

June 13, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Conceptual Site Plan SP-01029  
Detailed Site Plan SP-01030  
District VII Police Station

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Conceptual Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the Zoning Ordinance:
  - Section 27-473 governing permitted uses in the I-3 Zone
  - Section 27-471 regarding the I-3 Zone (Planned/Industrial Employment Park)
- b. The requirements of the *Landscape Manual*
- c. Referrals.

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conceptual Site Plan SP-01029
- b. The requirements of the following sections of the Zoning Ordinance:
  - Section 27-473 governing permitted uses in the I-3 Zone
  - Section 27-471 regarding the I-3 Zone (Planned/Industrial Employment Park)
  - Section 27-568 regarding minimum parking requirements
  - Section 27-582 regarding minimum loading requirements
- c. The requirements of the *Landscape Manual*

- d. Referrals.

## FINDINGS

### Conceptual Site Plan and Detailed Site Plan

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. The subject site, consisting of approximately 14.85 acres, is located on the south side of Fort Washington Road, southeast of the intersection of Fort Washington Road and Livingston Road. The property to the east, zoned I-3, has a fire station. The property to the south, zoned R-R, has a residence on the western portion and vacant land along the eastern portion of the southern property line.
2. The proposal is for an 11,140-sq.ft. police station building. A police station is a public facility which is a permitted use in the I-3 Zone. A stormwater management pond is proposed in the southwest corner of the site. The existing buildings will be removed. A temporary contractor's staging area on the west side of the proposed police station will be removed after the completion of construction.

The applicant is proposing 22 parking spaces in front of the building and 44 parking spaces at the rear of the building. The parking lot in front of the police station building will be set back approximately 130 feet from Fort Washington Road. The proposed police station building will be set back approximately 210 feet from Fort Washington Road.

The applicant, Prince George's County, has coordinated the architectural design of the proposed building with the Broad Creek Historic District Advisory Committee (draft letter from Savage to Sloan). The architectural design incorporated the following recommendations of the Committee:

- a. stable-like appearance to replicate the architectural theme of the large stable at Harmony Hall
- b. pitched roof over the front and west entrances
- c. oval window over the entry to resemble the oval windows at Harmony Hall
- d. metal roofing colored red or green to match the color of the Prince George's County Equestrian Center or the Harmony Hall stables
- e. split-faced concrete block or brick water tables on the north and west sides of the buildings
- f. textured wall panels to resemble stucco along the north and west sides of the buildings

- g. split-faced concrete block or brick for the central portion of the front of the building
- h. small windows with mullions built into window panes to resemble window panes

The Committee had also recommended the following:

- a. vertical boarding material below each window to resemble stall doors
- b. grass paver tiles for parking lots
- c. decorative cupola with weather vane
- d. no sidewalks, gutters, curbs.

The applicant has not provided the above elements due to cost and maintenance constraints. Since the proposed building is a police station, several other requirements like bullet-proof glass for the windows, security requirements, etc. have also been fulfilled.

3. Section 27-471, I-3 Zone (Planned Industrial/Employment Park), of the Zoning Ordinance requires Conceptual Site Plans and Detailed Site Plans to be approved for all uses in the I-3 Zone. The proposed Conceptual Site Plan is identical to the proposed Detailed Site Plan. Therefore, the applicant has filed for both a Conceptual Site Plan and a Detailed Site Plan simultaneously.

The Conceptual Site Plan and the Detailed Site Plan are being presented to the Planning Board at the same time. The Conceptual Site Plan is to be approved prior to the Detailed Site Plan application.

4. Section 27-471, I-3 Zone (Planned Industrial/Employment Area) establishes the following parameters for development in the I-3 Zone:

a. *Purposes*

*To provide increased and enhanced employment opportunities...*

*To provide for a mixture of industrial, research, office and specific retail commercial office uses....*

*To permit uses which when compared to the uses permitted in other industrial zones will minimize detrimental effects on adjacent properties...*

*To provide development standards which assure compatibility of proposed land uses with surrounding land uses...*

The proposed police station will be consistent with the industrial uses in the area and will provide employment opportunities. The height, scale, size and architectural style of the proposed building will be compatible with the size, architectural style and facades of other public buildings and office buildings on the surrounding

properties. The proposed building will also incorporate the design elements of the historic buildings in the vicinity.

- b. *Landscaping, screening, and buffering of development in the I-3 Zone shall be as set forth in the Landscape Manual..*

*Additional buffering and screening may be required to protect the park-like setting of the Planned/Industrial Employment Park from adjoining or interior incompatible land uses.*

The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip Requirements), Section 4.7 (Buffering Incompatible Uses) and Section 4.3 (Perimeter and Interior Parking Lot Landscape Requirements) of the *Landscape Manual*. The applicant has not provided landscaping to meet these requirements.

Section 4.2.b (Commercial and Industrial Landscape Strip requirements) of the *Landscape Manual* requires the following:

■In the I-3 Zone, the width of the required landscaped strip shall be as required by Section 27-474 of the Zoning Ordinance. The plant materials in the landscaped strip shall be as shown on a detailed site plan approved by the Planning Board in accordance with Section 27-471 (d) of the Zoning Ordinance, but in no case shall be less than required by Section 4.2.a.2 of this Manual.●

The applicant is proposing parking within the front building restriction line due to space constraints. The above section requires a 30-foot-wide landscape strip along Fort Washington Road and Livingston Road.

The following conditions of approval have been added to meet the requirements of the *Landscape Manual*:

- a 30-foot-wide landscape strip planted with 37 shade tree and 365 shrubs along Fort Washington Road
- a 30-foot-wide landscape strip planted with 21 shade trees and 210 shrubs along Livingston Road
- a 30-foot-wide landscape buffer planted with 1,404 planting units is required along the southern property line.

The Broad Creek Historic District Advisory Committee has recommended that all trees and landscaping along Fort Washington Road retain their rural character. The Historic District has developed streetscape guidelines for the Livingston Road Corridor between Old Fort Road to the north and Fort Washington Road to the south which list design guidelines and plant listings. A condition of approval has been added to require the applicant to use planting materials specified in the *Broad*

*Creek Historic District, Livingston Road Streetscape Guidelines and Alternatives and the Landscape Manual.*

Any planting required to fulfill the requirements of the Woodland Conservation and Tree Preservation Ordinance may be planted within the above required landscape buffers. A condition of approval has been added to recommend the same.

c. *Outside uses*

*With the exception of off-street parking and loading areas, recreational facilities ..... all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor storage is prohibited.*

The proposed use is entirely within the existing building.

d. *Site Plans*

*A conceptual and detailed site plan shall be approved for all uses and improvements....*

*In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall show the design and size of lettering, lighting, and all other features of signs proposed (except those for directional and informational purposes containing not more than four (4) square feet). These signs shall be reviewed and approved or disapproved at the same time the Detailed Site Plan is acted upon.*

The subject Conceptual and Detailed Site Plans have been submitted in accordance with this requirement. The applicant has not provided any information regarding proposed signs. The Broad Creek Historic District Advisory Committee has recommended signage that is historic in appearance. A condition of approval has been added to require the applicant to provide signs (if proposed) to conform to this recommendation.

e. *Uses*

*The uses allowed in the I-3 Zone are as provided for in the Table of Uses*

A Police Station which is a public use is a permitted use in the I-3 Zone.

f. *Regulations*

*(1) Additional regulations concerning the location, size and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.*

*(2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the proposed use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.*

*(3) No loading docks shall be permitted on any side of the building facing a street except where the lot is bounded by three (3) or more streets.*

The applicant is proposing 34% of the parking in front of the proposed building. The Planning Board has the authority to approve up to 40% of the total parking in front of a building. A total of 34% of the parking has been provided in front of the building so that it can be used by both the employees of the police station and visitors. The proposed parking will be effectively screened from Fort Washington Road by adequate landscaping. Overall, the additional parking in the front yard better serves the efficiency of the proposed use of the property as a police station.

h. *Required access*

*Each Planned/Industrial Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.*

The access for the subject property is on Fort Washington Road which has a right-of-way width of 120 feet along this property.

i. *Minimum area for the development*

*(1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.*

*(2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone provided the area of the combined properties is at least twenty-five (25) gross acres.*

*(3) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A or C-O Zone.*

The area of the subject property is less than 25 acres. The parcel is a deed parcel created prior to 1982. **This proposal for a police station in an planned employment area conforms with the land use recommendations of the 1981 Master Plan and the 1984 SMA for Subregion VII.** The

1984 Subregion VII SMA classified this property in the I-3, Industrial Park Zone. The owner of record does not own abutting undeveloped land in the I-3, E-I-A or C-O Zones. Therefore, the subject property complies with this requirement.

5. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

REQUIRED PARKING SPACES		PROPOSED
One(1) per 250 sq.ft. of the first 2,000 sq.ft. of gross floor area	1	1
One(1) per 400 sq.ft. over the first 2,000 sq.ft. of gross floor area	23	65
REQUIRED LOADING SPACES		PROPOSED
One (1) per 10,000 to 100,000 sq. ft. of gross floor area of office	1	1

The proposed parking is consistent with the requirements of the above sections.

6. The State Highway Administration (McDonald to Srinivas, June 3, 2001) has stated that they have no objections to the Conceptual and Detailed Site Plans.
7. The Community Planning Division (Rovelstad to Srinivas, June 6, 2001) has stated that the proposal for a police station in an planned employment area conforms with the land use recommendations of the 1981 Master Plan and the 1984 SMA for Subregion VII. There are no master plan issues associated with this project.
8. The Department of Public Works and Transportation (Senjalia to Srinivas, June 5, 2000) has stated that the review of this application must be coordinated with the State Highway Administration.
9. The Transportation Planning Section (Masog to Srinivas, June 6, 2001) has stated that Fort Washington Road has an existing 120-foot right-of-way and that the site plan is acceptable.
10. The Environmental Planning Section (Markovich to Srinivas, May 31, 2001) has stated that the proposal is subject to the requirements of the Woodland Conservation and Tree Preservation Ordinance because the subject lot has more than 10,000 square feet of woodland and more than 5,000 square feet will be cleared. A condition of approval has been added requiring a Type II Tree Conservation Plan . The sewer and water categories for the property appear to be S-5 and W-5. Since these categories do not allow for connection with the public systems, a category change or an in-house approval from the Department of Environmental Resources is required to connect to the public sewer and water service. A

condition of approval has been added to require coordination with DER and WSSC for coordination of the water and sewer connections. Livingston Road is a designated historic road. A condition of approval has been added to reflect grading in the vicinity of the stormwater management pond.

11. The Subdivision Section (Del Balzo to Srinivas, June 6, 2001) has stated that the subject parcel is a deed parcel created prior to 1982. Section 24-107 (c)(5) exempts property conveyed to a governmental agency for a public use from Subdivision requirements.
12. The Permits Review Section (Gallagher to Srinivas, June 5, 2001) has requested minor revisions to the site plan. A condition of approval has been added to require the changes.
13. The Historic Preservation Section (Higgins to Srinivas, June 8, 2001) has stated that the proposed architecture and site plan have incorporated most of the recommendations of the Broad Creek Historic District Advisory Committee. Although no sidewalks, curbs and gutters have been recommended by the Committee, the applicant has to provide them according to the requirements of the Department of Public Works and Transportation. If the Committee coordinates the review with DPW&T, a waiver from these requirements may be obtained from them.
14. The Department of Public Works and Transportation (Senjalia to Srinivas, June 7, 2001) has stated that the proposed improvements along Fort Washington Road must meet the requirements of DPW&T.
15. The Growth Policy and Public Facilities Section (Williams to Srinivas, June 6, 2001) has stated that the existing fire engine, ambulance and paramedic services are adequate. The Section has stated that all commercial buildings must be fully sprinkled in accordance with the National Fire Protection Association Standards and Prince George's County Laws. Since no findings for adequate public facilities is required at the Detailed Site Plan stage, no conditions of approval regarding adequate public facilities are required.

#### Conceptual Site Plan

16. The Conceptual Site Plan SP-01029 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

#### Detailed Site Plan

17. Since the Detailed Site Plan is identical to the Conceptual Site Plan, it is in conformance to with the Conceptual Site Plan.
18. With the proposed conditions, the Detailed Site Plan SP-01030 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.



## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the applicable findings of this report and APPROVE Conceptual Site Plan SP-01029.

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the applicable findings of this report and APPROVE Detailed Site Plan SP-01030 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,
  - a. the site and landscape plans shall be revised to show the following:
    - (1) a note stating that all existing buildings and the contractor's staging area will be removed prior to occupancy
    - (2) dimension, height and square footage of all structures
    - (3) the right-of-way and centerline of all streets
    - (4) all adjacent zones and uses of adjoining properties
    - (5) a parking and loading schedule
    - (6) zoning of the subject property
    - (7) size of parking spaces
    - (8) a ramp or depressed curb for handicapped purposes
    - (9) information on lighting of the parking lot
    - (10) a dimension of 22 feet for two-way driveways
    - (11) location and screening for dumpsters (if proposed)
    - (12) percentage of parking provided in the front yard
    - (13) the proposed setbacks for the proposed building and parking lot
    - (14) building coverage calculations
    - (15) green area calculations
    - (16) signage details (if proposed) to be historic in appearance
    - (17) grading in the vicinity of the proposed stormwater management pond

- b. The Landscape Plan shall be revised to show the following (or alternative planting approved pursuant to an application for Alternative Compliance with the Planning Director as the final approval authority as designee of the Planning Board):
    - (1) a 30-foot-wide landscape strip planted with 37 shade tree and 365 shrubs along Fort Washington Road
    - (2) a 30-foot-wide landscape strip planted with 21 shade trees and 210 shrubs along Livingston Road
    - (3) a 30-foot-wide landscape buffer planted with 1,404 planting units is required along the southern property line.
    - (4) plant materials specified in the *Broad Creek Historic District, Livingston Road Streetscape Guidelines and Alternatives* and the *Landscape Manual*.
    - (5) any planting required to fulfill the requirements of the Woodland Conservation and Tree Preservation Ordinance shall (to the extent possible) be planted within the above required landscape buffers.
  - c. The applicant shall submit and obtain approval of a Type II Tree Conservation Plan from the Environmental Planning Section.
2. Prior to issuance of building permits, the applicant shall coordinate the proposed water and sewer connections with the Department of Environmental Resources and the Washington Suburban Sanitary Commission.