

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

SPECIFIC DESIGN PLAN

SDP-0501

Application	General Data
Project Name: Collington, Lot 24, Block B Location: Northwest side of Prince George's Boulevard, approximately 600 feet south of its intersection with Trade Zone Avenue. Applicant/Address: Keystone, LLC C/o Greenhorne & O'Mara, Inc. 9001 Edmonston Road Greenbelt, MD 20770	Date Accepted: 4/4/2005
	Planning Board Action Limit: NA
	Plan Acreage: 3.09
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 42,205
	Planning Area: 74A
	Tier: Developing
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 202SE14

Purpose of Application	Notice Dates
42,205-square-foot research and office building	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 2/25/2005
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/14/2005

Staff Recommendation			Staff Reviewer: Ruth Grover
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 28, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan, SDP-0501 (TCP/II/67/96-02)
Collington, Lot 24, Block B

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 as described in the recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance.
- b. The requirements of Basic Plan A-6965, A-9284 and A-9397.
- c. The requirements Preliminary Plan of Subdivision 4-01019.
- d. The requirements of Record Plat REP 193@18.
- e. The requirements of Comprehensive Design Plan CDP-8712 and CDP-9006 as revised.
- f. The requirements of the *Landscape Manual*.
- g. The requirements of the Prince George's County Woodland Conservation Ordinance.
- h. Recommendations of the Collington Center Architectural Review Committee.
- i. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests the construction of a 42,205-square-foot research and office building.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use(s)	Vacant	Research and Office
Acreage	3.09	3.09
Lots	One	One
Building Square Footage/GFA	0	42,205

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	87	92
Of which handicapped spaces	4	4
Loading spaces	14	15

3. **Location:** The site is in Planning Area 74A, Council District 4. More specifically, it is located on the west side of Prince George’s Boulevard at its intersection with Branch Court.
4. **Surroundings and Use:** The subject property is largely surrounded by other industrial parcels in the Collington Center. More particularly, it is bounded to the north by an industrial warehouse on E-I-A-zoned land; to the southwest by another industrial warehouse also on E-I-A zoned land; and to the northeast by an undeveloped parcel also zoned E-I-A. Vacant land is located to the southwest across Prince George’s Boulevard.
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 (PGCPB NO. 01-95), deleting a condition of approval requiring recreational facilities, on October 18, 1990. The property is the subject of preliminary plan of subdivision 4-01019 and record plat 193@18. The site also has an approved Type II Tree Conservation Plan, TCPII/67/96-02, and a stormwater management concept plan, approval #1157-2005-00, approved February 17, 2005, and effective until February 17, 2008.
6. **Design Features:** The site’s access is proposed at a single point on the northern end of its Prince George’s Boulevard frontage. The building, divided into 15 individual units, is oriented to the southwestern boundary of the site with parking primarily in the front of the building and with loading partially to the rear of the building and partially in the building itself, although there are some additional parking spaces to the rear of the building and in the far western corner of the site.

Landscaping for the site is provided around its periphery, intermittently across the building’s frontage, and heavily along the site’s frontage on Prince George’s Boulevard. A mix of deciduous and evergreen trees will provide year-round quality to the landscaping.

Front elevation drawings for the proposed building indicate the use of a dark brick base, a split face masonry accent band above, a lighter color masonry “brick field” for the upper portion of the wall, with ground face masonry accent panels, decorative light fixtures, precast decorative medallions, and accent squares providing visual interest. A prefinished metal cap flashing defines the roofline. The fenestration pattern is regular with storefront glazing utilized for the entrance topped by EIFS panels and a lintel type structure planned to be blue in color, as are light fixtures and the prefinished metal cap flashing at the roofline.

In addition, staff has reviewed plans of a single ground-mounted sign for the proposed project. Using sign requirements in similar commercial and industrial zones and existing signage in the Collington Center as a guide, staff finds the proposed signage acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-500, which governs permitted uses in the E-I-A Zone. The proposed research/office building is a permitted use in the E-I-A Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-501, Regulations, regarding additional regulations for development in the E-I-A Zone.
8. **Basic Plan:** The proposed specific design plan is in general conformance with Basic Plans A-6965, A-9284 and A-9397, which show the subject site designated for manufacturing/warehouse/office use.
9. **Preliminary Plan of Subdivision, 4-01019:** Preliminary Plan 4-01019 was approved by the Planning Board on May 10, 2001. The resolution of approval, PGCPB Resolution 01-111, was adopted on May 31, 2001. The following conditions of approval apply to the review of the subject detailed site plan. Where appropriate, staff comment followed the relevant condition:
 1. **The total development of this 3.09-acre site shall be limited to 54,000 square feet of uses that are permitted in the E-I-A Zone. Any development in excess of 54,000 square feet shall require an additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.**

Comment: In their comments dated April 25, 2005, concerning the subject project, the Transportation Planning Section stated that the proposed development is well within the overall cap for the Collington Center, and development is typical of the development that was originally approved.

- a. **The following note shall be placed on the final plat:**

“An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable in Prince George’s County law.”

Comment: The subject specific design plan appropriately reflects this requirement as General Note 20.

10. **Record Plat REP 193@18:** Record Plat REP 193@18 contains the following notes that apply to the subject specific design plan. Staff's comments follow each note:

Plat Note 1. Requires that development conform to the approved Type I Tree Conservation Plan, TCP 1/59/95.

Comment: The Environmental Planning Section, in their comments dated April 22, 2005, stated that the proposed project is in conformance with both previously approved tree conservation plans relevant to the subject property, TCPI/59/95 and TCPII/67/96-02.

Plat Note 2. Requires that development of the subdivision shall be in accordance with the approved Stormwater Management Concept Plan, #8331195-2000-00.

Comment: In comments received 6/25/05, the Department of Environmental Resources stated that the proposed project is in conformance with Stormwater Concept 1157-2005, the stormwater concept plan that superseded 831195-2000-00.

11. **Comprehensive Design Plans CDP-8712 and 9006 as revised:** Staff has reviewed the proposed project against the requirements of CDP-9006 as revised, which supplanted CDP-8712 and found it to be substantially in compliance.

12. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.3 C, Parking Area Interior Planting, Section 4.3 B, Parking Lot Perimeter Area Planting and Section 4.2, Commercial and Industrial Landscaped Strip.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

13. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there are previously approved Tree Conservation Plans, TCP1/59/95 and TCP II/67/96-02, encompassing the parcel included in the subject application. The Environmental Planning Section, in their comments dated April 22, 2005, stated that the application was evaluated for compliance with TCPII/67/96 and found to conform to the previously approved plan. No Woodland Conservation Areas will be impacted by the development of this site as reflected on the Specific Design Plan, SDP-0501. Furthermore, the woodland clearing proposed by this application was previously identified as woodlands to be cleared and will not require any adjustment to the overall site requirements. The woodland conservation requirements associated with Lot 24 were provided on other areas of the Collington Center Property. Therefore, the application is in compliance with the requirements of the Prince George's County Woodland Conservation Ordinance.

14. **Collington Center Architectural Review Board:** In a letter dated May 26, 2005, the Collington Center Architectural Review Board stated that site, landscape, and architectural plans for the project are in conformance with guidelines set forth in the Collington Center Declaration of Covenants. They requested, however, that screening along the northeast property line be improved through the use of landscaping for a distance of approximately 300 feet from Prince George's Boulevard.

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

Historic Preservation—In comments dated April 5, 2005, the Historic Preservation Planning Section stated that the proposed project would have no effect on historic resources.

Archaeology—In comments dated April 12, 2005, the staff archaeologist stated that no archaeological investigation would be required for the proposed project.

Community Planning—In a memorandum dated May 16, 2005, the Community Planning Division stated that the proposed application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier and is in conformance with the land use recommendations of the Bowie-Collington-Mitchellville and Vicinity master plan (1991).

Transportation—In a memorandum dated April 25, 2005, the Transportation Planning Section offered the following:

“The development of this site must be in accordance with CDP-9006 and A-6965 as amended. There is an underlying preliminary plan, 4-01019. The resolution for this plan contains a trip cap condition based on 54,000 square feet of permitted uses. This use would generate 17 AM and 17 PM peak-hour trips. It is noted, however, that an additional 11,795 square feet could be constructed by individual tenants as mezzanine space; this could be office space, which would add an additional 24 AM and 22 PM peak-hour trips, for a total of 41 AM and 39 PM trips. This is well within the overall cap for the Collington Center, and development is typical of the development that was originally approved.

“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 1988. Since that time, a revision to CDP-9006 was reviewed with a new finding of adequacy for the currently planned Collington Center development. Therefore, a finding of adequate transportation facilities was made in 2005 for Comprehensive Design Plan CDP-9006/02. Insofar as the basis for the finding 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 which are existing, programmed, or which will be provided as a part of the development if the development is approved.

“It should be noted that the resolution for CDP-9006/02 includes the following language within Condition 7:

“‘All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).’

“This language is intended to facilitate the implementation of Condition 6 of the same resolution, which phases the overall development with a second access point. Given that the resolution was not approved until April 21, 2005, it is not reasonable to expect that the described information be required of a Specific Design Plan that was accepted several weeks earlier. Therefore, this

condition will not be imposed on this application. However, applicants within the central portion of Collington Center should take due notice that this tabulation must be provided with future plans, and failure to provide this information will result in a delay in processing the application until the information is received.

Subdivision—In a memorandum dated April 25, 2005, the Subdivision Section stated the following:

“The property is the subject of Preliminary Plan 4-01019, approved by the Planning Board on May 10, 2001. The resolution of approval, PGCPB Resolution 01-111, was adopted on May 31, 2001. The property is the subject of record plat REP193@18 (attached).

“The property is subject to the conditions contained in the resolution of approval (PGCPB Resolution 01-111). That resolution contains three conditions. The following conditions relate to the review of the specific design plan (SDP). Additional comments were provided where appropriate:

- “1. The total development of this 3.09-acre site shall be limited to 54,000 square feet of uses that are permitted in the E-I-A Zone. Any development in excess of 54,000 square feet shall require an additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.**

“Comment: The Transportation Planning Section should determine conformance to this condition.”

Note: As noted above in Finding 9, the proposed development is well within the overall cap for the Collington Center, and development is typical of the development that was originally approved.

- “3. The following note shall be placed on the final plat:**

“An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable in Prince George’s County laws.”

“Comment: The SDP appropriately reflects this requirement in General Note 20.

“Record Plat REP193@18 contains five notes; the following apply to the review of the SDP that were not already addressed above.

“Plat Note 1. Requires that development conform to the approved Type I Tree Conservation Plan, TCP I/59/95.

“Plat Note 2. Requires that development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #8331195-2000-00.

“There are no other subdivision issues at this time.”

Trails—In a memorandum dated May 11, 2005, the senior trails planner stated that there are no master plan trail issues that impact the subject site.

Permits—In a memorandum dated April 7, 2005, the Permit Review Section offered numerous comments. Those comments have either been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning—In comments dated April 13, 2005, the Environmental Planning Section offered the following:

- “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.

“**Discussion:** 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/67/96-02, encompassing the parcel 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 woodland conservation areas will be impacted by the development of this site as reflected on the Specific Design Plan, SDP-0501. Furthermore, the woodland clearing proposed by this application was previously identified as woodlands to be cleared and will not require any adjustment to the overall site requirements. The woodland conservation requirements associated with Lot 24 were provided on other areas of the Collington Center property.

“**Discussion:** No further information with respect to TCPII/67/96-02 is required and no revisions to the approved tree conservation plan are necessary.

- “3. The parcels included in this application are located adjacent to US 301, which has been identified as a transportation-related noise generator. The Environmental Planning Section noise model calculated a noise level of 78.6 dBA Ldn at 50 feet from the roadway. This noise is reduced to approximately 75 dBA at the property line, which falls within the acceptable range for commercial and industrial development in accordance with the state noise standards

“**Discussion:** No further information is required with respect to potential noise impacts.”

The Department of Environmental Resources (DER)—In comments received April 29, 2005, DER stated that the site plan for Collington, Lot 24, Block B, Specific Design Plan SDP-0501, is consistent with approved stormwater management concept #1157-2005. Additionally, they noted that Concept 1157-2005 superseded Concept 8331195-2000.

Fire/EMS Department—In comments dated May 8, 2005, the Prince George’s County Fire Department cited the need for access to the site, attention to road design, and the location and performance of fire hydrants. Please note that the Fire/EMS Department’s requirements are ensured separately through the permitting process.

Department of Public Works and Transportation (DPW&T)—In a memorandum dated May 5, 2005, DPW&T stated that all improvements within the public right-of-way as dedicated to the county are to be designed in accordance with the county Road Ordinance, DPW&T’s Specifications and Standards, and the Americans with Disabilities Act. In addition, they stated that conformance with DPW&T street lighting and street tree standards is required. Lastly, they stated that existing utilities may require relocation and/or adjustments, and that coordination with the various utility companies is required.

Washington Suburban Sanitary Commission (WSSC)—In a memorandum dated April 25, 2005, WSSC stated:

- Water and sewer is available to the site.
- An on-site plan review package should be submitted.
- On-site water and sewer lines that are not shown on plan may impact proposed trees and storm drain system.

Please note that WSSC’s concerns are addressed through their separate permitting process.

Maryland State Highway Association (SHA)—At the time of this writing, staff has not offered comment on the proposed project.

16. **Conformance of the Proposed Specific design Plan with the findings for Approval of a Specific Design Plan (Section 27-528 of the Zoning Ordinance, Planning Board Action):**

The plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

Comment: As stated in Findings 11 and 12 above, 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.

Comment: Findings for adequate public facilities were made in conjunction with the preliminary plan for the subdivision. Please see Findings 5 and 15 above. At the time of the approval of a preliminary plan of subdivision for the subject property, the Transportation Planning Section 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 recently, the Transportation Planning Section, in its memorandum dated April 25, 2005, noted that the site was subjected to a test of transportation adequacy in 1988 and again in 2005 for a revision to that plan in comprehensive design plan CDP-9006/02. They stated that insofar as the basis for the finding is still valid, that they could make the finding that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as part of the development if the development is approved. Concluding, they stated that, although it would not be required for the subject case, Condition 7 of the approving resolution for CDP-9006/02 requires that all future specific design plans within the central portion of Collington Center must include a tabulation of all lots within the central portion of Collington Center, including gross square footage and development status.

This is for the purpose of aiding the Transportation Planning Section in the implementation of Condition 6 of the approving resolution that requires a second access point for Collington Center.

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.

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

Comment: Compliance with this required finding has been demonstrated in Finding 15 above because the Department of Environmental Resources has stated that the proposed plan is in conformance with stormwater concept plan #1157-2005, which superceded stormwater concept plan #8331195-2000, the plan referred to on the final plat for the property.

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

Comment: Compliance with this required finding has been demonstrated in Finding 15 above.

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 Specific Design Plan SDP-0501, Collington, Lot 24, Block B, subject to the following conditions:

1. Prior to signature approval of the specific design plan, the applicant shall:
 - a. Label the recorded 80-foot building restriction line as shown on Record Plat 193@18 on the specific design plan.
 - b. Provide the centerline and ultimate right-of-way line for Prince George's Boulevard on the specific design plan.
 - c. Indicate what type of dust-free surface will be utilized for the parking lot on the specific design plan.
 - d. Specify the method of identifying the compact parking spaces and parking spaces for the physically handicapped "in the field" on the specific design plan.
 - e. Indicate the width of the two-way drive aisle along the southwest side of the building between the parallel parking spaces and regular ninety-degree parking spaces on the specific design plan.
 - f. Revise Schedule 4.3b, Parking Lot Perimeter Landscape Requirements, demonstrating compliance with the *Landscape Manual* to indicate that 18 shade trees are required in what is called on the plan "Bufferyard A" and 13 shade trees and 38 shrubs are required in what is called "Bufferyard C" on the plan.
 - g. Include a detail of an enclosure for the dumpster required by Section 4.4 of the *Landscape Manual* on the specific design plan.