



Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: May 6, 2021

Re: Mall at Prince George's Self-Storage Project (DSP-99044-20), Presentation Memo

Attachments: Applicant Presentation
Applicant's Draft Statement of Justification

The purpose of this memorandum is to provide the City Council with a brief overview of the Mall at Prince George's Self-Storage Detailed Site Plan in advance of the upcoming presentation at the May 17 City Council meeting.

Project Summary

- The applicant, PSG East West Storage, LLC, is proposing an amendment to the 2016 Prince George's Plaza Transit District Development Plan (TDDP) Table of Uses to allow consolidated storage units within the basement of the Mall at Prince George's (MPG).
- The property is located at 3500 East West Highway and zoned M-U-I/T-D-O Zone within the "Downtown Core" character area of the Prince George's Plaza Transit District Development Plan (TDDP).

Site Description

The subject property consists of 51.03 acres and is improved with 1,129,017 square feet of commercial retail space known as the Mall at Prince George's (MPG), a regional shopping center.

The site, located at 3500 East West Highway, is zoned Mixed Use-Infill (M-U-I)/Transit District Overlay (T-D-O) allowing for residential, commercial, or mixed development. Additionally, the subject property resides within the "Downtown Core" character area of the Prince George's Plaza TDDP, the Transit District's central activity.

MPG is bound by roadways to the south and east – East West Highway and Belcrest Road. Multifamily dwellings reside to the north of the site and commercial office space to the west.

Project Summary

The 2016 Prince George's Plaza TDDP does not permit consolidated storage within the M-U-I/T-D-O zone. The Prince George's County Zoning Ordinance allows otherwise prohibited uses through an approved amendment to the TDDP's Table of Uses. The purpose of the applicant's detailed site plan (DSP-99044-20) is to permit consolidated storage units within the basement of the Mall at Prince George's, and at no other location within the Transit District.

Approval of DSP-99044-20 would permit the conversion of existing subterranean storage space (existing basement area) of the Mall at Prince George's into approximately 807 consolidated storage units of varying dimensions. The entirety of the development would be located within the basement of MPG, including seventeen (17) parking spaces and four (4) loading spaces.

Vehicular access to the site will be available via existing loading ramps. Pedestrian access to the units will be available via a stairwell behind an existing storefront. Access to the storage area will be controlled via keypad.

Signage will be included at two locations:

1. Above the access ramp along the northern façade of the building denoting vehicular access
2. Above the storefront entrance denoting pedestrian access

Next Steps

On May 17, the City Council will hear a presentation by the applicant on this project. This presentation will also be seen by the Planning Committee at their meeting on May 18, 2021.

This project will be a discussion and action item on the City Council's June 7, 2021 meeting agenda.

The Prince George's Planning Board hearing for this application has not yet be scheduled.