

R E S O L U T I O N

WHEREAS, Green Glen Assemblage LT is the owner of a 1.98-acre parcel of land known as Concrete Technology Serv, Inc., Parcel A, said property being in the 14th Election District of Prince George's County, Maryland, and being zoned I-1; and

WHEREAS, on November 18, 1999, Concrete Technology Serv, Inc., filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-99063, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on February 3, 2000, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on February 3, 2000, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plat of Subdivision 4-99063 with the following conditions:

1. Prior to signature approval, the preliminary plat shall be revised:
 - a. To show a 10-foot public utility easement along the properties entire street frontage.
 - b. To show the center line and ultimate right-of-way of Good Luck Road.
 - c. To remove the reference to apartments as a use on Parcel AA@ to the south.
 - d. To show the proposed and existing alignment of water and sewer lines.
 - e. To provide a lot or parcel designation.
2. Total development within the subject property shall be limited to a 20,224 square foot industrial building, or equivalent development which is permitted within the I-1 Zone

which generates no more than 13 AM and 13 PM peak hour vehicle trips. Development of up to 2,000 additional square feet of industrial space shall not constitute a significant change in peak hour trip generation. Any development beyond that identified herein shall require an additional preliminary plat of subdivision with a new determination of the adequacy of transportation facilities.

3. At the time of final plat approval, the applicant shall dedicate right-of-way along Good Luck Road of 40 feet from center line, in accordance with the master plan. Improvements within the dedicated right-of-way will be as determined by DPW&T.
4. Development of the subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/46/99). The following note shall be placed on the Final Plat of Subdivision:

A Development is subject to restriction shown on the approved Type I Tree Conservation Plan (TCPI/46/99), 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. @

1. Prior to approval of permits a Type II Tree Conservation Plan shall be approved identifying the location of all off-site woodland conservation areas. A Type II Tree Conservation Plan shall be prepared and approved for all off-site woodland conservation receiving sites.
6. Prior to the issuance of any permits, the applicant shall record easements for off-site woodland conservation areas in the Land Records of Prince George=s County and a copy shall be provided to the Environmental Planning Section, Countywide Planning Division.
1. The Prince George=s County Planning Board or its designee shall approve a Detailed Site Plan in accordance with Part 3, Division 9, Subdivision 3 of the Prince George=s County Zoning Ordinance prior to building permits. Review shall include but not be limited to landscaping, buffering, and design as set forth in the *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity*

(1993).

2. The applicant, his heirs, successors and/or assigns shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of appropriate signage along Good Luck Road, a designated Class III bikeway. A note shall be placed on the Final Plat for payment to be received prior to the issuance of the first building permit.
3. Development of this property shall be in conformance with the approved Stormwater Concept Plan, Concept #008002590.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located on the south side of Good Luck Road, approximately 2,000 feet north of its intersection with Greenbelt Road (MD 193).
3. Environmental - The 1.98 acre site is partially wooded and is characterized with gradually rolling terrain sloping toward the rear of the property. The northern portion of the site abutting Good Luck Road is relatively higher and void of vegetation.

A review of the Type I Tree Conservation Plan (TCPI/46/99), dated November 3, 1999, indicates that all necessary information and required woodland conservation are provided. The minimum requirement is 0.30 acres (15% of the net tract) and an additional 0.16 acres due to the removal of woodland for a total minimum requirement of 0.46 acres. The applicant has proposed to meet the requirement with 0.12 acres of onsite preservation and an additional 0.34 acres off site. There is also an additional woodland retention of 0.05 acres more than that required. Incursions into designated preservation areas as proposed will result in the imposition of fines of up to \$1.20 per square foot of disturbed area.

There is no further significant environmental impact associated with the proposal. There are no scenic or historic roads adjacent to this property. No habitable areas for rare, threatened or endangered species have been identified in the vicinity of this property. There are no Marlboro clays found on or in the immediate vicinity.

The predominant soil type on the site is Sassafras series, which generally exhibit slight

limitations to development due to slopes. There are no flood plains, erodible soils or wetlands identified on the subject property.

The property is in Water and Sewer Category 3 and will be served by public systems.

- 4 Community Planning - The subject site is within the *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity* (1993), in the Lanham Severn Road Community/Employment Area 1. This area encompasses all of the I-1 zoned land which is bordered by Northern Avenue on the east, Greenbelt Road on the south, and Good Luck Road on the west. The subject site fronts Good Luck Road and is located on the northwest perimeter of Employment Area 1.

The master plan recommends that this area develop with low intensity research and development uses. This recommendation was made to insure that future uses in this employment park are consistent with the prevailing development character of office and low intensity uses. However, the sectional map amendment retained this property in the I-1 Zone. The applicant has indicated that they are proposing uses consistent with permitted uses in the I-1 Zone.

The master plan recommends screening of the employment area along Good Luck Road. The master plan map specifically delineates a private open space and/or buffer area along the entire frontage of the employment area. This buffer area is delineated across the subject site's frontage. The master plan states that this buffering should be a ...innovative and well designed. Further, the master plan recommends specific screening elements and materials for the buffer.

A 10-foot landscape strip would be required along Good Luck Road by the Prince George's County *Landscape Manual*. However, the recommendations contained in the master plan and discussed herein will serve a distinctly different purpose dealing specifically with buffering and compatibility along Good Luck Road.

The master plan recommends:

Overall, Employment Area 1 needs a comprehensive site design to ensure a well-designed, integrated employment area with good vehicular circulation. Architectural controls to promote compatibility between existing and future development should be pursued by the developers of this area.

Staff recommends that detailed site plan review be required. The detailed site plan would ensure conformance with the master plan's recommendations for the buffering, open space, and design as it relates to future and existing development.

- 5 Parks and Recreation - In accordance with Section 24-134(a) of the Prince George's County Subdivision Regulations, the above referenced subdivision is exempt from Mandatory Dedication requirements because the property is proposed for a

non-residential use.

- 6 Trails - *The Adopted and Approved Glenn Dale-Seabrook-Lanham and Vicinity Master Plan* recommends that Good Luck Road be designated as a Class III bikeway with appropriate signage. Good Luck Road is a County right-of-way, therefore the applicant should provide a financial contribution of \$210 to the Department of Public Works and Transportation (DPW&T) for the placement of this signage.
- 7 Transportation - The property is located on the east side of Good Luck Road approximately 2,000 feet north of its intersection with MD 193. No traffic study was requested of the applicant nor was one submitted for review. The findings and recommendations outlined below are based upon a review of relevant materials and analyses consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The applicant proposes the development of a 16,224 square foot industrial building. Approximately 3,000 square feet is proposed for office space, while the remainder would be used for vehicle storage. The proposed development would generate 13 AM (11 in, 2 out) and 13 PM (3 in, 10 out) peak hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The site was analyzed using the following trip distribution:

Good Luck Road from the north:	10%
Good Luck Road from the south:	
	10%
MD 193 from the east:	35%
MD 193 from the west:	45%

The traffic generated by the proposed preliminary plat would impact the intersection of MD 193 and Good Luck Road. The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals* has defined Level of Service D (LOS D) as the lowest acceptable operating condition on the transportation system. The intersection of MD 193 and Good Luck Road, when analyzed under existing traffic, was found to be operating at a critical lane volume (CLV) of 1,349 or LOS D, in the AM peak hour and at a CLV of 1,288 and LOS C during the PM peak hour. Under total future traffic as developed using the *Guidelines*, the critical intersection was found to be operating with a CLV of 1,442 and LOS D in the AM peak hour and at a CLV of 1,422 and LOS D during the PM peak hour. Therefore, the critical intersection is operating acceptably, at LOS D or better, in both peak hours.

Notwithstanding the above finding, staff recommends a trip cap condition for the property consistent with the proposed use.

Good Luck Road is a master plan collector. Dedication of 40 feet from the existing center line is required at the time of final plat, and should be reflected on the preliminary plat.

Based on these findings, staff concludes that adequate transportation facilities will exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code.

8. Schools - Growth Policy and Public Facilities Planning has reviewed the proposed preliminary plat for adequacy of public facilities. In accordance with Section 24-122.01 and 24-122.02 of the Subdivision Regulations and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised August 1999) (CR-4-1998) the proposed development is exempt from an APF test for schools because it is a non-residential use.
9. Fire and Rescue - Growth Policy and Public Facilities Planning has reviewed the subdivision plans for adequacy of fire and rescue facilities in accordance with Section 24-122.01 of the Subdivision Regulations, and concluded the following:
 - a. The existing fire engine service at West Lanham Hills Fire Station, Company 48 located at 8501 Good Luck Road has a service response time of 4.17 minutes, which is beyond the 3.25 minutes response time guideline.
 - b. The existing ambulance service at West Lanham Hills Fire Station, Company 48 located at 8501 Good Luck Road has a service response time of 4.17 minutes, which is within the 4.25 minutes response time guideline.
 - c. The existing paramedic service at Glenn Dale Fire Station, Company 18 located at 11900 Glenn Dale Boulevard has a service response time of 4.12 minutes, which is within the 7.25 minutes response time guideline.
 - d. The existing ladder truck service at Glenn Dale Fire Station, Company 18 located at 11900 Glenn Dale Boulevard has a service response time of 4.12 minutes, which is within the 4.25 minutes response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire*

and Rescue Facilities. In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinkled in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

10. Police Facilities - The proposed development is within the service area for the District II- Bowie Police Station. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations staff believes that the existing County's police facilities will be adequate to serve the proposed Concrete Technology Service Inc. development.
11. Stormwater Management - The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, # 008002590, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

* * * * *

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 Brown, seconded by Commissioner McNeill, with Commissioners Brown, McNeill and Hewlett voting in favor of the motion, and with Commissioner Boone absent, at its regular meeting held on Thursday, February 3, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of February 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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