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SPECIFIC DESIGN PLAN

SDP-0102/02

Application	General Data
Project Name: Central Wholesalers Location: East side of Virginia Manor Road, approximately one-half mile north of its intersection of Virginia Manor Road and Muirkirk Road Applicant/Address: CWI Limited Partnership 13401 Virginia Manor Road Laurel, MD 20707	Date Accepted: 6/24/2005
	Planning Board Action Limit: N/A
	Plan Acreage: 7.66
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 39,015
	Planning Area: 60
	Tier: Developing
	Council District: 1
	Municipality: NA
	200-Scale Base Map: 217 NE 06

Purpose of Application	Notice Dates
39,015-square-foot Addition to Existing Office/Warehouse Facility.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 3/30/2005
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/16/05

Staff Recommendation		Staff Reviewer: Gary Wagner	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

August 25, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Gary Wagner, Planner Coordinator, Development Review Division
SUBJECT: Specific Design Plan, SDP-0102/02
Central Wholesaler

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance with Sectional Map Amendment CR-102-1977.
- b. Conformance with Comprehensive Design Plan CDP-0101.
- c. Conformance with Preliminary Plan 4-04026.
- d. The requirements of the Zoning Ordinance in the E-I-A Zone.
- e. The requirements of the Woodland Conservation Ordinance.
- f. Referrals.

FINDINGS

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

1. **Request:** The specific design plan revision is for a 39,015-square-foot addition to an existing office/warehouse distribution building consisting of 91,150 square feet, used as a corporate headquarters by Central Wholesalers, Inc. The lot consists of 7.66 acres in the E-I-A Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Office/Warehouse	Office/Warehouse
Acreage	7.66	7.66
Lots	1 (Lot 1)	1 (Lot 2)
Parcels	0	0
Square Footage/GFA	91,150	39,015 addition
Dwelling Units:	N/A	N/A
	REQUIRED	PROVIDED
Parking	145 spaces	155 spaces
Loading	4 spaces	14 spaces
Green Area	20 percent	22 percent

3. **Location:** The site is located on the east side of Virginia Manor Road, approximately 2,400 feet south of the intersection with Van Dusen Road.

4. **Surroundings and Use:** To the south of the subject property is an existing industrial development in the I-1 Zone. To the east is a senior housing development in the I-3 Zone, currently under construction. To the north is vacant property in the E-I-A Zone. To the west, across Virginia Manor Road, is vacant land in the M-X-T Zone.

5. **Design Features:** The proposed warehouse addition will consist of tilt-up concrete, similar in style and design of the existing building and finished with a coarse-textured coating with colors to match the existing building.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Basic Plan:** The proposed specific design plan is in conformance with the approved basic plans A-9030, 9033, 9034, 9067, and 9068, in regard to land use types, quantities and conditions of approval.

6. **Comprehensive Design Plan:** The specific design plan revision is in conformance with the comprehensive design plan, CDP-0101/02, and applicable conditions of approval. For information regarding transportation conditions of the CDP, see Finding 9 below.

7. **Preliminary Plan:** The specific design plan is in conformance with Preliminary Plan of Subdivision 4-04026 and applicable conditions of approval. 4-04026 was created as part of the Gazette Newspaper application for the Izzo property. A previous preliminary plan was approved for the site, 4-01011.

Condition 4 requires that a Type II tree conservation plan be approved with the specific design plan. See Finding 12 below for further information.

Condition 5 requires that an automatic fire suppression system be provided in all new buildings.

Condition 6 requires that the development be in compliance with the approved stormwater management plans. See Finding 11 below for further information.

For transportation related conditions, see Finding 9 below.

Condition 10 requires a Phase I archeological study, presumably for the portions of the development that have not already been constructed. The subject site has been graded and has been improved with structures and paving for the Central Wholesaler operation. See Finding 13 below for further information.

8. **Zoning Ordinance:** The specific design plan is in conformance with all applicable regulations of the Zoning Ordinance, including the *Landscape Manual*.

REQUIRED FINDINGS OF SECTION 27-528 OF THE ZONING ORDINANCE

9. The required finding for transportation is, “The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.” In a memorandum dated August 15, 2005 (Masog to Wagner), the Transportation Planning Section offered the following comments with regard to adequate public facilities for transportation:

The Transportation Planning Section has reviewed the specific design plan referenced above. The subject property consists of approximately 7.66 acres of land in the E-I-A Zone. The property is located along the east side of Virginia Manor Road, approximately one mile north of the Virginia Manor Road/Muirkirk Road intersection. The applicant proposes to develop the property under the E-I-A Zone with a 39,015-square-foot expansion of an existing warehouse. The subject property is part of a larger site with basic plan approval.

There are a number of transportation-related conditions on earlier development review stages; these are reviewed in detail below:

CDP-0101/01:

Condition 5—Establishes a trip cap for the overall site. The existing warehouse plus the proposal totals 130,165 square feet, which is the maximum allowed under the CDP cap.

Conditions 6 and 7—Requires off-site transportation improvements. This condition is enforceable at the time of building permit, and it will be enforced at that time.

CDP-0101/02:

This application expanded the overall square footage on the site to 222,378 square feet, the square footage allowed under CDP-0101/01 plus an additional building of 92,213 square feet. The required off-site transportation improvements are consistent with those required of the previous plan, CDP-0101/01.

Preliminary Plan of Subdivision 4-04026:

Conditions 7, 8, and 9 are consistent with Conditions 5, 6, and 7 of the CDP.

The subject property received its E-I-A zoning under resolution CR-102-1977 approving a sectional map amendment for Planning Area 60. In consideration of CDZ Amendment 1, the transportation staff notes that the proposed level of development is well within the limits established by the basic plan approval of 440,000 square feet. The subject application, plus previously approved plans, included the development of 222,378 square feet of warehouse/light industrial space. Condition 4 (termed a basic plan modification) discusses the alignment of C-104, a collector roadway with an uncertain alignment. Since 1977, a new master plan was approved in

1990 without any provision for a collector roadway passing near the subject property; only the A-56 facility discussed above. As the 1990 Subregion I Master Plan is the plan that is now in effect, there is no need for this subdivision plan to take the C-106 facility into consideration.

Vehicular and pedestrian access within the site is acceptable. Dedication of 35 feet from centerline along Virginia Manor Road is consistent with preliminary plan requirements.

As noted previously, the subject property is part of a larger project that was approved pursuant to a finding of adequate public facilities made in 2005 for Preliminary Plan of Subdivision 4-04026. Insofar as the basis for those findings is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities that are existing, programmed, or that will be provided as a part of the development if the development is approved.

10. The required finding for fire, ambulance, paramedic, and police facilities is “The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.” In a memorandum dated August 29, 2005 (Jennings to Wagner), the Countywide Planning Division offered the following comments with regard to adequate public facilities for fire, ambulance, paramedic and police facilities:

The Historic Preservation and Public Facilities Planning Section has reviewed this plan in accordance with Section 27-521(a)(7) of the Zoning Ordinance which states that “The staging of development will not be an unreasonable burden on available public facilities.”

Fire and Rescue Facilities

The existing engine service at Laurel Fire Station Company 10, located at 7411 Cherry Lane, has a service travel time of 3.60 minutes, which is beyond the 3.25-minute travel time guideline.

The existing ambulance service at Beltsville Fire Station, Company 31, located at 4911 Prince George’s Avenue, has a service travel time of 5.25 minutes, which is beyond the 4.25-minute travel time guideline.

The existing paramedic service at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service travel time of 6.91 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Beltsville Fire Station, Company 31, located at 4911 Prince George’s Avenue, has a service travel time of 5.25 minutes, which is beyond the 4.25-minute travel time guideline.

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 existing ambulance service located at Beltsville, Company 31 is beyond the recommended travel time guideline. The nearest fire station Laurel, Company 10, is located at 7411 Cherry Lane, which is 3.60 minutes from the development. This facility would be within the

recommended travel time for ambulance service if an operational decision to locate this service at that facility is made by the county.

The above findings are in conformance with the *Approved Public Safety Master Plan (1990)* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

Police Facilities

The proposed development is within the service area for Police District VI–Beltsville. The Planning Board’s current test for police adequacy is based on a standard complement of officers. As of January 2, 2005, the county has 1,302 sworn officers and 43 student officers in the academy for a total of 1,345 personnel, which is within the standard of 1,278 officers. This police facility will adequately serve the population generated by the proposed commercial uses.

11. A memorandum from the Department of Environmental Resources (Rea to Wagner) indicated that the specific design plan is consistent with the approved stormwater management concept plan, 7356-2004. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.
12. **Woodland Conservation Ordinance:** In a memorandum dated August 17, 2005 (Shirley to Wagner), the Environmental Planning Section offered the following comments with regard to the Woodland Conservation Ordinance and other environmental issues:

The Environmental Planning Section has reviewed Specific Design Plan SDP-0102/02 stamped as received on June 28, 2005. The Environmental Planning Section recommends approval of Specific Design Plan SDP-0102/02 and TCPII/25/01-01 subject to the conditions in this memorandum.

Background

The Environmental Planning Section previously reviewed plans for this site in Comprehensive Design Plan CDP-0101, including companion cases SDP-0102 and Preliminary Plan of Subdivision 4-01011. Three additional lots abutting the site were included in the overall acreage associated with the property in CDP-0101/01 and Preliminary Plan of Subdivision 4-04026. The Planning Board approved Preliminary Plan 4-04026 in March 2005. The Board’s action is found in Resolution No. 05-64. A Type I Tree Conservation Plan (TCPI/04/01) is associated with the CDP and a Type II Tree Conservation Plan (TCPII/25/01) is associated with the SDP. Because there is a previously approved TCPII associated with the site, the subject SDP revision represents an 01 revision to TCPII/25/01.

The scope of the subject review is for a 39,015-square-foot expansion of an existing warehouse at the overall site since the approval of Preliminary Plan 4-04026.

Site Description

The property is located on the east side of Virginia Manor Road between Van Dusen and Cinder Roads. The site contains 16.08 acres and is zoned E-I-A. Based on 2000 air photos, the original portion of the site was mostly wooded and included a manmade pond in the northeast portion. The three lots contain 1.31 acres and were developed for two single-family residences on two of the lots. The residential uses have ceased and the three lots are partially wooded. No jurisdictional wetlands, streams or areas of 100-year floodplain are associated with the site.

Three soils are found on the 16.08 acres and these include: Beltsville silt loam, Christiana Silt Loam, and Keyport Silt Loam. These soils do not have development constraints associated with them. Marlboro clays are not in vicinity of the site. Because of the zoning and proposed uses of the property, no significant noise impact is expected from outside noise sources and no noise impact is expected to be generated by on-site activities. According to the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," published December 1997, a rare, threatened or endangered species is known to occur in the project vicinity, but the proposal will not affect the habitat area. No historic or scenic roads are in vicinity of this proposal. The site is in the Indian Creek watershed of the Anacostia River basin and the Developing Tier of the 2002 adopted General Plan.

Environmental Conditions of Approval to be addressed at Specific Design Plan

The approval of the Comprehensive Design Plan by the District Council, and the approval of the specific design plan and preliminary plan of subdivision by the Planning Board included numerous conditions, several of which dealt with environmental issues to be addressed during subsequent reviews. The environmental conditions to be addressed during the review of the Specific Design Plan are listed below. The respective conditions are in **bold** type, the associated comments and recommended conditions are in standard type.

Specific Design Plan, SDP-0102; PGCPB No. 01-72

2. **There shall be no grading of the site or cutting of trees, except on a selective basis by written permission of the Prince George's County Planning Board, when determined necessary for purposes of agricultural or forestry management. Any major stands of trees shall be delineated on the Comprehensive and Specific Design Plans and the developer shall demonstrate to the satisfaction of the Planning Board (or District Council upon review) why it is necessary to remove any mature or specimen trees.**

The site was mostly developed several years ago in compliance with approved TCPs. This condition is associated with the four zoning map amendments (A-9030, 9033, 9067 and 9068) that predate the adoption of the Woodland Conservation Ordinance. This condition was included in the review of SDP-0102 to demonstrate conformance with the basic plan associated with the site. Therefore, this condition was previously addressed and since the site has been developed the condition is no longer applicable.

6. **The design of the stormwater management pond shall be reviewed at Specific Design Plan and shall include, but not be limited to, access to the pond via a minimum 6-foot-wide asphalt trail, landscaping, and a minimum of three picnic benches.**

A stormwater management plan approved in 2001 has been included in the subject submittal. The plan shows the location of the asphalt trail but not the three picnic benches. The current TCPII does not show the location of these two existing manmade features in relation to an existing stormwater management pond in the south/central portion of the site. These manmade features are required to be shown on a TCPII.

Recommended Condition: Prior to certification of SDP-0101/02, revise TCPII/25/01-01 to show the location of all existing manmade features at the site including the asphalt trail and three park benches in relation to the existing stormwater management pond.

Preliminary Plan of Subdivision, 4-04026; PGCPB No. 05-64

- 3. Development of this subdivision shall be in conformance with the approved Type I Tree Conservation Plan (TCPI/04/01-01). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/04/01-01), or as modified by the Type II Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

The 01 revision to TCPI/04/01 has not been submitted for signature approval.

Recommended Condition: Prior to certification of SDP-0102/02, submit TCPI/04/01-01 for signature approval.

- 4. In conjunction with the Specific Design Plan, a Type II Tree Conservation Plan shall be approved.**

The submittal of the subject SDP revision includes a 01 revision to TCPII/25/01 to address this condition.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

1. A revised simplified forest stand delineation (FSD) was prepared in January 2005 for Preliminary Plan 4-04026. The revised FSD was for the additional 1.31 acres increasing the site's overall acreage. The revised FSD concluded there was no woodland associated with the 1.31 acres and the plan was found to meet the requirements of the Woodland Conservation Ordinance.

Discussion: No further information regarding the simplified FSD is required.

2. The site is subject to the Woodland Conservation Ordinance because there previously was 12.00 acres of existing woodland prior to the site being partially developed after 2001. The woodland conservation threshold (WCT) associated with the site is 15 percent (or 2.41 acres). Because the overall acreage of the site has slightly increased since the three additional lots were added in Preliminary Plan 4-04026, the site now has a woodland conservation requirement of 6.88 acres. The current TCPII shows this requirement being met with 0.55 acre of on-site woodland preservation, 3.58 acres of fee-in-lieu payment (of \$46,783.44 previously approved in 2001) and 2.75 acres of off-site mitigation.

The current TCPII has been reviewed and several revisions are necessary to comply with the Ordinance. Add standard TCPII note 5 because of the off-site mitigation previously approved in 2004. The proposed 0.55 acre of on-site preservation does not include the location of proposed woodland conservation signage on the plan with a corresponding symbol in the legend. The woodland conservation signage detail does not have the three general notes below it. There is an area of expanded buffer in the south/central portion of the site adjacent to an existing stormwater management pond. There is an area of Waters of the U.S. identified in the south/central portion of the site and an expanded buffer is shown around it. The expanded buffer was not previously shown on TCPII/25/01, nor is it shown on the stormwater management plan approved in 2001. The five edge management notes on the current plan are not the current language for these notes on a TCPII. The plan has a TCPI signature approval block with reference to TCPI/04/01. The plan should have the TCPII signature approval block with reference to TCPII/25/01-01 and the typed in name and date of the M-NCPPC staff member (John Markovich) who signed the plan on 4/26/01.

After these revisions have been made to the plan, have the qualified professional who prepared the plan sign and date it.

Recommended Condition: Prior to certification of SDP-0102/02, revise TCPII/25/01-01 as follows:

- a. Add standard note 5 to the TCPII notes regarding the off-site mitigation associated with the overall site.
 - b. Show the proposed location of woodland conservation signage (at the appropriate spacing) in relation to the 0.55 acre of on-site preservation with a corresponding symbol in the legend.
 - c. Provide the three general notes below the woodland conservation signage detail.
 - d. Remove reference to Waters of the U.S. and the expanded buffer.
 - e. Replace the edge management notes with the current language/notes required on a TCPII.
 - f. Remove the signature approval block with reference to TCPI/04/01 and replace it with reference to TCPII/25/01-01. Include the typed in date and name of the M-NCPPC staff person who signed the plan on 4/26/01.
 - g. After these revisions have been made to the plan, have the qualified professional who prepared the plan sign and date it.
3. A stormwater management concept approval letter for the proposed warehouse expansion is included in the subject submittal. An existing pond at the site will provide stormwater management for the proposed warehouse expansion. The location of the pond does not impact the 0.55 acre of on-site woodland preservation.

Discussion: No further information regarding stormwater management is required.

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

Archeology: In a memorandum dated July 28, 2005, the archeologist for the Historic Preservation and Public Facilities Planning Section has indicated that a Phase I archeological study for the development will not be required.

Community Planning: In a memorandum dated July 19, 2005 (Bond to Wagner), the Community Planning Division has indicated that the subject application conforms to the land use recommendation of the 1990 Master Plan for Subregion I.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SDP-0102/02 and TCPII/25/01-01 subject to the following conditions:

1. An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.
2. Prior to certification of SDP-0101/02, revise TCPII/25/01-01 to show the location of all existing manmade features at the site including the asphalt trail and three park benches in relation to the existing stormwater management pond.
3. Prior to certification of SDP-0102/02, submit TCPI/04/01-01 for signature approval.
4. Prior to certification of SDP-0102/02, revise TCPII/25/01-01 as follows:
 - a. Add standard note 5 to the TCPII notes regarding the off-site mitigation associated with the overall site.
 - b. Show the proposed location of woodland conservation signage (at the appropriate spacing) in relation to the 0.55 acre of on-site preservation with a corresponding symbol in the legend.
 - c. Provide the three general notes below the woodland conservation signage detail.
 - d. Remove reference to Waters of the U.S. and the expanded buffer.
 - e. Replace the edge management notes with the current language/notes required on a TCPII.
 - f. Remove the signature approval block with reference to TCPI/04/01 and replace it with reference to TCPII/25/01-01. Include the typed-in date and name of the M-NCPPC staff person who signed the plan on 4/26/01.
 - g. After these revisions have been made to the plan, have the qualified professional who prepared the plan sign and date it.