

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 November 9, 2000, regarding Detailed Site Plan No. 00037 for Washington Business Park, the Planning Board finds:

1. **The subject site (Lot 24, Block B), consisting of approximately 5.82 acres, is located on the west side of Business Parkway in the Washington Business Park development. The adjacent properties have the following zoning designations and uses:**
 - property to the north, zoned I-1, has industrial uses
 - property to the south, zoned I-1, is vacant
 - properties to the west - the northwest property zoned I-2 is vacant and the southwest property
2. **The applicant is proposing a warehouse/distribution facility on the subject property. The proposed use is a permitted use in the I-1 Zone. The proposal also includes an office and a truck maintenance facility.**
3. **The subject Detailed Site Plan was submitted in accordance with the requirements of Zoning Map Amendments A-8320, A-8772, A-8773, A-8894, A-8921 and A-9140 and A-9336. These amendments were approved by the District Council on August 2, 1979 (Zoning Ordinance Nos. 44-1979 and 64-1979) and Zoning Ordinance No. 64-1979 with the following conditions:**

Section 2. The approval of the amendments of the Zoning Map as stated in the preceding section must contain the following:

1. the location, area, dimensions and street frontage
2. A system of internal streets including right-of-way; pavement widths and
3. the location and height of all proposed buildings and structures
4. the general nature of uses proposed for each building, and the estimate
5. the location, type and extent of proposed landscaping and screening
6. the principal existing and proposed physical characteristics of the site including

The subject site plan includes all of the information required by the above conditions.

4. A Preliminary Plat 4-86120 was approved by the Planning Board on September 25, 1986 for 16 lots in the Washington Business Park (PGCPB No. 86-370). The subject lot was formerly Lot 21, Block B. A Detailed Site Plan SP-88017 was approved on April 14, 1988 (PGCPB No.88-153) for a warehouse building on the subject site but construction in accordance with the previous approval never took place.
5. A Preliminary Plat 4-00043 was approved by the Planning Board on November 2, 2000 for subdividing Lot 21 into Lot 24 and Lot 25. The Preliminary Plat was approved with six conditions requiring identification of all off-site woodland conservation, recordation of easements for the off-site conservation, uses that generate no more than 108 AM and 108 PM peak hour vehicle trips, and an approved stormwater management concept plan. The subject lot, Lot 24, will consist of 5.82 acres and Lot 25 will consist of 2.51 acres. The Detailed Site Plan proposal is consistent with the Preliminary Plat approval. Conditions of approval have been added to address the tree conservation and maximum trip generation issues identified during the Preliminary Plat approval.
6. The applicant is proposing a 32,311-sq.ft. warehouse, 9,000-sq.ft. office and a 3,689-sq.ft. truck maintenance building. The office portion of the building faces Business Parkway and the vehicle maintenance building is on the rear side of the building. The architectural elements for the proposed building include brick facing, aluminum coping, accent brick bands and glazed windows. Entrance to the site is from two driveways, one on either side of the warehouse building. The entrances to the building are on the north and south sides of the building. Parking is proposed in the front yard along Business Parkway and in the southern portion of the site. The loading area is along the rear of the building. A dumpster pad and a fuel tank are proposed in the rear yard.

The applicant is proposing a freestanding sign along the northern entrance driveway. The sign will be 5'4" wide, 3'6" high and will have brick facing with an aluminum frame. It will be internally illuminated with 14"-high letters.

A masonry wall and fence are proposed on the south and east sides of parking lot in the south side yard to screen the parking lot from Business Parkway. A condition of approval has been added to require a detail of the proposed wall.

7. Section 27-469, I-1 Zone (Light Industrial), of the Zoning Ordinance establishes the following parameters for landscaping, screening and buffering development in the I-1 Zone:

(1) *At least ten percent (10%) of the net lot area shall be maintained as green area.*

The applicant has provided at least 10% percent green area (25,532 square feet).

(1) 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.

The landscape strip provided along the public right-of-way is not considered a part of the required green area.

8. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.3 (Parking Requirements), Section 4.4 (Screening Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposed use is considered a high impact use and the adjacent vacant lots are also considered to be high impact uses. Since the adjacent uses are compatible uses, no landscape buffers are required along these property lines. The proposal is not consistent with the requirements of Section 4.3 b, Perimeter Landscaping, of the *Landscape Manual*. A condition of approval has been added to require additional landscaping for compliance with this section. With the proposed conditions, the proposal will be consistent with the requirements of the *Landscape Manual*.

9. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

REQUIRED PARKING SPACES		PROPOSED
OFFICE		
One(1) per 250 sq.ft. Of the 2,000 sq.ft. of gross floor area	8	8
One (1) per 400 sq.ft. of gross floor area above the first 2,000 sq. ft.	18	18
WAREHOUSE		
Three (3) spaces for the first 3,000 sq.ft. of gross floor area	3	3
One (1) per 1,500 sq.ft. of gross floor area above the first 3,000 sq. ft. upto 100,000 sq.ft.	20	44
TRUCK MAINTENANCE		

One (1) per 500 sq.ft. of gross floor area	8	8
TOTAL NUMBER OF PARKING SPACES	57	81
REQUIRED LOADING SPACES		PROPOSED
Office - One (1) per 10,000 to 100,000 sq.ft. of gross floor area	0	1
Warehouse - One (1) per 1,500 to 10,000 sq.ft. of gross floor area	1	4
Warehouse - One (1) per 40,000 of gross floor area above the first 10,000 sq.ft. of gross floor area	1	1
Truck maintenance - One (1) for 2,000 to 25,000 sq.ft. of gross floor area	1	1
TOTAL NUMBER OF LOADING SPACES	3	7

10. The Permits Review Section (Gallagher to Srinivas, October 2, 2000) has requested minor changes to the site and landscape plans. Conditions of approval have been added to require the same.

11. The Community Planning Division (Fields to Srinivas, September 25, 2000), has stated that the proposal must meet the applicable conditions of the Zoning Map Amendment. Some of the conditions were addressed during the Preliminary Plat approval.

Transportation Planning Division (Masog to Srinivas, September 21, 2000) has stated that the proposed use will generate 33 AM and 31 PM peak hour vehicle trips which is within the development cap proposed during the Preliminary Plat approval. A condition of approval has been added to ensure that all future development is within the proposed development cap.

13. The Environmental Planning Section (Finch to Srinivas, October 11, 2000) has stated that there are no environmental impacts due to the proposal. The on-site bioretention ponds and water quality separators must be coordinated with the green space and *Landscape Manual* requirements. The proposal is subject to the requirements of the Woodland Conservation Ordinance because the entire site is more than 40,000 square

feet and contains more than 10,000 square feet of woodland. A total of 2.74 acres of woodland conservation is required. All the woodland conservation is proposed off-site. TCP II/109/00 submitted by the applicant proposes 5.48 acres of off-site mitigation on the approved TCP II/129/99 (Manchester Estates). The Environmental Planning Section has recommended approval of TCP II/109/00 with a condition to record easements for off-site conservation. A condition of approval has been added to require the same.

14. The Subdivision Section (Del Balzo to Srinivas, September 29, 2000) has stated that the lotting pattern is consistent with the lotting pattern for Preliminary Plat 4-00043. The Plat was approved by the Planning Board on November 2, 2000.
15. The Department of Public Works and Transportation (Motazedi to Srinivas, September 8, 2000) has stated that frontage improvements in accordance with Department of Public Works and Transportation standards are required.
16. The Department of Environmental Resources (De Guzman to Srinivas, September 19, 2000) has stated that the approved stormwater management concept plan #888001710 has expired and an extension must be obtained. The extension must include water quality measures. A condition of approval has been added to require the same.
17. With the proposed conditions, the Detailed Site Plan SP-00037 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs 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 (TCP II/109/00) and further APPROVED Detailed Site Plan No. 00037 for the above-described land, subject to the following conditions:

1. Prior to certificate approval,
 - a. the site/grading and landscape plans shall be revised to show:
 - (1) correct square footage of the buildings for the parking calculations
 - (2) revised landscape schedules to correctly reflect the number of planting units shown on the landscape plan

- (3) the subject lot referred to as Lot 24 and former Lot 21 on all the drawings and notes
 - (4) a detail of the proposed masonry wall
 - (5) a note stating that the green area calculations exclude the commercial and industrial landscape strip along Business Parkway
 - (6) proposed bioretention ponds and water quality separators not affecting the required green area
 - (7) a five-foot-wide landscape buffer planted with one shade tree and three shrubs for every 35 linear feet of frontage along the north and south property lines to meet the requirements of Section 4.3.b of the *Landscape Manual*.
 - b. The applicant shall obtain approval of the stormwater management concept plan from the Department of Environmental Resources.
2. Prior to issuance of building permits, the applicant shall record an easement for off-site woodland conservation and revise TCP II/109/00 to reflect the recorded easement.
 3. Total development of Lots 24 and 25, as shown on the preliminary plat, shall be limited to permitted uses which generate no more than 108 AM and 108 PM peak hour vehicle trips. Any development other than that identified herein shall require an additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.

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 Brown, seconded by Commissioner Lowe, with Commissioners Brown, Lowe and Eley voting in favor of the motion, at its regular meeting held on Thursday, November 9, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of November,

2000.

Trudye Morgan Johnson
Executive Director

By

Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk