

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.

Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

PRELIMINARY PLAN

4-02046

Application	General Data
Project Name: FORESTVILLE BUSINESS PARK Location: West of I-95, North of Route 4 and East of Forestville Road. Applicant/Address: Schiller & Associates 6063 Arlington Boulevard Falls Church, VA 22044	Date Accepted 06/12/02
	Planning Board Action Limit 11/29/02
	Tax Map & Grid 090/A-01
	Plan Acreage 4.2
	Zone I-1
	Lot 1
	Parcels 0
	Planning Area 75A
	Council District 06
	Municipality N/A
	200-Scale Base Map 205SE07

Purpose of Application			Notice Dates	
INDUSTRIAL SUBDIVISION			Adjoining Property Owners (CB-15-1998)	N/A
			Previous Parties of Record (CB-13-1994)	N/A
			Sign(s) Posted on Site	10/31/02
			Variance(s): Adjoining Property Owners	N/A
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 Plan of Subdivision 4-02046
Forestville Business Park, Lot 1

OVERVIEW

The subject property is located on Tax Map 90 in Grid A-1 and is known as Parcels 3 and 4, both parcels never having been the subject of a record plat. The property is 4.23 acres and zoned I-1. Section 24-107(c) of the Subdivision Regulations requires a preliminary plan of subdivision for the development of more than 5,000 square feet of gross floor area in certain circumstances. The applicant is proposing to consolidate Parcels 3 and 4 into one building site for the construction of two buildings totaling 79,050 square feet.

The property has frontage on Marlboro Pike, a collector facility with an ultimate right-of-way width of 80 feet. The applicant proposes direct vehicular access to Marlboro Pike. Development of this property is subject to the regulations of the Zoning Ordinance and the *Landscape Manual* and will establish the ultimate building and parking lot setbacks and bufferyard requirements from abutting properties. The proposed site development plan submitted with this application has not been evaluated for strict compliance with these additional regulations but will be evaluated at the time of application for building permits.

SETTING

The property is located approximately 1,100 linear feet west of the intersection of the Capital Beltway (I-95) and Pennsylvania Avenue (MD 4), on the north side of Marlboro Pike. The properties to the northeast are zoned I-1 and are primarily developed with industrial uses. The property to the northwest is zoned Commercial Shopping Center (C-S-C) and known as the Forestville Shopping Center. A portion of the property abutting the property to the west is zoned I-1 and improved with an existing single-family dwelling unit.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	I-1	I-1
Use(s)	Vacant	79,050 square feet
Acreage	4.23	4.23
Parcels	2	1

2. **Environmental**—This site is not subject to the provisions of the Woodland Conservation Ordinance because it contains less than 10,000 square feet of woodland. A Tree Conservation Plan and Forest Stand Delineation are not required. The initial memo concerning this site from the Environmental Planning Section indicated that the site contained more than 10,000 square feet of woodland. A subsequent site visit by staff and a vegetation assessment from an environmental consultant determined that less than 10,000 acres of woodland exist on this site.

A review of the information available indicates that Marlboro clay, steep and severe slopes, 100-year floodplain, wetlands, and streams are not found to occur on this property. The site is located in the Southwest Branch watershed, which is a tributary to the Patuxent River and in the Developed Tier as reflected in the adopted *General Plan*. The soils found to occur on this property according to the Prince George's County Soil Survey include the Sassafras and Beltsville series. The Beltsville soils are considered highly erodible and the Sassafras Soils do not pose any problems for development.

There are no rare, threatened, or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources—Natural Heritage Program. No historic or scenic roads are affected by this proposal. The sewer and water service categories are S-3 and W-3. There are no adverse noise impacts from off-site sources or on-site activities for this preliminary plan application.

3. **Community Planning**—The subject property is located within the limits of the 1985 *Approved Master Plan for Suitland-District Heights and Vicinity*, in Planning Area 75B in the District Heights Community. The 2002 *General Plan* locates this property in the Developed Tier. The master plan land use recommendation for the property is for employment use.

The 1998 Andrews Air Force Base Air Installation Compatible Use Zone (AICUZ) Study locates this the property within the Accident Potential Zone I, an area where aircraft crashes could possibly occur.

4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations the proposed subdivision is exempt from the requirement of mandatory dedication of parkland because the subdivision is a commercial use.
5. **Trails**—There are no master plan trails issues. However, the standard sidewalk should be provided along Marlboro Pike as indicated on the preliminary plan. Improvements within the public right-of-way are authorized by the Department of Public Works and Transportation (DPW&T).
6. **Transportation**— The Transportation Planning Section has reviewed the subject subdivision application. The applicant proposes to construct two buildings for industrial use. The first phase of development is proposed to be a two-story building with total of 53,700 square feet Gross Floor Area (GFA), and the second phase is an additional building with a total of 25,350 square feet GFA west of the first building.

The applicant has not prepared a traffic impact study nor was one required given the limited amount of development being requested. However, staff requested that the applicant conduct a peak hour traffic count at the nearest major signalized intersection of Marlboro Pike and Forestville/ Ritchie Road. The findings and recommendations outlined below are based upon a review of these 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*.

Growth Policy—Service Level Standards—The subject property is located within the Developed Tier, as defined in the *General Plan* for Prince George’s County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The application is a plan for the construction of two industrial buildings totaling approximately 79,100 square feet GFA in an I-1-zoned property. The proposed development would generate 69 (55 in, 14 out) AM peak hour and 69 (14 in, 55 out) PM peak hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

The traffic generated by the proposed plan would impact the signalized intersection of Marlboro Pike and Forestville/Ritchie Road. This intersection is currently operating at Level-of-Service (LOS) A with the Critical Lane Volume (CLV) of 877 during the morning peak hour and LOS B with CLV of 1,050 during the afternoon peak hour.

With the additional of appropriate background traffic and site-generated traffic, the operating conditions of this critical intersection would change to LOS A with CLV of 974 during the AM peak hour and LOS C with CLV of 1,171 during the PM peak hour.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined LOS E as the lowest acceptable operating condition for signalized intersections on the transportation system within the developed tiers.

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved.

7. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from the APF test for schools because it is a Commercial use.
8. **Fire and Rescue**—The Historic Preservation 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 Forestville Fire Station, Company 23, located at 8321 Old Marlboro Pike, has a service response time of 1.90 minutes, which is within the 3.25-minute

response time guideline.

- b. The existing ambulance service at Forestville Fire Station, Company 23, located at 8321 Old Marlboro Pike, has a service response time of 1.90 minutes, which is within the 4.25-minute response time guideline.
- c. The existing paramedic service at Silver Hill Fire Station, Company 29, located at 3900 Silver Hill Road, has a service response time of 7.72 minutes, which is beyond the 7.25-minute response time guideline. The nearest fire station Forestville, Company 23, is located at 8321 Old Marlboro Pike, which is 1.90 minutes from the development. This facility would be within the recommended response time for paramedic service.
- d. The existing ladder truck service at District Heights Fire Station, Company 26, located at 6208 Marlboro Pike, has a service response time of 3.41 minutes, which is within 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*.

- 9. **Police Facilities**—The proposed development is within the service area for District III-Landover Police Station. In accordance with Section 24-122.1(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Forestville Business Park development. This police facility will adequately serve the population generated by the proposed subdivision.
- 10. **Health Department**—The Health Department has reviewed the proposed preliminary plan and offered no comments.
- 11. **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, #27733-2001-00, 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.

RECOMMENDATION

APPROVAL, subject to the following conditions:

- 1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
 - a. To provide the Stormwater Management Concept Approval number and date.
 - b. To indicate that the existing property is known as Parcels 3 and 4.
 - c. To demonstrate the dedication of 40 feet from the center line of the right-of-way of Old Marlboro Pike.
 - d. To label the site as Parcel A, removing reference to Lot 1.

2. Development of this property shall be in conformance with the approved Stormwater Management Concept Plan, # 27733-2001-00.
3. The applicant, his heirs, successors and/or assignees shall dedicate right-of-way along Marlboro Pike of 40 feet from the center line of the existing pavement at the time of final plat.
4. Total development on this site shall be limited to 79,100 square feet of gross industrial space or any other uses that would generate no more than 69 (55 in, 14 out) AM peak hour and 69 (14 in, 55 out) PM peak hour vehicle trips. Any development other than that identified above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

STAFF RECOMMENDS APPROVAL.