

**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 June 18, 2009 regarding Detailed Site Plan DSP-07049 for Grace’s Office Park, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) application is for approval of three commercial office buildings of approximately 72,400 square feet in the C-O (Commercial Office) Zone.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>APPROVED</b>
Zone(s)	C-O	C-O
Use(s)	Vacant	Commercial office
Acreage	6.99	6.99
Of which 100-year floodplain	1.61	1.61
Building square footage/GFA	-	72,400
Of which Building 1 (5 stories)	-	53,200
Building 2 (2 stories)	-	9,600
Building 3 (2 stories)	-	9,600

	<b>REQUIRED</b>	<b>APPROVED</b>
Total Parking Spaces	190	202
Of which Surface parking spaces	-	180
Parking garage spaces (15 standards, 7 compact spaces)	-	22
Loading spaces	2	4
<b>Parking details</b>		
Standard parking spaces (9.5’x19’)	-	138
Compact parking spaces (8’x16.5’)	-	46 (24%)
Handicapped spaces (12’x19’)	-	8*
Parallel parking spaces (8’x22’)	-	10

Note: \*The DSP has provided enough parking spaces for the handicapped. However, since the three buildings are separated from each other, each building should have a minimum of two parking spaces for the handicapped and one of them should be van-accessible.

3. **Location:** The subject site is located on the south side of Lanham Severn Road (MD 564), approximately 4,000 feet southwest of its intersection with Greenbelt Road (MD 193), in Planning Area 70 and Council District 3.
4. **Surrounding Uses:** The property is a linear strip of land between Lanham Severn Road (MD 564) and the Pennsylvania Railroad tracks. Across the right-of-way (ROW) of Lanham Severn Road to the north and northwest are residential properties zoned (One-Family Detached Residential) and R-80 (One-Family Detached Residential); both are one-family detached residential zones for small lots. Across the ROW of the Pennsylvania Railroad to the south and southeast are developed single-family detached subdivisions in the R-R (Rural Residential) Zone and property in the R-O-S (Reserved Open Space) Zone. On both ends of the subject site are properties in the C-O (Commercial Office), I-1 (Light Industrial) and C-M (Commercial Miscellaneous) Zones.
5. **Previous Approvals:** The November 1993 *Approved Master Plan and Sectional Map Amendment for Glenn Dale Seabrook-Lanham and Vicinity (Planning Area 70)* retained this property in the C-O Zone. A Preliminary Plan of Subdivision (4-06132) was approved by the Planning Board for this site on May 10, 2007. The subject site also has an approved Stormwater Management Concept Plan 29793-2006-00, which will be valid through July 2009.
6. **Design Features:** The subject site is a linear strip of land between Lanham Severn Road and the Pennsylvania Railroad tracks with a tract depth varying from the narrowest part at 126 feet to the widest part at 180 feet. A stream bisects the site from north to south. There are regulated environmental features surrounding the stream in the middle of the land strip that divide the site into two separate development envelopes. The entire site is isolated from the surrounding properties which are predominantly in residential zones. The two development sites are more than 600 feet away from each other. The smaller western portion of the site will contain one five-story office building (Building 1). The larger eastern portion of the site will contain two two-story office buildings (Building 2 and Building 3). All three buildings are oriented toward Lanham Severn Road.

The five-story building (Building 1) is of contemporary character and is finished with a combination of glass, brick, ceramic tile and brick tone cementitious panels. According to the applicant, this building is designed as Class A office space. The building elevation features two symmetrical bump-outs on both ends with porch between the bump-outs. The bump-outs start to recess at the fourth floor. The entire floor plan recesses again at the fifth floor, which is defined by the seam metal mansard roof. The same seam metal roof has been used on the porches, which has been shown at the first floor on the west, north and south elevations in the perspectives. Since no specific elevations have been provided yet, the Planning Board required the applicant to

submit elevations to reflect the design treatments and materials as shown in the perspectives to be reviewed and approved by the Urban Design Section as the designee of the Planning Board prior to certification of this DSP.

The two two-story buildings (Buildings 2 and 3) are identical and are designed in a similar vocabulary with Building 1 including the symmetrical bump-outs on both ends, mansard-like dark brown metal roof, larger windows and porches on the first floor. Additional horizontal bands have been provided on the perspective of the building that is oriented toward Lanham Severn Road. The bump-outs extend to the second floor. The two bump-outs show two different exterior finishing materials. One is finished with brick at front and Hardie Plank siding, which is a type of cementitious finishing material, on the sides. The other bump-out is finished completely with the Hardie Plank siding. There is an attached condition that requires the applicant to provide brick finish on the front and side elevations of the building. In addition, the Hardie Plank sidings that will be used on the rear elevations of all buildings shall be the same brick-tone of the bricks used on the buildings.

A noise attenuation wall with a fence has been proposed along the site's southern boundary line for Building 1 and the southwest portion of Building 2. However, no detail of the noise barrier has been provided with this DSP. In addition, a dumpster has been shown at the southwest corner of Building 1 with no details provided. No lighting fixture details are included in the DSP either. The applicant shall provide these details to be reviewed and approved by the Urban Design Section as the designee of the Planning Board prior to certification.

No signage information has been provided with this DSP.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-461 (b) of the Zoning Ordinance, which governs development in commercial zones. The proposed commercial office is a permitted use in the C-O Zone.
  - b. The DSP shows a site layout that is consistent with Section 27-462 regulations regarding building setbacks. The DSP is also in conformance with the applicable site design guidelines.
8. **Preliminary Plan of Subdivision 4-06132:** On May 10, 2007, the Planning Board approved this preliminary plan of subdivision for one lot with 12 conditions. Of the 12 conditions attached to the approval of Preliminary Plan of Subdivision 4-06132, the conditions applicable to the review of this DSP warrant discussion as follows:
  5. **Development of this subdivision shall be in conformance with an approved Type I Tree Conservation Plan (TCPI/60/06). The following notes 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/60/06), 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 Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”**

This condition has been fulfilled.

- 6. The applicant shall provide a standard sidewalk along the subject site’s entire road frontage of MD 564, unless modified by SHA.**

A standard sidewalk should be provided along the site’s MD 564 frontage and additional sidewalk and connections should also be provided. Four conditions recommended by the trails planners have been incorporated in this resolution.

- 10. Development shall be in conformance with the approved Stormwater Management Concept Plan 29793-2006-00 and any subsequent revisions.**

The DSP complies with this condition.

- 11. Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

The DSP contains only commercial office use. This condition is not applicable to the subject DSP.

- 12. Prior to the approval of the building or grading permits, a detailed site plan shall be approved by Planning Board for the review of the architecture, landscaping and transportation impacts.**

The subject DSP has been filed to fulfill this requirement.

- 9. *Prince George’s County Landscape Manual:* The proposed development for an office park consisting of three buildings 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 *Prince George’s County Landscape Manual*.**

- a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, specifies that in all commercial zones a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The subject site has a long frontage on Lanham Severn Road. The landscape plan has chosen Option 1, which is a ten-foot-wide landscape strip on the subject site along the right-of-way of Lanham Severn Road, and identified the locations of the Section 4.2 strips. However, the Section 4.2 schedule does not show the correct linear feet of the frontage, which results in an incorrect calculation of the plant units. The applicant shall revise the Section 4.2 schedules prior to certification of this DSP.
- b. Section 4.3(a), Landscape Strip Requirements, requires a ten-foot-wide landscaped strip between the parking lot and public right-of-way to be planted with one shade tree and ten shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among other landscape strip treatments. The landscape plan shows the locations of the required Section 4.3 (a) landscape strip and complies with the requirements.

Section 4.3(c), Interior Planting, requires a certain percentage of the parking lot to be an interior planting area with one shade tree for each 300 square feet of the planting area. The landscape plan identifies four parking lots which require five percent of the parking lot area to be interior planting areas. The landscape plan provides the required interior planting areas and the required schedules for all of them. However, the schedule fails to provide the required and provided interior planting area percentage information. The applicant shall provide the interior planting area percentage information prior to certification of this DSP.

- c. The southeast side of the site is adjacent to the Pennsylvania Railroad tracks. The railroad tracks are defined by Section 4.7 of the Landscape Manual as a high-impact use and the proposed commercial office use is defined as a medium-impact use. According to Section 4.7 of the Landscape Manual, a Type B bufferyard is required between the subject site and the railroad tracks. The Type B bufferyard requires a minimum 30-foot building setback, and a minimum 20-foot-wide landscaped yard to be planted with 80 plant units per 100 linear feet of property line. The landscape plan provides only a ten-foot wide building setback and landscaped yard. The applicant is seeking Alternative Compliance from the Section 4.7 requirements. The Planning Director recommended approval of AC-09006. The request for Alternative Compliance is approved.

10. **Woodland Conservation and Tree Preservation 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/060/06, for this site.

- a. The site has an approved Natural Resources Inventory (NRI), NRI/113/05, which shows streams, wetlands, and 100-year floodplain on the subject site. All three network features, Regulated Area, Evaluation Area and a Network Gap, have been shown on the *Approved*

*Countywide Green Infrastructure Plan*, which are located on the subject site. A Detailed Forest Stand Delineation (FSD) was conducted in August 2006. The Type II tree conservation plan and the detailed site plan show the information correctly from the approved NRI. No additional information is required for this DSP.

- b. Type II Tree Conservation Plan TCPII/014/09, submitted with this application, has been reviewed and found to be consistent with the approved NRI and Type I tree conservation plan and meets the requirements of the Prince George's County Woodland Conservation Ordinance.
11. **Planning Board Analysis:** The subject application was referred to the concerned agencies and divisions. The Planning Board finds that:
- a. 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 recommendations of the 1993 Approved Master Plan and Sectional Map Amendment for Glenn Dale Seabrook Lanham and Vicinity, Planning Area 70 for commercial office development.
  - b. The property is the subject of Preliminary Plan of Subdivision 4-06132, which is still valid but has not been recorded. The subject DSP is consistent with the approved preliminary plan of subdivision.
  - c. After the review of the applicable transportation related conditions attached to the previously approved Preliminary Plan of Subdivision 4-06132, the site layout is acceptable.
  - d. The plan is consistent with the Woodland Conservation Ordinance.
  - e. **The Department of Public Works and Transportation (DPW&T)** provided a standard response on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage systems, and facilities in order to be in accordance with the requirements of DPW&T. Those issues will be enforced at the time of issuance of the access permit. DPW&T also indicated that the subject DSP is consistent with the approved SWM Concept Plan 29793-2006.
  - f. **Department of Parks and Recreation (DPR)** provided no comments on this DSP.
  - g. The Maryland State Highway Administration (SHA) had not responded to the referral request at the time of approval.
  - h. The Prince George's Health Department provided no comments on this DSP.

- i. This DSP has no impact on existing historic sites, resources or districts and the Phase I archeological survey is not required for this site.
  - j. **The Prince George's County Fire/EMS Department** provided a standard memorandum dated March 3, 2009 and indicated no issues with this DSP.
  - k. **The Washington Suburban Sanitary Commission (WSSC)** stated that there are WSSC issues concerning this project that need to be addressed. However, since the applicant has not paid for the review fee, the review has not been completed. WSSC has its own permit review and approval process that is independent of the County's permitting system. WSSC issues are usually addressed at the time of their permit review.
12. 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.

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/014/09) and APPROVED Alternative Compliance No. AC-09006, and further APPROVED Detailed Site Plan Grace's Office Park 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 the correct linear frontage information in the Section 4.2 landscape schedule.
  - b. Provide the percentage information for the interior planting area in the Section 4.3 (c) landscape schedule.
  - c. Provide TCPII revisions as follows:
    - (1) Revise the note below the specimen tree table to indicate that the specimen trees have been located according to a survey.
    - (2) Provide details on the plan for canopy pruning and root fertilization in accordance with the note below the specimen tree table.
    - (3) Show the type and location of tree protection devices on the plan (fence and signs).
    - (4) Provide details for all tree protection devices shown on the plan.

- (5) Revise the TCPII notes on Sheet 1 to include standard Note 5 and remove the TCPII notes located on Sheet 4.
  - (6) After all these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions.
- d. Provide sidewalk improvements as follows:
- (1) A standard sidewalk along the subject site's entire road frontage of MD 564, unless modified by SHA.
  - (2) A sidewalk connection from MD 564 to Building 2 along the west side of the entrance road on Sheet 4.
  - (3) A sidewalk connection from MD 564 to Building 1 along the east side of the entrance road and along the parking lot on Sheet 3.
  - (4) Marked crosswalks at both of the ingress/egress points from MD 564 into the subject site, unless modified by SHA.
- e. Provide elevations of all buildings to reflect the design treatments and finishing materials as shown in the perspectives to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
- f. Provide brick finish on the other side elevations of Buildings 2 and 3.
- g. Provide brick-tone Hardie Plank sidings on the rear elevations of the buildings that is consistent with the bricks used on the front and side elevations of the buildings.
- h. Provide details of the noise attenuation walls, on-site lighting fixtures, and dumpsters on the site plan to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

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.



\* \* \* \* \*

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 Cavitt, with Commissioners Vaughns, Cavitt and Parker voting in favor of the motion, with Commissioner Clark absent, and with Commissioner Squire temporarily absent at its regular meeting held on Thursday, June 18, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9<sup>th</sup> day of July 2009.

Oscar S. Rodriguez  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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