



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

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Basic Plan Amendment

A-9968-03

National Capital Business Park (a.k.a Willowbrook)

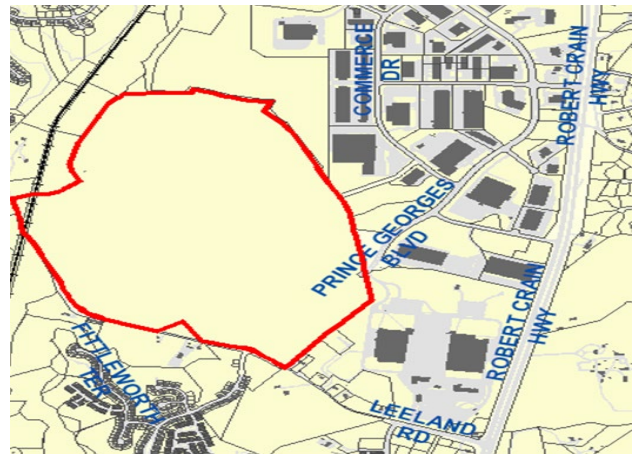
REQUEST	STAFF RECOMMENDATION
Amendment to an approved Basic Plan, pursuant to Section 27-197(c), to increase employment and institutional use by 2million square feet, and manufacturing.	APPROVAL with conditions

Location: On the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway).

Gross Acreage:	442.30
Zone:	R-S/I-1/R-A
Gross Floor Area:	N/A
Lots:	0
Parcels:	2
Planning Area:	74A
Council District:	04
Election District:	07
Municipality:	N/A
200-Scale Base Map:	203SE13

Applicant/Address:
NCBP, LLC c/o Manekin
5850 Waterloo Road, Suite 200
Columbia, MD 21045

Staff Reviewer: Thomas Sievers
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Planning Board Date:	02/10/2022
Planning Board Action Limit:	N/A
Mandatory Action Timeframe:	60 days
Staff Report Date:	01/26/2022
Date Accepted:	12/17/2021
Informational Mailing:	N/A
Acceptance Mailing:	N/A
Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

January 26, 2022

REFERRAL MEMORANDUM

TO: The Prince George's County Planning Board
The Prince George's County District Council

FROM: Thomas Sievers, Senior Planner, Zoning Review Section
Development Review Division

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section
Development Review Division

SUBJECT: **Referral for Amendment to Basic Plan A-9968-03**
National Capital Business Park (a.k.a Willowbrook)

REQUEST

This application for an amendment to the approved Basic Plan (A-9968-03) was accepted on December 17, 2021 and filed, pursuant to Section 27-197(c) of the Prince George's County Zoning Ordinance. This request is to amend Basic Plan A-9968-02, approved by the Prince George's County District Council on April 12, 2021, via Zoning Ordinance 2-2021. The amendment seeks to modify the basic plan to increase employment and institutional use by 2 million square feet. The amendment will result in a maximum of 5.5 million square feet of warehouse, distribution, office, light industrial, manufacturing, and institutional uses. The amendment will also revise certain conditions and/or considerations approved in A-9968-02 and seeks to demonstrate compliance with the required criteria for Zoning Map Amendments in Section 27-195(b)(1)(A)(iii) of the Zoning Ordinance, for regulations applicable to land zoned Residential Suburban Development (R-S) and developed with uses permitted in the Employment and Institutional Area (E-I-A) Zone, as authorized, pursuant to Section 27-515(b) of the Zoning Ordinance.

The entire tract of land is divided into three different zones; approximately 15 acres of land is located in the Light Industrial (I-1) Zone, 0.78 acre of land is zoned Residential-Agricultural (R-A), and 426.52 acres of land is located in the R-S Zone.

It should be noted that, although the site is comprised of various zones, the development and its density calculation only pertain to the R-S-zoned portion of land, which is consistent with the approval of Basic Plan A-9968 for Willowbrook. The property is comprised of two deed parcels recorded in Liber 35350 folio 319, which have never been the subject of a record plat, and are located on Tax Map 76, 77, and 85 in Grids A2-A4, B1-B4, C3-C4, and F3-F4 (known as Parcel 30)

and recorded by deed in Liber 35350 folio 319. The property is located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway). The site is undeveloped, wooded, and contains numerous environmental features. The site's frontage and access are from Leeland Road.

On behalf of the applicant, Robert Antonetti, Esq. filed a statement of justification (SOJ) on October 26, 2021, in support of the application and incorporated into this technical staff report by reference.

Land Use

The 427.30-acre property, specifically the uses proposed for the site, include warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses.

The application has been filed in accordance with the provisions of the Zoning Ordinance, as modified by Prince George's County Council Bill CB-22-2020.

Said legislation was adopted by the District Council on July 14, 2020, for the purposes of allowing uses permitted in the E-I-A Zone on land in the R-S Zone, pursuant to Section 27-515(b). The analysis, therefore, will be subject to the required findings for approval of Section 27-195(b) of the Zoning Ordinance, and the applicability of the development restrictions of Sections 27-511 and 27-515(b), Footnote 38.

Required Findings

The following analysis is based on the referrals received and the SOJ submitted by the applicant, which are adopted herein by reference, to address the required findings for approval, in accordance with Section 27-195(b):

Master Plan Analysis (Section 27-195(b)(1)(A))

The subject property is in conformance with Section 27-195(b)(1)(A)(iii), as it is subject to the regulations applicable to land zoned R-S and will be developed with uses permitted in the E-I-A Zone, as authorized, pursuant to Section 27-515(b) and CB-22-2020 (DR-2).

Approximately 15 acres of the overall property included in the basic plan is designated for light industrial land use. The I-1-zoned portion of the property is located along the southeast portion of the site, between the adjacent former Safeway Distribution Center (northwest quadrant of US 301/Leeland Road) and the residentially zoned portion of the National Capital Business Park.

Preliminary Plan of Subdivision (PPS) 4-20032 was approved on September 9, 2021 (PGCPB Resolution No. 2021-112), for 3.5 million square feet of warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses. A new PPS will be required upon the approval of this basic plan amendment request in order to demonstrate conformance with all adequate public facilities requirements contained in Subtitle 24 of the Prince George's County Code. A traffic impact analysis was provided with the initial submittal and deemed insufficient for review. A revised traffic analysis was provided to the Transportation Planning Section for further review on January 14, 2022. Staff found that the subject site is surrounded by similar employment uses, proposed recreational facilities, and residential uses south of Leeland Road. Leeland Road (MC-600) is a designated major collector roadway and includes a master plan recommended shared-use path along its entire extent. It should be noted that the submitted SOJ indicates that the applicant is evaluating frontage improvements along Leeland Road as a two-lane open section roadway,

subject to approval by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and the Prince George's County Department of Public Works and Transportation (DPW&T). Staff recommends that a 10-foot-wide shared-use path be provided along the subject site frontage of Leeland Road, unless modified by DPIE with written correspondence. This shared-use path would be consistent with the approved facility of the adjacent property (Specific Design Plan SDP-1705, PGCPB Resolution No. 2020-57), and can be constructed within the dedication of right-of-way that is required for a major collector roadway. The applicant shall provide a network of pedestrian and bikeway facilities internal to the site. The exact location and design of said facilities shall be evaluated with future applications. The future PPS, and revision to the prior approved Comprehensive Design Plan CDP-0505-01, will provide more in-depth data concerning adequacy of public facilities.

Master plan analysis is contained in the Community Planning Division's referral dated January 10, 2022 (McCray to Sievers), which finds that pursuant to Section 27-195(b)(1)(A)(iii), the proposed basic plan conforms to the approved CB-22-2020 and Section 27-195(b)(1)(A)(iii), the regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized, pursuant to Section 27-515(b).

Economic Analysis (Section 27-195(b)(1)(B))

This analysis is not required because the applicant is not proposing retail or commercial uses.

Transportation Facilities (Section 27-195(b)(1)(C))

The Transportation Planning Section referral dated January 23, 2022 (Burton to Sievers), provided the following analysis: to meet the legal threshold cited in Section 27-195(b)(1)(C) of the Zoning Ordinance, the applicant has provided staff with a January 2022 traffic impact study. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff of the Transportation Planning Section, consistent with the "Transportation Review Guidelines - Part 1- 2012". The table below shows the intersections deemed to be critical, as well as the levels of service representing existing conditions. It is worth noting that one of the provisions of recent Council legislation (CB-22-2020) is that no traffic from this proposed development should be oriented to and from Leeland Road to the south of the subject property. As a result of this mandate by the council, the traffic impact study did not consider any intersections along Leeland Road. The table below shows the intersections deemed to be critical, as well as the levels of service representing existing conditions:

EXISTING CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
US 301 SB @ Wawa Crossover (signalized in future)	A/990	C/1248
US 301 NB @ Wawa Crossover	C/1288	C/1161
US 301 @ Trade Zone Avenue	A/895	B/1022
US 301 @ Queens Court: Right-in, Right-Out (RIRO)	No delay	No delay
US 301 @ Median Crossover	No delay	No delay
Minor street volume	<100 vehicles	<100 vehicles
US 301 @ Leeland Road	A/924	A/866
US 301 @ Beechtree Parkway-Swanson Road	D/1330	D/1321
US 301 @ Village Drive	B/1086	B/1144
US 301 @ MD 725	C/1204	D/1343
US 301 @ Chrysler Drive	B/1045	B/1063
Prince George's Boulevard @ Trade Zone Avenue	15.0 seconds	15.1 seconds
Prince George's Boulevard @ Commerce Drive	9.5 seconds	9.8 seconds
Prince George's Boulevard @ Queens Court	9.5 seconds	12.5 seconds
* Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the "Guidelines", all three tests must fail in order to require a signal warrant study.		

The traffic study identified 14 background developments whose impact would affect some or all of the study intersections. In addition, a growth of 1.1 percent over six years was also applied to the traffic volumes. In addition to the inclusion of background developments and regional growth, the traffic impact study assumed improvements involving the upgrade to US 301 between MD 214 in the north and MD 4 to the south. Specifically, the improvements would involve a widening of US 301 from four to six through lanes. This improvement appears in the current county Capital Improvement Program (CIP) with full funding within six years. There is a provision in the CIP that the overall cost of \$32 million will be borne by developer contribution. This applicant has agreed to provide his/her commensurate share, which will be determined at future stages of the development review process.

The subject application seeks to amend the previously approved application (A-9968-02) which considered county warehouse rates. As additional phases of this development with more specific land uses are proposed, trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* may be substituted for rates which may not be available in the department's Transportation Review Guidelines.

Using the trip rates from the "Guidelines", the study has indicated that the subject application represents the following trip generation:

Table 1 - Trip Generation							
		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Warehouse (FAR 0.3, county rates)	5,500,000 Sq. feet	1,780	440	2,200	440	1,780	2,200
Total new trips		1,780	440	2,200	440	1,780	2,200

The table above indicates that the proposed development will be adding 2,200 trips during both peak hours. The analysis under existing condition assumes several unsignalized intersections. Under future conditions, the following intersections are assumed to be signalized:

- US 301 south bound at Wawa Crossover
- US 301 north bound at Wawa Crossover
- US 301 at Queens Court

A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL CONDITIONS with CIP improvements		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
US 301 SB @ Wawa Crossover	A/976	C/1175
US 301 NB @ Wawa Crossover	B/1145	B/1409
US 301 @ Trade Zone Avenue	C/1185	D/1442
US 301 @ Queens Court	D/1340	D/1377
US 301 @ Median Crossover *	No delay	No delay
Minor street volume *	<100 vehicles	<100 vehicles
US 301 @ Leeland Road	D/1674	F/1757
<i>With additional improvement</i>	<i>C/1298</i>	<i>D/1417</i>
US 301 @ Beechtree Parkway-Swanson Road	D/1390	D/1448
US 301 @ Village Drive	C/1208	C/1213
US 301 @ MD 725	C/1292	D/1432
US 301 @ Chrysler Drive	B/1050	D/1397
Prince George's Boulevard @ Trade Zone Avenue *	17.0 seconds	25.0 seconds
Prince George's Boulevard @ Commerce Drive *	12.6 seconds	12.2 seconds
Prince George's Boulevard @ Queens Court *		
Tier 1: HCS Delay test	523.8 seconds	621.0 seconds
Tier 2: Minor Street Volume	>100 vehicles	>100 vehicles
Tier 3: CLV	D/1447	D/1435
* Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the "Guidelines", all three tests must fail in order to require a signal warrant study.		

The results under total traffic conditions show that the intersections will all operate adequately with the exception of US 301 at Leeland Road. To that end, the applicant has agreed to provide an additional left turn lane (for a total of three lefts) on the eastbound approach, resulting in acceptable level of service for that intersection.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section concludes that existing transportation facilities, when improved with improvements provided in the county CIP, along with some additional improvements provided by the applicant, and signalization at some key intersections, will be adequate to carry the anticipated traffic generated by 5.5 million square feet of warehousing development. Furthermore, the uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved Area Master Plan, in accordance with Section 27-195 of the Prince George's County Code.

In making this finding, the Transportation Planning Section staff recommends conditions, which have been incorporated in the Recommendation section of this technical staff report.

Other Public Facilities (Section 27-195(b)(1)(D))

Subtitle 24 of the County Code provides the only methodology for testing adequate public facilities to ensure that the development will be adequately served. The Countywide Planning Section referral dated January 14, 2022 (Thompson to Sievers), provided analysis of adequate public facilities including police, fire and rescue, water, sewer, schools, recreation, and library. Per Subtitle 24 of the County Code, the methodology for testing adequate public facilities occurs at the time of PPS review.

NON-RESIDENTIAL

Water and Sewer Findings

The proposed development is within Water and Sewer Category 4, Community System Adequate for Development Planning. Water and Sewer Category 3, Community System, must be obtained prior to final plat. The increased square footage will not increase the demand for additional water and sewerage facilities and, therefore, adequate water and sewer facilities exist to serve the subject property.

Capital Improvement Program (CIP)

The subject project is located in Planning Area 74A, Mitchellville Vicinity. The Prince George's County FY 2021-2026 Approved CIP identifies the following projects in Planning Area 74A:

- a. Office of Central Services - Collington Athletic Complex
- b. DPW&T – Church Road Improvements, US 301 Improvements

The Prince George's County FY 2021-2026 Approved CIP does not identify any libraries, schools, and/or public safety facilities in the Planning Area.

Police Facilities

This project is served by Police District II, Bowie, located at 601 Crain Highway, in Bowie. Per Section 24-122.01(c)(1)(A) of the Prince George's County Subdivision Regulations, the Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the population. The proposed amendment will not impact the need for additional police facilities and therefore, the Section finds existing police facilities are adequate for the uses proposed by the basic plan. This will be further evaluated at the time of PPS review.

Fire and Rescue

This project is served by the Pointer Ridge Volunteer Fire/EMS Co. 843 located at 16408 Pointer Ridge, in Bowie, as the first due station. Per Section 24-122.01(d)(1)(A) of the Subdivision Regulations, a five-minute total response time is recognized as the national standard for Fire/EMS response times.

Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of January 14, 2022, the subject project does not pass the four-minute travel test from the closest Prince George's County Fire/EMS Station, Pointer Ridge Volunteer Fire/EMS Co. 843 in Bowie. The proposed amendment may impact fire facilities. A recommendation may be made to contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility, install and maintain automated external defibrillators in accordance with the Code of Maryland Regulations, and install and maintain hemorrhage kits next to fire extinguishers. This will be further evaluated at the time of PPS review. The Section finds existing fire facilities may require mitigation for the uses proposed by the basic plan.

School Facilities

Per Section 24-122.02 of the Subdivision Regulations and Prince George's County Council Resolutions CR-23-2001 and CR-38-2002, *Adequate Public Schools Facility Regulations for Schools*, this subdivision is exempt from a review for schools because it is a non-residential use. The proposed amendment will not impact school facilities, and therefore, the Section find existing school facilities are adequate for the uses proposed by the basic plan.

Recreation Facilities

This area is served by the following Maryland-National Capital Park and Planning Commission (M-NCPPC) Parks and Recreation facilities:

- Watkins Regional Park located at 301 Watkins Park Drive in Upper Marlboro.
- Largo/Kettering/Perrywood Community Center located at 431 Watkins Park Drive in Upper Marlboro.
- Upper Marlboro Community Center located at 5400 Marlboro Race Track Road in Upper Marlboro.

The proposed amendment will not impact the need for additional recreation facilities. Therefore, the Section finds existing recreation facilities are adequate for the uses proposed by the basic plan.

Library Facilities

This area is served by the Prince George's County Memorial Library System, South Bowie Branch, located at 15301 Hall Road, in Bowie. The proposed amendment will not impact the need for additional library facilities. Therefore, the Section finds that existing library facilities are adequate for the uses proposed by the basic plan.

Environmental Relationship (Section 27-195(b)(1)(E))

As set forth in the applicant's SOJ and the Environmental Planning Section referral dated January 10, 2022 (Nickle to Sievers), the environmental impacts are envisioned to be within the limits of the previously approved development envelopes of the applicable CDP-0505 (PGCPB Resolution No. 06-273) and PPS 4-06066 (PGCPB Resolution No. 07-43). Appropriate conditions and considerations exist in the original approval to ensure this analysis is done at later stages of development. Staff recommends that the previously approved conditions and considerations be brought forward with the subject application, unless otherwise stated, as discussed further in this referral.

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, because the application was approved with a new PPS, 4-20032. The requested change in use will not result in a change to the woodland conservation threshold which is currently 15 percent for the E-I-A (R-S) and I-1 portions of the site and is 50 percent for the R-A Zone, resulting in a weighted woodland conservation threshold of 15.08 percent, or 52.40-acres. There is an approved Type 1 and Type 2 tree conservation plan on the overall development. All future applications will require tree conservation plans, in accordance with the current regulations.

Leeland Road, which borders the site on the south, is a designated scenic road. No direct vehicular access is proposed from the National Capital Business Park to Leeland Road. The applicant states that upon completion of the development, the Oak Grove Road/Leeland Road corridor will retain its character as a prominent scenic roadway in the County. Condition 2 of A-9968-01 was approved for removal with the approval of A-9968-02.

Section 27-195(b)(2) Construction Schedule

The applicant did not propose a construction schedule of more than six years. Therefore, this regulation was not evaluated by staff.

Section 27-195(b)(3) L-A-C Commercial Development

The subject property is not in the Local Activity Center Zone. Therefore, this regulation does not apply.

Section 27-195(b)(4) V-M and V-L Development

The subject property is not zoned Village-Medium or Village-Low. Therefore, this regulation does not apply.

Staff finds that the proposed amendment of A-9968-02 meets the requirements of Section 27-195(b).

Additional Findings

This section demonstrates how the basic plan application conforms and supports the purposes of the R-S Zone, as follows:

Section 27-511: Purposes of R-S Zone

- (a) The purposes of the R-S Zone are to:**
 - (1) Establish (in the public interest) a plan implementation zone, in which (among other things):**
 - (A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and**
 - (B) The location of the Zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;**
 - (C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.**

It should be noted that the District Council decided in the approval of the initial Basic Plan, A-9968, and CR-90-2005, that the subject property was eligible for placement in the R-S Zone as part of their approval of the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (Bowie and Vicinity Master Plan and SMA). This application satisfies all of the applicable regulations for the proposed uses, as set forth in Section 27-515(b)(4) of the Zoning Ordinance. This section permits any use allowed in the E-I-A Zone in the R-S Zone by Footnote 38. This project meets the specific requirements provided in Footnote 38, as follows:

- (38) Notwithstanding any other provision of this Subtitle, any use allowed in the E-I-A Zone (excluding those permitted by Special Exception) is permitted, provided:**
 - (a) The use is located on a parcel, a portion of a parcel, or an assemblage of adjacent land that:**
 - (i) was rezoned from the E-I-A and R-A Zones to the I-1 and R-S Zones by a Sectional Map Amendment approved after January 1, 2006;**
 - (ii) contains at least 400 acres and adjoins a railroad right-of-way; and**
 - (iii) is adjacent to an existing employment park developed pursuant to the E-I-A Zone requirements.**

The subject site was rezoned from the E-I-A and R-A Zones as part of the Bowie and Vicinity Master Plan and SMA approved on or about February 7, 2006 (See Sectional Map Amendment Change 7A, 7B, and 7C). As

mentioned herein, the National Capital Business Park site contains 442 ± acres, adjoins a CSX railroad right-of-way to the west, and is immediately adjacent to existing Collington Center (zoned and developed pursuant to the E-I-A Zone).

- (b) Regulations regarding green area set forth in Section 27-501(a)2) shall not apply. The minimum green area (of net lot area) shall be 10%. All other regulations in the E-I-A Zone shall apply to uses developed pursuant to this Section.**

The applicant concurs with this requirement, and all future development within the National Capital Business Park will reflect a minimum of 10 percent green area (of net lot area). Further, all other E-I-A Zone regulations will apply to future development at the National Capital Business Park. The subject application remains in conformance with this standard.

- (c) Regulations in the R-S Zone shall not apply to uses developed pursuant to this Section.**

The applicant agrees with this requirement, and the R-S Zone regulations will not apply to this project.

- (d) Additional requirements for uses developed pursuant to this footnote shall include the following:**

- (i) Street connectivity shall be through an adjacent employment park; and**

The applicant's basic plan amendment reflects that the access to and from the National Capital Business Park will be from future Queens Court (extended). Said roadway will form part of the street network connecting the existing Collington Center with the National Capital Business Park. This application also reflects the potential for a secondary access to be provided at either Pope's Creek Drive or Prince George's Boulevard. Both potential secondary access points are extensions of the road system within the existing Collington Center. The subject application remains in conformance with this standard.

- (ii) A public park of at least 20 acres shall be provided.**

Per a referral received from the Prince George's County Department of Parks and Recreation (DPR) dated January 6, 2022 (Burke to Sievers), all previous conditions relating to DPR, and the proposed 20-acre park, Collington Branch Stream Valley Trail, and parkland dedication remain valid.

Section 27-511: Purposes of R-S Zone (continued):

- (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;**

The District Council's initial approval of the basic plan and basic plan amendment for Willowbrook demonstrated conformance with the applicable master plan policies and recommendations. As mentioned above, the property's current zoning is R-S. The property was placed in the R-S Zone as part of the Bowie and Vicinity Master Plan and SMA. Prior to the R-S Zone approval, the entire R-S portion of property was zoned E-I-A. The E-I-A Zone is intended for a concentration of non-retail employment and institutional uses such as medical, manufacturing, office, religious, educational, and warehousing. The property was previously placed in the E-I-A Zone as part of the 1991 *Bowie, Collington, Mitchellville and Vicinity Master Plan and Sectional Map Amendment*. The 1991 master plan text referred to this land area as the "Willowbrook Business Center." The Basic Plan (A-9829) for this previously planned center was approved as part of the 1991 master plan and allowed for a floor area ratio between .3 and .38 for a total of 3,900,000–5,000,000 square feet of "light manufacturing, warehouse/distribution, ancillary office, and retail commercial" uses. Notwithstanding the site's history as being planned/zoned for employment uses in the past, the subject property is in conformance with Section 27-195(b)(1)(A)(iii) (Map Amendment Approval), as it is subject to the regulations applicable to land zoned R-S and will be developed with uses permitted in the E-I-A Zone as authorized, pursuant to Section 27-515(b) and CB-22-2020.

- (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

The property is undeveloped and predominately wooded. The site is surrounded by undeveloped land to the north that is part of the 890-acre, Residential Low Development (R-L) Zoned Oak Creek Development; to the east is Collington Center in the E-I-A Zone, to the south is Leeland Road, a designated scenic roadway, and beyond is vacant land, scattered detached single-family dwellings in the R-A Zone, and the existing Beech Tree subdivision located in the R-S Zone; and to the west is vacant land in the R-L Zone where the proposed Locust Hill development will be located.

The intent of the proposal is to utilize the flexibility of the comprehensive design zone to develop an employment park that provides uses in a manner which will retain the dominant employment and institutional character of the area, and to improve the overall quality of employment and institutional centers in Prince George's County, in accordance with the purposes of the E-I-A Zone. The project will provide a significant tax base and employment opportunities for citizens of the county and will promote the health, safety, and welfare of present and future inhabitants of the regional district. Further, the required PPS process will ensure that adequate public facilities have been fully provided, in accordance with the

requirements of Subtitle 24. These public facilities include adequate transportation systems either existing or planned (or to be provided by the applicant). The property will also be served by public water and sewer facilities, as well as adequate police and fire facilities. The subject application remains in conformance with this standard.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

The above criteria do not apply to the subject amendment because it does not include a residential component. Nonetheless, the public facilities which are either existing, under construction, or fully funded within the County's CIP will be adequate to serve the warehouse/ distribution, office, light industrial/manufacturing, and/or institutional uses proposed in this application. It should be noted that the County's CIP provides full funding (within its six-year funding window) for improvements to US 301, including a signal at the Queens Court/US 301 intersection. The proposed development is within the service area for Police District II – Bowie. This police facility will adequately serve the businesses within the National Capital Business Park. Finally, the National Capital Business Park will include the provision of a 20-acre +/- public park.

(5) Encourage and stimulate balanced land development; and

The proposed basic plan amendment will provide for balanced land development that will respect existing environmental conditions on the site, while creating employment area synergies with Collington Center immediately to the north of the property.

(6) Improve the overall quality and variety of residential environments in the Regional District;

The proposed basic plan amendment will improve the quality of residential environments in nearby communities such as Beechtree and Oak Creek by not placing additional burdens on certain public facilities. Specifically, the uses contemplated by the National Capital Business Park will not create vehicle trips that would directly access Leeland Road (as opposed to the previously approved Willowbrook project which would send 100 percent of its vehicular trips to Leeland Road), nor will the National Capital Business Park generate any new students to be added the County's public school system. In addition, the National Capital Business Park will be designed to utilize the green areas on its perimeter to essentially screen the warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses from surrounding communities such as Oak Creek and Beechtree. Finally, the National Capital Business Park will provide a 20-acre community park that existing residential communities can conveniently utilize. In summary, all of the above items will enhance the residential environment for existing and planned residential uses in the immediate area. The subject application remains in conformance with this standard.

- (7) Encourage low-density residential development which provides for a variety of one-family dwelling types, including a large lot component, in a planned development;**

The proposed amendment seeks approval of 2 million more square feet of employment uses that are permitted in the R-S Zone, pursuant to CB-22-2020, for a total of 5.5 million square feet. As mentioned herein, the development of the site with such uses will be done in a way to integrate with the adjacent Collington Center. Since the National Capital Business Park will not be utilizing Leeland Road as a direct access point for any of its vehicular trips, the balance of the Leeland Road corridor will remain highly appropriate for low-density residential development. The future/planned Locust Hill residential project immediately to the south of the site, for example, will directly benefit from the aforementioned benefits of the National Capital Business Park.

- (8) Protect significant natural, cultural, historical, or environmental features and create substantial open space areas in concert with a unique living environment; and**

The proposed amendment for the National Capital Business Park in this application has been designed to protect and preserve sensitive environmental features within the property to the fullest extent practicable. Approximately 20 ± acres of developable land will be conveyed to M-NCPPC for active recreation purposes. Moreover, the project has been designed to locate future development in a way that would not negatively impact Leeland Road, a designated scenic roadway.

- (9) Protect view sheds and landscape/woodland buffers along the primary roadways and woodlands, open fields, and other natural amenities within the Zone.**

Master-planned roadway MC-600 (Leeland Road) will require significant impacts to the primary management area, wetlands, and potentially rare, threatened, and endangered species in order to construct within its current planned alignment. In an effort to protect viewsheds and landscape/woodland buffers along the roadway and minimize impacts to sensitive environmental features, the applicant is evaluating appropriate frontage improvements for the construction of a two-lane roadway, subject to approval by DPIE and DPW&T. No direct vehicular access is proposed from the National Capital Business Park to Leeland Road. Thus, upon completion of this planned development, the Oak Grove Road/Leeland Road corridor will retain its character as a prominent scenic roadway in the County. It should also be noted that portions of the future Leeland/Oak Grove Road roadway will be relocated, pursuant to master plan requirements. At the time of approval of these portions of the relocated roadway, it will be appropriate to discern what, if any, portion of the new roadway would need to be buffered by any scenic roadway easements. As mentioned previously, the site contains significant green areas surrounding the perimeter of the project that will remain substantially intact with this development. Said green area will serve to protect viewsheds to and from the site. The subject application remains in conformance with this standard.

RECOMMENDATION

The District Council approval of Basic Plan A-9968-02 (Zoning Ordinance 2-2021) adopted the findings and conclusions of the Zoning Hearing Examiner, with 21 conditions and 2 considerations. Staff recommends **APPROVAL** of the amendment with the following conditions and considerations that supersede all previous approvals:

1. **Proposed Land Use Types and Quantities**

Total Area: 442.30 acres

Total area (I-1 Zone): 15± acres (not included in density calculation)

Total area (R-A Zone): 0.78± acres (not included in density calculation)

Total area (R-S Zone): 426.52 acres per approved natural resource inventory

Land in the 100-year floodplain: 92.49 acres

Adjusted gross area (426 less half of the floodplain): 380.27 acres.

Proposed use: Warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses up to 5.5 million square feet*.

Open Space

Public active open space: 20± acres

Passive open space: 215± acres

*100,000 square feet of gross floor area may be located in the I-1 Zone property noted herein.

2. At the time of the submission of a comprehensive design plan or preliminary plan of subdivision, the applicant shall provide a traffic study that analyzes the following intersections:

- a. US 301/MD 725
- b. US 301/Village Drive
- c. US 301/Leeland Road
- d. US 301/Trade Zone Avenue
- e. US 301 south bound/Wawa Crossover
- f. US 301 north bound/Wawa Crossover
- g. US 301/Queens Court

- h. US 301/Median Crossover
 - i. US 301/Beechtree Parkway/Swanson Road
 - j. US 301/Chrysler Drive
 - k. Prince George's Boulevard/Trade Zone Avenue
 - l. Prince George's Boulevard/Commerce Drive
 - m. Prince George's Boulevard Queens Court
3. At the time of preliminary plan of subdivision, the applicant shall provide the dedication for one-half of the 100 feet of dedication required to build Leeland Road (MC-600) to its ultimate cross section, per the Prince George's County Department of Public Works and Transportation standards.
 4. At the time of preliminary plan of subdivision, the applicant shall dedicate 100+ acres of parkland to the Maryland-National Capital Park and Planning Commission, including the Collington Branch stream valley and 20 acres of developable land for active recreation, as shown on the Prince George's County Department of Parks and Recreation Exhibit A (Bates Stamped 62 of 63, Exhibit 28, A-9968-01).
 5. The land to be conveyed to the Maryland-National Capital Park and Planning Commission shall be subject to the conditions of Exhibit B, attached to the memorandum dated June 21, 2005, from the Prince George's County Department of Parks and Recreation (Bates Stamped 63 of 63, Exhibit 28, A-9968-01).
 6. The applicant and the applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan hiker/biker trail located along the Collington Branch stream valley and a minimum 10-foot-wide feeder trail to the employment uses. The alignment and design details of both trails may be modified by the Prince George's County Department of Parks and Recreation, to respond to environmental constraints, with written correspondence.
 7. A revised plan showing parkland dedication and master plan trail shall be reviewed and approved by the Prince George's County Department of Parks and Recreation staff at the time of comprehensive design plan.
 8. The applicant shall construct recreational facilities typical for a 20-acre community park such as ball fields, a playground, tennis or basketball courts, shelters, and restroom facilities. The list of recreational facilities shall be determined at the preliminary plan of subdivision and specific design plan stage.
 9. The submission package of the comprehensive design plan shall contain a signed natural resources inventory (NRI) plan. The signed NRI plan shall be used by the designers to prepare a site layout that minimizes impacts to the regulated areas of the site.

10. A geotechnical study that identifies the location and elevation of the Marlboro clay layer throughout the site shall be submitted as part of the comprehensive design plan application.
11. A protocol for surveying the locations of all rare, threatened, and endangered species within the subject property shall be obtained from the Maryland Department of Natural Resources, prior to acceptance of the comprehensive design plan, and this protocol shall be part of the submittal package. The completed surveys and required reports shall be submitted as part of any application for preliminary plans.
12. Prior to acceptance of the preliminary plan of subdivision, a revised natural resources inventory plan shall be submitted and approved.
13. At the time of comprehensive design plan review, specific acreage of parkland dedications shall be determined. This area may include a 1.7± acre parcel of land which was not previously committed for parkland dedication. The conditions of conveyance shall be determined by appropriate staff of the Maryland-National Capital Park and Planning Commission.
14. At the time of comprehensive design plan, the applicant shall address its plan to grade a 10-acre developable portion of the dedicated parkland (including a 1.7± acre parcel of land from the Willowbrook project area which was not previously committed for parkland dedication) on the western side of the property, east of the Pennsylvania Railroad right-of-way to accommodate ball fields and a parking lot.
15. The applicant and the applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
16. The conceptual location of the Collington Branch Stream Valley Trail, its feeder trail connecting to the proposed employment uses, and the Leeland Road shared-use path shall be shown on the comprehensive design plan.
17. In the event the applicant elects to pursue an alternative access point(s) to the adjacent Collington Center via Pope's Creek Drive and/or Prince George's Boulevard, the transportation and environmental impacts of any additional access point(s) shall be evaluated at the time of comprehensive design plan or preliminary plan.
18. All of the intersections evaluated with this application will be subject to further analyses at the time of the comprehensive design plan phase of the subject development.
19. The applicant shall provide a network of pedestrian and bikeway facilities internal to the site. The exact location and design of said facilities shall be evaluated with future applications.
20. The applicant shall provide a 10-foot-wide master plan trail along the Collington Branch Stream. The design of the master plan trail will be evaluated with future applications.

21. The applicant and the applicant's heirs, successors, and/or assignees shall construct a minimum 10-foot-wide master plan shared-use path along the subject site frontage of Leeland Road, consistent with AASHTO standards, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

Comprehensive Design Plan Considerations:

1. The natural aesthetic qualities of the site and all regulated environmental features shall be preserved to the fullest extent possible and shall seek to minimize any impacts to said features.
2. All proposed internal streets and developments should follow complete streets principles and support multimodal transportation, as well as facilities to encourage walking, bicycling, and transit use such as short- and long-term bicycle parking, including shower facilities and changing facilities, covered transit stops, crosswalks, etc.