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SPECIFIC DESIGN PLAN

SDP-0305/01

Application	General Data
Project Name: COLLINGTON CENTER, LOT 22, BLOCK C Location: SOUTHEAST SIDE OF BRANCH COURT, APPROXIMATELY 700 FEET EAST OF ITS INTERSECTION WITH PRINCE GEORGE'S BOULEVARD Applicant/Address: US BULLET PROOFING 925 LAWRENCE STREET HYATTSVILLE, MARYLAND 21781	Date Accepted: 9/16/04
	Planning Board Action Limit: N/A
	Plan Acreage: 7.8597
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 95,569
	Planning Area: 74A
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 202SE14

Purpose of Application	Notice Dates
WAREHOUSE AND ACCESSORY OFFICE	Adjoining Property Owners: (CB-12-2003) 7/19/04
	Previous Parties of Record: (CB-13-1997) 7/19/04
	Sign(s) Posted on Site: 11/2/04
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: GROVER, RUTH	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 19, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Specific Design Plan SDP-0305/01
Collington Center, Lot 22, Block C

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 4-99046 and 4-88074.
- 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, CDP-9006/01 and Specific Design Plan SDP-0305.
- 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 with ancillary office space on Lot 22, Block C, in Collington Center.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Warehouse with ancillary office
Acreage	7.8597	7.8597
Lots	1	1
Parcels	0	0
Square Footage/GFA	0	95,569

Site Data

FAR Permitted	0.45
FAR Provided	0.28
Green Space required	20%
Green Space provided	46%
Building Height Permitted	3 stories for warehouse uses (36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	1 story (30 feet)
Parking spaces required	66
Parking spaces provided	81
Loading spaces required	4
Loading spaces proposed	4

3. **Location:** The subject site is in Planning Area 74A, Council District 4, and is 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 southwest side of Branch Court, approximately 700 feet east of its intersection with Prince George’s Boulevard.
4. **Surroundings and Use:** The subject property is bounded on all sides by E-I-A-zoned industrial uses (all warehouses), except on the easterly side, where the subject property abuts the US 301 right-of-way.
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 Preliminary Plan of Subdivision 4-99046 and record plat NLP 189@86 and Preliminary Plan of Subdivision 4-88074 and record plat NLP 156@25.

6. **Design Features:** The lot is accessed from Branch Court, a 70-foot right-of-way at its terminus in a cul-de-sac. The access leads to a parking lot on the northerly side of the building and to accessways around both the westerly and easterly sides of the building, meeting around the rear of the building. A landscaped strip is provided on the easterly side of the property adjacent to the right-of-way along the Robert Crain Highway—US 301. Interior landscaping in the parking lot is also provided. The entrance to the property from Branch Court is landscaped on both sides and includes a proposed sign on its easterly side. A detail for the sign has been provided indicating a six-foot-tall aluminum sign with black lettering. As required by condition the sign is adequately landscaped. Elevation drawings for the proposed warehouse on the site indicate warehouse buildings with precast concrete panels. The south elevation shows no fenestration and is only detailed by several 2 ½-inch wide by ¾-inch deep reveals at three different heights (10, 18 and 23 feet). The north elevation shows minimal fenestration with one double and two single entrance doors and double-glazed windows of insulated glass in aluminum frame—a storefront window system and, like the south elevation, detailed by several 2½-inch wide by ¾-inch deep horizontal reveals. The east elevation, the main entrance to the warehouse, has two entrance doors detailed with a canvas and aluminum framed canopy and painted steel exit stairs to finished grade with bollards as required and one less-adorned 3-foot by 7-foot personnel door. The east elevation also indicates a 12-foot-wide by 16-foot-high drive-in door and a number of 9-foot-wide by 10-foot-high overhead dock doors, as well as a number of 9-foot-wide by 10-foot-high knockout panels for future overhead dock doors. The west elevation indicates three entrances surrounded by insulated glass in an aluminum frame storefront window system. In addition, the façade is punctuated with five-foot-square windows located 18 feet up from the base level of the building.

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 regulations applicable to the E-I-A Zone.
8. **Preliminary Plan of Subdivision:** The detailed site plan is in compliance with both Preliminary Plans of Subdivision 4-99046 and 4-88074 and subsequent final plats as recorded in plat book 199 at page 86 and 156@25.

Please note that the cap on square footage placed on the property as Condition 2 of Preliminary Plan of Subdivision 4-99046 is not a condition of 4-88074. Each preliminary plan of subdivision is applicable to a portion of the subject property because of lot reconfiguration and consolidation over time. However, since Preliminary Plan of Subdivision 99046 is applicable to the majority of the property currently encompassed by subject Lot 22 and because, as a practical matter, traffic generated by one portion of the lot cannot be distinguished from traffic generated by another portion of the lot, it may be said that the cap on development is, in essence applicable to Lot 22 in entirety.

9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.2, Commercial and Industrial Landscape Strip Requirements, Section 4.4, Screening Requirements, and 4.3, Parking Lot Requirements, of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*.

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 are previously approved Tree Conservation Plans, TCPI/59/95 and TCPII/67/96, encompassing the parcels included in this application.

This application was evaluated for compliance with TCPII/67/96 and was found to conform to the previously approved plan. No further information with respect to TCPII/67/96 is required and no revisions to the approved tree conservation plan are necessary.

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 details only indicate parking lot lighting fixtures that will not cause excessive glare, based on the fixture design. Foundation plantings have not been provided and a condition of approval has been added to the plans to require foundation plantings. The proposed architecture has been approved by the Collington Center Architectural Review Committee as evidenced in a letter dated March 2, 2004, from Steven J. Paul, Chairman of the Architectural Review Committee, to Paul B. Woodburn, Ben Dyer Associates.

A minimum setback of 25 feet is required along Branch Court and Queen's Court.

The proposed building meets and exceeds this required setback from Branch Court.

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 1 story and 30 feet high. This meets the above requirements.

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.

A detail of a proposed freestanding sign is included in the plans, and the location of the sign is shown. Both are acceptable to staff.

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 plan complies with the requirements of the *Landscape Manual*. The applicant has provided 46 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 not visible from the street because they are located at the rear of the building and are screened from US 301 by a commercial/industrial landscaped strip.

Prince George's Boulevard (102-foot 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. Additionally, the subject application is not located on Prince George's Boulevard.

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 note has been provided on the plans indicating that the building will be provided with an automatic fire suppression system.

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

- a. **Historic Preservation**—In comments dated September 3, 2004, the Historic Preservation and Public Facilities Planning Section stated that the project would not affect historic resources in the vicinity of the subject site. In addition, the Historic Preservation and Public Facilities Planning Section did not recommend a Phase I archeological survey for Collington Center SDP-0305/01.
- b. **Community Planning**—At the time of the writing of this report, staff has not received comment from the Community Planning Division.
- c. **Transportation**—In a memorandum dated November 19, 2004, the Transportation Planning Section stated that the proposed project is in accordance with the transportation requirements of Comprehensive Design Plan CDP-9006, Basic Plan A-6965, and Preliminary Plan of Subdivision 4-99046. However, with respect to the required specific design plan finding that “the development will be adequately served within a reasonable period of time...,” they noted that the US 301/Trade Zone Avenue intersection will experience failing operations when all approved development is built out, although the intersection does operate at acceptable levels today. Additionally, they stated that the entire Collington Center development cannot be built out with reliance upon a single point of access at Trade Zone Avenue. They stated that there is a need to determine when additional access to the Collington Center is needed and where it would be located. Lastly, they stated that because a modification to underlying CDP-9006 regarding adequacy and access issues is under review at this time in connection with another application, and a traffic study addressing these issues has been submitted, they are able to make the required finding. Therefore, they recommend approval of the subject specific design plan with no conditions.
- d. **Subdivision**—In comments made October 12, 2004, the Subdivision Section stated that Lot 22, Block C is the subject of Recorded Final Plat 197@55. The specific design plan refers to the wrong plat number, which should be corrected. Development is limited to a trip cap and a limit of gross floor area pursuant to Condition 2 of PGCPB Resolution Number 99-214. As Lot 22 is a resubdivision of Lots 16 and 17 (VJ189@86), the Subdivision Section suggested that the following must be accomplished:
 - The Transportation Planning Section should evaluate the plans for conformance with conditions of the preliminary plan of subdivision.
 - All structures should have sprinkler systems installed per plat note 7 (REP197@55).

The Subdivision Section’s concerns have been addressed in the recommended conditions below. Please note that a portion of Lot 22 (previous Lot 17) is subject to a different preliminary plan of subdivision (4-88074).

- e. **Trails**—In a memorandum dated October 19, 2004, the senior trails planner stated that there are no master plan trail requirements identified in the adopted and approved Bowie-Collington-Mitchellville and Vicinity master plan that impact the subject site. In addition,

he stated that the subject project has very limited frontage on Branch Court and that there are no existing sidewalks in the vicinity of the subject project.

- f. **Permits**—In a memorandum dated September 29, 2004, the Permit Review Section stated that the application should include Lots 20 and 21 as well, as they were included in the original SDP-0305 approval. If Lot 22 is to proceed individually, it should be separated and applied for as a separate SDP. This issue is addressed in proposed Condition 1.a below.
 - g. **Public Facilities**—In a memorandum dated December 5, 2004, the Historic Preservation and Public Facilities Planning Section stated that, while rescue services could be provided to the site within the required travel time, fire services could not. Additionally, they stated that police facilities were adequate to serve the proposed development. Because travel times for fire services were outside acceptable guidelines, they suggested that an automatic fire suppression system be provided in all new buildings proposed in the subdivision unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. A condition to this effect has been included to ensure that the requested fire suppression system is provided for the proposed warehouse.
 - h. **Environmental Planning**—In a memorandum dated September 20, 2004, the Environmental Planning Section stated the plan is consistent with approved TCPII/67/96 and recommended approval with no environmental conditions.
 - i. **Department of Environmental Resources**—In comments dated October 5, 2004, the Department of Environmental Resources stated that the site plan for Collington Center, Lot 22, Block C, SDP-0305/01, is consistent with approved stormwater concept plan #12428-2004.
 - j. **Fire/EMS Department**—At the time of the writing of this report, staff has not received comment from the Prince George’s County Fire/EMS Department.
 - k. **Department of Public Works and Transportation**—At the time of the writing of this report, staff has not received comment from the Department of Public Works and Transportation.
 - l. **Health Department**—At the time of the writing of this report, staff has not received comment from the Health Department.
 - m. **Washington Suburban Sanitary Commission**—In a memorandum dated September 21, 2004, the Washington Suburban Sanitary Commission stated that sewer is available to the site and that an on-site plan review package should be submitted. The applicant may call their Permit Services Unit for additional information regarding that process.
 - n. **Maryland State Highway Administration**—In a letter dated September 17, 2004, the State Highway Administration stated that they have no objection to Specific Design Plan SDP-0305/1.
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 Findings 5 and 13 above. At the time of the approval of a preliminary plan of subdivision for the subject property, 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. More specifically, the Transportation Planning Section, in its memorandum dated November 19, 2004, noting that the site was subjected to a test of transportation adequacy in 1988 and a number of transportation improvements that were needed have been constructed, stated that the US 301/Trade Zone intersection is operating at acceptable levels today. However, when all approved development is built, the intersection will experience failing operations. Despite this fact, because a modification to CDP9006 is underway and a transportation study has been submitted, the Transportation Planning Section was able to make the finding that “the development will be adequately served within a reasonable period of time...” by the needed transportation facilities. 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 note is included on the plans that the building will include an automatic fire suppression system. 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 above because the Department of Environmental Resources has stated that the proposed plan is in conformance with approved Stormwater Concept Plan #12428-2004.

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

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

15. **Recommendations of the Collington Center Architectural Review Committee**—As stated in Finding 12 above, the Collington Center Architectural Review Committee has approved the architecture for the subject project as evidenced in a letter dated March 2, 2004 (copy attached), from Steven J. Paul, Chairman of the Architectural Review Committee, to Paul B. Woodburn, Ben Dyer Associates.

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-0305/01 with the following conditions:

1. Prior to certification of the specific design plan, the applicant shall revise the plan as follows:
 - a. Specific Design Plan SDP-0305 shall be revised to remove Lot 22 with the revision to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - b. The plans shall be revised to indicate accent plantings at the base of the proposed building.
 - c. Add a note to the plans that the building shall contain an automatic fire suppression system.