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Preliminary Plan 4-03140

Application	General Data
Project Name: COLLINGTON CENTER Location: Western side of Prince George's Boulevard, approximately 1,400 feet northwest of its intersection with Trade Zone Avenue. Applicant/Address: Welch & Rushe 9110 Edgeworth Drive Capitol Heights, MD. 20743	Date Accepted: 12/30/03
	Planning Board Action Limit: 03/13/04
	Plan Acreage: 5.21
	Zone: E-I-A
	Lot: 1
	Election District: 07
	Planning Area: 74A
	Tier: Developing
	Council District: 04
	Municipality: None
	200-Scale Base Map: 201SE14

Purpose of Application	Notice Dates
INDUSTRIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: N/A (CB-58-2003)
	Sign(s) Posted on Site: 02/25/04

Staff Recommendation		Staff Reviewer: Tom Lockard	
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 4-03140
Collington Center, Lot 30

OVERVIEW

The subject property consists of approximately 5.21± acres of land in the E-I-A Zone. It is an undeveloped parcel consisting of the residue of Lot 20 in the Collington Center Employment Park. The applicant proposes to resubdivide the site as Lot 30.

The subject property was created through Record Plat NLP 125, Book 28 in 1985. On September 27, 1990, the Planning Board approved Preliminary Plan 4-90094 for a two-lot resubdivision of Lot 20 as Lots 29 and 30. The applicant subsequently let this approval lapse. The Planning Board approved an identical request on October 28, 1993, as Preliminary Plat 4-93047. The applicant recorded a final plat for Lot 29, but once again let the approval for Lot 30 lapse, at which time it reverted to being the residue of Lot 20. The Collington Center Employment Park is the subject of Comprehensive Design Plan Application No.CDP-9006, which controls the development therein. In addition, a Specific Design Plan is required for any development proposed for the requested Lot 30.

SETTING

The property is located on the west side of Prince George's Boulevard, approximately 1,400 feet northwest of its intersection with Trade Zone Avenue. The subject Lot 30 is in the heart of the Collington Center Employment Park.

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	E-I-A	E-I-A
Uses	None	Warehouse
Acreage	5.21	5.21
Lots	0	1
Square footage	0	90,600 (maximum)

2. **Environmental**—A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are not found to occur on the property. There are no roads or other transportation-related noise generators found in the vicinity of this property. The soils found to occur according to the Prince George's County Soil Survey include Adelphia fine sandy loams and Westphalia fine sandy loam, which have no significant limitations that would affect the development of this site. According to

available information, Marlboro clay is not found to occur on this property. 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 property. There are no designated scenic and historic roads in close proximity to this property. This property is located in the Collington Branch watershed of the Patuxent River Basin and in the Developing Tier as reflected in the adopted General Plan.

Woodland Conservation

A Forest Stand Delineation (FSD) was submitted with prior applications for the entire Collington Center site including the lot that is the subject of this application. The FSD was found to address the requirements for an FSD.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved Tree Conservation Plans, TCPI/59/95 and TCPII/67/96, for the entire Collington Center complex. The approved TCPI and TCPII for Collington Center assumed that all woodlands found on existing lots, including the lots in this application, would be cleared and the overall requirements were calculated accordingly. The overall site requirements were then satisfied on several of the open space parcels that are part of the Collington Center complex. This application is consistent with the previously approved Type I and Type II Tree Conservation Plans.

Water and Sewer Categories

The property is in water category W-3 and sewer category S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003. It is served by public systems.

3. **Community Planning**—The property is in Planning Area 74A/Employment Area 6. The 2002 General Plan places the property in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The 1991 *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie–Collington–Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A and 74B* recommends employment land use for the property and retained the E-I-A Zone. This application conforms to the master plan recommendation for employment land use.
4. **Parks and Recreation**—The entire Collington Employment Center was found to be subject to mandatory parkland dedication requirements when reviewed in application CDP-9006. The 111± acres adjacent to the Collington Branch stream valley (Parcel B, Block E) were dedicated to the Department of Parks and Recreation in fulfillment of this requirement when Preliminary Plan 4-96051 (a portion of the larger Collington Center) was approved. This previously dedicated parcel has been found sufficient to meet the mandatory dedication requirements for the Collington Center.
5. **Trails**—There are no master plan trails issues regarding the subject application.
6. **Transportation**—No traffic study was requested of the applicant because no development beyond that which would have been anticipated by previous applications is proposed. The findings and recommendations outlined below are based upon a review of all 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,” and in consideration of findings made in connection with past applications.

Growth Policy—Service Level Standards

The subject property is located within the developing 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) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 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.

Staff Analysis of Traffic Impacts

The traffic generated by the proposed preliminary plan would impact the intersection of US 301 and Trade Zone Avenue, which is signalized. This intersection is programmed for improvement with 100 percent construction funding within the next six years in the current Prince George’s County Capital Improvement Program. The improvement would provide widening of the link of US 301 between MD 214 and MD 725.

The staff has recent counts available at the critical intersection, and under background traffic with approved development, the intersection does not operate acceptably. Nonetheless, because the application is a resubdivision of an existing lot and has an approved level of development that was the subject of an adequacy test in 1985, and no further development beyond that level is proposed, the Prince George’s County Planning Board could deem the application to have no net impact on surrounding roadways. Staff believes there is sufficient evidence that the subdivision would have no net traffic impact on the critical intersection.

In order to set development levels to provide information for future traffic analyses, the Planning Board has recommended trip caps for resubdivided lots within the Collington Center. Preliminary plan 4-93047 recommended a cap of 90,600 square feet of light industrial space, or other uses generating no more than 78 AM and 78 PM peak-hour vehicle trips, for this site based on a floor to area ratio of 0.40.

Transportation Conclusions

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 with a condition limiting the permitted amount of development.

7. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003. The proposed subdivision is exempt from the adequacy 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.
 - a. The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service travel time of 4.50 minutes, which is beyond the 3.25-minute travel time guideline.
 - b. The existing ambulance service at Bowie Fire Station, Company 43, has a service travel time of 4.50 minutes, which is beyond the 4.25-minute travel time guideline.
 - c. The existing paramedic service at Bowie Fire Station, Company 43, has a service travel time of 4.50 minutes, which is within the 7.25-minute travel time guideline.
 - d. The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service travel time of 13.55 minutes, which is beyond the 4.25-minute travel time guideline.

To alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The existing ambulance service located at Bowie Fire Station, Company 43, is beyond the recommended travel time guideline. The proposed Leeland Road Fire Station called for in the *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie–Collington–Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A and 74B* would be within the recommended travel time for ambulance service.

In order to mitigate the ambulance response time deficiencies, the staff recommends that the applicant participate in providing a fair share contribution toward the construction of the proposed Leeland Road Fire Station. The fee amount is based on the construction cost of the facility (\$2,500,00) and ambulance (\$120,000), divided by the total amount of residential and employment population (37,767) estimated to be within the entire service area. The service area includes those areas that will be served by the planned facility. The fair share fee is \$69.00 per employee for this development.

These findings are in conformance with the standards and guidelines contained in the 1990 *Approved Public Safety Master Plan* 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 Police District II-Bowie. The Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of June 30, 2002, the county had 874 sworn staff and a total of 101,303 square feet of station space. Based on available space, there is capacity for an additional 69 sworn personnel. Therefore, in accordance with Section 24-122.01(c) of the Subdivision Regulations,

existing county police facilities will be adequate to serve the proposed development.

10. **Health Department**—The Health Department reviewed the application and offered no comments.
11. **Stormwater Management**—The applicant received stormwater concept approval from the Prince George's County Department Of Environmental Resources on January 8, 2004.
12. **Cemeteries**—There are no known cemeteries on the subject property.
13. **Public Utility Easement**—There is an existing 10-foot-wide public utility easement adjacent to Prince George's Boulevard. It is accurately reflected on the proposed preliminary plan and will be included on the final plat.
14. **Prior Approvals**—The property is subject to the requirements of Comprehensive Design Plan CDP-9006. This subdivision is in conformance with the approved CDP and all conditions of its approval remain in effect.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Total development within the subject property shall be limited to 90,600 square feet of light industrial, or equivalent development that generates no more than 78 AM and 78 PM new peak-hour vehicle trips. Development of up to 5,000 additional square feet of space shall not constitute a significant change in trip generation. Any development other than that identified herein above shall require an additional Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.
2. To alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
3. The applicant shall provide a fee to Prince George's County that shall serve as a fair share contribution toward the construction of the Leeland Road Fire Station and acquisition of an ambulance. The fee shall be paid at the time of the issuance of building permits. The fair share fee is \$69.00 per employee.