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CONCEPTUAL SITE PLAN

CSP-04001

Application	General Data
Project Name: BELLEFONTE Location: North side of Woodyard Road, approximately 500 feet east of its intersection with Alexandria Ferry Road Applicant/Address: Landmark Communities 5252 Cherokee Avenue, Suite 303 Alexandria, VA 22312	Date Accepted: 09/07/2004
	Planning Board Action Limit: 11/15/2004
	Plan Acreage: 29.31
	Zone: I-4
	Dwelling Units: NA
	Square Footage: 240,875
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 211SE07

Purpose of Application	Notice Dates
A business park including warehouse, consolidated storage facility, and office.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 7/7/2004
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/4/2004

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 12, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Conceptual Site Plan CSP-04001, Bellefonte
Type I Tree Conservation Plan, TCP I/35/03-01

The Urban Design staff has reviewed the conceptual site plan for the proposed warehouse, consolidated storage facility, and office and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Ordinance No. 5-1991 (A-9758-C).
- b. The requirements of the Zoning Ordinance in the I-4 Zone and the additional requirements for consolidated storage in Section 27-475.04.
- c. The requirements of *Landscape Manual*.
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a conceptual site plan for a business park including warehouse, consolidated storage facility, and office in the I-4 Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-4	I-4
Use(s)	Residential	Warehouse, Consolidated Storage Facility, and Office
Acreage	29.31	29.31
Parcels	1	1
Lots	7	6

3. **Location:** The subject property is located on the north side of Woodyard Road, approximately 500 feet east of its intersection with Old Alexandria Ferry Road, in Planning Area 81A and Council District 9.

4. **Surroundings and Use:** The site is bounded to the southeast by the right-of-way of Woodyard Road (MD 223). To the southwest of the property are properties zoned R-R, I-1 and C-M. To the northwest of the property are single-family detached residences in R-R Zone, and to the northeast are properties in the I-4 Zone. A rectangular tail of the property wedged into the R-R-zoned single-family lots located northwest of the subject site fronts on Bellefonte Lane.

5. **Previous Approvals:** The subject site was originally improved as several single-family detached residences. In 1991, the property was rezoned from the R-R to the I-4 Zone by Zoning Map Amendment Application No. A-9758-C. (Zoning Ordinance No.5-1991). On April 29, 2004, the Planning Board approved (by Resolution PGCPB No. 04-63) Preliminary Plan of Subdivision 4-03118 for the site. The site has a detailed site plan that will be heard by the Planning Board on the same date with the subject conceptual site plan. The site also has Stormwater Management Concept Approval #7542-2003-00

6. **Design Features:** A stream and its associated wetlands bisect the 29.31-acre site from west to north. A 70-foot-wide internal right-of-way running southeast to northwest from Woodyard Road (MD 223) further divides the site into four major sections consisting of six lots and two parcels. The applicant proposes consolidated storage use on Lot 6 and flex warehouse on Lot 1 along Woodyard Road (MD 223) and warehouse use on Lots 2, 3, 4, and 5 west of Road A. An office use is proposed in the western corner of the site adjacent to the warehouse use on Lots 2, 3, 4, and 5. Parcel A, east of Road A, with two SWM ponds, and Parcel B, the rectangular tail of the site that fronts on Bellefonte Lane, are dedicated to the Bellefonte Business Owners Association.

COMPLIANCE WITH EVALUATION CRITERIA

7. **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 Application No. A-9758-C to rezone approximately 29.316 acres of land located on Woodyard Road, approximately 500 feet east of the intersection of Old Alexandria Ferry Road and Dangerfield Road with 100 feet of frontage on Bellefonte Lane, from the 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 conceptual site plan 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.

Comment: The subject conceptual site plan along with a detailed site plan has been filed to fulfill this requirement. The plan shows tree conservation areas with varied widths from 10 to 40 feet along the site boundary lines that are adjacent to the existing residential areas. The proposed uses as indicated in the memorandum from the Community Planning Division (Rovelstad to Zhang, October 4, 2004) are appropriate for this location. The buffering and screening details of adjacent residential areas, as well as noise impact and mitigation, if it is applicable, will be examined at time of detailed site plan review.

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

Comment: This condition will be reviewed at the time of detailed site plan.

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

Comment: This condition will be reviewed at time of detailed site plan.

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

Comment: Bellefonte Lane is not used for access to the property. The subject property has a direct access from Woodyard Road (MD 223).

- 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 (reflectives), which would interfere with pilot vision.**
- 7. No use shall produce emissions that would interfere with aircraft communication or navigational equipment.**

Comment: This CSP has been referred to Andrews Air Force Base (AFB) for review and comment. In a memorandum (Summer to Zhang, September 4, 2004), the community planner of AFB indicates that the proposed uses have no significant impact on Andrews AFB.

- 8. Zoning Ordinance:** The application has been reviewed for compliance with the requirements in the I-4 Zone and the additional requirements for consolidated storage as well as the site design guidelines of the Zoning Ordinance:
- a. The subject application is in accordance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs development in the industrial zones. The warehouse and consolidated storage are permitted uses in the I-4 Zone.
- b. The subject application is also in general accordance with the requirements of Section 27-472. The landscaping, screening and buffering, outdoor storage, and floor area ratio details for this site will be reviewed at time of the detailed site plan.

- c. The subject site's compliance with additional regulations concerning the location, size, coverage of buildings, and structures also will be reviewed at the time of detailed site plan because the conceptual site plan only provides general information on the proposed uses, approximate locations for buildings, parking lots, streets, and green areas, and general grading, woodland and tree preservation, planting, sediment control and stormwater management concepts to be employed in the final design for the site, as required by Section 27-272(c).
9. **Landscape Manual:** The proposed business park in the I-4 Zone will be subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements, and 4.7, Buffering Incompatible Uses of the *Landscape Manual*.

Since a detailed site plan has been filed concurrently with this conceptual site plan, compliance with the *Landscape Manual* will be reviewed at time of detailed site plan when more details are available.

10. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there is an approved Type I tree conservation plan, TCPI/35/03, for the site.

- a. A forest stand delineation plan was submitted and approved during the review of the Preliminary Plan of Subdivision, 4-03118. No further information is required with this conceptual site plan application.
- b. Type I Tree Conservation Plan TCPI/35/03-01 submitted with this application has been reviewed and was found to require significant revisions. A review by the Environmental Planning Section of the revised plans indicates that the TCP I is in general conformance with the requirements of the Woodland Conservation Ordinance. The Environmental Planning Section recommends approval of TCPI/35/03-01 subject to one condition that has been incorporated in the recommendation section of this report.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated October 4, 2004, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and is in conformance with the land use recommendation of the 1993 Subregion V Master Plan.

The community planner also discussed the noise issue related to Andrews Air Force Base and called for acoustical construction techniques for reduction of interior noise levels.

- b. In a memorandum dated October 4, 2004, the Subdivision Section staff indicated that the number of lots shown in this conceptual site plan is not consistent with the approved Preliminary Plan of Subdivision 4-03118. The Subdivision Section staff has also identified the applicable conditions attached to the approval of 4-03118.

Comment: A condition of approval has been proposed to require the applicant to revise the subject CSP to include seven lots as approved in 4-03118.

Section 27-270, Order of Approvals, requires a conceptual site plan be approved prior to approval of preliminary plan of subdivision. In this case, however, the rezoning approval by the District Council had the effect of reversing the order such that a preliminary plan of subdivision was approved before this CSP. Since the CSP has been filed concurrently with a DSP, the applicable conditions as identified by the Subdivision Section staff are more relevant at the time of DSP review as more detailed site-related information is available on the detailed site plan.

- c. The Environmental Planning Section, in a memorandum dated October 26, 2004, noted that the application has generally addressed the environmental constraints of the site and the requirements of the Prince George's County Woodland Conservation Ordinance. The staff recommends the approval of this conceptual site plan and Type I Tree Conservation Plan TCPI/35/03-01.
- d. The Transportation Planning Section, in a memorandum dated October 1, 2004, noted that the required dedication along Woodyard Road has been correctly shown on the site plan. However, the staff identifies two inconsistencies on the site plan that call for revisions. A condition has been proposed in the recommendation section of this report.

In a separate memorandum from the Transportation Planning Section dated October 12, 2004, on detailed site plan review for master plan trails compliance, the trails planner noted that there are no master plan trails issues identified in the adopted and approved Subregion V Master Plan that impact the subject site. The trails planner recommends the same sidewalk connections as recommended for the concurrent detailed site plan for this site.

- e. The Department of Environmental Resources (DER), in a memorandum dated September 29, 2004, noted that the concept site plan for the Bellefonte is not consistent with approved stormwater management concept plan #7542-2003.

Comment: A condition of approval has been proposed to require the applicant to obtain the approval of DER prior to certificate approval of this CSP.

- f. The Maryland State Highway Administration (SHA), in a memorandum date September 23, 2004, has no objection to the approval of Conceptual Site Plan CSP-04001 for Bellefonte as long as dedicated right-of-way along Woodyard Road (MD 223) will be deeded to the State of Maryland and recorded among the land records of the county.

Comment: A condition of approval has been proposed to require the applicant to record the right-of-way dedication along the site's frontage of Woodyard Road (MD 223) prior to issuance of any permits.

- g. The subject application was also referred to the Planning Office at Andrews Air Force Base for information and review. In a memorandum dated September 4, 2004, the community planner indicated that the subject application has no significant impact on Andrews Air Force Base.
 - h. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
12. As required by Section 27-276(b)(1), the conceptual site plan 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 cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-04001 for Bellefonte (Lot 107 and Parcel A) and Type I Tree Conservation Plan TCPI/35/03-01, subject to the following conditions:

1. Prior to certificate approval of this conceptual site plan, the applicant shall:
 - a. Provide a minimum 24-foot width for all internal driveway entrances.
 - b. Provide a minimum 25-foot width for all internal driveways with parallel parking.
 - c. Revise the site plan to be consistent with the stormwater management concept plan.
 - d. Revise the number of lots included in this conceptual site plan to be consistent with approved Preliminary Plan of Subdivision 4-03118.
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.