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DETAILED SITE PLAN

DSP-04054

Application	General Data
Project Name: Bellefonte Location: North side of Woodyard Road, approximately 500 feet east of its intersection with Old Alexandria Ferry Road Applicant/Address: Landmark Communities 5252 Cherokee Avenue, Suite 300 Alexandria, VA 22312	Date Accepted: 8/26/04
	Planning Board Action Limit: 11/9/04
	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) 7/7/04
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/4/04

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

October 22, 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: Detailed Site Plan DSP-04054, Bellefonte
Type II Tree Conservation Plan TCPII/114/04

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

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 requirements of Section 27-475.04 for Consolidated Storage in the Industrial Zones
- c. The conditions of Conceptual Site Plan CSP-04001
- d. The conditions of Preliminary Plan of Subdivision 4-03118
- e. The requirements of the *Landscape Manual*
- f. The requirements of the Prince George's County Woodland Conservation Ordinance
- g. 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 detailed site plan (DSP) application is for approval of a business park including warehouse, consolidate 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	2	2
Lots	7	6
Building square footage/GFA	4,164	240,875
Of which Flex Warehouse		36,250
Consolidated Storage		85,750
Warehouse		111,375
Office		7,500

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	152	197
Of which standard parking spaces	N/A	190
Handicapped spaces	6	9 (van accessible)
Loading spaces	53	53

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 site are properties zoned R-R, I-1 and C-M. To the northwest of the site are single-family detached residences in the R-R Zone, and to the northeast of the site are properties in the I-4 Zone. A rectangular tail of the subject 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. The site has a conceptual site plan which will be heard by the Planning Board on the same date with the subject detailed site plan. The site also has a Stormwater Management Concept Approval, #7542-2003-00.
6. **Design Features:** A stream and its associated wetlands running from west to north bisects the 29.31-acre site. A 70-foot-wide internal right-of-way running from southeast to northwest from Woodyard Road (MD 223) into the site further divides the site into four major sections consisting of six lots and two parcels. The site has only one access from Woodyard Road through Road A. The applicant proposes consolidated storage use on Lot 6, which is composed of a two-story office building of 900 square feet, and 10 one-story storage buildings of 84,860 square feet. Further north across the stream from Lot 6 is Parcel A, which will be dedicated to Bellefonte Business Owners Association. Two stormwater management ponds have been proposed on Parcel A.

A flex warehouse of 36,250 square feet on Lot 1 along Woodyard Road (MD 223) is shown as one linear building footprint with parking at the front and loading at the rear. Further north across the stream from Lot 1 are four warehouse buildings of 111,375 square feet and one office building of 7,500 square feet. Two of the warehouse buildings share a parking lot between them.

The elevation along Woodyard Road (MD 223) features repetitive use of a vertically presented pavilion element, which is designed with a distinguished dark color base and an upper section with EIFS-cornice flat roof that creates a harmonious building style. At the center of the pavilion element is an arched section with a storefront opening at the lower part and EIFS finish wall at the upper part. The entire elevation along Woodyard Road (MD 223) maintains the same height as the storefront opening and generates a strong horizontal element on the elevation. The vertical pavilion element adds visual interest to the elevation. At the height of the arched crown of the central section, there are building-mounted lighting fixtures and awnings. Future building-mounted signs have been shown either right above the awning or on the upper EIFS wall part of the central section of different elevations.

An entrance gateway sign has been proposed to be located along Woodyard Road at its intersection with Road A. The design of the gateway sign uses the similar vocabulary featuring an arch-crowned EIFS central section flanked by two brick columns with the cap that is the same formation as the cornice of the buildings in the business park. The text “Bellefonte Business Park” is on the central section. The gateway sign is harmonious with the elevation along Woodyard Road.

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 detailed 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 detailed site plan along with a conceptual site plan has been filed to fulfill this requirement. The plan shows tree conservation areas along the site boundary lines that are adjacent to the existing residential areas in the north and east. Additional landscaping has been proposed to fill the gaps of the existing wooded 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. Except for one office building and residence for an on-site manager, which requires the interior noise to be reduced to 45 dBA (Ldn) or less, all other uses are not adversely affected by noise generated by Andrews AFB.

A condition of approval has been proposed in the Recommendation section of this report to require the architectural plans of office and the on-site residence for the facility manager be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce the interior noise level to less than 45 dBA (Ldn).

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

Comment: According to the community planner (Rovelstad to Zhang, October 4, 2004), the uses proposed in this DSP are low-density uses that are in conformance with the land use recommendations in the 1993 Subregion V Master Plan. This condition will be carried forward as a site plan note to be added to the plans prior to certificate approval of this DSP.

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: Most of the buildings are one story in height. No building or structure is more than two stories in height. The maximum building coverage for Lot 3 is 30 percent. Building coverage for all other lots is less than 30 percent.

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 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 DSP 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 AFB.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-4 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in the industrial zones. The proposed warehouse, consolidated storage facility, and office uses are permitted in the I-4 Zone.
 - b. The subject application complies with Section 27-474 Regulations regarding setbacks, building coverage and green area. The proposed maximum building coverage is 30 percent (35 percent allowed) and minimum green area coverage is 34 percent (25 percent required).
 - c. Section 27-472. The I- 4 Zone (Limited Intensity Industrial) has the following additional requirements:
 - (b) **Landscaping, screening, and buffering of development in the I-4 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**

- (1) **At least twenty-five percent (25%) of the net lot area shall be maintained as green area.**
- (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

Comment: The site plan shows green area coverage for each lot ranging from the lowest 34.1 percent, Lot 4, to the highest 54.1 percent, Lot 2, with the rest of the lots falling in between. The site plan is in general conformance with the above requirements. Refer to Finding 11 below for a detailed discussion on compliance with the provisions of the *Landscape Manual*.

(c) **Outdoor storage.**

- (1) **Outdoor storage shall not be visible from a street.**

Comment: No outdoor storage of any kind has been proposed in this application.

(d) **Floor area ratio**

- (1) **The combined floor area ratio of all buildings on a lot shall not exceed 0.3.**

Comment: The applicant has calculated floor area ratio on each lot and shown that only Lots 3 and 4 have a floor area ratio of 0.3 and all other lots have a floor area ratio ranging from 0.22 to 0.25.

- d. The subject application is also in accordance with the requirements of Section 27-475.04, which sets additional requirements for consolidated storage use in the industrial zones. The two specific requirements that are applicable in this case are:

(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).**
- (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.**

Comment: The consolidated storage proposed on the site is located on Lot 6. Except for three storage buildings that have the individual consolidated storage units parallel with the Woodyard Road frontage, all the entrances to other individual consolidated storage units are either blocked by the buildings or oriented toward the interior of the development. Substantial screening efforts have been made by the applicant in the site

design in order to be in full compliance with the above-noted requirements. A ten-foot-wide landscape strip has been proposed in between the subject property and the ten-foot-wide public utility easement along the frontage of Woodyard Road with the required plant units pursuant to the requirements of Section 4.2 of the *Landscape Manual*. In addition to the Section 4.2 landscaped strip, a six-foot-high wrought iron fence with brick piers has been proposed along the entire frontage of Lot 6 behind the landscape strip. A condition of approval to require a sight-tight fence be provided along the site frontage onto Woodyard Road has been included in the recommendation section of this report.

The proposed consolidated storage site is also lower in elevation than Woodyard Road. The grading plan shows a difference of approximately 3.5 feet starting from the main entrance to the subject site and approximately 7 feet at the western end of the boundary line. Given the proposed landscaping and the required screening measures along with the elevation difference between the consolidated storage site and Woodyard Road, the Urban Design Section believes that no entrances to individual consolidated storage units should be visible from Woodyard Road or from adjoining land in any residential zones.

9. **Conceptual Site Plan CSP-04001:** Conceptual Site Plan CSP-04001 has been submitted concurrently with this DSP. The Planning Board has to approve CSP-04001 before the approval of this DSP per the Order of Approvals in Section 27-270. This subject DSP is subject to any applicable conditions attached to the approval of CSP-04001

10. **Preliminary Plan of Subdivision 4-03118:** Preliminary Plan of Subdivision 4-03118 was approved by the Planning Board on April 29, 2004, subject to 21 conditions. The following conditions are applicable to the review of this detailed site plan:

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

Comment: A Type II Tree Conservation Plan, TCPII/114/04, has been submitted with this DSP and will be approved by the Planning Board at the time the DSP is approved. A review by the Environmental Planning Section indicated that TCPII/114/04 is in general compliance with the Woodland Conservation Ordinance.

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

Comment: A review by Department of Environmental Resources (DER), Prince George's County, indicates that the subject DSP is not consistent with the approved Stormwater Management Concept Plan, #7542-2003-00. DER recommends that the concept plan needs to be revised to reflect the changes made to the deletion of infiltration facilities. A condition has been proposed in the Recommendation section to require a reapproval of the concept plan by DER prior to certificate approval of this DSP or to revise the DSP to be consistent with the approved Stormwater Management Concept Plan.

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

Comment: A conceptual site plan has been filed concurrently with this detailed site plan to fulfill this condition. The conceptual site plan and the subject detailed site plan will be heard by the Planning Board on the same day.

- 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.**

Comment: The subject DSP proposes warehouse, consolidated storage facility, and office buildings with a total gross floor area of 240,875 square feet, which is within the 500,000-square-foot limit. Per review of the Transportation Planning Section (Jenkins to Zhang, August 30, 2004), the proposed development is within the above trip limit.

11. ***Landscape Manual:*** The proposed development is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements; Section 4.3 Parking Lot Requirements; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.
- a. Section 4.2 Commercial and Industrial Landscaped Strip Requirements, requires that in I-4 Zones a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The applicant chose Option 1 to provide a minimum 10-foot-wide landscaped strip to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. Five Section 4.2 landscape strips have been identified on the landscape plan along the frontage of Road A. Another three Section 4.2 landscape strips along Woodyard Road should be added on the landscape plan. The applicant has treated the entire Woodyard Road frontage as Section 4.3(a), which is not correct. Only the portions of the frontage where the parking lot is located should be considered as Section 4.3(a) landscape strips. A condition of approval has been proposed in the Recommendation section of this report to require the applicant to correct this technical error prior to certification.
- b. Section 4.3(a), Landscape Strip Requirements, requires a 10-foot-wide landscaped strip between the parking lot and public right-of-way to be planted with one shade tree and 10 shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among other landscape strip treatments. The landscape plan has identified three such landscape strips, of which two are along the frontage of Woodyard Road (Strips A and C) and one along Road A (Strip B).
- Strips A and C should be further broken down to exclude the portion that should be treated as Section 4.2 landscape strips as discussed above. Strip B should be considered as a Section 4.2 landscape strip because there is no parking lot directly adjacent to the portion of Road A. A condition of approval has been proposed in the Recommendation section of this report to require the applicant to correct this technical error prior to certification.
- c. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be placed between two adjacent incompatible land uses in all conventional zones. In this case, the landscape plan has identified five Section 4.7 bufferyards because the proposed use is not compatible to the adjacent existing uses. The site plan is in general compliance with Section 4.7. But additional Section 4.7 schedules should be added to the landscape plan for the north and east boundary areas where the existing single-family detached houses are located adjacent to the subject site. It seems that the existing woodland is sufficient to

fulfill the buffering requirements. A condition of approval has been proposed in the Recommendation section of this report.

12. **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, and there is an approved Type I Tree Conservation Plan, TCPI/35/03, for this site.
- a. A forest stand delineation (FSD) has been submitted for this proposal and was generally found to address the requirements of a simplified forest stand delineation and to be in compliance with the Prince George's Woodland Conservation and Tree Preservation Ordinance.
 - b. The Type II Tree Conservation Plan, TCPII/114/04, 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 TCPII is in general conformance with the requirements of the Woodland Conservation Ordinance.

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 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 the interior noise level.

- b. In a memorandum dated October 4, 2004, the Subdivision Section staff noted that the number of lots shown on both the conceptual site plan and the detailed 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 DSP to be consistent with the approved CSP since most issues identified by the Subdivision staff have been addressed at the time of CSP review. The subject DSP's compliance with conditions attached to 4-03118 has been discussed in detail in Finding 10 above.

- c. The Transportation Planning Section in a memorandum dated August 30, 2004, indicated that a trip cap condition has been imposed on this site. The staff also talked about dedication of Woodyard Road and Parcel B.

Comment: The trip cap condition is Condition 20 of 4-03118. Finding 10 has a detailed discussion of the issue.

The dedication of Woodyard Road that is 60 feet from the existing centerline has been correctly shown on the DSP. But the plans do not graphically show the distance. A condition of approval has been proposed to show the right-of-way graphically.

Dedication of Parcel B is required by approved Preliminary Plan of Subdivision 4-03118. Per 4-03118, a note has to be put on the site plan as follows:

“Parcel B is to be conveyed to DPW&T upon demand for the construction of I-502, a dedicated public right-of-way, and private access to Bellefonte Lane is not permitted pursuant to Condition 4 of Zoning Ordinance No. 5-1991, File A-9758-C.”

This note has been proposed to be added on the site plan by a condition of approval as written in the Recommendation section of this report.

In a separate memorandum from the Transportation Planning Section dated September 29, 2004, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trail issues identified in the Adopted and Approved Subregion V Master Plan that impact the subject site. The trails planner has suggested some additional connections to the proposed sidewalk on both sides of the internal streets as shown on the marked-up plan.

Comment: The applicant has revised the plan and added the sidewalk connections that have been recommended by the trails planner.

- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated September 13, 2004, the staff noted that the site plan is not consistent with approved stormwater management concept plan # 7542-2003.

Comment: A condition of approval has been proposed in the Recommendation section to require the applicant to revise the DSP prior to certificate approval in order to be consistent with the approved stormwater management concept plan, or vice versa.

- e. The Environmental Planning Section, in a memorandum dated October 12, 2004, indicated that the plans as submitted have been found to address the environmental constraints for the site and the requirements of the Prince George's County Woodland Conservation Ordinance, except for minor technical errors. The staff recommends approval of this application subject to several conditions that have been addressed in the revised plans.
- f. The Permit Section, in a memorandum dated September 13, 2004, provided 17 comments and questions. Most of the questions and concerns raised by the permit staff have been addressed in the review process and the unresolved issues will be addressed by the conditions of approval in the Recommendation section of this report.
- g. The State Highway Administration (SHA), in a memorandum dated September 17, 2004, stated that SHA has no objection to Detailed Site Plan DSP-04045 approval.
- h. 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.
- i. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.

14. As required by Section 27-285(b), the detailed site plan represents 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 proposed development for its intended use. The detailed site plan is also in general conformance with the approved conceptual site plan.

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 Detailed Site Plan DSP-04054 for Bellefonte and Type II Tree Conservation Plan TCPII/114/04, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Revise the subject DSP to be consistent with the approved Conceptual Site Plan, CSP-04001
 - b. Add the following notes on the Detailed Site Plan:

“Parcel B is to be conveyed to DPW&T upon demand for the construction of I-502, a dedicated public right-of-way, and private access to Bellefonte Lane is not permitted pursuant to Condition 4 of Zoning Ordinance No. 5-1991, File A-9758-C.”

“The uses and intensity of the development shall limit employee density to no more than 16 employees per acre.”
 - c. Revise the landscape plan to differentiate the Section 4.2 landscape strip from the Section 4.3(a) landscape strip by providing separate landscape schedules for the site's frontage along Woodyard Road.
 - d. Add a Section 4.7-landscape schedule for the northern boundary bufferyard.
 - e. Revise the Strip B schedule along Road A for the consolidated storage site to the Section 4.2 schedule.
 - f. Either revise the DSP to be consistent with the approved stormwater management plan or revise the stormwater management concept plan to be consistent with the layout of the DSP.
 - g. Provide the details for the sight-tight fence along the site's frontage on Woodyard Road for review and approval by the Urban Design Section as the designee of the Planning Board.
 - h. Label the location and the gross floor area of the dwelling unit for the resident manager on the site plan.
2. Prior to the issuance of the building permit for the office building and the on-site residence for the facility manager, the architectural plans of the above buildings shall be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce interior noise level to less than 45 dBA (Ldn).