

Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

PRELIMINARY PLAN

4-01091

Application	General Data
<div>Project Name:</div> <div>KONTERRA BUSINESS CAMPUS, LOTS 2-5</div> <div>Location:</div> <div>Southwest quadrant of Muirkirk Road & Baltimore/Washington Boulevard.</div> <div>Applicant/Address:</div> <div>1111 19th Street Associates 14504 Greenview Drive Laurel, MD 20708</div>	Date Accepted10/30/01
	Planning Board Action Limit4/2/02
	Tax Map & Grid013-D-01
	Plan Acreage9.01
	ZoneE-I-A
	Lots4
	Parcels0
	Planning Area60
	Council District01
	MunicipalityN/A
	200-Scale Base Map216NE06

Purpose of Application			Notice Dates	
Commercial Subdivision			Adjoining Property Owners N/A (CB-15-1998)	
			Previous Parties of Record N/A (CB-13-1994)	
			Sign(s) Posted on Site 1/8/02	
			Variance(s): Adjoining N/A Property Owners	
Staff Recommendation			Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS		DISAPPROVAL	DISCUSSION
	X			

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-01091
Konterra Business Campus at Muirkirk, Lots 2 - 5, Block D

OVERVIEW

The subject application is a request for the resubdivision of Lot 1, Block D, into four lots. The property is part of the Konterra Business Campus and was originally subdivided and recorded in Plat Book VJ 165 @ 78, in 1993. The property is 9.01 acres and is zoned as an Employment and Institutional Area, E-I-A. Existing Lot 1, Block D, is improved with three buildings and associated parking. The applicant proposes to create a lot for each of the three buildings as well as one vacant lot for future development. A cross easement will be established over the entire property at the time of the final plat of subdivision for the joint use of the three existing access points and parking to serve Lots 2 - 5, Block D.

A Comprehensive Design Plan, CDP-8510, and a Specific Design Plan, SDP-9023, have been reviewed and approved by the Planning Board. The property was developed and built in accordance with those approved plans. The applicant has proposed the subdivision of this property to satisfy requirements of the lending institution and allow individual fee-simple lot ownership.

SETTING

The property is a through lot fronting on three streets: Muirkirk Road to the north, US 1 to the east, and Muirkirk Meadows Drive to the south and west. The property is located east of Virginia Manor Road. Across Muirkirk Meadows Drive is developed E-I-A- and I-3-zoned land. Across Muirkirk Road to the north is vacant E-I-A-zoned land.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental●This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is less than 40,000 square feet in size, does not contain 10,000 square feet of woodland, and does not have a previously approved Tree Conservation Plan. A Tree Conservation Plan is not required.

There are no streams and wetlands on the property. There is no floodplain on the property. Current air photos indicate that none of the site is forested. No historic or scenic roads are affected by this proposal. There are no nearby noise sources which would adversely affect the office use. No species listed by the State of Maryland as rare, threatened or endangered are known in the in the general region. According to the Sewer Service and Water Service maps produced by DER, the property is in categories S-3 and W-3. The soils information included in the review package indicates that the principal soils on the site are in the Beltsville soils series which pose no particular problems for development.

2. Community Planning●The subject property is located within the limits of the 1990 *Adopted and Approved Subregion I Master Plan*, in Planning Area 60. The land use

recommendation for this property is for Industrial Park uses, which is consistent with the existing uses. There are no master plan issues associated with this application.

3. Parks and Recreation Pursuant to Section 24-134(a) of the Subdivision Regulations the subdivision is exempt from the requirements of mandatory dedication of parkland because it is developed with a nonresidential use.
4. Trails The *Adopted and Approved Subregion I Master Plan* recommends a trail along the subject property's frontage of US 1. If future road improvements are made along this road frontage, an eight-foot wide, master plan trail should be constructed, in keeping with prior approvals for the subject site and the existing trail just south of the subject property.
5. Transportation The application is a proposal to divide a single recorded lot into four lots. The lot to be resubdivided is part of an existing subdivision and is recorded. The single lot is improved with three structures, all of which would be placed on their own lots under the resubdivision. The fourth lot to be created is undeveloped. Any development would be governed by development caps established by CDP-8510 for the overall Konterra Business Campus.

The subdivision would generate no net trips as a result of the resubdivision. There would be no resulting impact on traffic operation at the US 1/Muirkirk Meadows Road intersection, which is the development's critical intersection as a result of this resubdivision.

The Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Subdivision Regulations if the application is approved.

6. Schools The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised January 2001) (CR-4-1998) and concluded that the subdivision is exempt from the APF 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 fire and rescue facilities and concluded the following:
 - a. The existing fire engine service at Beltsville Fire Station, Company 31, located at 4911 Prince George's Avenue, has a service response time of 3.94 minutes, which is beyond the 3.25-minute response time guideline.
 - b. The existing ambulance service at Beltsville Fire Station, Company 31, located at 4911 Prince George's Avenue, has a service response time of 3.94 minutes, which is within the 4.25-minute response time guideline.
 - c. The existing paramedic service at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service response time of 5.93 minutes, which is within the 7.25-minute response time guideline.

- d. The existing ladder truck service at Laurel Fire Station, Company 10, located at 7411 Cherry Lane, has a service response time of 6.45 minutes, which is beyond the 4.25-minute response time guideline.

The above 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 mitigate the 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.

8. Police Facilities●The proposed development is within the service area for Police District VI-Beltsville. In accordance with Section 24-122.01(c) of the Subdivision Regulations the existing county police facilities will be adequate to serve the proposed Konterra Business Campus development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department●The Health Department has no comment.
10. Stormwater Management●The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is not required. A Stormwater Management Concept Plan, #988008640, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
12. Urban Design●The Urban Design Section has reviewed the proposed Preliminary Plan of Subdivision and found conformance to the Comprehensive Design Plan (CDP) and the Specific Design Plan approved by the Planning Board for the subject property. The existing development was subsequently built in accordance with those approved plans.

The applicant is proposing to subdivide the existing developed lot in order to satisfy requirements of lending institutions regarding individual ownership of buildings and the fee-simple ownership of land. The applicant's proposal to create four new lots will not impact the previous finding of conformance to the Comprehensive Design Plan. This project (Lot 1, Block D) as a whole met all the setbacks and green area requirements of the CDP and continues to do so. The Specific Design Plan should be revised to reflect the lotting pattern proposed if approved.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. All commercial structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.

2. Prior to the approval of the final plat of subdivision, SDP-9023 shall be revised to reflect Lots 2 through 5 and approved by the Planning Board or its designee.
3. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #988008640.
4. Development of this property shall be in conformance with CDP-8510 and SDP-9023 or as amended by any subsequent revisions.