



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan Alternative Compliance National Capital Business Park, Parcels 1, 2, and 10

SDP-2202
AC-22004

REQUEST	STAFF RECOMMENDATION
SDP: Construction of two warehouse/distribution buildings on Parcels 1, 2, and 10. AC: Alternative compliance from the requirements of Section 4.3, Parking Lot Requirements, of the 2010 <i>Prince George's County Landscape Manual</i> .	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Specific Design Plan SDP-2202• APPROVAL of Type 2 Tree Conservation Plan TCP2-026-2021-08• DISAPPROVAL of Alternative Compliance AC-22004

Location: On the north side of Leeland Road, approximately 3,178 feet west of its intersection with US 301 (Robert Crain Highway).	
Gross Acreage:	27.87
Zone:	LCD
Prior Zone:	R-S
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	495,180 sq. ft.
Planning Area:	74A
Council District:	04
Municipality:	N/A
Applicant/Address: NCBP Property, LLC 5850 Waterloo Road, Suite 210 Columbia, MD 21045	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	07/06/2023
Planning Board Action Limit:	07/12/2023
Staff Report Date:	06/22/2023
Date Accepted:	05/03/2023
Informational Mailing:	04/13/2022
Acceptance Mailing:	02/08/2023
Sign Posting Deadline:	06/06/2023

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.

Table of Contents

EVALUATION.....	3
FINDINGS	4
1. Request	4
2. Development Data Summary	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals.....	5
6. Design Features	6
COMPLIANCE WITH EVALUATION CRITERIA	8
7. Prince George’s County Zoning Ordinance.....	8
8. Zoning Map Amendment (Basic Plan) A-9968-03	12
9. Comprehensive Design Plan CDP-0505-02.....	14
10. Preliminary Plan of Subdivision 4-21056	15
11. Specific Design Plan SDP-1603-01	19
12. 2010 Prince George’s County Landscape Manual	19
13. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	21
14. Prince George’s County Tree Canopy Coverage Ordinance.....	22
15. Referral Comments	22
RECOMMENDATION	25

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2202
Alternative Compliance AC-22004
Type 2 Tree Conservation Plan TCP2-026-2021-08
National Capital Business Park, Parcels 1, 2, and 10

The Urban Design staff has reviewed the application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, of Specific Design Plan SDP-2202 and Type 2 Tree Conservation Plan TCP2-026-2021-08, and a recommendation of DISAPPROVAL of Alternative Compliance AC-22004, as described in the Recommendation section of this technical staff report.

EVALUATION

This application is for a development located within the National Capital Business Park. The National Capital Business Park is split zoned and located within the Legacy Comprehensive Design (LCD), Industrial, Employment (IE), and Agricultural-Residential (AR) Zones. The subject property being developed is located only within the LCD Zone, which was formerly the Residential Suburban Development (R-S) Zone. The subject property utilizes the regulations within the Employment and Institutional Area (E-I-A) Zone, as permitted by Section 27-515(b) Footnote 38, in the prior Prince George's County Zoning Ordinance, in accordance with Prince George's County Council Bill CB-22-2020. This application is being reviewed and evaluated in accordance with the prior Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows development applications with prior approvals to continue to be reviewed under the prior ordinance. The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone, in accordance with Prince George's County Council Bill CB-22-2020.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9968-03.
- c. The requirements of Comprehensive Design Plan CDP-0505-02.
- d. The requirements of Preliminary Plan of Subdivision 4-21056.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.

- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- h. Referral comments.

FINDINGS

Based upon the evaluation and analysis of this application, the Urban Design staff recommend the following findings:

1. **Request:** The subject application requests approval of the construction of two warehouse/distribution buildings on Parcels 1, 2, and 10.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	LCD (prior R-S)	LCD (prior R-S)
Use(s)	Vacant	Warehouse/Distribution
Total Gross and Net Acreage	29.87	29.87
Total Gross Floor Area (GFA)	-	495,180 sq. ft.

Other Development Data

Parking and Loading Spaces

Use	Required	Provided
Total Parking Spaces – Parcels 1 and 2 for 311,040 sq. ft. GFA	112	285
Total Loading Spaces – Parcels 1 and 2	9	138
Total Parking Spaces – Parcel 10 for 184,140 sq. ft. GFA	86	181
Total Loading Spaces – Parcel 10	6	79
Total Bicycle Spaces	-	24 (12 by each building)

3. **Location:** The subject site is 27.87 acres in an overall 442.30 acres of development called the National Capital Business Park (NCBP). NCBP is located on the north side of Leeland Road, approximately 3,178 feet west of its intersection with US 301 (Robert Crain Highway), in Planning Area 74A and Council District 4. The subject specific design plan (SDP) property, which includes proposed Parcels 1, 2, and 10, is located within the middle southern portion of NCBP, south and west of proposed Logistics Lane.
4. **Surrounding Uses:** The entire NCBP 442-acre site is bounded to the north by vacant park land owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), and adjacent properties in the Agricultural and Preservation and Reserved Open Space

Zones. Adjacent to the south and southeast is Leeland Road, the Target Distribution Center, and adjacent properties within the Agricultural-Residential, Legacy Comprehensive Design (LCD), and Industrial Employment Zones. To the east and west are streams and their associated tributaries, and surrounding properties which are currently zoned LCD. The NCBP site is also partially bounded to the west by the Popes Creek Branch CSX Railroad tracks.

5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-20032 was approved by the Prince George's County Planning Board on September 9, 2021 (PGCPB Resolution No. 2021-112), for a 442.30-acre property formerly zoned Residential Suburban Development (R-S), Light Industrial (I-1), and Residential-Agriculture (R-A). PPS 4-20032 approved 36 parcels for the development of a 3.5 million-square-foot industrial park.

SDP-1603-01 was approved by the Planning Board on January 13, 2022 (PGCPB Resolution No. 2022-10), for infrastructure for the overall development, including 35 parcels, street network, sidewalks, utilities, grading, stormwater management (SWM), retaining walls, and directional signage that will serve the employment and institutional uses approved for the property.

The subject property was included in Zoning Map Amendment (Basic Plan) A-9968-03, approved by the Prince George's County District Council on May 9, 2022, and in an amendment to a Comprehensive Design Plan, CDP-0505-02, approved by the Planning Board on May 5, 2022. The amendments approved an increase in the total gross floor area from the previously approved 3.5 million square feet to 5.5 million square feet.

PPS 4-21056 was approved by the Planning Board on June 2, 2022 (PGCPB Resolution No. 2022-70), for 27 parcels, for development of up to 5.5 million square feet of industrial use on the subject property. PPS 4-21056 supersedes 4-20032 and therefore, this application is reviewed for conformance with the conditions of approval for 4-21056.

The subject application is zoned LCD (formerly R-S), but is subject to the requirements of the Employment and Institutional Area (E-I-A) Zone and permitted under Footnote 38, as authorized, pursuant to the provisions of Prince George's County Council Bill CB-22-2020. The subject parcels (1, 2, and 10) will be developed with warehouse/distribution uses permitted in the E-I-A Zone, per Section 27-515(b) of the prior Prince George's County Zoning Ordinance. In addition, pursuant to the provisions of CB-105-2022, the subject property is approved to develop in accordance with the standards and uses applicable to the E-I-A Zone because the property is identified within a designated employment area in a master plan or sector plan. Pursuant to Section 27-528 of the prior Zoning Ordinance, the Planning Board does not approve uses with an SDP application, but instead, reviews and approves the physical development of a property, including items such as buildings, architecture, landscaping, circulation, and the relationships between them. The development approved with this SDP is for Parcels 1, 2, and 10, as currently shown on PPS 4-21056.

The site has two approved SWM Concept Plans: 42013-2022-01, which was approved on June 6, 2022, and 9347-2022, which was approved on November 7, 2022.

6. **Design Features:** The submitted SDP shows development that is proposed for future Parcels 1, 2, and 10, which will have vehicular access from future Logistics Lane. Parcels 1 and 2 will be developed with a single warehouse/distribution building totaling 311,040 square feet. Parcel 10 will be developed with a single warehouse/distribution building totaling 184,140 square feet. The proposed buildings will both be 41.5 feet high and constructed as tilt-up concrete structures.

The site will have six access points along Logistics Lane: four access points to the building on Parcels 1 and 2, and two access points for the building on Parcel 10. There will be a total of 466 parking spaces, 217 loading spaces, 91 loading docks, and 24 bicycle spaces located throughout the development. A condition is included herein, to state the correct number of parking spaces on all plans, and to include the number of bicycle spaces in the parking table shown on Sheets 6 and 7 within this SDP.

The warehouse/distribution building located on Parcels 1 and 2 is oriented in a manner where the primary entrances will face the future Logistics Lane to the east. Loading docks and spaces will be located on the western elevation of the proposed building, as well as two large drive-in-doors for shipping and receiving goods and materials. A bay of parking wraps the other three sides of the building.

The warehouse/distribution building is located on Parcel 10, at the end of the cul-de-sac of the future Logistics Lane, and is oriented in a manner where the primary entrances are facing west. Loading docks and spaces will be located on the eastern elevation of the proposed building, as well as two large drive-in-doors for shipping and receiving goods and materials. A bay of parking wraps the other three sides of the building.

As part of this SDP, the applicant proposes potential solar panels to be installed on the rooftops of both buildings.

In the E-I-A Zone, development standards for a project (including building heights, setbacks, and lot coverage) were established at the time of CDP and are project specific. Accordingly, the setbacks for buildings in NCBP were established as part of the approved CDP-0505-02 design guidelines. The floor area ratio (FAR) for the proposed building on Parcel 1 and 2 equals 0.42 FAR. The FAR of the proposed building on Parcel 10 equals 0.40. This does not exceed the 0.5 FAR approved in the design guidelines for each development site.

Architecture

The building materials will include concrete panels, hollow metal doors, and tempered safety glass. The color combination will include white and various shades of gray. Louvers and window mullions will be made to match the adjacent paint color. There will be a solar panel array along portions of the buildings' roofs. The rooftop mechanical equipment will be located at the edge of the buildings toward the loading docks and will be setback approximately 60 feet from the buildings' edges. Combined with the parapets proposed, the mechanical equipment will not be seen by pedestrians.

Both buildings feature a multi-tenant design with accent areas along the façade. The exterior walls and entryways provide architectural treatments, including wall projections and recesses of varying depths, to avoid monotony in the design.

Lighting

A photometric plan has been provided that demonstrates the previously approved lighting and light features. The project proposes 34 wall-mounted and 15 pole-mounted light-emitting diode lights, details of which are included on the photometric plans. Solar panels have been provided on the roof of both buildings, and details have been provided in the site plan. The lighting provided has been deemed sufficient for the site and will provide adequate lighting while minimizing visual disturbance and light pollution.

Green Building and Development Techniques

The applicant has considered green building and development techniques with the design of this project. The proposed buildings will be constructed of concrete panels with a tilt-up design. The project will utilize low impact development techniques and environmental site design to handle stormwater runoff to the maximum extent possible. Tilt-up design offers the following benefits:

- Reduced mechanical system requirements.
- Limits air infiltration due to large panels with fewer joints.
- Provides a lower level of permeability of air, as well as loss of conditioned indoor air.
- Proven insulation systems provide uncompromised, continuous insulation layers. Developed specifically for tilt-up construction, they provide the maximum energy efficiency possible. Structures created with insulated wall panels are not affected by the daily temperature fluctuations; thus, lowering both cooling and heating costs, providing comfort for the owners as well as the occupants.
- Thermal mass inherent in the structural concrete layer establishes a dampening effect to the diurnal temperature cycle the building experiences.
- Through exposed concrete interior surfaces, indoor air quality can be improved by reducing volatile organic compounds and lowering maintenance requirements. Concrete itself is a non-off-gassing material, so it qualifies as a low volatile organic compound.

Signage

A signage plan has been provided, which details the proposed signage allocation for the site, which includes 31 tenant door signs, 10 attached building signs, and 2 entrance monument signs.

The proposed monument entrance signs will be located near the first driveway entrance into Parcels 1 and 2, and near the first driveway entrance into Parcel 10. Both monument entrance signs will be 10-foot-wide by 2.33 feet high.

A variety of wall signage has been provided on the northern, southern, eastern, and western elevations to label the loading docks and secondary entrance areas. This wall signage is listed and detailed in the signage schedule. Conditions have been provided to revise the signage plan to show the locations and details of any vehicle directional signs.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The SDP application has been reviewed for compliance with the requirements of the E-I-A Zone of the prior Zoning Ordinance. The subject application is in conformance with the applicable requirements of the prior Zoning Ordinance, including the requirements associated with the uses proposed within Footnote 38 of Section 27-515(b), and the applicable regulations of the E-I-A Zone which include Sections 27-500 and 27-501 of the prior Zoning Ordinance.

Section 27-500. – Uses.

- (a) **The general principle for land uses in this zone shall be:**

- (1) **To provide concentrated nonretail employment or institutional (medical, religious, educational, recreational, and governmental) uses which serve the County, region, or a greater area; and**

This development proposes two warehouse/distribution buildings, which will result in nonretail employment, in keeping with the general principle of the zone.

- (2) **To provide for uses which may be necessary to support these employment or institutional uses.**

The warehouse/distribution use will support nonretail employment, in keeping with this general principle of the zone.

- (b) **The uses allowed in the E-I-A Zone are as provided for in the Table of Uses (Division 3 of this Part).**

The use is subject to the requirements of the E-I-A Zone, per Footnote 38 and CB-22-2020. The proposed warehouse/distribution buildings are permitted uses within the E-I-A Zone.

- (c) **A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use.**

The application is not for a mixed-use planned community. This application proposes two warehouse/distribution buildings, and as such, this requirement is not applicable.

Section 27-501. – Regulations

(a) General standards.

(1) Minimum size of zone (except as provided in Section 27-502)	5 adjoining gross acres
(2) Minimum open space to be improved by landscaping and design amenities, including the landscaping of parking lots, so that expanses of parking will be relieved by natural features and grade changes	20% of net lot area

This development is subject to the requirements of the E-I-A Zone and conforms to the regulations outlined in Section 27-501, as modified by CB-22-2020 and CB-105-2022. The entire NCBP project area meets the minimum area required as it consists of approximately 442 acres and exceeds the minimum green space and open space requirements for the zone at 32.74 percent of the net lot area.

In addition, Section 27-515(b), Footnote 38(b) states that qualifying projects, such as NCBP, shall have a minimum green area of 10 percent of the net lot area. The SDP meets the 10 percent minimum green area requirements (as reflected in general notes on the SDP plan sheets). More specifically, 18.3 percent of the net lot area of Parcels 1 and 2 will be open space. Further, 18.2 percent of the net lot area of Parcel 10 will be open space. A condition has been included herein, to note the specific amount of open space proposed for each parcel.

(b) Other regulations.

(1) Each lot shall have frontage on, and direct vehicular access to, a public street.

Parcels 1, 2, and 10 will have frontage on, and direct vehicular access to, a public street (future Logistics Lane). Logistics Lane will connect to the future Queens Court (extended), leading to the road network within the existing adjacent Collington Center employment park.

(2) Additional regulations concerning development and use of property in the E-I-A Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

The proposed development meets all off-street and parking and loading requirements within Part 11 of the prior Zoning Ordinance. The proposed signage is in conformance with Part 12 of the prior Zoning Ordinance and the application includes a landscape plan, in conformance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), apart from Section 4.3-2. Staff recommend disapproval of Alternative Compliance, AC-22004, to Section 4.3-2, Interior Planting for Parking Lots 7,000 Square Feet or Larger, of the Landscape Manual, which is analyzed in Finding 12 below.

(c) Mixed-Use Planned Community regulations.

- (1) A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.**

A mixed-use planned community is not proposed as a part of this application. Therefore, this requirement is not applicable.

- (2) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

There are no conflicts between the E-I-A and Mixed Use-Transportation Oriented zoning requirements. Therefore, this requirement is not applicable.

(d) Adjoining properties.

- (1) For the purposes of this Section, the word "adjoining" also includes properties separated by streets, other public rights-of-way, or railroad lines.**

The SDP shows and labels all adjoining properties, as outlined by this definition.

Section 27-528. – Planning Board action

Section 27-528 contains the following required findings for the Planning Board to grant approval of an SDP:

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Prior approved applications, A-9968-03 and CDP-0505-02, deleted any previously approved/proposed residential uses and set forth the design guidelines to be utilized for future development within NCBP. The SDP has been reviewed by staff and determined to be in compliance with approved CDP-0505-02, and the applicable design guidelines. This application is for a

warehouse/distribution use and there are no residential uses, and parts of this requirement are not applicable to this development.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

There is no regional urban community on this site. Therefore, this requirement is not applicable.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The subject property is governed by an approved and valid PPS 4-21056, which was approved by the Planning Board and determined that this development will be adequately served within a reasonable period of time with existing or programmed public facilities.

NCBP will lead to improvements by the applicant of the US 301/Queens Court intersection (pursuant to its contribution to the US 301 Capital Improvement Program (CIP)) and will not provide any direct connections to Leeland Road from the employment/industrial uses. A traffic impact analysis was submitted with the PPS which demonstrates that, with the recommended improvements set forth in the US 301 CIP project and other conditions of approval, all critical intersections will operate at adequate levels of service (as determined by the applicable portions of the County's Transportation Guidelines) to serve the proposed development. Moreover, the approved PPS for NCBP reflects the provision of a 20-acre public park.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The site has two approved SWM Concept Plans, 42013-2022-01, which was approved on June 6, 2022, and 9347-2022, which was approved on November 7, 2022, by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and satisfies this requirement.

The submitted SDP and site development concept plans reflect that adequate provisions have been made for draining surface water with no adverse effects on the subject Property or adjacent properties.

- (4) **The plan is in conformance with an approved Tree Conservation Plan; and**

The subject application provided a Type 2 Tree Conservation Plan (TCP2-026-2021-08), which was reviewed by staff and determined to be consistent with the approved Type 1 Tree Conservation Plan (TCP1-004-2021-03), which satisfies this requirement.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The proposed SDP preserves all regulated environmental features, to the fullest extent possible, in accordance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations, and further seeks to minimize any impacts to said features through its plan design.

The NCBP development proposed impacts to the primary management area (PMA), which were reviewed and approved by the Planning Board with PPS 4-21056, SDP-1603-01, SDP-1603-02, and SDP-2206. The development proposed with SDP-2202 is reliant on the prior PMA impact approvals.

8. **Zoning Map Amendment (Basic Plan) A-9968-03:** The District Council approved Basic Plan A-9968-C-03 for the subject property on May 16, 2022, subject to 18 conditions and 2 considerations. The relevant conditions and considerations applicable to this SDP are, as follows:

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

Total Area:	442.30 acres
Total in (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 NRI
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 sq. ft. of gross floor area may be located in the I-1 Zone property noted herein.**

This development proposes a warehouse/distribution use, and the proposal is within the approved land use types and quantities.

6. **The Applicant, the Applicant's heirs, successors, and/or assigns 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.**

The hiker trail located along the Collington Branch Stream Valley was approved with SDP-1603-01.

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.**

The community park was approved with SDP-1603-02. The public recreational facilities agreement has been approved by M-NCPPC and was recorded in the Prince George's County Land Records on August 29, 2022.

15. **The Applicant, 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.**

The shared-use path was provided with approved SDP-1603-01.

18. **The applicant shall provide a network of pedestrian and bikeway facilities internal to the site unless modified by the Prince George's County Department of Permitting, Inspections, and Enforcement with written correspondence. The exact location and design of said facilities shall be evaluated with future applications.**

The applicant has provided a transportation improvement plan that conforms to this condition.

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 impact to said features.**

The development proposed with SDP-2202 has been determined in part by the environmental constraints of the site, including the regulated environmental features and the soils. For the overall NCBP development, minimal impacts to the environmental features are proposed. Impacts to the PMA were previously

approved with PPS 4-21056, SDP-1603-01, and SDP-1603-02, and are still valid. SDP-2202 is reliant on the prior PMA impacts for implementation.

2. **All proposed internal streets and developments should follow complete street 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, covered transit stops, crosswalks, etc.**

This development application does not approve any internal public streets. However, Parcels 1, 2, and 10 fronts on public street Logistics Lane, which will follow complete street principles, as approved in SDP-1603-01.

9. **Comprehensive Design Plan CDP-0505-02:** The District Council affirmed the Planning Board's decision to approve CDP-0505-02 and TCP1-004-2021-02 on September 19, 2022, subject to seven conditions. The design guidelines for the NCBP site were also established through the approval of CDP-0505-02. The design guidelines established standards for building heights, setbacks, lot coverage and open space for the project that are reflected on the submitted SDP. The subject application is in conformance with the approved CDP and its associated design guidelines. The relevant conditions applicable to this SDP are as follows:

3. **Total development within the subject property shall be limited to uses that would generate no more than 1,401 AM and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

Staff reviewed this application and determined that the development does not exceed the trip cap and conforms with this requirement. Further, staff reviewed and agrees with the applicant's phasing plan dated October 13, 2022, which contains Exhibit 1 demonstrating that the AM and PM peak-hour trips, generated by the development in this SDP, will not exceed the approved trip cap.

4. **The following road improvements shall be phased at the time of future specific design plan applications, and a determination shall be made as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency**

- a. **US 301 (Robert Crain Highway) at Leeland Road**

- (1) **Provide three left-turn lanes on the eastbound approach**

- b. **Prince George's Boulevard and Queens Court-Site Access, unless modified at the time of preliminary plan of subdivision:**

- (1) **Provide a shared through and left lane and a shared through and right lane on the eastbound approach.**

- (2) **Provide a shared through and left lane and a shared through and right lane on the westbound approach.**
- (3) **Provide a shared through and left lane on the northbound approach and a shared through and right lane on the southbound approach.**

Staff reviewed this application and determined that the phasing plan and improvements are acceptable, and that this requirement has been satisfied.

The submitted transportation phasing plan was prepared by Lenhart Traffic Consulting, Inc., to address transportation conditions established with PPS 4-21056. This phasing plan was initially submitted with prior approved SDP-2201, and was resubmitted for the subject application in order to address the above condition.

- 6. **At the time of specific design plan, the applicant shall show all proposed on-site transportation improvements on the plans.**

The subject SDP application includes Parcels 1, 2 and 10, and all frontage improvements required along Logistics Lane are properly reflected on the submitted SDP.

- 10. **Preliminary Plan of Subdivision 4-21056:** The site is subject to PPS 4-21056 (PGCPB Resolution No. 2022-70). This PPS covers 442.3 acres and was approved on June 2, 2022, for 27 parcels, for the development of 5.5 million square feet of industrial uses. PPS 4-21056 was approved, subject to 22 conditions, and the conditions relevant to the review of this SDP are listed below in **BOLD** text. Staff analysis of the project's conformance to these conditions follows each one in plain text:

- 2. **Total development within the subject property shall be limited to uses which generate no more than 1,401 AM peak-hour trips and 1,735 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The development shown with this SDP is consistent with PPS 4-21056. The NCBP site is subject to prior approved SDP-1603-02, SDP-2201, SDP-1603-03, and SDP-2206, that considered a total of 4,257,307 square feet of warehouse/distribution uses to date as part of the overall development. This SDP application proposes the development of approximately 495,180 square feet of general warehouse, which if approved, will bring the total site development to 4,752,487 square feet of warehouse/distribution uses, which is under the 5.5 million square feet of development that was considered as part of the approved PPS application. As such, the uses and development program proposed with the SDP is consistent with the PPS application, and staff find that the trips generated by the phased development of the subject SDP is within the trip cap.

3. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision, prior to the approval of any building permits.**

The development with this SDP is consistent with the land uses evaluated with the PPS, which does not include residential development. Conformance with this condition has been demonstrated.

4. **Development of this site shall be in conformance with the approved storm water management concept plan (42013-2020-00) and any subsequent revisions.**

With the subject application, a revised stormwater management (SWM) concept plan and approval letter (9347-2022-00) were submitted. The approval was issued by DPIE on November 7, 2022, and expires on November 7, 2025.

5. **Prior to approval of a final plat:**

- a. **The applicant and the applicant's heirs, successors, and/or assignees shall grant 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved preliminary plan of subdivision.**

The 10-foot-wide public utility easement is shown and labeled along the public right-of-way of Logistics Lane, in accordance with PPS 4-21056.

7. **Prior to issuance of a use and occupancy permit for nonresidential development, the applicant and the applicant's heirs, successors, and/or assignees shall:**

- a. **Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for each building.**
- b. **Install and maintain a sprinkler system that complies with the applicable National Fire Protection Association standards for the installation of sprinkler systems.**
- c. **Install and maintain automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.**
- d. **Install and maintain bleeding control kits next to fire extinguisher installation at each building, and no more than 75 feet from any employee. These requirements shall be noted on the specific design plan.**

The requirements listed in Conditions 7a, 7c, and 7d are noted on the SDP coversheet. However, the requirement in Condition 7b needs to be added to the note, as conditioned herein.

8. **At the time of final plat, the applicant shall dedicate all rights-of-way, consistent with the approved preliminary plan of subdivision.**

The proposed SDP shows right-of-way for Logistics Lane along the site frontage, consistent with the approved PPS.

9. **The applicant shall submit a phasing plan (with adequate justification) as part of the first specific design plan for a building to show the phasing of the following transportation improvements to the development of the site. A determination shall be made at that time as to when said improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency.**

- a. **US 301 (Robert Crain Highway) at Leeland Road**

(1) **Provide three left turn lanes on the eastbound approach.**

- b. **A signal warrant analysis and signalization of the intersection of Prince George's Boulevard and Queens Court-Site Access with the following lane configuration:**

(1) **A shared through and left and a shared through and right lane on the eastbound approach.**

(2) **A shared through and left and a shared through and right lane on the westbound approach.**

(3) **A shared through and left on the northbound approach and a shared through and right lane on the southbound approach.**

When the signal is deemed warranted, the applicant shall construct the signal and associated improvements to the requirements and schedule directed by the operating agency.

A phasing plan was submitted as part of this application. The plan indicated that the eastbound Leeland Road Lane improvement does not need to be implemented until the overall site is developed with the high-cube fulfillment center warehouse and 1,600,000 square feet of general warehouse uses. The warehouse uses combined would total approximately 5,030,000 square feet. This SDP application proposes the development of approximately 495,180 square feet of general warehouse. If approved, the total site development will be 4,752,487 square feet of warehouse/distribution uses, which will not meet the thresholds needed for the reconstruction of the eastbound approach of the Leeland Road/US 301 intersection. However, the phasing plan indicates that the US 301 CIP improvements will need to be implemented to offset the impacts generated by this phase of development at the US 301/Leeland Road intersection, specifically a third southbound through lane. As a condition of approval, staff recommend that the applicant pay the shared

contribution for the US 301 CIP improvements or construct the improvements in lieu of the fee as provided in the phasing plan.

The phasing plan also indicates that DPIE has approved the traffic signal warrant analysis for Prince George's Boulevard at the Queens Court intersection. The traffic signal plans will proceed under a separate street construction permit with DPIE, and the signal will be installed at a time as directed by DPIE.

- 10. Prior to approval of a building permit for each square foot of development, the applicant, and the applicant's heirs, successors, and/or assignees shall pay to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), a fee of \$0.92 (1989 dollars) multiplied by (Engineering News Record Highway Construction Cost index at time of payment)/(Engineering News Record Highway Construction Cost Index for second quarter 1989). The County may substitute a different cost index, if necessary.**

In lieu of the fee payment listed in the preceding paragraph, prior to approval of a building permit for each phase of development, the applicant and the applicant's heirs, successors, and/or assignees shall provide improvements along US 301 (Robert Crain Highway), within the limits of US 301 that are covered by the Capital Improvement Program-funded improvements. The phasing of the of the US 301 improvements shall be submitted with each specific design plan application, prior to its acceptance, when this option is applied. Any improvements proposed as part of any lump sum payment shall have approval of the Maryland State Highway Administration and DPIE.

A phasing plan dated October 13, 2022 was submitted as part of this application. The phasing plan indicates that the applicant needs to contribute approximately \$455,566 (1989 dollars) to the US 301 Capital Improvement Program-funded improvements.

- 18. Development of this subdivision shall be in conformance with an approved Type 1 tree conservation plan (TCPI-004-2021-03). The following note shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCPI-004-2021-03 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

19. **Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision: "This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."**

TCP2-026-2021-08 was submitted with the SDP. In accordance with Conditions 18 and 19 above, staff has reviewed and determined that the TCP2 conforms to approved TCP1-004-2021-03, as discussed in Finding 13 below, subject to the conditions contained within this technical staff report. The above referenced notes were included on the approved final plat(s) of subdivision for this project.

11. **Specific Design Plan SDP-1603-01:** The Planning Board approved SDP-1603-01 on January 13, 2022, for infrastructure for the overall NCBP development, including 35 parcels, street network, sidewalks, utilities, grading, SWM, retaining walls, and directional signage that will serve the employment and institutional uses proposed for the property. Staff has reviewed this application and determined that it is in conformance with the approved SDP.
12. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the Landscape Manual, specifically Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements, which includes the requirements for native species.

The SDP provides the necessary plantings and schedules in conformance with the Landscape Manual, with the exception of Section 4.3. The Planning Director recommends disapproval of Alternative Compliance AC-22004, as follows:

The applicant requests alternative compliance from the requirements of Section 4.3-2, Interior Planting for Parking Lots 7,000 Square Feet or Larger, for proposed Parking Lots 1 and 2, on Parcels 1 and 2. The applicant seeks relief as follows:

REQUIRED: Section 4.3-2, Requirements for Interior Planting for Parking Lots 7,000 Square Feet or Larger

Parking Lot Area (Parking Lot 1)	89,994 sq. ft.
Interior Landscape Area	10 percent – 9,000 sq. ft.
Required Shade Trees (1 per 200 sq. ft.)	45

Parking Lot Area (Parking Lot 2)	23,352 sq. ft.
Interior Landscape Area	8 percent – 1,869 sq. ft.
Required Shade Trees (1 per 300 sq. ft.)	7

PROVIDED: Section 4.3-2, Requirements for Interior Planting for Parking Lots 7,000 Square Feet or Larger

Parking Lot Area (Parking Lot 1)	89,994 sq. ft.
Interior Landscape Area	6.6 percent – 5,917 sq. ft.
Required Shade Trees (1 per 200 sq. ft.)	30
Provided Shade Trees	31

Parking Lot Area (Parking Lot 2)	23,352 sq. ft.
Interior Landscape Area	6.9 percent – 1,617 sq. ft.
Required Shade Trees (1 per 300 sq. ft.)	6
Provided Shade Trees	8

Justification

Section 4.3-2 of the Landscape Manual requires a minimum of 10 percent interior planting area for Parking Lot 1 and 8 percent for Parking Lot 2. As detailed above, Parking Lot 1 totals 89,994 square feet, but only 6.6 percent, or 5,917 square feet of interior planting area is provided, instead of the 9,000 square feet required. Parking Lot 2 totals 23,352 square feet, but only 6.9 percent, or 1,617 square feet of interior planting area is provided, instead of the 1,869 square feet required.

The SDP meets all other requirements of Section 4.3, Parking Lot Requirements, of the Landscape Manual, including having no more than 2 contiguous parking bays or 10 contiguous spaces, on average without a planting island. The plan has also satisfied the planting requirements based on the reduced interior planting areas. For Parking Lot 1, the shade tree requirement is also increased from 1 shade tree per 300 square feet to 1 shade tree per 200 square feet, as the parking lot size is greater than 50,000 square feet. However, the amount of shade trees provided (31) is still less than required for the 10 percent interior planting area requirement. This requirement would be 45 trees, meaning the parking lot is deficient by 14 shade trees. The applicant proposes to provide additional plant units, including shade trees, along the western property boundary to buffer the loading spaces from the property line.

The applicant has provided additional plant units, but the plantings do not meet the purposes and objectives of Section 4.3 relative to the parking lots. For instance, the additional planting units do not provide shade and visual relief nor minimize the heat island effect within the parking lots. Parcels 1 and 2 also provide 189 more parking spaces than required by the prior Prince George's County Zoning Ordinance (112 required; 285 proposed), and there are multiple modifications that would allow the applicant to meet both the interior planting and parking requirements. Therefore, staff conclude that the proposed alternative compliance fails to be equally effective as normal compliance in terms of the ability to fulfill the design criteria. A condition has been included herein, requiring the applicant to conform to Section 4.3 prior to the certification of SDP-2202.

Staff recommend that the parking lots be redesigned to conform to all the requirements of Section 4.3 of the Landscape Manual. This would include adding interior landscape area to both parking lots (approximately 3,083 square feet in Parking Lot 1, and 252 square feet in Parking Lot 2). The landscape area could be provided by replacing parking spaces with interior landscape areas (a loss of approximately 20 spaces), revising some standard sized

parking spaces to compact parking spaces (none are proposed and up to 226 spaces are permitted to be compact), or by a combination of these and/or some relocation of spaces. It should be noted that these ideas were conveyed to the applicant during review of the alternative compliance, and they declined to revise the plans per these options, as they were not preferred for the applicant's desired non-tenant specific industrial development.

- 13. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the project is subject to a PPS 4-21056 and is subject to the requirements of the Environmental Technical Manual. TCP2-026-2021-08 was submitted with the application and requires revisions to be found in conformance with TCP1-004-2021-03 and the WCO.

The District Council amended the woodland conservation/afforestation threshold on land with prior R-S zoning, with permitted uses in the prior E-I-A Zone. The site shall be developed in accordance with the threshold requirements of the prior E-I-A Zone. The woodland conservation threshold for this 442.30-acre property is based on 15 percent for the E-I-A (R-S) and I-1 portions of the site, and 50 percent for the Residential Agricultural Zone (R-A), for a weighted woodland conservation threshold requirement of 15.08 percent, or 52.40 acres. There is an approved TCP1 and TCP2 on the overall development related to the prior residential subdivision, which were grandfathered under the 1991 Woodland Conservation Ordinance, but the prior tree conservation plan approvals are not applicable to the new development proposal.

The site is currently being rough graded pursuant to an approved grading permit utilizing the limits of disturbance (LOD) provided on TCP2-026-2021. An amended rough grading permit with an enlargement of the LOD to include area approved under 4-21056 and TCP1-004-2021-03, was recently approved for this site as TCP2-026-2021-05. Revisions to TCP2-026-2021 were submitted with SDP-1603-01, SDP-1603-02, SDP-1603-03, SDP-1603-04, SDP-2201, and SDP-2206. Proposed clearing with the park dedication area shall be reflected in a future application. Details of the recreation facilities, impacts to the PMA, and the variance request for the specimen tree removal will be analyzed with the application proposing the development of the park.

Section 25-122(c)(1) of the Prince George's County Code prioritizes methods to meet the woodland conservation requirements. The applicant did not provide a statement of justification (SOJ) requesting approval of a combination of on-site and off-site woodland conservation as reflected on the TCP2 worksheet. Previous development proposals did provide a statement, and this analysis will be dependent on the prior justifications. The site contains 186.15 acres of PMA, approximately 15,622 linear feet of regulated streams, and 94.77 acres of 100-year floodplain. The worksheet on the TCP2 that was submitted with the acceptance package proposes preserving 83.84 acres of the 118.23 acres of the woodland conservation requirement on-site, which is located adjacent to the PMA, which has a priority for preservation. The woodland conservation threshold for the development is 52.40 acres, or 15.08 percent, which is proposed to be met in on-site in preservation. The central portion of the site was the subject of a timber harvest, which was implemented. With previous applications, the applicant contends that clearing of the central portion of the property is supported due to the implemented timber harvest. The five specimen trees within the area of SDP-2202, specifically specimen trees 12, 13, 14, 40, and 41, were within the limits of the timber harvest approval. The application proposes on-site

afforestation/reforestation areas connected to on-site preservation areas, which is a higher priority over preserving the central areas of woodlands previously impacted by the timber harvest. The applicant is required to protect the woodland preservation areas, including areas of reforestation, within a Woodland and Wildlife Habitat Conservation Easement.

This easement, previously recorded in Liber 48372 in folio 62, is required to be partially vacated and recorded in the Land Records prior to the certification of SDP-2206 as the boundary of the easement is altered by the PMA impact proposed with that development application. Ninety-nine of the specimen trees on-site are located in the proposed woodland conservation easement. The applicant stated in previous development cases that the site is not suitable for natural regeneration. The next priority method to meet the woodland conservation requirement is to provide the remaining requirement off-site within an approved tree bank. Staff support the applicant's request to meet the woodland preservation requirements, as stated with prior development review application SOJ's, through a combination of on-site preservation and reforestation areas and off-site preservation within an approved tree bank.

The overall woodland conservation worksheet shows the clearing of 255.89 acres of woodland on the net tract area, and the clearing of 1.86 acres of woodland in the floodplain. Based on the staff's calculations, this results in a woodland conservation requirement of 118.24 acres. The requirement is proposed to be met with 83.84 acres of on-site woodland preservation, 18.02 acres of on-site reforestation, and 16.37 acres of off-site woodland conservation credits. Although this development has been part of several reviews, as individual applicants submit SDPs for development, future applicants should continue to look for opportunities to provide additional areas of woodland preservation and reforestation.

Technical revisions to the TCP2 are required and included in the conditions listed in this technical staff report.

14. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, of the Prince George's County Code, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. The TCC is based on the gross tract area and is required to provide a minimum of 10 percent in the prior E-I-A Zone. The TCC schedule has been provided and conforms to Section 25-128 of the County Code.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated June 5, 2023 (Sams to Lockhart), the Community Planning Division noted that pursuant to Part 8, Division 4, Subdivision 2 of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Transportation Planning**—In a memorandum dated June 7, 2023 (Yang to Lockhart), the Transportation Planning Section noted that the plan is acceptable and meets the findings required for a SDP, as described in the analysis of the prior

Zoning Ordinance, and the applicable prior conditions of approval associated with this SDP, subject to two conditions provided in the Recommendation section of this technical staff report.

- c. **Environmental Planning**—In a memorandum dated June 5, 2023 (Nickle to Lockhart), the Environmental Planning Section noted that the proposed TCP2 is acceptable, subject to the technical corrections and conditions provided in the Recommendation section of this technical staff report.

Regulated Environmental Features

There is PMA comprised of regulated environmental features (REF), which include streams and associated buffers, 100-year floodplain, steep slopes, and wetlands with their associated buffers. Under Section 27-521(a)(11) of the prior Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REFs in a natural state to the fullest extent possible. The development proposed impacts to the PMA, which were reviewed and approved by the Planning Board with PPS 4-21056, SDP-1603-01, SDP-1603-02, and SDP-2206. The development proposed with SDP-2202 is reliant on the prior PMA impact approvals.

Stormwater Management

The site has two approved SWM Concept Plans (42013-2022-01, approved on June 6, 2022, and 9347-2022, approved on November 7, 2022), which show the use of underground stormwater facilities for storage and quality requirements, and submerged gravel wetlands. This development will be subject to a site development fine grading permit and continuing reviews by DPIE and the Prince George's County Soil Conservation District.

Soils

According to the Prince George's County Soil Survey, the principal soils on the site are in the Adelphia, Bibb, Collington, Colemantown Elkton, Howel, Marr, Monmouth, Sandy Land, Shrewsbury, and Westphalia series. Adelphi, Collington, and Marr soils are in hydrologic class B and are not highly erodible. Bibb and Shrewsbury soils are in hydrologic class D and pose various difficulties for development due to high water table, impeded drainage, and flood hazard. Colemantown and Elkton soils are in hydrologic class D and have a K factor of 0.43, making them highly erodible. Howell and Westphalia soils are in hydrologic class B and are highly erodible. Monmouth soils are in hydrologic class C and have a K factor of 0.43, making them highly erodible. Sandy land soils are in hydrologic class A and pose few difficulties to development.

Marlboro clay is found to occur extensively in the vicinity of and on this property. The TCP2 shows the approximate location of the unmitigated and mitigated 1.5 safety factor line, in accordance with a Geotechnical report dated March 17, 2022, and prepared by Geo-Technology Associates, Inc.

Erosion and Sediment Control

The site is located within a sediment Total Maximum Daily Load (TMDL), as established by the state. Watersheds within a TMDL for sediment will typically require erosion and sediment control measures above and beyond the standard treatments. The site also contains rare, threatened, and endangered species,

including fish located in the Collington Branch. Redundant erosion and sediment control measures are also required for the protection of the rare, threatened, and endangered species. Additional information, as determined by DPIE and the County's Soil Conservation District in their respective reviews for SWM, erosion, and sediment control, may be required.

The County requires the approval of an erosion and sediment control plan, prior to issuance of a grading permit.

The tree conservation plan must reflect the ultimate LOD, not only for the installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. As conditioned herein, prior to certification, the applicant is required to submit a copy of the erosion and sediment control technical plan that is associated with SDP-2202.

- d. **Subdivision**—In a memorandum dated June 2, 2023 (Vatandoost to Lockhart), it was noted that the SDP was found to be in conformance with the approved PPS, with technical corrections, as listed in the Recommendation section of this technical staff report.
- e. **Historic Preservation**—In a memorandum dated May 22, 2023 (Stabler, Smith, and Chisholm to Lockhart), it was noted that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.
- f. **Special Projects**—In a memorandum dated March 1, 2023 (Ray to Shelly), the Special Projects Section noted that the SDP was acceptable, subject to four conditions being completed prior to a use and occupancy permit, as stated in the Recommendation section of this technical staff report. These conditions are labeled on SDP Sheet 6.
- g. **Permit Review**—In a memorandum dated June 5, 2023 (Jacobs to Lockhart), the Permits staff noted that the SDP was acceptable, subject to technical conditions that have been included herein.
- h. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated June 5, 2023 (Thompson to Lockhart), DPR noted that the basic plan mandates that the applicant dedicate additional land in the Collington Branch stream valley and construct the master plan Collington Branch stream valley trail. A total of 113.28 acres is to be dedicated to M-NCPPC, inclusive of the 20-acre park and stream valley trail, which will be developed in concurrence with the 20-acre park. In addition, the applicant is to construct a 10-foot-wide feeder trail extending from the southern terminus of Logistics Lane to the shared-use path on Leeland Road. The trail will be located on building owners' association lands. The public recreational facilities agreement, which details the park and trail development, was recorded into the Prince George's County Land Records on August 29, 2022 (MEA 4804, page 590).

- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 5, 2023 (Giles to Lockhart), DPIE noted comments that will be applicable with the agency's technical permit review.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2202 and Type 2 Conservation Plan TCP2-026-2021-08, and DISAPPROVE Alternative Compliance AC-22004, for National Capital Business Park, Parcels 1, 2, and 10, subject to the following conditions:

1. Prior to certification of this specific design plan (SDP), the applicant shall provide the specified information, or make the following revisions to the plans:
 - a. In General Note 1 on the coversheet, provide the correct recording reference for the property as Plat Book ME 263, page 32.
 - b. Revise General Note 3 to list the correct number of existing parcels.
 - c. In the use and occupancy conditions listed on the coversheet, add a line which includes the requirement given in Condition 7(b) of Prince George's County Planning Board Resolution No. 2022-70.
 - d. Submit a copy of the erosion and sediment control technical plan that is associated with SDP-2202.
 - e. Add the dimensions or square footage allowed for the Lot 1 – Tenants 2 and 3 Entrances, Northern Elevation enlargement on Sheet 3 of the Architectural Elevations; only the maximum height is shown. If it is the same as Tenants 1 and 4, it still needs to be indicated.
 - f. Add the dimensions or square footage allowed for the Lot 10 – Future Office Entry enlargement on Sheet 3 of the Architectural Elevations; only the maximum height is shown. If it is the same as Tenants 1 and 2, it still needs to be indicated.
 - g. Update the labels on the elevation sheets from lots to parcels, "Parcels 1 and 2" and "Parcel 10".
 - h. Add the setback of the proposed entrance signs on the site plan sheet or the enlarged signage sheets of the SDP.
 - i. Enlarge the signage dimensions on Sheets 15 and 16 to ensure legibility.
 - j. Revise the landscape plan to conform to all the requirements of Section 4.3, Parking Lot Requirements, of the 2010 *Prince George's County Landscape Manual*.

- k. State the correct number of parking spaces on all plans and include the number of bicycle spaces in the parking tables.
 - l. Provide the location and details of any proposed vehicle directional signs.
2. Prior to certification of the Type 2 tree conservation plan (TCP2), the TCP2 shall be revised as follows:
- a. Correct the Forest Conservation Reporting Table to include all prior TCP2-026-2021 approvals.
 - b. Update the signature on the property owner's awareness certificate.
 - c. Add the standard "Removal of Hazardous Trees or Limbs by Developers or Builders" notes.
 - d. Show the limits of disturbance lines that reflect the development proposed with SDP-2202 and incorporate the limits of disturbance lines approved with prior approvals. Remove the outdated limits of disturbance lines from all plans.
 - e. Show the previously approved development on the plan, as approved with SDP-1603 revisions 1, 3, and 4, SDP-2201, and SDP-2206.
 - f. Update the Environmental Planning approval block to fill out the prior revisions, approval information, and associated Development Review Division case numbers.
 - g. Label all proposed retaining walls. Add top and bottom wall elevations to the proposed retaining walls and show the retaining wall easements. The retaining wall easements shall not impact the recorded Woodland and Wildlife Habitat Conservation easement.
 - h. Show the parcels consistent with the Preliminary Plan of Subdivision 4-21056.
 - i. Correct the note under the worksheet referring to the future park development proposal to reflect the current case, SDP-2202.
 - j. Correct the reforestation planting schedules to match the totals in the planting schedules, tables, and worksheet.
 - k. Update the plan references and standard TCP2 Note 1 to remove the information for "SDP-1603-04" and replace with "SDP-2202."
 - l. Add standard TCP2 Note 9. Delete the part of Note 8 that does not apply to this development.
 - m. Add "To Be Determined" to Planting Specification Note 16.
 - n. The woodland conservation and clearing totals in the sheet-by-sheet table and the preservation and reforestation tables should be the same totals as in the woodland conservation worksheet.

- o. On Sheet C-310, update the note associated with the park design to reflect the current case number of “SDP-2202”.
 - p. On Sheets C-310, C-314, C-315, C-318, and C-319, label MC-600 (Leeland Road) and add the hatch pattern to the legend.
 - q. Remove the soil boundaries and labels from the plans and legends.
 - r. On Sheets C-310 and C-311, remove the proposed sewer line connection from the park development. This primary management area impact was not requested nor approved.
 - s. On Sheet C-300, add to the Key Map, the development proposed with SDP-1603-03, SDP-1603-04, SDP-2201, and SDP-2206.
 - t. Relocate the “Post Development Notes” to Sheet C-301 with the rest of the TCP2 notes.
 - u. Correct the Site Statistics Table regarding the existing primary management area total and the linear feet of regulated streams, to match the Site Statistics Table on the approved Natural Resources Inventory NRI-098-05-04.
 - v. Label Parcel 10 in the same font size as the other parcels on the plan.
 - w. Correct the plan to show the existing contours under the proposed development buildings.
 - x. Have the revised plan signed and dated by the qualified professional preparing the plan.
3. Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, if changes are required to the recorded woodland conservation easement, documents for the revised woodland conservation easement shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submitted to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber 48372 in folio 62, saving and excepting the partial vacation of the easement recorded in the Prince George’s County Land Record at Liber ____ in folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”