



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-06147

Application	General Data
<b>Project Name:</b> <b>MARYLAND 50 INDUSTRIAL PARK</b>  <b>Location:</b> Southeast quadrant of the intersection of South Club Drive and Columbia Park Road.  <b>Applicant/Address:</b> Preferred Real Estate Investments, Inc. 101 East Hector Street Conshohocken, PA. 19428  <b>Property Owner:</b> Pre I Landover Developers	Date Accepted: 2/22/07
	Planning Board Action Limit: 5/3/07
	Plan Acreage: 29.93
	Zone: E-I-A
	Lots: 8
	Outlot: 1
	Planning Area: 72
	Tier: Developed
	Council District: 05
	Election District: 13
	Municipality: N/A
	200-Scale Base Map: 203NE06

Purpose of Application	Notice Dates
MIXED-USE SUBDIVISION  325,000 square feet Light Industrial and 10,000 square feet Retail Commercial	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/6/06 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/02/07

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 4-06147  
Maryland 50 Industrial Park, Lots 14-21, and Outparcel A

OVERVIEW

The subject property, located on Tax Map 59, Grid C-4, is approximately 29.93 acres and is zoned E-I-A. This preliminary plan proposes the resubdivision of two existing recorded lots (Lots 12 and 13, Maryland 50 Industrial Park, Plat Book REP 215, Plat 98) to create eight lots and one outlot. One of the lots (existing Lot 12, proposed Lot 20) is developed with a 51,000-square-foot warehouse, while the remainder of the site is primarily a paved parking area. The outlot is developed with a stormwater management pond. The applicant proposes a total of 325,000 square feet of light industrial uses and 10,000 square feet of commercial office uses on Lot 14. Due to insufficient information, the submitted traffic study has been found inadequate to assess the adequacy of transportation facilities and staff is compelled to recommend disapproval.

SETTING

The property is located on the south side of Columbia Park Road, south and east of its intersection with South Club Drive. The existing uses on the property consist of a 51,000-square-foot warehouse. The property has been used in this and other industrial capacities for many years. Most of the site is a paved parking area associated with the former Giant Food complex to the south. Adjoining properties are developed with light-industrial uses in the I-1 and I-2 Zones, with the exception of the property to the east that is vacant land owned by M-NCPPC and is in the R-O-S Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	E-I-A	E-I-A
Use(s)	Light Industrial (51,000 square feet)	Light Industrial (325,000 square feet) Commercial Office (10,000 square feet)
Acreage	29.93	29.93
Lots	2	8
Outlots	0	1
Parcels	0	0
Public Safety Mitigation Fee		No

2. **Transportation**— On March 8, 2007, the applicant’s traffic study was referred to DPW&T and SHA for review and comments. Staff has also completed its review of the submitted traffic study as required under the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*. Based on the comments received from DPW&T, staff concludes the study does not fully address the potential impact of the proposed development to the area road network. The DPW&T referral memo indicates an existing truck restriction along Columbia Park Road between Columbia Park Terrace to MD 704, which will continue to be in effect. The submitted traffic study assigns 35 percent of the site generated traffic to this portion of Columbia Park Road in order to gain access to MD 704. Due to this restriction, all of the site-generated truck traffic must be oriented to Columbia Park Road in the westbound direction. The portion of the site-generated traffic oriented to MD 704 would also need to be assigned to Cabin Branch Road and Sheriff Road. This redistribution of traffic may also result in the need for analysis of additional signalized intersections that were not included as part of the original scoping agreement.

### **Conclusions**

In summary, staff has insufficient data at hand to analyze the full impact of the proposed development on the existing and programmed transportation facilities within the study area. Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities will not exist to serve the proposed subdivision as required under Section 24-124 of the Prince George’s County Subdivision Regulations. Staff recommends disapproval of this application until a revised traffic study is submitted that fully addresses the concerns raised above and identifies ways to alleviate any inadequacies that may exist in the study area.

### **RECOMMENDATION**

**DISAPPROVAL** DUE TO INADEQUATE INFORMATION TO ASSESS ADEQUACY OF TRANSPORTATION FACILITIES.