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SPECIFIC DESIGN PLAN

SDP-8712/03

Application	General Data
Project Name: COLLINGTON CENTER, LOT 30, BLOCK B Location: WEST SIDE OF PRINCE GEORGE'S BLVD. APPROXIMATELY 1,400 FT NORTH OF TRADE ZONE AVENUE Applicant/Address: WELCH & RUSHE MECHANICAL CONTRACTORS 9110 EDGEWORTH DR CAPITOL HEIGHTS, MD 20743	Date Accepted: 6/10/2004
	Planning Board Action Limit: N/A
	Plan Acreage: 5.2112
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 42,784
	Planning Area: 74A
	Tier: DEVELOPING
	Council District: 04
	Municipality: NA
200-Scale Base Map: 201SE14	

Purpose of Application	Notice Dates
CONSTRUCTION OF 42,784-SQUARE-FOOT WAREHOUSE.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site: 8/07/04

Staff Recommendation		Staff Reviewer: LAREUSE	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 27, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Susan Lareuse, Planner Coordinator
SUBJECT: Specific Design Plan SDP-8712/03
Collington Center, Lot 30, 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 4-03140.
- 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 30, Block B, in Collington Center.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Warehouse
Acreage	5.21	5.21
Lots	1	1
Parcels	0	0
Square Footage/GFA	0	42,784 square feet

Site Data

FAR Permitted	0.45
FAR Provided	0.19
Green Space required	20%
Green Space provided	31.5%
Building Height Permitted	3 stories for warehouse uses (36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	30 feet
Parking spaces required	31
Parking spaces provided	90
Loading spaces required	2
Loading spaces proposed	2

- 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 west side of Prince George’s Boulevard, approximately 1,400 feet north of its intersection with Trade Zone Avenue.
- 4. **Surroundings and Use:** The subject property is bounded on all sides 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 199@86 pursuant to PGCPB Resolution 04-53, file number 4-03140.

6. **Design Features:** The applicant is proposing a warehouse building placed centrally on the site. The plans indicate a future possible extension to the building on the north end of the proposed building. The lot is a flag lot configuration with a stem of approximately 500 linear feet connecting the main buildable area of the lot to Prince George's Center Boulevard. Parking is proposed entirely at the front of the building. The loading area is proposed on the west side of the property. The loading area is screened by the building from any views into the site from the street. The proposed warehouse building will consist of 47,784 square feet and will have grey precast concrete panels with royal blue accents 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:** The detailed site plan is in compliance with the preliminary plan and subsequent final plat as recorded in plat book 199 at page 86.
9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.2, Commercial and Industrial Landscape Strip 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 onsite, 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. Although woodland areas will be impacted by the proposed development, those areas had been considered as woodlands cleared when TCPII/67/96 was approved. Therefore, no woodland conservation areas will be impacted by the development of this site as reflected on the Specific Design Plan, SDP-8712/03. The requirements for the parcel included in this application are provided for on other areas of the Collington Center property. 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 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 Prince George's Boulevard but because of the flag lot configuration, the setback of the building far exceeds the requirement above.

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 30 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 proposed freestanding sign is located at the entrance into the development and proposes a six-foot high by four-foot wide ground-mounted sign. Plant materials have been shown at the base of the sign.

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 31.5 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.

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 note has been provided on the plans indicating that the building will provide 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. In a memorandum dated June 22, 2004, the Permit Review Section has stated numerous changes required of the plan. The applicant has addressed all of the comments.
- b. 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 #40201-2004.
- c. In a memorandum dated June 14, 2004, the Environmental Planning Section has stated this site was previously reviewed by the Environmental Planning Section in conjunction with the Basic Plans, A-6965, A-9284, and A-9397; the Comprehensive Design Plans, CDP-8712 and CDP-9006; the Preliminary Plan of Subdivision, 4-03140; the Type I Tree Conservation Plan, TCPI/59/95; and the Type II Tree Conservation Plan, TCPII/67/96; all of which were approved.

The subject parcel totaling 5.21 acres is located in the E-I-A Zone on the southwest side of Prince George's Center Boulevard approximately 1,300 feet north of Trade Zone Avenue. A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, areas of steep slopes with highly erodible soils, and the associated buffers for these features are not found to occur within the limits of this application. There are no transportation-related noise impacts associated with the proposed development of this site. The Westphalia fine sandy loam soils found to occur according to the Prince George's County Soil Survey have no significant limitations that would affect the development of this property. According to available information, Marlboro clay is found to occur in the vicinity of this property but is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of the parcels included in this application. This property is located in the Collington Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the approved General Plan.

The approval of the rezoning case by the District Council and subsequent approvals for this property included numerous conditions. None of those conditions dealt with environmental issues to be addressed during the review of the Specific Design Plan for Lot 30, Block "A".

Environmental Review

- (1) The detailed forest stand delineation (FSD) was previously reviewed and found to address the criteria for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. No additional information is required with respect to the forest stand delineation.
- (2) 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. Although woodland areas will be impacted by the proposed development, those areas had been considered as woodlands cleared when TCPII/67/96 was approved. Therefore, no woodland conservation areas will be impacted by the development of this site as reflected on the Specific Design Plan SDP-0404. The requirements for the parcel included in this application are provided for on other areas of the Collington Center property. No further information with respect to TCPII/67/96 is required and no revisions to the approved tree conservation plan are necessary.

- (3) Marlboro clay is found to occur in the vicinity of this property at an approximate top elevation of 135 feet above sea level. The elevations for this site range between 138 feet and 148 feet above sea level, which would place the Marlboro clay approximately 3 to 13 below the surface. Because the site is generally level, there is not an issue with respect to potential slope failure. However, there is

potential that the foundation of the proposed structures may be located within the Marlboro clay. It should be noted that the Department of Environmental Resources may require a soils report or geotechnical report to address foundation stability prior to the issuance of any building permits. No further information is required with respect to the Marlboro clay.

- d. In a memorandum dated December 5, 2003 the Historic Preservation and Public Facilities Planning Section has stated the following:

The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service travel time of 3.91 minutes, which is beyond the 3.25-minute travel time guideline.

The existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive has a service travel time of 3.91 minutes, which is within the 4.25-minute travel time guideline.

The existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service travel time of 3.91 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service travel time of 13.70 minutes, which is beyond the 4.25-minute travel time guideline.

The above findings are in conformance with the standards and guidelines contained in the *Approved Public Safety Master Plan* (1990) and the Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities. In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The Bowie New Town Center Fire Station (LKS10650) is a project shown in the approved Capital Improvement Program, fiscal year 2004 to 2009. It would provide first due service to the subject site. The property would be adequately served within a reasonable period of time with estimated completion of the facility in 2007.

The proposed development is within the service area for Police District II-Bowie. The Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of 1/2/04, the county had 823 sworn staff and a total of 101,303 square feet of station space. Based on available space, there is the capacity for an additional 57 sworn personnel. This police facility will adequately serve the population generated by the proposed development.

- e. In a memorandum dated June 29, 2004, the Transportation Planning Section has stated that the development of this site must be in accordance with CDP-9006 and A-6965 as amended. There are two underlying preliminary plans, 4-85065 and 4-03140; the latter subdivision resolution contains a trip cap of 78 AM and 78 PM peak-hour trips. This use would generate 17 AM and 17 PM peak-hour trips, which is well within the prescribed

cap. The earlier subdivision contains one condition for road dedication; the facility which is the subject of that condition is not within or adjacent to the site. Further, the Transportation Planning Section found the submitted plan is acceptable from the standpoint of access and circulation within the site.

A specific design plan requires a finding that “the development will be adequately served within a reasonable period of time” by the needed transportation facilities. It is noted that the site was subjected to a test of transportation adequacy in 1985. Since that time a number of transportation improvements that were needed have been constructed. However, the US 301/Trade Zone Avenue intersection is experiencing failing operations with all approved development, although the intersection does operate at acceptable levels today. The entire Collington Center development cannot build out with reliance upon a single point of access at Trade Zone Avenue. There is a need to determine when additional access to the Collington Center development is needed and where it would be located. During review of SDP-0302, information was provided to the Planning Board that a modification to underlying CDP-9006 was forthcoming. For that reason, the required SDP finding is being made with an intention to examine the access issue and its timing further when a revised comprehensive design plan is reviewed.

- f. In a memorandum dated June 29, 2004, the Community Planning Division has stated that the proposed application for development of a warehouse in the Collington Center employment area is consistent with the 1991 *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie–Collington–Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A and 74B*, which retained the E-I-A Zone. The submitted application is located in the Developing Tier as defined by the 2002 General Plan. Development Pattern policies and strategies for the Developing Tier do not specifically address development applications in industrially zoned, planned employment areas. Regardless, economic development is a high priority of the 2002 General Plan. Development of planned employment in the Collington Center area, in accordance with existing regulations, is not inconsistent with the 2002 General Plan policies for the Developing Tier.

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.d 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 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.b above.

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

Compliance with this required finding has been demonstrated in Finding 13.c 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-8712/03 with the following condition:

1. Prior to certification of the specific design plan, the applicant shall provide foundation plantings along the base of the building.