

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-01019
Collington Center, Lot 24, Block B

OVERVIEW

The subject property consists of approximately 3.09 acres of land in the E-I-A Zone. It lies within Collington Center, and is identified as Parcel 66, Tax Map 77, Grid C-2. Unlike most sites within the Collington Center this particular site has never been subdivided although it is covered by the Basic Plan and Comprehensive Design Plan for the larger site. The applicant proposes to create one building lot for development of industrial/office uses at an unspecified square footage. Because the square footage is unspecified, staff assumed a Floor Area Ratio (FAR) of 0.4, which would allow up to 54,000 square feet of industrial space.

The property is impacted by a 50-foot-wide stormdrain easement running along its southwestern property line. Access is provided from Prince George's Boulevard.

The property has been reviewed under several previous applications, including Preliminary Plan 4-85065. Although several other properties within that same preliminary plan went to record, the subject property was never recorded. Preliminary Plan 4-85065 has long since expired; therefore, a new preliminary plan is required.

SETTING

The property is located in the Collington Center on the west side of Prince George's Boulevard near its intersection with Branch Court. It is surrounded by industrial/office uses in the E-I-A Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues●This site was previously evaluated by the Environmental Planning Section in conjunction with the review and approval of TCP I/59/95, TCP II/67/98, CDP-7802, 4-85065 and numerous other plans that have included this portion of Collington Center.

This 3.09-acre property in the E-I-A zone is located on the west side of Prince George's Boulevard across from Branch Court. A review of the available information indicates that no streams, wetlands or 100-year floodplain are found to occur on the property. No adverse noise impacts from off-site sources have been identified that would limit development of this site. The soil found to occur on this site according to the Prince George's County Soil Survey is Westphalia fine sandy loam, which has no significant limitations with respect to the development of this site. The sewer and water service categories are S-3 and W-3. According

to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened or endangered species found to occur in the vicinity of this lot. There are no scenic or historic roads in the vicinity.

A Forest Stand Delineation (FSD) was reviewed and approved in conjunction with previous reviews. There is no existing woodland on the subject property and no additional information regarding the FSD is required for this submittal.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved Type I and Type II Tree Conservation Plans, TCP I/59/95 and TCP II/67/96. The approved Tree Conservation Plans included all the areas of Collington Center that were part of CDP-7802. The TCP approvals were based on the assumption that all existing woodlands, on platted lots and parcels which could be developed, could be cleared in their entirety. The replacement requirements were also determined based on the assumption that all the woodlands on those lots could be cleared. The requirements for the overall site have been satisfied on the open space parcels that cannot be developed. It should also be noted that the TCP approvals allow for the protection of additional woodlands beyond that required. If the woodlands located on the lots are priority retention areas or in the Patuxent River Primary Management Areas (PMA), they will be evaluated on a plan by plan basis. No TCP revisions will be required because this plan is consistent with the previous TCP approvals.

No other significant environmental constraints have been identified for this property.

2. Community Planning The 1982 *General Plan* identifies this property within a major employment area and places it within the Category II Policy Area. The 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan* recommends an employment land use for this and surrounding properties. The Employment Chapter recommends that the prominent stand of evergreen trees along Prince George's Boulevard should be preserved to the extent possible for private open space. The tree conservation plan preserves these trees except where access to the property is necessary. The *Bowie-Collington-Mitchellville SMA* (1991) retained the E-I-A Zone on this property. The proposed subdivision is in conformance with the 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan*.
3. Parks and Recreation The proposed subdivision is exempt from the requirements of Section 24-134 of the Subdivision Regulations for mandatory park dedication because it is in a nonresidential zone.
4. Trails There are no master plan trails issues associated with this application.
5. Transportation The subject property consists of an existing unsubdivided parcel with a total area of 3.09 acres. This property has been analyzed under past applications with a FAR of 0.4; this would allow for the development of up to 54,000 square feet of industrial space.

The applicant indicated to staff that the owner of the subject property is identical to the owner of the adjacent Lot 23, Block B, which is occupied by the Branch Electric buildings and service yard. It was indicated that the adjacent 22-acre property would likely never reach its presumed level of development. The current Specific Design Plan for Lot 23 (SDP-8820) shows 151,000

square feet on the site, with an envelope for another 106,000 square feet requiring future approval, for a total of 257,000 square feet. Using the 0.4 FAR, the potential for the 22.77-acre Lot 23 would have been approximately 396,000 square feet of development. Given that Lot 23 and proposed Lot 24 have identical ownership, the transportation staff finds that the previous request for a traffic study can be waived and that 54,000 square feet of development previously assumed to occur on Lot 23 can be assumed to occur on proposed Lot 24, thereby establishing the maximum amount of development on Lot 23 to be 342,000 square feet. In making that finding, therefore, staff finds that the proposal would generate no net trips as a result of the approval of this subdivision. There would be no additional net impact at the intersection of US 301 and Trade Zone Avenue, which is the critical intersection for this subdivision.

Given this, adequate access roads will exist as required by Section 24-124 of the Prince Georges County Code if the application is approved with a condition limiting the development to no more than 54,000 square feet.

6. Schools●The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public school 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 January 2001) (CR-4-1998). The proposed subdivision is exempt from the Adequate 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 fire and rescue facilities.
 - a. The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 4.12 minutes, which is beyond the 3.25-minute response time guideline.
 - b. The existing ambulance service at Bowie Fire Station, Company 43, has a service response time of 4.12 minutes, which is within the 4.25-minute response time guideline.
 - c. The existing paramedic service at Bowie Fire Station, Company 43, has a service response time of 4.12 minutes, which is within the 7.25-minute response time guideline.
 - d. The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service response time of 13.17 minutes, which is beyond the 4.25-minute 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 sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince Georges County laws.

8. Police Facilities●The proposed development is within the service area for District II- Bowie. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations of Prince George's County, existing county police facilities will be adequate to serve the proposed Collington Center development.
9. Health Department●The Health Department reviewed the application and offered 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, # 8331195-2000-00, was approved with conditions on January 18, 2001, to ensure that development of this site does not result in on-site or downstream flooding. This approval is valid through January 18, 2004. Development must be in accordance with this approved plan.
11. Public Utility Easement●The required 10-foot-wide public utility easement is not included on the preliminary plan. It must be added to the plan prior to signature approval.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Total development of this 3.09-acre site shall be limited to 54,000 square feet of uses that are permitted in the E-I-A Zone. Any development in excess of 54,000 square feet shall require an additional Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.
2. Prior to signature approval, the preliminary plat shall be revised to graphically depict the 10-foot Public Utility Easement or to include a note referencing this easement.
3. 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.●