

Case No.: SDP-0511-04
Collington Center

Applicant: MRPI Queens Court, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument in this matter, that SDP-0511-04, for approval of an amendment to a specific design plan (SDP) for a 130,143-square-foot, 1,184-unit, 3-story consolidated storage facility, ancillary office, and outdoor recreational vehicle storage on a 3.97-acre lot, within a 51.45-acre site, located in the southwestern quadrant of the intersection of Queens Court and US 301 (Crain Highway) in Planning Area 74A, Councilmanic District 4, be and the same is hereby AFFIRMED.

The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 19-90 ("PGCPB No. 19-90").

Approval of SDP-0511-04 and Type II Tree Conservation Plan TCP11-052-06-03 is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the following revisions shall be made to the plans:
 - a. Remove the building-mounted sign from the east façade facing US 301 (Crain Highway).
 - b. Revise the sign on the north façade facing Queens Court to be externally-illuminated.
 - c. Provide additional landscape screening along US 301 (Crain Highway), on the east side of the outdoor recreational vehicle storage parking area, with evergreen trees of a minimum of eight feet in height, as set forth in Applicant's Exhibit 1.

- d. Provide a detail for the sliding gates on Architectural Detail P-500.
 - e. Correct the monument sign side profile to reflect what is shown on the front profile on detail C-DET1 of the SDP.
 - f. Correct the loading tabulations in General Note 9 to identify four interior loading spaces and two outside loading spaces.
 - g. Revise the SDP on Sheets C-OV, C-3, and C-7 to label “Access Denied” along US 301 (Crain Highway).
 - h. Provide dimensions demonstrating conformance with Section 27-578 of the Prince George’s County Zoning Ordinance, regarding height for the interior loading spaces, and Section 27-581 of the Zoning Ordinance, regarding a 22-foot-wide connection to the street for all loading spaces.
 - i. Provide the following notes on the SDP:
 - (1) The applicant shall install and maintain automated external defibrillators (AED) in accordance with The Code of Maryland Regulations requirements (COMAR 30.06.01-01). The recommendation includes a requirement for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.
 - (2) The applicant shall install and maintain hemorrhage control kits that shall be installed next to a fire extinguisher. The Fire Protection Code requires fire extinguishers to be no more than 75 feet from any employee.
 - j. Revise the east façade architecture to reduce the decorative glass display from the originally proposed 90 feet in width to 40 feet in width, and continue the two-tone material pattern along the entire east façade of the building.
 - k. Revise all references to show the reduction in the gross floor area to 114,883 square feet and the total number of storage units to 950.
2. Prior to certification of the specific design plan, the Type II tree conservation plan (TCP II) shall be revised, as follows:
- a. Update the approval block with the information for past associated applications and the reason for the revision.
 - b. Revise the plan to show all buildings set back a minimum of 20 feet from all woodland conservation areas.

- c. Add a detail for a permanent tree protection fence to the detail sheet, and show it located along the vulnerable edges of afforestation and reforestation areas and for the protection of regulated environmental features.
 - d. Adjust the planting schedule to:
 - (1) reduce the amount of red maples proposed to no more than 10 percent; and
 - (2) increase the percentage of oak trees to enhance wildlife habitat value in afforestation areas.
 - e. Update the tree conservation plan notes, as needed, to provide correct references to County departments.
 - f. Correct the tables and worksheets, as needed, to accurately reflect required revisions to the TCPII plan and show how the woodland conservation requirement for the site will be fulfilled.
 - g. Provide an Owner's Awareness Certificate on the cover sheet for signature by the owner of Lots 13, 19, 22, and 23.
 - h. After all revisions and technical corrections are made to the plan, have the plan signed by the qualified professional who prepared it.
3. Prior to approval of a building permit, the applicant's heirs, successors, and assignees shall obtain approval of a final plat showing the consolidation of lots as approved with Specific Design Plan SDP-0511-04, pursuant to Section 24-108 of the Subdivision Regulations.
 4. Prior to final certificate of occupancy of the consolidated storage building, the applicant shall provide a pre-incident emergency plan for their facility, conducted by the closest station to the site, Bowie-Pointer Ridge Fire/EMS Station 843. The pre-incident emergency plan will involve establishing points of contact and timely response options, facilitating emergency vehicle access throughout the site, creating a consistent marking protocol for the identification of system components that require special attention during an emergency, and developing appropriate standard operating procedures or standard operating guidelines for addressing on-site emergencies.

Ordered this 4th day of November, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Glaros, Harrison,
Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin and Hawkins.

Vote: 9-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____
Todd M. Turner, Chairman

ATTEST:

Donna J. Brown
Acting Clerk of the Council