PGCPB No. 07-57 File No. DSP-02060/02

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on February 22, 2007, regarding Detailed Site Plan DSP-020620/02 for Alban-Forestville, Parcel R, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) application is for approval of a 153,700-square-foot warehouse and office for light industrial service in the I-1 Zone.

2. **Development Data Summary:**

	EXISTING	**PROPOSED**
Zone(s)	I-1	I-1
Use(s)	Vacant	Warehouse and office
Acreage	23.66	23.66
Parcel	1	1
Building square footage/GFA	0	153,700
Of which Warehouse	-	130,645
Office	-	23,055

OTHER DEVELOPMENT DATA

	REQUIRED	**PROPOSED**
Total Parking Spaces	137	161
Of which handicapped spaces	6	6
Loading spaces	13	13

3. **Location:** The subject property is located on the east side of the Capital Beltway (I-95), in the northeast quadrant of its intersection with Pennsylvania Avenue (MD 4), in Planning Area 76 and Council District 6.

4. **Surroundings and Use:** The site is bounded to the northwest by the right-of-way of the Capital Beltway. To the southwest of the site are properties in the I-1 Zone; to the south of the site are properties in the R-R Zone; to the west of the site is the right-of-way of Flowers Road and to the northeast of the site are also properties in the I-1 Zone.

5. **Previous Approvals**: The 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)* retained the subject site in the I-1 Zone for Light Industrial/ Office/Business Park employment land use. On April 11, 2002, the Planning Board approved (by Resolution PGCPB No. 02-72 (C)(A)) Preliminary Plan of Subdivision

4-02012 for three parcels. The preliminary plan was recorded in Plat Book REP 198 @49. The site also has an approved (PGCPB No. 03-42) infrastructure detailed site plan DSP-06020 for construction of an access driveway to the site. One revision to DSP-02060 was filed in 2006 and it was eventually withdrawn. The Stormwater Management Concept Approval 10413-2003-00 for this site is valid through March 29, 2009.

6. **Design Features:** The site is in a roughly triangular shape with the longest side adjacent to the right-of-way of the Capital Beltway. A flag stem extends from the southern end of the site to connect to Westphalia Road and provides the only access to the site.

The proposed 153,700 square-foot warehouse and office is located in the southern part of the site and is in one large building footprint. The proposed building is about 35 feet in height and is oriented toward the Capital Beltway. Most of the northern part of the site remains undeveloped because of the existing 100-year floodplain.

The main elevation fronting the Capital Beltway is approximately 770 feet in length. Four projecting pavilion tower segments enhance the front elevation. Two of the pavilions anchor the ends of the building and two are employed in the middle of the elevation with an equal distance from the two ends. The tower segments are about 40 feet and 10 inches in height. The entire building is finished with light-gray painted concrete tilt-up panels. Fenestration is limited to the area in and around the four pavilion towers. The proposed windows and doors are insulated glass in aluminum frame. The side elevations and rear elevations are finished in same materials. On the rear elevation, three types of doors are proposed. They are steel exit doors, and two types of drive-in overheard doors for loading and unloading purposes. The loading doors will not be visible from the Capital Beltway because they are on the opposite side of the building.

A monument sign has been noted on the site plan along Westphalia Road, but a Pylon freestanding sign is shown on the detail sheet. No details of the monument sign are provided on the site plan. The Pylon sign on the detail sheet has a maximum height of 25 feet; however, no sign face area information has been provided. A condition has been proposed in the recommendation section to require the applicant to provide sign details for the monument sign and building-mounted signs, if any, to be reviewed and approved by the Urban Design Section prior to certification. The applicant should remove the Pylon sign details from the detail sheet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.

a. The subject application is in general conformance with the requirements of Section 27-473 of the Zoning Ordinance, which governs development in the industrial zones. The proposed warehouse with office space for light industrial service is permitted in the I-1 Zone.

b. Section 27-469, I-1 Zone (Light Industrial) has the following regulations:

Section 27-469 (b) (1) At least ten percent of the net lot area shall be maintained as green area.

(2) Any landscaped strip adjacent to a public right-of -way required pursuant to the provisions of the *Landscape Manual* shall not be considered part of the required green area.

Comment: The site plan shows approximately 66 percent of the net lot area as green area. However, the site plan does not provide a correct required green area percentage on the site plan. A condition has been proposed to require the applicant to provide a correct required green area on the plan prior to certificate approval of this DSP.

Section 27-469 (c) (1) Outdoor storage shall not be visible from a street.

Comment: No outdoor storage is proposed in this DSP. All storage is within the warehouse.

c. The subject application also complies to Section 27-474 (b) regulations regarding minimum setbacks, and green area for the proposed warehouse with office for light industrial service.

8. **Preliminary Plan of Subdivision 4-02012 and Record Plat REP198 @49:** Preliminary Plan of Subdivision 4-02012 was approved by the Planning Board on April 10, 2003, subject to 11 conditions. The following conditions are applicable to the review of this detailed site plan:

1. Prior to the approval of grading permits for each parcel, a Limited Detailed Site Plan addressing screening, buffering and views from the Capital Beltway, access location and design onto Westphalia Road, and noise mitigation shall be approved by the Planning Board.

Comment: The intent of this condition is to screen any unsightly industrial development from the views on the Capital Beltway. This condition also concerns the site's connection to existing Westphalia Road and noise issues related to the Capital Beltway. The subject site plan attempts to address issues identified by this condition. The site plan has one access point off Westphalia Road which will be subject to a separate review by the Department of Public Works and Transportation at time of issuance of access permit. A review by the Transportation Planning Section indicates that the site plan is acceptable from the standpoint of access and circulation.

The proposed building on the subject site is approximately 140 feet away from the ultimate right-of-way of the Capital Beltway. There is a double-loaded surface parking lot parallel to the building, a 10-foot-wide bufferyard, an existing WSSC easement, a 25-foot-wide existing woodland strip and an existing 6-foot high chain link fence within the 140-foot building setback.

The existing chain-link fence is a standard highway fence and is located outside of the subject site. In addition, the proposed building's main elevation, oriented toward the Capital Beltway, presents a reasonably attractive façade as viewed from the roadway. The two side elevations are also designed in similar ways and are finished with the same materials as the main elevation. The rear elevation that is lined with loading docks is located toward the interior of the site. With a 31-foot-wide existing woodland strip at its narrowest point in the southeastern part of the site, a large on-site stormwater management pond between building and the southeastern property line, and a large tract of undevelopable stream valley in the east of the site, the rear elevation will be screened from other roads and adjacent properties.

The landscape plan, however, only shows plant units in a small northwestern section of the aforementioned 10-foot-wide buffer. Staff believes that a fully planted bufferyard along with the existing woodland will provide an attractive accompaniment for the proposed main elevation that will greatly improve the views from the Capital Beltway. The intent Condition 1 of the preliminary plan has been met. A condition has been proposed in the recommendation section to require the applicant to provide additional plant units (a minimum 50-60 plant units per 100 linear feet) in the entire bufferyard along the west of the surface parking lot, to be reviewed and approval by the Urban Design Section. A corresponding landscape schedule also should be provided.

4. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan 8003950-1994-00.

Comment: The site has an approved stormwater management plan. However, at the time this staff report was written, the Department of Environmental Resources (DER) had not responded to the referral request. A condition has been proposed in the recommendation section to require the applicant to provide evidence that the DSP is consistent with the approved stormwater management plan prior to certificate approval of this DSP.

9. Total development within the subject property shall be limited to uses which generate no more than 974 AM and 974 PM peak-hour vehicle trips. Any development other than that identified herein above shall require an additional Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.

Comment: A review by the Transportation Planning Section (Masog to Estes, October 25, 2006) provided a comprehensive review of this trip cap condition for the larger site that contains the subject site. The Transportation Planning Section concludes that total trip generation resulting from the approved plans for the other two parcels plus the subject site plan is 230 AM and 227 PM peak hour trips, which is well below the trip cap for the entire subdivision.

11. The Limited Detailed Site Plan for each parcel shall include a 75 dBA(Ldn) noise contour. Uses and structures shall be individually reviewed for conformance with State of Maryland noise regulations.

Comment: The 75 dBA Ldn noise contour line is correctly shown on the plans. Since this DSP includes a residential component, noise is not an issue.

Preliminary Plan of Subdivision 4-02012 was recorded in Plat Book REP 198@49 on October 1, 2003, with 12 plat notes. All of the final plat notes are conditions attached to the approval of Preliminary Plan of Subdivision 4-02012 (see the above discussion for applicable preliminary plan conditions) except for two additional notes that are applicable to the review of this DSP as follows:

1. A Type II Tree Conservation Plan shall be approved at the time of detailed site plan.

Comment: A Type II Tree Conservation Plan TCPII/126/95-03 has been submitted with this DSP. The Environmental Planning Section (Shoulars to Estes, November 9, 2006) recommends approval of TCPII/126/95-03 along with this DSP.

12C. Development of Parcel "R" must conform to the detailed site plan which was approved by the Prince George's County Planning Board on March 27, 2003, DSP-02060, or as amended by any subsequent revisions thereto.

Comment: The subject detailed site plan is a revision to previously approved DSP-02060 and is filed to satisfy this condition.

9. **Detailed Site Plan DSP-02060:** Detailed site plan DSP-02060 for infrastructure, for the construction of an access driveway to the subject site, was approved by the Planning Board (through Resolution PGCPB No. 03-42) on March 6, 2003, subject to two conditions. Neither of the conditions is applicable to the review of this DSP.

10. ***Landscape Manual***: The proposed development for warehouse and office is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements; Section 4.3 Parking Lot Requirements; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.

    a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, specifies that in the I-1 Zone a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The applicant chose Option 1 to provide a minimum 10-foot-wide landscaped strip to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings; however, the landscaped strip has been provided for only a small section and did not provide the required schedule. A condition has been proposed in the recommendation section of this report to require the applicant to identify all Section 4.2 strips along Westphalia Road, Flowers Road, and the Capital Beltway and provide the required Section 4.2 schedule for each landscape strip.

    b. Section 4.3(b), Perimeter Landscape Strip Requirements, requires a 5-foot-wide landscaped strip between the parking lot and any adjacent property line for sites over

10,000 square feet to be planted with one shade tree and three shrubs per 35 linear feet of parking lot perimeter adjacent to a property line. The landscape plan has identified two Section 4.3 (b) landscape strips that are adjacent the properties to the southwest, but no schedule has been provided. A condition has been proposed in the recommendation section of this report to require the applicant to provide Section 4.3(b) schedules prior to certificate approval of this DSP.

There is no Section 4.3 (a) situation existing on this site. The landscape plan should be revised to remove any reference to Section 4.3 (a).

Section 4.3 (c) Interior Planting, requires a certain percentage of the parking lot to be interior landscape planting area and to be planted with at least one shade tree per each 300 square feet (or fraction) of interior landscape area provided. The landscape plan shows interior planting, but does not provide the required schedule. A condition has been proposed to require the applicant to provide a Section 4.3 (c) schedule prior to certificate approval of this DSP.

c. Section 4.7, Buffering Incompatible Uses, requires a landscape buffer to be placed between two adjacent incompatible land uses in all conventional zones. In this case, the subject site is surrounded on the southeast and east sides by residentially zoned properties. Even though the portion of the subject site that is adjacent to the residential properties remains undeveloped and the required Section 4.7 bufferyard will be 100 percent substituted by the existing woodland, the landscape plan should identify the Section 4.7 bufferyard on the plans and provide required schedules for each bufferyard. A condition has been proposed in the recommendation section that requires the applicant to provide all Section 4.7 bufferyards and associated schedules on the landscape plan prior to certificate approval of this DSP.

11. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance, because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there is an approved Type I Tree Conservation Plan, TCPI/58/93, for this site.

a. A forest stand delineation (FSD) was submitted and approved during the review of Preliminary Plan of Subdivision 4-93085 and Type I Tree Conservation Plan, TCPI/58/93 and again with Preliminary Plan of Subdivision 4-02012 and the revision to TCPI/58/93-01. The FSD was found to adequately address the existing woodland on-site. No further action is required with regard to the forest stand delineation of this site.

b. Type II Tree Conservation Plan TCPII/126/95-03, submitted with this application, has been reviewed and was found to cover only Parcel R. However, a review of the submitted TCPII/126/95-03 by the Environmental Planning Section indicates that the TCPII is in general conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance, subject to several conditions.

12. **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 November 21, 2006, the Community Planning Division noted that the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and is in conformance with the land use recommendation of the 1994 Melwood-Westphalia master plan and sectional map amendment for Planning Areas 77 and 78.

The community planner also indicates that the subject property is within the Air Installation Compatible Use Zone (AICUZ) study area for Andrews Air Force Base and recommends interior noise mitigation for office use.

b. In a memorandum dated January 4, 2007, the Subdivision Section staff listed conditions attached to the approval of Preliminary Plan of Subdivision 4-02012 that covers the subject property. The Subdivision Section concludes that the lotting pattern shown on the DSP is consistent with the record plat. See above Finding 8 for a detailed discussion on the applicable preliminary conditions.

c. The Transportation Planning Section, in a memorandum dated October 25, 2006, provided a detailed review of the trip cap condition attached to Preliminary Plan of Subdivision 4-02012. The Transportation Planning Section concludes that the site plan conforms to the trip-cap condition attached to the approval of Preliminary Plan of Subdivision 4-02012 and that access and circulation are also acceptable.

In a separate memorandum from the Transportation Planning Section dated December 11, 2006, on detailed site plan review for master plan trail compliance, the Trails Planner noted that the 1994 Melwood-Westphalia master plan recommends Westphalia Road as a Class III bikeway with appropriate signage. Since Westphalia Road is a county right-of-way, the applicant should provide a financial contribution to the Department of Public Works and Transportation for the placement of bikeway signage. This recommendation has been incorporated in the approval of preliminary plan of subdivision as Condition 8 in resolution PGCPB No. 02-72 (C)(A).

d. The Environmental Planning Section, in a memorandum dated November 9, 2006, indicated that the TCPII plans as submitted have been found to address the environmental constraints for the site and in general meet the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance. However, the TCPII covers only the area of the subject site. The TCPII should be revised to cover the same area as covered in previously approved TCPI. In addition, the TCPII should also be revised to address five conditions of approval in order to be in full compliance with the Woodland Conservation and Tree Preservation Ordinance. The conditions recommended by the Environmental Planning Section have been incorporated in this report.

e. The subject application was also referred to the Department of Environmental Resources (DER). At the time the staff report was written, DER had not responded to the referral request.

f. The Permit Section in a memorandum dated November 7, 2006, provided 16 comments and questions about the DSP's compliance with both the Zoning Ordinance and the *Landscape Manual*. Most of the questions and concerns raised by the permit staff have been addressed in the review process and the unresolved issues will be addressed by the conditions of approval in the recommendation section of this report.

g. The subject application was also referred to the Planning Office at Andrews Air Force Base (AAFB) for information and review. The Base Community Planner, in an e-mail dated December 22, 2006, indicated that if the residential and office uses are to occur on the subject site, noise mitigation construction methods should be employed.

Comment: The proposed primary use on the site is warehouse. An office component has been proposed as an accessory use. A noise attenuation condition has been proposed in the recommendation section to ensure that the interior noise level for the office space be mitigated to less than 45 dBA Ldn.

h. The Historic Preservation and Public Facilities Section, in a memorandum dated November 2, 2006, concluded that Phase I archeological survey is not recommended on the subject site because the property has been extensively graded, making it unlikely intact archeological sites will be found.

i. The Department of Parks and Recreation in a memorandum dated October 23, 2006, provided no comments on this DSP.

j. The Historic Preservation and Public Facilities Section, in a memorandum dated October 23, 2006, indicated that this DSP has no impact on historic resources.

k. The Washington Suburban Sanitary Commission (WSSC) in a memorandum dated November 9, 2006, stated that existing WSSC facilities are located on the subject site and additional on-site plan review may be required.

l. The Fire/EMS Department of Prince George's County in a memorandum dated December 13, 2006, provided a standard memorandum and listed applicable regulations regarding access for fire apparatus, fire lane and location and performance of fire hydrants. Nothing specific to this DSP was mentioned. The subject site plan is in general conformance with the regulations.

m. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.

13. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. The detailed site plan is also in general conformance with the approved conceptual site plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/126/95-03) and further APPROVED Detailed Site Plan 02060/02 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:

    a. Provide sign details for building-mounted signs facing the Capital Beltway, if any, and the monument sign along Westphalia Road to be reviewed and approved by the Urban Design Section. The monument sign shall not be higher than eight feet.

    b. Provide additional plant units in the 10-foot-wide bufferyard along the northwest side of the surface parking lot close to the Capital Beltway.

    c. Revise the site plan as follows:

        (1) Provide a correct required green area percentage on the site plan

        (2) Remove the dark overlay on driveways and parking lots

        (3) Show the required number of parking spaces for the physically handicapped

        (4) Show graphically the setback of the building from the adjacent property lines

        (5) Add a site plan note to provide subdivision information such as lot number, block or parcel number, and name of subdivision

        (6) Remove Pylon sign details from the detail sheet.

    d. Revise the Landscape Plan as follows:

        (1) Identify all Section 4.2 landscape strips and provide the schedule for each strip

        (2) Provide Section 4.3 (b) and (c) schedules

        (3) Remove any reference to Section 4.3 (a)

(4) Provide Section 4.7 bufferyards and associated schedules on the plans

e. Provide evidence that the subject DSP is consistent with the approved stormwater management concept plan for this site;

f. Revise the Type II tree conservation plan as follows:

(1) Show the same area that is covered by the approved Type I Tree Conservation Plan and the approved Type II Tree Conservation Plan

(2) Revise the TCPII worksheet to add the clearing for the proposed stormwater outfall on Parcel R

(3) Replace the previous approval signatures with typed text so that the current approval receives an original signature

(4) Show the proposed development and associated stormwater management for Parcel R

(5) Have the plans signed and dated by the qualified professional who prepared them

(6) Show the outfall structure for the proposed stormwater management facility

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Vaughns, seconded by Commissioner Clark, with Commissioners Vaughns, Clark, Eley and Parker voting in favor of the motion, and with Commissioner Squire temporarily absent at its regular meeting held on Thursday, February 22, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of March 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:HZ:bjs