website
- Providing an on-line U & O application
- Tying issuance of new U & O permits to compliance with both site plan and landscape plan
- Providing greater authority to DPIE to regulate a business without a U & O if there are serious hazards
Economic Development

Improve the image and appearance of industrial areas:

- Encourage gateway entrance signage to industrial parks
- Increase awareness/access to county/State funding for improvements (EDC, DHCD, BEDCO, etc.)

Build better relations:

- Establish Subregion 4 business visitation days among area businesses and residents to build good-neighbor relations
Economic Development

- Implement a program that incentivizes industrial businesses to comply with approved site plans and landscape plans by using Economic Development Corporation (EDC) publications and programs for their recognition and advertising.

- To sustain economic viability of industrial areas, look for support to:
  - Strengthen electric power grid
  - Use new technology to increase security in certain areas
Area-Specific Actions
Addison West: Truck Traffic

- Explore posting “No Thru Trucks” on the neighborhood streets (North Addison and R Street)
Addison West: Site Improvement

- Explore code enforcement and assistance with redevelopment for gateway property at Olive Street and Eastern Avenue
In the recently initiated *Greater Cheverly Sector Plan and Sectional Map Amendment*, explore possible rezoning of certain residential sites to allow office use.
Cabin Branch
Cabin Branch: Air Quality

- Seek grant funding for an air quality baseline study

- Enforce condition of special exception approval (SE-4502) for concrete batch plant to ensure that air quality sampling is completed

- Establish role for County Department of Environment (DOE) as contact/mediator; if there is a complaint, provide authority to DOE to contact businesses on behalf of MD Department of Environment (MDE)

- Encourage MDE to monitor air quality
Consider transportation study to evaluate highway access (to/from U.S. 50) for potential industrial traffic volumes.

Reinstall the “No Thru Trucks” sign on Glen Willow Drive, heading south from Sheriff Road.
Support new industrial zoning regulations that would better protect Cabin Branch (stream west of Cabin Branch Road) through the Zoning Ordinance Rewrite project.

It is anticipated that all industrial zones and regulations will be updated through completion of the Zoning Ordinance Rewrite project.
Cabin Branch: Pedestrian Travel

- Improve walkability (safety and connectivity) near the Cheverly Metro Station; increasing access to transit by area workers
Cabin Branch: Code Enforcement

To obtain code compliance, pursue sustained code enforcement actions:

- Removal of auto salvage yard north of Sheriff Road and west of Marblewood Road in R-T Zone

- Land was rezoned from I-1 and R-55 to R-T in 2010 SMA
Pennsy-Ardmore
Pennsy-Ardmore: Pedestrian Improvements

- Improve walkability (safety and connectivity) near the New Carrollton and Landover Metro stations; increasing access to transit by area workers
In future area planning project, evaluate transition from industrial to other commercial uses for sites along Brightseat Road
Mitigate incompatible residential-industrial in West Hampton:

- Increase vegetative buffer between townhouses and West Hampton Road industrial development in coordination with the County stormwater and stream protection programs

- Encourage West Hampton Homeowners Association to apply for PAMC assistance with the design of landscaped buffers along edges of the I-1-zoned sites
Ritchie-Hampton: West Hampton

Possum Court Immediate Action Improvement Plan
Subregion IV - Prince Georges County, Maryland

LEGEND

1. Existing industrial uses
2. Industrial parking and storage yards
3. Existing townhome residences
4. Existing playground
5. Creation of new round-a-bout at intersection
6. Removal of cul-de-sac for recreation and bioretention uses
7. Relocation of sports court for bioretention and/or afforestation
8. Candidate areas for stream bank restoration/stabilization
9. Supplemental forest understory native tree and shrub planting
10. Screening of industrial site and chain link fence with privacy fence in open space spaces where rear yard residential fences are not present
11. Evergreen and ornamental tree buffer planting along fenceline of industrial parcels
Penn-Darcy
New Industrial Collector Road

- Completed road would provide route for industrial traffic from MD 214 to MD 4

- Recommended in the 2010 Approved Subregion 4 Master Plan and the 2009 Countywide Functional Master Plan of Transportation

- Rights-of-ways have already been reserved for two segments

- Would cross land that is mostly undeveloped; opportunity currently exists
Additionally, this new road would:

- Connect dead-end roads in the industrial areas
- Provide access to undeveloped industrial lands
- Provide varied access for industrial properties that are currently on dead-end streets, making these properties more desirable
- Alleviate truck traffic along Darcy, Ritchie and Forestville roads
Evaluate whether Zoning Rewrite project could prevent future incompatibilities such as exist on Ritchie and Suit roads near Forestville Road
Penn-Belt West
Penn-Belt West: Zoning Enforcement

- Maintain sustained DPIE enforcement actions at the Suit Road tow/auto yards site to bring into compliance and contained on industrially zoned property

- Encourage proactive police response in removal of stored material from right-of-way
Penn-Belt West: Road Network Improvement

- Improve road network for industrial area if the large undeveloped tract on the north end develops

- Provide an additional road connection from Forestville Road to Penn Belt Place
Walker Mill
Certain sites, including some with frontage on Walker Mill Road, do not have the variety or amount of landscaping shown on the approved site plans for these sites.
Walker Mill: Site Plan Enforcement

- Some sites show that landscape trees can grow to be attractive landscape screens or buffers

- Recommend that County review enforcement to ensure that landscaping, berms and fencing comply with approved site and landscape plans
Walker Mill: Long-Term Planning Goals

- 1985 *Master Plan for Suitland-District Heights and Vicinity* established conditions for Walker Mill which were repeated in the 2010 *Subregion 4 Master Plan*:
  - Required Detailed Site Plan approval
  - Visual buffers created by berms and landscaping along Walker Mill Road, Rollins Avenue and Addison Road
  - Minimized views of parking, storage and service areas
  - Architectural elevations that are consistent in materials and treatment on all sides, and screening of mechanical equipment
  - Screening and enclosures treated as integral elements of design

- The goal of these plans was for the Walker Mill Industrial Park present an “upscale business park” appearance
Walker Mill: Re-evaluate Planning Goals

- Walker Mill has primarily contractor storage yards, permitted, but not the original vision for the area.

- Undeveloped land includes steep slopes, protected stream valleys.

- Recommend that the Town of Capitol Heights apply for PAMC funds to re-evaluate planning of area:
  - Focus on economic development vision, marketing for preferred uses, and community amenities.
PAMC: Planning Assistance to Municipalities and Communities

- Provides staff assistance or limited funding to municipalities and communities for planning initiatives
- Potential projects may include design or studies
- Online application is competitive

For more information and to apply, please visit:
http://www.pgplanning.org/PAMC.htm
Zoning Ordinance and Subdivision Regulations Rewrite

This ongoing effort to replace the County’s Zoning Ordinance and Subdivisions Regulations offers the opportunity to:

- Evaluate and incorporate appropriate industrial zones and regulations: lot sizes, building setbacks, and heights

- Require appropriate screening and buffering between industrial and residential properties, in accordance with national best practices

- Provide for transition and neighborhood compatibility standards that ensures that new non-residential development minimizes adverse impacts

For more information, please visit: zoningpgc.pgplanning.com pgplanning.opencomment.us
Next Steps
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- Receive public comments (Comment Form)
- Complete research
- Draft preliminary report
- Review for consistency
- Prepare final report – December 2015
- Publish Action Plan – March 2016

You may also send comments to: Wendy Irminger
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