

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00043
Washington Business Park, Lots 24 and 25

OVERVIEW

The subject property consists of approximately 8.3 acres of land in the I-2 Zone. It is currently identified as Lot 21, Block B, Record Plat NLP 137 @ 52, recorded in 1987. The applicant proposes to resubdivide the lot into two lots, each with frontage and vehicular access to Business Parkway. Proposed Lot 24 will be 5.82 ∇ acres and proposed Lot 25 will be 2.51 ∇ acres. At this time, the applicant proposes to construct a warehouse and distribution facility totaling 45,000 square feet on proposed Lot 24.

The property was rezoned from the R-R Zone to the I-1 Zone by District Council approval of Zoning Map Amendment application A-9336-C in 1979, 14 years prior to adoption of the 1993 Sectional Map Amendment. This approval included one condition requiring detailed site plan review to examine, among other things, building mass, height and location, proposed uses, screening, sediment control and the physical characteristics of the site. A companion Detailed Site Plan application has been filed to address these issues.

SETTING

The property is located on the west side of Business Parkway in the Washington Business Park, east of Forbes Boulevard and west of Martin Luther King, Jr., Boulevard. To the west and south are offices in the I-1 and I-2 Zones. Vacant land in the I-1 Zone is to the north and east across Business Parkway.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues - The property has been previously graded. There are no streams, wetlands or 100-year floodplain located on the site. Slopes greater than 25% are located on the site, as are slopes between 15% and 25%, which appear to be the result of previous clearing and grading practices. The steep slopes are located at the rear of the site, and appear to be stabilized.

The soils on the site are in the Keysport series, which may suffer from a seasonally high water table and impeded drainage, and have a K factor of .43. Care should be taken in the grades allowed on this site, due to the possible erosion of this soil. A soils study may be required at time of building/grading permit by DER. No Marlboro clay has been identified. No noise impacts have been identified. No rare, threatened or endangered species have been identified. No scenic or historic roads have been identified adjacent to this site. No greenway systems are affected. The site is not located within a designated rural legacy area. The property is in Water and Sewer Category 3 and will be served by public water and sewer.

The site is subject to the provisions of the Woodland Conservation Ordinance. The entire site is more than 40,000 square feet and contains more than 10,000 square feet of woodland. A Forest Stand Delineation was submitted and found to meet minimum requirements. TCP I/32/00 was submitted with the preliminary plan. The woodland conservation requirement for this entire site is 1.25 acres plus additional replacement acres for clearing proposed for a total woodland conservation requirement of 2.74 acres. The applicant proposes to clear all woodlands on-site, and provide all woodland conservation off-site. Staff supports this request since the on-site woodlands are a low priority for preservation given their low quality.

2. Community Planning - The *Approved Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity* (1993) recommends Employment land use for the property. The *Adopted Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity* (1993) retained the property in the I-1 Zone. The property was zoned I-1 via Zoning Application A-9336-C prior to 1993. The property is subject to the conditions included with the approval of the zoning application.
3. Parks and Recreation - The proposal is exempt from the mandatory park dedication requirements of Section 24-134 of the Subdivision Regulations because it is in a nonresidential zone and no dwellings are proposed.
4. Trails - There are no master plan trails issues associated with this proposal.
5. Transportation - No traffic study was requested of the applicant nor was one submitted for review in support of the preliminary plat. The findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The application is a proposal to subdivide existing Lot 21, Block B of Washington Business Park, which is zoned I-1, by creating two new lots. The existing lot is recorded and is unimproved. Proposed Lot 24, with a total area of 5.82 acres, is proposed for development as a warehouse/distribution facility under SP-00037. Proposed Lot 25, with a total area of 2.51 acres, has no proposal at this time.

Preliminary Plat of Subdivision 4-86120 considered the construction of up to 735,000 square feet of I-1 uses within an industrial subdivision that included the subject property but was much bigger than the subject property. All lots created under that subdivision have been platted; the total platted lot area is 48.81 acres. The subdivision has been assumed to be in the background (i.e., an approved development) for the purposes of analyzing other development proposals in the area. The subject property constitutes 17.06 percent of the original 1986 subdivision, and would therefore be entitled to 125,400 square feet of I-1 development. This development, if analyzed as light service industrial uses, would generate 108 AM and 108 PM peak hour vehicle trips.

Because the existing parcel has been previously subdivided, the proposed subdivision would generate no net trips as a result of the resubdivision. There would be no resulting impact on traffic operations at the MD 450/Forbes Boulevard intersection, which is the development's critical intersection, as a result of the resubdivision. The transportation staff will recommend a development consistent with this discussion.

The site has no frontage on any master plan roadway facilities. Proposed access and adjacent street right-of-way are acceptable.

The applicant proposes the construction of a 45,000 square foot facility which would include office space, warehouse space and a vehicle maintenance facility. These uses would be constructed on Lot 24 which is proposed under Preliminary Plat of Subdivision 4-00043. The uses would generate 33 AM and 31 PM peak hour vehicle trips, well within the development cap which is being proposed as a condition for 4-00043. From this standpoint, the proposal conforms to the subdivision.

Access and on-site circulation as acceptable as shown on the submitted plan.

Given these findings, the Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved with a trip cap imposed in accordance with previous approvals.

6. Schools - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans 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 July 2000) (CR-4-1998). The proposed subdivision is exempt from Adequacy of Public Facilities test for schools because it is a commercial use.
7. Fire and Rescue - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities and concluded the following.
 - a. The existing fire engine service at Glenn Dale Fire Station, Company 18 located at 11900 Glenn Dale Boulevard has a service response time of 4.50 minutes, which is beyond the 3.25 minutes response time guideline.
 - b. The existing ambulance service at Glenn Dale Fire Station, Company 18 located at 11900 Glenn Dale Boulevard has a service response time of 4.50 minutes, which is beyond 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 4.50 minutes, which is within the 7.25 minutes response time guideline.
 - d. The existing ladder truck service at West Lanham Hills Fire Station, Company 28 located at 7609 Annapolis Road has a service response time of 5.34 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*. 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.

8. Police Facilities - The proposed development is within the service area for Police District II-Bowie. In accordance with Section 24-122.1 (c) (1) (A) and (B) of the Subdivision Regulations of Prince George's County, the staff concludes that the existing County's police facilities will be adequate to serve the proposed Washington Business Park development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department - The Prince George's County Health Department reviewed the application and offers no comments.
10. 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 has been submitted, but not yet approved. To ensure that development of this site does not result in on-site or downstream flooding, this concept plan must be approved prior to signature approval of the preliminary plat. Development must be in accordance with this approved plan.
11. Public Utility Easement - The required 10-foot wide Public Utility Easement is shown on the preliminary plat. This easement will be reflected on the final plat.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCP I/32/00). The following note shall be placed on the Final Plat of Subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP I/32/00), 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"
2. A Type II Tree Conservation Plan shall be approved at time of Detailed Site Plan or prior to the issuance of permits, whichever precedes. Prior to approval of the Type II Tree Conservation Plan, the location of all off-site wood conservation mitigation shall be identified.
3. 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. The receiving TCP II shall also be revised to reflect the recorded easement prior to issuance of permits.
4. 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 that generates trips in excess of that identified herein above shall require an

additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.

5. Prior to signature approval of the preliminary plat, a stormwater management concept plan shall be approved. The approval number and approval date shall be included on the preliminary plat.
6. The following note shall be placed on the final plat:
 - An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.●

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCP I/32/00