

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 January 11, 2001, regarding Detailed Site Plan SP-00049 for BJ's Wholesale Club, the Planning Board finds:

1. A Limited Detailed Site Plan is required for this site in accordance with condition 13 of Preliminary Plan of Subdivision, 4-94074 (PGCPB No. 94-298(A)) which states the following:
 13. **Prior to the issuance of any building permits, a limited Detailed Site Plan shall be approved by the Planning Board. The site plan, which shall be subject to a 45 day time limit from the date of acceptance, shall address the following:**
 - a. **Landscaping and buffering in relation to views from US 301.**
 - b. **Internal driveway circulation, parking and truck access.**

The Detailed Site Plan is for a BJ's Wholesale Club with a gross floor area of 108,532 square feet. The site is located on the north side of Ball Park Road, behind the existing Home Depot, and consists of 11.432 acres in the C-M Zone. The use is categorized in the Zoning Ordinance as ■Bulk Retail.●

With regard to landscaping and buffering in relation to views from US 301, the building has been sited so that it is more than 1,300 feet from the right-of-way of US 301. Because of this fact, and because the building will be located behind the existing Home Depot and other buildings along US 301, views into the site will be minimal. Additionally, the site is flag-lot shaped and only has approximately 100 feet of frontage along Ball Park Road. Berming and landscape materials have been provided along the frontage of the Home Depot site which serve as a visual buffer for the BJ's site.

Internal driveway circulation, parking and truck access have been adequately designed, given the irregular shape of the site. The location of truck access to loading is within 50 feet of residentially zoned land which requires the applicant to file for a Departure from Design Standards. The applicant has also filed a Departure from Design Standards for a reduction in the size of parking spaces. See Finding 2 below for Departure from Design Standards No. 517.

2. The Transportation Planning Section reviewed the above-referenced site plan and provided the following comments:

On September 22, 1994, the Prince George's County Planning Board approved preliminary plat 4-94074 known as 3809 Subdivision. Based on PGCPB resolution # 94-298(A), the preliminary plat was approved with 13 conditions, including the following:

6. *The maximum commercial development allowed for this site shall not exceed an amount of square feet of gross floor area that would generate 9,089 vehicle trips per day (not including the approved special exception for a banquet hall and the relocation of existing uses described in Finding 12.i.).*
7. *Prior to the issuance of each commercial building permit (not including any of the existing uses as "Rips" that may be relocated to the subject property as described in Finding 12.i.), the applicant, his heirs, successors and/or assigns, shall pay a fee-in-lieu of construction for US 301 and MD 197 to the M-NCPPC based on the following formula:*

\$210 x (Daily Trips Generated per Building) x (FHWA Construction Index for 4 quarters preceding permit application)
(1994 FHWA Construction Index)

The Southeast Quadrant Study indicates that the banquet hall would generate 820 daily trips and the 6 pump gas station 330 daily trips totaling 1,150 daily trips. The applicant, his heirs, successors and/or assigns, shall receive a credit against the \$210/daily trip fee-in-lieu contribution. Different uses may be substituted to absorb this capacity with written permission from the current owner. The appraised value of the R-R zoned portion of the right-of-way for the Stadium Access Road represents a credit that may only be applied toward the cost of the above-referenced improvements with written permission from the current owner.

With regard to condition number 6 above, the applicant has provided information to staff indicating, additional trips that were not part of the original 9,089 trip cap identified in PGCPB No. 94-298(A). Specifically those additional trips were attributable to an approved Special Exception application, for which the development would generate an additional 2,243 trips. Consequently, the actual trip cap for the 3809 Crain Ltd. Partnership Property is $2,243 + 9,089 = 11,332$ trips. Staff records indicated that 1,150 of the allotted 2,243 daily trips were assigned to the adjacent Home Depot application in its finding of adequacy, and the remaining 1,093 trips will be assigned to the subject application.

Based on the trip generation rates cited in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 6th Edition*, a warehouse club (861) such as the one being proposed generates 41.8 daily trips per 1,000 square feet of gross floor area. The site plan proposes a building with a gross floor area of 108,532 square feet. With a proposed floor area of 108,532 square feet, the trip generation for the warehouse would be $(108.532 \times 41.8$

=> 4,537 daily trips. Consequently, this applicant's pro-rata fee will be based on 4,537 daily trips less 1,093, for a total of 3,444 daily trips. The trip cap identified in condition 6 has therefore not been exceeded.

Based on the fee structure identified in condition number 7, the applicant payment to Prince George's County would be 3,444 trips X \$210/trip = **\$723,240.00**.

The Transportation Section concludes that the proposed site plan is deemed acceptable as required by Section 27-285 of the Prince George's County Code subject to condition #1 below.

3. The Environmental Planning Section has reviewed the Type II Tree Conservation Plan for the above-referenced detailed site plan and recommends approval of TCPII/161/91. The following findings and recommendation are offered for your consideration.

Woodland Conservation

A Type II Tree Conservation Plan, TCPII/161/91, was previously reviewed and approved for this property in conjunction with an application for a larger area of which the subject property is a part. The TCPII as previously approved provided the woodland conservation along the northern and southern property boundaries of the overall site and adjacent to the stormwater management pond in the central portion of the site. This plan, as received by the Environmental Planning Section on December 19, 2000, has been revised to eliminate the woodland conservation area near the stormwater management pond and provide additional woodland conservation along the southern property boundary adjacent to a priority retention area. TCPII/161/91 is recommended for approval subject to condition 2 below.

Streams, Wetlands, 100-year Floodplains and Associated Buffers

Although streams, wetlands, 100-year floodplains and the buffers associated with these features, which comprise the Patuxent River Primary Management Area (PMA) are found to occur on the larger overall property these features are not found to occur within the limits of this application. These features have been protected and are included in the woodland conservation areas as reflected on TCPII/161/91. No impacts to the PMA are proposed by this application.

4. The Limited Detailed Site Plan represents 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.

In accordance with Section 27-277 of the Zoning Ordinance (Limiting the review) the review of the site plan is limited to those issues imposed by Condition 13 of Preliminary Plan, 4-94074. Only those submittal requirements (Section 27-282) and site design guidelines (Section 27-283) which apply to those issues have been considered.

5. The Detailed Site Plan is in conformance with all applicable requirements of the *Prince George's County Landscape Manual*.
6. The City of Bowie recommends approval of the Limited Detailed Site Plan, subject to eight conditions. The applicant has made the appropriate revisions to the site plan to address all of those conditions.

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/161/91) and further APPROVED Detailed Site Plan SP-00049 for the above-described land, subject to the following conditions:

1. Prior to the issuance of any building permits, the applicant, his heirs, successors and/or assigns shall pay to Prince George's County an amount calculated as $\$723,240.00 \times (FWHA \text{ Construction Cost Index yearly average at the time of building permit application}) / (FWHA \text{ Construction Cost Index for 1994})$.
2. Prior to certificate of approval of DSP-00049 the applicant shall make the following revision to TCPII/161/91:
 - a. The ■Woodland Natural Afforestation Areas• as reflected on the TCPII are difficult to distinguish from other non-woodland conservation areas. Revise the TCPII to reflect a distinctive pattern for the ■Woodland Natural Afforestation Areas.•

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 Eley, with Commissioners Brown, Eley, Lowe and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, January 11, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of January 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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