

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 26, 2001, regarding Specific Design Plan SDP-0102 for Central Wholesalers, Inc., the Planning Board finds:

1. Specific Design Plan SDP-0102 proposes an office/warehouse distribution building consisting of 91,150 sq. ft. for use as a corporate headquarters by Central Wholesalers, Inc. The building will be located on Lot 1 of the development which consists of 16.24 acres in the E-I-A Zone. The site is located on the east side of Virginia Manor Road, approximately 2,400 feet south of the intersection with Van Dusen Road. Development data are as follows:

Zone	E-I-A
Proposed Use	Office/Warehouse
Gross Site Area	14.77 acres
Proposed Building Area	91,150 gsf
Office	28,700 sf
Warehouse	61,350 sf
Wholesale	1,100 sf
Parking Spaces Required	117 spaces
Parking Spaces Provided	129 spaces
Handicapped Spaces Req'd/Provid	5 spaces
Loading Spaces Required	4 spaces
Loading Spaces Provided	14 spaces
Green Area Required	20 percent
Green Area Provided	67 percent

The proposed building will be consist of tilt-up concrete finished with a coarse-textured coating. The front elevation of the building is articulated with panel reveals at the ends and in the middle with a green horizontal band/reveal running around the entire building.

Conformance with Basic Plan

2. The proposed Specific Design Plan is in general conformance with the approved Basic Plan, A-9030, 9033, 9034, 9067, & 9068 in regard to land use types, quantities and conditions of approval. The following conditions warrant discussion:

2. **There shall be no grading of the site or cutting of trees, except on a selective basis by written permission of the Prince George's County Planning Board, when determined necessary for purposes of agricultural or forestry management. Any major stands of trees shall be delineated on the Comprehensive and Specific Design Plans and the developer shall demonstrate to the satisfaction of the Planning Board (or District Council upon review) why it is necessary to remove any mature or specimen trees.**

In a memorandum dated February 16, 2001, (Stasz to Wagner) the Environmental Planning Section indicates that the applicant has provided a Forest Stand Delineation Plan which shows all existing woodlands on the site. The applicant has not indicated any intentions of clearing the site prior to the approval of a Specific Design Plan and subsequent grading permit. However, the applicant has indicated that they will be utilizing a septic system for the development until a public sewer system is made accessible to the site. The Soil Survey for Prince George's County indicates that the soils on the site (primarily Beltsville Series) have severe limitations for disposal of sewage effluent from septic tanks, including a perched water table and impeded drainage. The Prince George's County Health Department recommends that prior to the issuance of a grading permit for the site, the proposed septic system be approved by the Health Department.

3. **Future use or development in the vicinity of Virginia Manor Road shall take into consideration the existing homes in that area and their sources of well water, and their private septic systems. Appropriate buffering and other protective measures shall be provided by the developer.**

Currently, there are two residential homes on lots that are adjacent to the subject property that were part of the same Basic Plan application that rezoned the subject property to the E-I-A Zone. The applicant has provided for the necessary buffering techniques to be employed at the time of Specific Design Plan, should those properties remain residential.

The applicant has shown the location of a proposed septic field on the site plan which is to be utilized initially until the sewer system is extended to the site. The Prince George's County Health Department applicant has approved a perc test for that location. The Soil Survey for Prince George's County indicates that the soils on the site (primarily Beltsville

Series) have severe limitations for development, including a perched water table and impeded drainage. The Health Department recommends that prior to the issuance of a grading permit for the site, the proposed septic system be approved by the Prince George's County Health Department.

Conformance with Comprehensive Design Plan and *Landscape Manual*

3. In general, the Specific Design Plan is in conformance with the approved Comprehensive Design Plan CDP-0101 and applicable conditions of approval. The following conditions warrant discussion:

- 6. The design of the stormwater management pond shall be reviewed at Specific Design Plan and shall include, but not be limited to, access to the pond via a minimum 6-foot-wide asphalt trail, landscaping, and a minimum of three picnic benches.**

Access to the pond is shown, however the plan should be revised to show that it is asphalt. Landscaping and the picnic benches should be shown on the site and landscape plan prior to certificate approval.

Conformance with Preliminary Plat of Subdivision

4. The Specific Design Plan is in conformance with Preliminary Plat of Subdivision 4-01011 and applicable conditions of approval.

Conformance with Signage Requirements

5. In general, the Specific Design Plan is in conformance with all applicable regulations pertaining to signage.

The Zoning Ordinance requires that the Planning Board approve the design standards for all signage for the development at the time of Specific Design Plan. In approving the signs, the Planning Board must find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development.

The entrance signage will be an L-shaped freestanding sign that consists of two, 10-foot-long sections that are 5'-6" high. The sign area for each section is 20 square feet. The design is to match the style and materials of the building and will be illuminated by floodlights. The entrance signage will advertise the entire development, which will be named Town Center Business Campus.

The building mounted signage will consist of 24 inch pinned on lettering advertising Central Wholesalers, Inc.

No details have been provided for the directional signage to be located at the southern entrance. Staff recommends that directional signage be designed to match the style and materials of the building and be a maximum of 10 square feet.

Required Findings of Section 27-528 of the Zoning Ordinance (in addition to Finding 3 above)

6. In a memorandum dated March 20, 2001, (Masog to Wagner) the Transportation Planning Section offered the following comments:

The subject property consists of approximately 14.77 acres of land in the E-I-A zone. The property is located along the east side of Virginia Manor Road, approximately one mile north of the Muirkirk Road/Virginia Manor Road intersection. The applicant proposes to develop the property under the E-I-A zone with 91,500 square feet of warehouse/distribution space.

The transportation staff has reviewed issues regarding the development of the subject site extensively as a part of the review of Comprehensive Design Plan application CDP-0101. As the CDP has approval still pending, there are no outstanding conditions to discuss except for those associated with the Basic Plan. The issues were straightforward, however, and are briefly reviewed below:

- The property is subject to a development cap of 91,150 square feet of warehouse/distribution space, and this plan conforms to that cap.
- There is an off-site transportation condition regarding signalization at the intersection of Van Dusen Road and Virginia Manor Road which is enforceable at the time of building permit.
- The pending CDP includes a note on the plan that the southern access point is subject to approval by the County Department of Public Works and Transportation (DPW&T). This note requires no action by transportation planning staff; a final decision will be made by DPW&T.
- The subject property received its E-I-A zoning under resolution CR-102-1977 approving a Sectional Map Amendment for Planning Area 60. Under CDZ Amendment 1, Condition 4 (termed a Basic Plan Modification) discusses the alignment of C-104, a collector roadway with an uncertain alignment. Since 1977, a new Master Plan was approved in 1990 without any provision for a collector roadway passing near the subject property, only the A-56 facility which is discussed above. As the 1990 *Subregion I Master Plan* is the plan which is now in effect, there is no need for this plan to take the C-106 facility into consideration.

Vehicular and pedestrian access within the site is acceptable. Dedication of 35 feet from center line along Virginia Manor Road is in accordance with preliminary plat requirements.

As noted previously, the subject property is part of a larger project which has largely completed roadway improvements in the area pursuant to a finding of adequate public facilities made in 2001 for Preliminary Plat of Subdivision 4-01011. Insofar as the basis for that 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. Furthermore, the submitted plans are in conformance with past approved plans, including the approved Comprehensive Design Plan.

7. In a memorandum dated March 7, 2001, (Williams to Wagner) the Countywide Planning Section offered the following comments with regard to fire, ambulance, paramedic and police facilities:

Fire Service

The existing **fire engine service** at **Laurel Fire Station, Company 10** located at **7411 Cherry Lane** has a service response time of **3.60** minutes, which is **beyond** the **3.25** minutes response time guideline.

The existing **ambulance service** at **Beltsville Fire Station, Company 31** located at **4911 Prince Georges Avenue** has a service response time of **5.25** minutes, which is **beyond** the **4.25** minutes response time guideline.

The existing **paramedic service** at **Laurel Rescue Squad, Company 49** located at **14910 Bowie Road** has a service response time of **6.91** minutes, which is **within** the **7.25** minutes response time guideline.

The existing **ladder truck service** at **Beltsville Fire Station, Company 31** located at **4911 Prince Georges Avenue** has a service response time of **5.25** minutes, which is **beyond** the **4.25** minutes response time guideline.

These 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, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

Police Service

The proposed site is within the service area of District VI- Beltsville. Staff concludes that the existing County's police facilities will be adequate to serve the proposed warehouse.

8. In a memorandum dated February 12, 2001, (De Guzman to Wagner) the Department of Environmental Resources has indicated that the Specific Design Plan is in conformance with the approved stormwater management concept plan, Case # 8327609-2000-00. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.
9. In a memorandum dated February 13, 2001, (Stasz to Wagner) the Environmental Planning Section recommends approval of SDP-0102 and the Tree Conservation Plan, TCP II/25/01, pending revision.

Site Description

The property is on the eastern side of Virginia Manor Road between Cinder Road and Van Dusen Road. Current air photos indicate that the majority of the site is wooded. The site has an existing manmade pond. No jurisdictional wetlands, streams or floodplain are on the site. Because of the zoning and proposed uses of the property, no significant noise impact is expected from outside noise sources and no significant noise is expected to be generated by onsite activities. A rare/threatened/endangered species is known to occur in the project vicinity, but the habitat area will not be affected by this proposal. According to the Sewer Service and Water Service maps produced by DER, the property is in categories W-6 and S-4 with an application to change to W-4C and S-4C . A Stormwater Concept Plan has been approved by DER. No Historic or Scenic roads are affected by this proposal.

Environmental Review

1. This site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required to satisfy the requirements of the Woodland Conservation Ordinance.

Discussion: TCP II/25/01 has been submitted as part of SDP-0102 and needs to be consistent with TCP I/4/01. The Tree Conservation Plan, TCP II/25/01, proposes clearing of 10.91 acres of the 12.00 acres of existing woodland and has a minimum woodland conservation requirement of 5.80 acres. TCP II/25/01 proposes to meet the 5.80 acre requirement by providing 1.09 acres of on-site woodland preservation and a fee-in-lieu payment for 4.71 acres in the amount of \$61,550. Staff recommends that of TCP II/25/01 be amended because the Woodland Conservation Ordinance mandates that the threshold, 2.22 acres, be accounted for by on-site or off-site conservation. The maximum permitted fee-in-lieu for this proposal is \$46,783.44 for 3.58 acres.

Required Revisions: The Tree Conservation Plan, TCP II/25/01, must be revised to conform to TCP I/4/01 by reducing the fee-in-lieu to no more than \$46,783.44 and increasing the combination of on-site and off-site woodland conservation to at least 2.22 acres.

Recommendations

The Environmental Planning Section recommends approval of SDP-0102 and TCP II/25/01 subject to the revision noted above.

10. In a memorandum dated February 12, 2001, (Gallagher to Wagner) the Permit Office has raised an issue related to access to loading. Section 27-579 requires vehicular entrances to any loading space to be located fifty feet from any residential zone or land used for residential purposes. The access drive located on the east side of the building is adjacent to a lot zoned E-I-A, but which is currently used for residential purposes. However, because of the proposed septic field location, access to the loading area will not be possible in this location until sewer is provided to the site. If the adjacent lot is still used for residential purposes when sewer is made available to the site, the applicant will be required to obtain a Departure from Design Standards if this access is to be extended to the loading area.

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 (TCP II/25/01), and further APPROVED Specific Design Plan SDP-0102 for the above-described land, subject to the following conditions:

1. Prior to certification, the Tree Conservation Plan, TCP II/25/01, shall be revised to conform to TCP I/4/01 by reducing the fee-in-lieu to no more than \$46,783.44 and increasing the combination of on-site and off-site woodland conservation to at least 2.22 acres.
2. All commercial structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.
3. Prior to certification, the following revisions shall be made to the Specific Design Plan:
 - a. Access to the pond shall be revised to show that it is asphalt.
 - b. The Landscape Plan shall be revised to provide landscaping and a minimum of three picnic benches.
 - c. Directional signage be designed to match the style and materials of the building and be a maximum of 10 square feet.
4. Prior to the issuance of a grading permit for the site, any proposed septic system shall be approved by the Prince George's County Health Department, unless public sewer is to be utilized.

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, Maryland within thirty (30) days following the adoption of this Resolution.

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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 Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley, Brown and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, April 19, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of April 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator