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SPECIFIC DESIGN PLAN

SDP-0404

Application	General Data
Project Name: COLLINGTON CENTER, LOT 6 BLOCK B Location: NORTH SIDE OF TRADE ZONE AVENUE APPROX. 600' EAST OF COMMERCE DRIVE Applicant/Address: CHROMOGRAPHICS 1221 CARAWAY COURT LARGO, MD 20774	Date Accepted: 5/10/2004
	Planning Board Action Limit: N/A
	Plan Acreage: 3.78
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 47,400
	Planning Area: 74A
	Tier: Developing
	Council District: 04
	Municipality: NA
200-Scale Base Map: 201SE14	

Purpose of Application	Notice Dates
CONSTRUCTION OF WAREHOUSE BUILDING	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 3/9/2004
	Sign(s) Posted on Site: 06/22/04

Staff Recommendation	Staff Reviewer: SRINIVAS, LAXMI
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APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 14, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Laxmi Srinivas, Senior Planner
SUBJECT: Specific Design Plan SDP-0404
Collington Center, Lot 6, Block B

The Urban Design Review staff has completed its review of the subject application and agency referral comments concerning the plan and recommends APPROVAL with conditions as stated in the recommendation section of this report.

EVALUATION CRITERIA

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of:
 - Subdivision 3, E-I-A Zone (Employment and Institutional Area) of the Zoning Ordinance governing development in the E-I-A Zone.
 - Section 27-568 regarding minimum parking requirements.
 - Section 27-582 regarding minimum loading requirements.
- b. The requirements of Preliminary Plan 4-79091.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of Prince George's County Woodland Conservation Ordinance.
- e. The requirements of approved Basic Plans A-6965 and A-9284.
- f. The requirements of Comprehensive Design Plans CDP-8712, CDP-9006 and CDP-9006/01.
- g. Referral comments.

- h. Recommendations of the Collington Center Architectural Review Committee.

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. **Request:** The subject specific design plan application includes site, landscape and architectural drawings for a warehouse on Lot 6, Block B, in Collington Center.

- 2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Warehouse
Acreage	3.78	3.78
Lots	1	1
Parcels	0	0
Square Footage/GFA	0	47,400

Site Data

FAR Permitted	0.45
FAR Provided	0.35
Green Space required	20%
Green Space provided	42.6%
Building Height Permitted	3 stories for warehouse uses (36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	25 feet
Parking spaces required	33
Parking spaces provided	37
Loading spaces required	2
Loading spaces proposed	3

- 3. **Location:** The subject site is in Planning Area 74A, Council District 4, and in the Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center and Collington South. More specifically, the subject site is located on the north side of Trade Zone Avenue.
- 4. **Surroundings and Use:** The subject property is bounded to the north by existing E-I-A-zoned industrial uses, on the south by Trade Zone Avenue, on the east by E-I-A-zoned property with commercial uses, and on the west by E-I-A-zoned industrial uses.
- 5. **Previous Approvals:** The District Council approved Basic Plan Amendments A-6965, A-9284, and A-9397 on March 2, 1989, for the entire Collington Center. The Planning Board approved Comprehensive Design Plan CDP-8712 (PGCPB No. 88-224) on May 19, 1988, for the Collington

Center. The Planning Board approved CDP-9006, which revised CDP-8712 (PGCPB No. 90-455) on October 18, 1990. The Planning Board approved CDP-9006/01 (PBCPB No. 90-455) deleting a condition of approval requiring recreational facilities on October 18, 1990. The property is the subject of record plat NLP 109@17 (Lot 6, Block B) and Vacation Petition V-88043 being part of the right-of-way for Trade Zone Avenue.

6. **Design Features:** The applicant is proposing a warehouse building on the western portion of the site. The entrance and exit to the property is from Trade Zone Avenue. Parking is proposed on the south and east sides of the property. The loading area is proposed on the east side of the property. The loading area is screened from the street by a wall and gate. The proposed warehouse building will consist of 47,400 square feet and will have beige precast concrete panels and glazed windows and doors.

CONFORMANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed warehouse use is in conformance with the permitted uses in the E-I-A Zone, and the subject application is in general conformance with the requirements of the E-I-A Zone.
8. **Preliminary Plan of Subdivision:** Compliance with the Preliminary Plan and subsequent Final Plat is discussed in Finding 13.a.
9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** Compliance with the Woodland Conservation Ordinance is discussed in Finding 13.d.
11. **Basic Plan:** The proposed specific design plan is in general conformance with Basic Plans A-6965 and A-9284, which show the subject site designated for manufacturing/warehouse/office uses.
12. **Comprehensive Design Plans:** CDP-8712 designates the subject lot for manufacturing/warehouse/office uses. The proposed use, a warehouse, is a permitted use in the Collington Center. The proposed use is within the proposed building with no outside storage of materials.

The proposal complies with the following design guidelines established by CDP-8712 and revised by CDP-9006:

Buildings constructed within Collington Center will be one of the three basic types: single buildings on individual parcels, two or more buildings arranged to create external open space, two or more buildings arranged to create internal courtyards.

The applicant is proposing a single building on an individual parcel.

The proposed buildings will follow the guidelines below to create a harmonious appearance:

Materials will be harmonious with the surroundings, graphics identifying the company will be coordinated with the building design, lighting will enhance the design of the

building and not cause excessive glare, planting will be provided along the foundations to enhance the visual quality of the building, views will be preserved where physically possible, buildings will be oriented in such a way as to create internal open space and landscaping, combining of plant materials and earth mounding will embellish the overall appearance of the site.

The proposed warehouse buildings will have precast concrete panels and glazed windows and doors. The proposed materials and design elements enhance the appearance of the building. The proposed architecture will be compatible with the industrial/office-type architecture of the adjacent buildings in Collington Center. Lighting for the subject property will be provided by building-mounted fixtures. The proposed lighting will not cause excessive glare. The proposed architecture has been approved by the Collington Center Architectural Review Committee. The applicant has provided landscaping that complies with the requirements of the *Landscape Manual*.

A minimum building setback of 80 feet is required along the 102-foot right-of-way for Prince George's Boulevard. A minimum building setback of 50 feet is required along the 70-foot right-of-way along the other major streets. A minimum setback of 25 feet is required along Branch Court and Queen's Court.

The subject property is located along Trade Zone Avenue, which has a 70-foot right-of-way. The applicant has provided a building setback of 82 feet.

The building will not be more than three stories high for office/industrial uses and a maximum height limit of 10 stories is allowed for office uses.

The maximum height of the proposed building is 25 feet (approximately two stories high).

Ground-mounted signs identifying industries will be oriented towards roadways and will not exceed a height of ten feet. Plant materials and earth mounding will be used to enhance the appearance.

The applicant has not provided any details of the proposed signs. A condition has been added to require the applicant to provide details of any proposed signs.

The site and parking lot design must comply with the requirements of the Landscape Manual. The proposal must include a minimum of 20 percent of green space.

The proposal is subject to the requirements of Section 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*. The applicant has provided 42.6 percent of green space on the site as a whole.

Loading areas visible from public streets will be screened with evergreen planting materials.

The proposed loading spaces are screened from the street by a wall and a gate. Adequate landscaping has been provided along Trade Zone Avenue to effectively screen the loading areas.

Prince George's Boulevard (102 feet right-of-way) will have street trees planted in the median in a natural setting with trees and shrubs in attractive groupings. Light fixtures

will be on the sides at established intervals. Low-growing shrubs and flowering material will be placed in islands where acceleration/deceleration lanes are provided.

Corners of intersections will be planted with low-growing, broad-leafed shrubs in combination with flowering annual beds. Sight distance will not be obstructed by these plant materials.

Collington Center is a developed center where street landscaping has been addressed as a part of the overall development of the center and as a part of the previous approvals. Therefore, compliance with the above requirements is not required at this time.

CDP-9006 was approved with 16 conditions of approval. Condition 7 is directly applicable to the proposed project.

7: All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable county laws.

A condition of approval has been added to comply with the intent of the condition.

13. **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 June 1, 2004, the Subdivision Section has stated that the property is the subject of record plat NLP 109@17, (Lot 6, Block B) and Vacation Petition V-88043, being part (2,484 square feet) of the right-of-way of Trade Zone Avenue. Trade Zone Avenue was originally a cul-de-sac. In 1988, the cul-de-sac right-of-way was vacated. At that time a new record plat was filed for Lot 7 and 8 adjacent to the subject lot. The new record plat dedicated public right-of-way for Trade Zone Avenue and consolidated the portion of the vacated public right-of-way. However, a new record plat has not been filed for Lot 6, Block B, to incorporate the portion of the cul-de-sac that has been vacated and incorporated into this building site. The section has recommended a condition of approval requiring the applicant to file a new record plat of subdivision in accordance with Section 24-108 of the Subdivision Regulations. A condition of approval has been added to require the same.
- b. In a memorandum dated June 1, 2004, the Permit Review Section has stated that they have no comments regarding the proposal.
- c. In a memorandum dated June 1, 2004, the Department of Environmental Resources has stated that the proposal is consistent with the approved stormwater management concept #9094-2004.
- d. In a memorandum dated November 6, 2003, the Environmental Planning Section has stated that there are no streams, wetlands, 100-year floodplain, or severe slopes and associated buffers found on the subject property. No transportation-related noise impacts have been identified. The Westphalia fine sandy loam soils found to occur on the property have no significant limitations that would affect the development of the property. Marlboro clay is found to occur on the property and a portion of the property is in the evaluation zone identified as being 10 feet above the estimated top of the clay. The

Department of Environmental Resources may require a soils report to address foundation stability due to Marlboro clay prior to building permits. There are no rare, threatened or endangered species found to occur on this property. The detailed forest stand delineation was previously reviewed. No additional information is required with respect to the forest stand delineation. The 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 are previously approved Tree Conservation Plans, TCPI/59/95 and TCPII/67/96. The application is in conformance with TCPII/67/96.

- e. In a memorandum dated March 2, 2004, the Collington Center Architectural Review Committee has stated that they approved the subject proposal on February 25, 2004.
- f. In a memorandum dated July 1, 2004, the The Historic Preservation and Public Facilities Planning Section has stated that existing ambulance and paramedic service travel times are within the guidelines. The existing fire engine and ladder truck service travel times are beyond the guidelines. In order to alleviate the negative impact on fire and rescue services due to the inadequate service, the Fire Department recommends that an automatic fire suppression system be provided in all new buildings unless the Fire Department determines that an alternative method of fire suppression is appropriate.
- g. In a memorandum dated June 29, 2004, the Transportation Planning Section has stated that the development of the site must be in accordance with CDP-9006 and A-6965 as amended. There is an underlying Preliminary Plan 4-79091. All roadway dedications for 4-79091 have been satisfied. The site was subjected to a test of transportation adequacy in 1988 and since that time a number of transportation improvements have been constructed. The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development. There is, however, a need to review an additional access for Collington Center. During the review of SDP-0302 for rough grading for the subject property, information was provided that a revision to the comprehensive design plan for Collington Center is forthcoming. The additional access issue will be studied at that time.
- h. In a memorandum dated May 28, 2004, the Washington Suburban Sanitary Commission has stated that water and sewer are available.
- i. In a memorandum dated May 17, 2004, the Community Planning Division has stated that the proposed subdivision is in conformance with the Bowie-Collington-Mitchellville and Vicinity Master Plan land use recommendations for employment development. The submitted application is in the Developing Tier as defined by the 2002 General Plan. The proposal is consistent with the 2002 General Plan policies for the Developing Tier. There are no master plan issues associated with this proposal.

14. **Conformance of the Proposed Specific Design Plan with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action):**

The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.

As stated in Findings 9 and 12, the proposed specific design plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

Findings for adequate public facilities were made in conjunction with the preliminary plan for the subject property, as explained in Finding 5 and 13.a above. The Transportation Planning Section has confirmed that the proposal is consistent with the required transportation adequacy findings and that the development will be adequately served within a reasonable period of time. The Historic Preservation and Public Facilities Planning Section has recommended that an automatic fire suppression system be provided in all new buildings proposed in this subdivision. A condition of approval has been added to require the same. The section has also stated that the existing county police facilities will be adequate to serve the proposed Collington Center development.

Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

Compliance with this required finding has been demonstrated in Finding 13.c above.

The Plan is in conformance with an approved Tree Conservation Plan.

Compliance with this required finding has been demonstrated in Finding 13.d above.

RECOMMENDATION

Based on the foregoing evaluation and analysis, the Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0404 with the following conditions:

1. Prior to certification of the specific design plan, the applicant shall provide details of any proposed signs.
2. Prior to issuance of building permits, the applicant shall file a new record plat of subdivision in accordance with Section 24-108 of the Subdivision Regulations.
3. In order to alleviate the negative impact on fire and rescue services due to the inadequate service, an automatic fire suppression system shall be provided in all new buildings proposed in this development unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.