



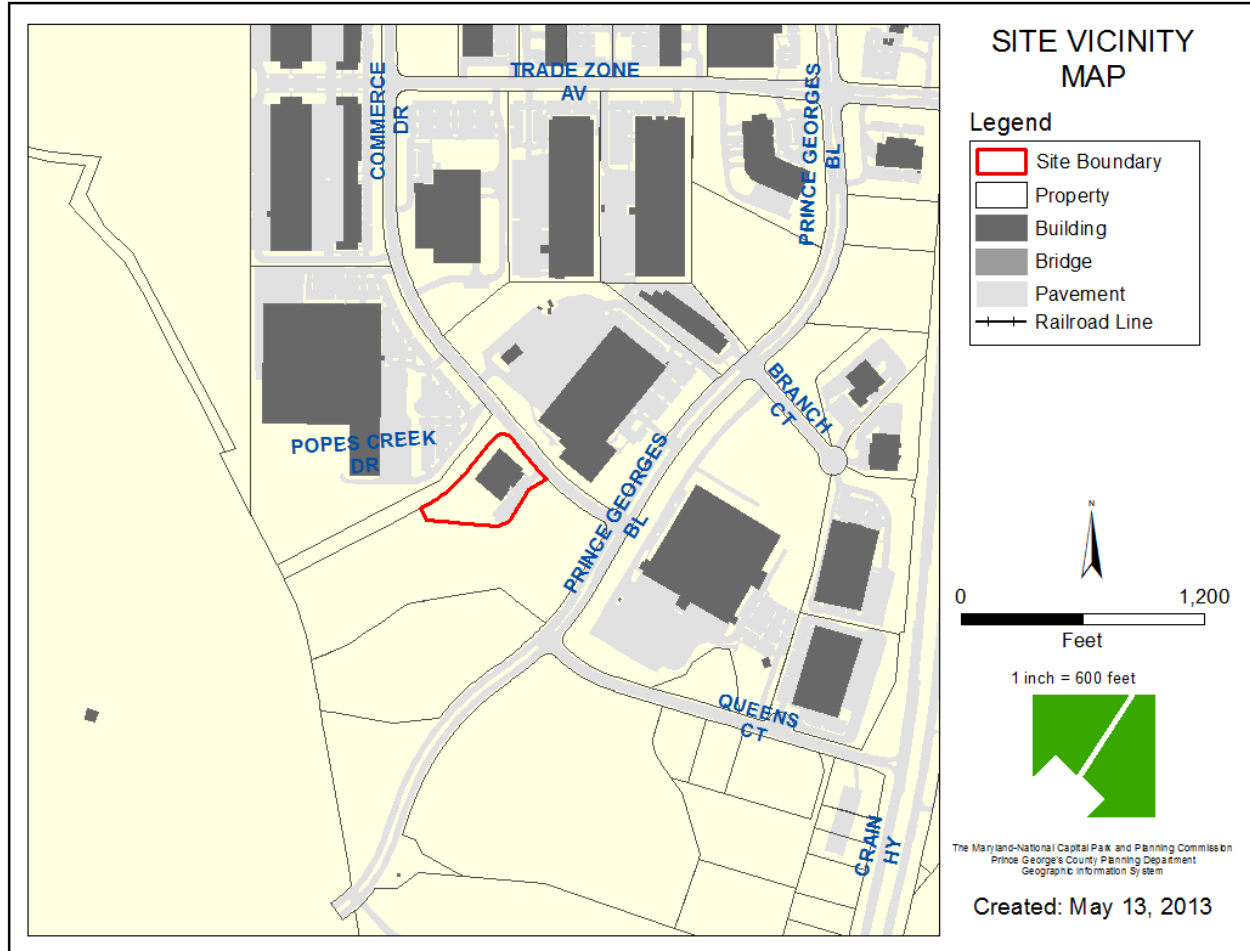
Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm.

Specific Design Plan SDP-9211/02, Departure from Parking and Loading Standards DPLS-393 Departure from Design Standards DDS-620

Application	General Data	
Project Name: Washington Research Library Consortium Location: On the southwestern side of Commerce Drive, approximately 400 feet northwest of its intersection with Prince George's Boulevard. Applicant/Address: Washington Research Library Consortium c/o Mark Jacobs, Executive Director 7203 Main Street P O Box 112 Clifton, VA 20124	Planning Board Hearing Date:	10/10/13
	Staff Report Date:	09/25/13
	Date Accepted:	07/25/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	3.35
	Zone:	E-I-A
	Dwelling Units:	N/A
	Gross Floor Area (sq. ft.):	13,982/57,834
	Planning Area:	74A
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	202SE14

Purpose of Application	Notice Dates	
A 13,892-square-foot addition to an existing 43,942-square-foot warehouse (for a total of 57,834 square feet) used as a book storage facility.	Informational Mailing:	05/13/13
	Acceptance Mailing:	07/24/13
	Sign Posting Deadline:	10/01/13

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-9211-02
Departure from Parking and Loading Standards DPLS-393
Departure from Design Standards DDS-620
Washington Research Library Consortium

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this report.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance regarding:
 - (1) Sections 27-500 and 27-515, Uses in the Employment and Institutional Area (E-I-A) Zone;
 - (2) Section 27-501, Regulations in the E-I-A Zone;
 - (3) Section 27-528, Required findings for approval of a Specific Design Plan;
 - (4) Section 27-239.01, Departures from Design Standards;
 - (5) Section 27-588, Departures from the Number of Parking Spaces Required.
- b. The requirements of Amended Basic Plans A-6965-C and A-9397-C.
- c. The requirements of Comprehensive Design Plans CDP-8712 and CDP-9006 and its revisions.
- d. The requirements of Preliminary Plan of Subdivision 4-88074.
- e. The requirements of Specific Design Plans SDP-9211 and SDP-9211-01.
- f. The requirements of the 2010 *Prince George's County Landscape Manual*.
- g. The requirements of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance.

- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- i. Referral comments.

FINDINGS

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

1. **Request:** This application includes a request for approval of a 13,892-square-foot addition to an existing 43,942-square-foot warehouse building (for a total of 57,834 square feet) used for book storage by the Washington Research Library Consortium.

Development Data Summary

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use(s)	Warehouse	Warehouse
Acreage (in the subject SDP)	3.35	3.35
Lot	1	1
Square Footage	43,942	13,892/57,834

Other Development Data

	REQUIRED	PROVIDED
Total parking spaces	42	32*
Handicap Spaces (included in above total)	2	2
Loading Spaces	3	3**

*A Departure From Parking and Loading Standards (DPLS) application to address this deficiency is being considered as a companion case to the subject specific design plan (SDP).

**A Departure from Design Standards (DDS) application is being considered as a second companion case to the subject SDP as one loading space measures five feet less in length than required.

2. **Location:** The subject site is located in the Collington Center, a 708-acre employment park in the Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprised of Collington Center and Collington South. More specifically, the subject property is located on the southwestern side of Commerce Drive, approximately 400 feet northwest of its intersection with Prince George's Boulevard in Planning Area 74A, Council District 4, and the Developing Tier.
3. **Surrounding Uses:** The site is bounded to the north and east by Commerce Drive; to the south by a vacant parcel owned by Prince George's County, used for stormwater management in the E-I-A Zone; and to the west by Popes Creek Drive, an unimproved right-of-way.

4. **Previous Approvals:** On October 28, 1975, the District Council adopted the Bowie-Collington and Vicinity Sectional Map Amendment which rezoned approximately 875 acres to the E-I-A Zone through Basic Plan A-6965-C. Subsequently, additional E-I-A zoning (A-9284) was approved on August 29, 1978 for 383.55 acres of land, making the entire Collington Center property a total of 1,281.9 acres of land in the E-I-A Zone.

On November 23, 1981, the District Council approved Basic Plan A-9397-C for rezoning of approximately 8.16 additional acres of land to the E-I-A Zone. The approximate total size of the Collington Center project is 1,289.85 acres. The District Council approved Basic Plan Amendments A-6965 and A-9397 on May 21, 1990 for Collington Center.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-8712 on May 19, 1988 (PGCPB Resolution No. 88-224) for Collington Center. On October 18, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, subject to 16 conditions. On May 17, 2001, the Planning Board approved CDP-9006/01 (PGCPB Resolution No. 01-95) to eliminate the requirements for the provision of recreational facilities in CDP-9006, Collington Center. On March 31, 2005, the Planning Board approved CDP-9006/02 (PGCPB Resolution No. 05-83(C)) to add residual acreage from the vacation of Willowbrook Parkway to the comprehensive design plan.

On June 16, 1988, the Planning Board approved Preliminary Plan of Subdivision 4-88074 (PGCPB Resolution No. 88-287) for 65 lots and 3 parcels on 936.61 acres within Collington Center. Plat of Correction VJ 157-99 was recorded on April 11, 1991 for Collington Center, Lot 4, Block D, to correct curve data shown on the original plat, which was recorded at NLP 157-22.

On February 25, 1993, the Planning Board approved SDP-9211 to construct a 32,042-square-foot warehouse for use by the Washington Research Library Consortium on Lot 4, Block D, of Collington Center (PGCPB Resolution No. 93-48). On March 26, 2009, the Planning Board approved SDP-9211/01 (PGCPB Resolution No. 09-53) for an 11,900-square-foot addition to the original building, resulting in a 43,942-square-foot warehouse space for the Library Consortium. The subject SDP has an approved Stormwater Management Concept Plan, 7972-2013-00, which is valid through May 22, 2016. The subject site is also the subject of approved Type I Tree Conservation Plan TCPI-059-95 and Type II Tree Conservation Plans TCPII-067-96-02 and TCPII-067-96-04.

5. **Design Features:** The subject site is developed with the Washington Research Library Consortium book storage facility and associated parking. The subject site is accessed from one entrance located on the eastern property line via Commerce Drive. The subject site has 32 existing parking spaces, including two handicap spaces. Ten additional parking spaces are required by the Zoning Ordinance schedule of required parking for the increased square footage. Departure from Parking and Loading Standards DPLS-393 is being considered as a companion case to the subject SDP to allow this deficiency. The subject site has two loading spaces. One additional loading space to be located within the building is proposed with this application, which in fact has been used in practice as such for many years. A second departure, Departure from Design Standards DDS-620, has been filed to allow a 40-foot rather than a 45-foot length for the to-be-added interior loading space. See Finding 6 for a detailed discussion of the requested departures' conformance to the required findings for each of the departure applications.

The applicant proposes to construct a 13,892-square-foot, two-story addition on the western side of the existing warehouse building. The building addition is proposed to be clad in cream and red-colored concrete masonry units (CMU) to match the existing building. The base of the building is composed of alternating red and cream bands, above which cream-colored CMU is shown. The central portion of the western elevation utilizes CMU as well, and both the northern and southern elevations incorporate several projecting CMU piers to break up the façade. No additional signage is proposed with this application.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the E-I-A Zone (Employment and Institutional Area) and the site plan design guidelines of the Zoning Ordinance. Staff has the following to offer regarding the above-cited relevant sections of the Zoning Ordinance:
- a. **Sections 27-500 and 27-515, Uses in the E-I-A Zone**—The subject application is in conformance with the requirements of Sections 27-500 and 27-515, which govern permitted uses in the E-I-A Zone. The applicant does not propose to change the use of the building. The existing warehouse is a permitted use in the E-I-A Zone.
 - b. **Section 27-501, Regulations in the E-I-A Zone**—The subject application is in conformance with the requirements of Section 27-501, which includes regulations for development in the E-I-A Zone.
 - c. **Section 27-528, Required findings for approval of a Specific Design Plan**—The subject application is in conformance with Section 27-528, which sets forth the required findings for approval of a SDP. Each required finding is included in **boldface** type below, followed by staff comment:
 - (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 Zones, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulation set forth in Section 27-480(d) and (e);**

Comment: The proposed SDP is in conformance with the comprehensive design plan (CDP) as discussed in Finding 8 below. The proposed plan is in compliance with the applicable requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as discussed in Finding 11 below.

- (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 or provided as part of the private development;**

Comment: The subject SDP will be served by adequate transportation facilities within a reasonable period of time as the additional 13,892 square feet proposed herein will not cause the cumulative square footage of the center to exceed the maximum established in the approval of CDP-9006/02, and because all transportation improvements required by that approval have been or will be installed in accordance with a phasing schedule included therein.

However, as the table on Sheet 2 of 8 in the plan does not reflect the addition of 13,892 square feet of GFA proposed in the current application, a proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, the applicant revise the table to reflect the 13,892-square-foot addition approved herein.

In a memorandum dated August 1, 2013, the Special Projects Section of the Countywide Planning Division stated that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Prince George's County Capital Improvement Program (CIP) or provided as part of private development. More specifically, they stated that:

- The 267,660 square feet provided meets and exceeds the 124,240 square feet of required space for police in Prince George's County calculated at a rate of 141 square feet of space per 1,000 residents.
- Fire/EMS Company 43 (Bowie), which serves the subject site, is within the required response times for engine, ladder truck, and ambulance and paramedic services.
- The approved Capital Improvement Program Fiscal Year 2009–2014 contains funding to construct a new fire station an estimated 2.5 miles from the subject property. This station, Beech Tree Fire/EMS Station (Project LK510423), will be located on Leeland Road. This new, two-bay, full-service station is estimated for completion in 2013.
- This is a commercial development and it has no impact on public schools.
- The approved Capital Improvement Program Fiscal Years 2013–2018 provides funding for a new Fire/EMS Station on Leeland Road.

The above public facilities findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

- (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; and**

Comment: The site has an approved Stormwater Management Concept Plan, 7972-2013-00, which is valid through May 22, 2016. In a memorandum received September 19, 2013, the Department of Permitting, Inspections, and Enforcement (DPIE) indicated that the development shown on the subject SDP is consistent with the requirements of the approved stormwater management concept plan. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

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

Comment: Type II Tree Conservation Plan TCPII/067/96-02 was approved for the subject site concurrently with SDP-9211. Type II Tree Conservation Plan TCP2-067-96 has been submitted for approval together with the subject SDP. According to the Environmental Planning Section, the subject SDP would be in conformance with the submitted TCPII if the approval is made subject to certain conditions. Since those conditions have been included in the Recommendation section of this staff report and because the TCPII will be approved together with the subject SDP, it may be said that the plan is in conformance with an approved tree conservation plan.

- d. **Section 27-239.01, Departures from Design Standards:** The applicant has requested a departure of five feet from the 30-foot requirement of Section 27-578(a) for the length of a loading space, pursuant to Section 27-239.01(b)(7)(A). Each required finding is listed in **boldface** type below, followed by staff comment:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

Comment: The subject project will particularly serve purpose (9) of Section 27-102 equally well or better. It states that a purpose of the Subtitle is "to encourage economic development activities that provide desirable employment and a broad, protected tax base." The request serves purpose (9) equally well or better, as the subject project seeks to expand a viable economic activity on the site that provides desirable employment and increases the tax base for the county.

The request also relates to purpose (12) of Section 27-102 in that the economic stability of the county is at least partially enhanced by expansion of existing profitable businesses in the county.

- (ii) **The departure is the minimum necessary, given the specific circumstances of this request;**

Comment: The departure is the minimum necessary as the loading space is to be located in an already constructed building which dictates the size of the loading space. This particular circumstance prevents the applicant from requesting a departure of lesser magnitude.

- (iii) **The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

Comment: The departure is necessary in order to alleviate circumstances that are unique to the site. More specifically, one of the three loading spaces is located in the parking lot and is rarely used. With the proposed expansion, two of the required loading spaces are intended to be located in the building, one meeting the size requirement and the other not. However, the smaller of the two loading spaces has actually been in use for many years and its size has proven absolutely sufficient in order to meet the applicant's needs and to accommodate the truck size normally utilized for the subject business.

- (iv) **The departure will not impair the visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.**

Comment: As the loading space under consideration is located within the existing building, there will be no impairment to the external visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

In summary regarding the DDS, staff recommends that, as analyzed above, the required findings for proposed DDS-620 to allow a five-foot decrease in the required length of the loading space from 45 to 40 feet may be made, and sufficient justification is provided for the requested departure.

e. **Section 27-588, Departures from the Number of Parking Spaces Required—**

- (1) The applicant is proposing to provide only 32 of the 42 spaces required by Section 27-588(b)(7)(A) of the Zoning Ordinance. In order to be able to grant a departure from the number of parking spaces required, the Planning Board must be able to make the following required findings. Each required finding is listed in **boldface** type below followed by staff comment:

- (i) **The purposes of this Part (Section 27-550) will be served by the applicant's request;**

Comment: Purposes (1) through (4) in particular of this Part as expressed in Section 27-550 of the Zoning Ordinance are served by the applicant's request for a departure of ten of the required 42 parking spaces. More particularly, included below in **boldface** type are these purposes of Section 27-550, followed by staff comment:

- (1) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**

Comment: The off-street automobile parking lots and loading areas provided for the project are sufficient to serve the parking and loading needs of all people for the following reasons:

- The proposed addition is intended for the storage of additional library materials which will not cause an increase in the number of employees at the establishment. Hence, there will be no increased parking demand on the site.
- The applicant relies heavily on teleworking, so of the 20 employees, approximately five will be present at the Washington Research Library Consortium at a time, 11 employees have formal telework or compressed week arrangements, and three employees spend most of their time away from the subject site attending meetings at the applicant's nine partner universities.

(2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;

Comment: There will be no parking or loading on the public streets that would contribute to traffic congestion for reasons explained under purpose (1) above.

(3) To protect the residential character of residential areas; and

Comment: There are no residential areas adjacent to the subject site. Therefore, this purpose is inapplicable to the subject project.

(4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.

Comment: The parking and loading are very convenient, as all necessary parking and loading are provided directly adjacent to the subject building. Additionally, the impacts of parking and loading are decreased by including two of the loading spaces inside the building so that two-thirds of the required loading is entirely screened from sight.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

Comment: The requested departure of ten parking spaces is the minimum necessary to enable the size expansion requested in the subject project. Forty-two rather than the proposed 32 spaces would otherwise be required by Section 27-568, "Schedule (number) of spaces required, generally," of Part 11 of the Zoning Ordinance.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

Comment: The departure is necessary because site constraints, including provision of required parking, loading, travel ways, green area, tree canopy, and landscaping require that one of the loading spaces be located internal to the building, and because the building design does not permit in excess of 40 feet in length to be provided for the loading space. Employees of this facility may avail themselves of teleworking and/or compressed work schedules and otherwise spend a large percentage of their work time off-site, all of which contribute to a reduced need for parking for the Washington Research Library Consortium.

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

Comment: In the statement of justification for the project, the applicant's representative asserts that they utilized all methods of calculating the number of spaces required for the subject project in conformance with this requirement. None, however, provided a better result. The requested departure for ten spaces was still necessary.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

Comment: As there are no adjacent residential areas to the subject site, this required finding is not applicable to the subject project.

- (2) The applicant is proposing to provide only 32 of the 42 spaces required by Section 27-568 of the Zoning Ordinance. In order to be able to grant a departure from the number of parking spaces required, the Planning Board is required by the Zoning Ordinance to give consideration to each of the following items. Each consideration is listed in **boldface** type below, followed by staff comment:

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

Comment: A review of the parking and loading conditions within the general vicinity of the subject property, including availability of parking within 500 feet of the building, indicates that businesses in the vicinity provide for parking needs on-site, that there is no on-street parking, and no off-site parking is available for lease by the applicant.

- (ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

Comment: In a memorandum dated August 7, 2013, the Community Planning Division stated that the application is in conformance with the industrial development land use recommendation of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B,*

74A, 74B (Bowie Master Plan and SMA) for the subject site and its general vicinity in accordance with this required consideration.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

Comment: The subject site does not lie within a specific municipality. Therefore, this consideration is inapplicable to the subject project.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

Comment: No public parking facilities proposed in the county's CIP are located in the general vicinity of the subject site.

- (3) In making its findings on the departure, the Zoning Ordinance suggests that the Planning Board may give consideration to each of the following items. Each consideration is listed in **boldface** type below, followed by staff comment:

(i) Public transportation available in the area;

Comment: There are public buses in the general vicinity of the subject site. In fact, there is a bus stop directly across the street from the subject property.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Comment: The only alternative design solution that staff or the applicant has entertained is an alternative request for a DPLS for one loading space. However, this does not yield any additional parking or loading spaces.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

Comment: The specific nature of the subject proposal includes that the addition is primarily for storage purposes and that no additional staff are going to be hired as a result of the proposed addition. Therefore, no additional parking is required or desired. The 32 existing parking spaces will be sufficient for the applicant's purposes, as they have been more than adequate in the past. Employees of this facility may avail themselves of teleworking and/or compressed work schedules and otherwise spend a large percentage of their work time off-site, all of which contribute to a reduced need for parking for the Washington Research Library Consortium.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

Comment: The subject project is located in the E-I-A Zone. Therefore, this requirement is not relevant to the subject project.

7. **Amended Basic Plans A-6965-C and A-9397-C:** On May 21, 1990, the District Council approved Basic Plans A-6965-C and A-9397-C for Collington Center, subject to four conditions and 13 considerations, of which the following are applicable to the review of this SDP and warrant discussion as follows:

Considerations:

1. **The development of each building lot shall not exceed 0.32 FAR.**

Comment: The total GFA of the warehouse building after the construction of the proposed addition will be 56,334 square feet. The total site area is 145,952.14 square feet. The floor area ratio (FAR) after construction of the proposed addition will be 0.39, which is substantially in conformance with this consideration. Even with the slight increase of FAR in excess of the 0.32 specified in the consideration, the subject site will maintain an open character due to the fact that the adjacent property is owned by Prince George's County and features a permanent stormwater management facility.

3. **Prior to Specific Design Plan submission, the applicant shall submit a conceptual stormwater management plan for approval by the Department of Environmental Resources.**

Comment: The subject site has an approved Stormwater Management Concept Plan, 7972-2013-00, which is valid through May 22, 2016. The approval is from the Department of Public Works and Transportation, the approving authority at the time and which succeeded the Department of Environmental Resources. The function has however, since the signing of the subject stormwater management concept, been assumed by the newly formed Department of Permits, Inspections, and Enforcement (DPIE).

7. **Prior to Specific Design Plan approval, the following security measures shall be placed and incorporated into the design of building, parking lots and landscaping:**

e. **Border planting inside the parking areas shall be low growing types of shrubbery.**

f. **Trees in the parking area shall be trimmed approximately six to seven feet from the ground.**

Comment: These conditions have been carried forward as proposed conditions, augmented in response to Police Department input, in the Recommendation section of this staff report.

8. **Comprehensive Design Plans CDP-8712 and CDP-9006 and its revisions:** On October 18, 1990, the Planning Board approved Comprehensive Design Plan CDP-9006 (PGCPB Resolution No. 90-455) with 16 conditions, of which the following are applicable to the subject SDP and warrant discussion as follows:

4. **Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual standards.**

Comment: If approved subject to the proposed conditions of approval, the landscape plan will be in conformance with the Landscape Manual in accordance with this requirement.

5. **Add a condition to Section 4 of the Comprehensive Design Plan text: All lots shall be required to provide 20 percent green space.**

Comment: The minimum required open space for the subject site is 0.67 acre, and the plans propose 1.84 acres or 54.9 percent of green space, which meets and exceeds the minimum 20 percent requirement.

Comprehensive Design Plan CDP-9006/02: On March 31, 2005, the Planning Board approved Comprehensive Design Plan CDP-9006/02 with six conditions and one consideration, of which the following are applicable to the subject SDP and warrant discussion as follows:

1. **Prior to submittal of a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.**

Comment: The applicant has provided evidence of an approved Stormwater Management Concept Plan, 7972-2013-00, which is valid through May 22, 2016, in accordance with this requirement.

6. **Prior to development exceeding 5,200,000 square feet within the central portion of Collington Center, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with DPW&T; or be otherwise constructed by others and open to traffic:**

- a. **A southward extension of Prince George's Boulevard across Parcel 30 to Leeland Road.**

The quantity of development to be allowed without the connection may be amended by future comprehensive design plans or specific design plans with the submittal and subsequent Planning Board approval of a traffic study indicating that greater development can be served adequately by the US 301/Trade Zone Avenue intersection. Such a traffic study shall include US 301/Trade Zone Avenue, US 301/Leeland Road, and Trade Zone Avenue/Prince George's Boulevard as critical intersections, and shall include analyses of existing, background, and total future traffic in accordance with the guidelines.

7. **All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).**

Comment: The applicant has provided a table in accordance with the above conditions, which indicates that the total development approved and/or constructed within the central portion of Collington Center has not exceeded 5.2 million square feet. A recommended condition of approval will ensure that this table is added to the plans prior to signature approval.

9. **Preliminary Plan of Subdivision 4-88074:** On June 16, 1988, the Planning Board approved Preliminary Plan of Subdivision 4-88074 (PGCPB Resolution No. 88-287) subject to nine conditions, none of which are applicable to the subject SDP. As indicated by the Subdivision Review Section in a memorandum dated September 11, 2013, the subject SDP is in substantial conformance with the requirements of 4-88074.
10. **Specific Design Plans SDP-9211 and SDP-9211-01:** On February 25, 1993, the Planning Board approved SDP-9211 (PGCPB Resolution No. 93-48) subject to four conditions, of which the following is applicable to the subject SDP and warrants discussion as follows:

3. **At the time of building permits for the Phase II expansion, the remaining portion of the 10-foot commercial landscape strip along Popes Creek Drive shall be installed.**

Comment: The intent of this condition is to ensure that the site fully conforms to the requirements of Section 4.2 of the Landscape Manual at the time of the Phase II expansion (the currently proposed addition). Although the plans do not propose to provide a ten-foot-wide landscaped strip along the remainder of Pope's Creek Drive, a minimum 25-foot-wide strip of existing woodland is proposed to be retained in this area. Pursuant to Section 4.2, Option 3, the requirement for a commercial and industrial landscaped strip may be fulfilled through the provision of a minimum 25-foot-wide strip of existing noninvasive woodland between a proposed building and the property line. Therefore, the plans meet the intent of the above condition. Although the strip of existing noninvasive woodland is shown on the plans to be retained, a landscaping schedule should be provided indicating that a portion of the Section 4.2 landscaping requirement along Pope's Creek Drive is proposed to be met through the retention of existing woodland. Any portion of the required landscaped strip that cannot be met through the retention of existing woodland should be augmented with additional plantings in accordance with the requirements of the Landscape Manual. A condition below would ensure that the plans are brought into conformance with this requirement prior to signature approval.

11. **2010 Prince George's County Landscape Manual:** The proposed development is subject to Section 4.2, Commercial and Industrial Landscape Strip Requirements; Section 4.3, Parking Lot Requirements; and Section 4.4, Screening Requirements, of the Landscape Manual. Although landscaping in accordance with Sections 4.2, 4.3(b), and 4.3(c) of the Landscape Manual was required with the original SDP, the plans currently under review do not demonstrate conformance with these sections. In addition, the landscaping schedules provided on the plans have numerous errors. The schedules should be revised to accurately reflect the number of linear feet of each landscaped strip, the square footage of provided internal planting areas, and the quantity and type of provided plant material. Areas where existing plant material is insufficient in meeting the requirements of the Landscape Manual should be augmented with additional plantings. A condition of approval has been incorporated in the Recommendation section of this report, which would require a revision of the plans to demonstrate conformance with the requirements of the Landscape Manual prior to signature approval.
12. **1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because there is a previously approved tree conservation plan. Type II Tree Conservation Plan TCPII/067/96-02 was approved for the subject site concurrently with SDP-9211. The subject SDP is in conformance with the previously approved TCPII. Type II Tree Conservation Plan TCPII-067-96-06 has been submitted together with the subject SDP and is recommended for approval by the Environmental Planning Section, provided certain conditions are included in the subject approval. As those proposed conditions have been included in the

Recommendation section of this staff report, it may be said that the subject project is in conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.

13. **Prince George's County Tree Canopy Coverage Ordinance:** The proposed SDP revision is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance because it involves in excess of 5,000 square feet of land disturbance. The applicant has included on Sheet 4a of the plan set a tree canopy coverage schedule demonstrating conformance to the requirements of Section 25-128 of the Prince George's County Code, the Tree Canopy Coverage Ordinance. More particularly, the subject site's location in the E-I-A Zone requires that ten percent of the site be covered in tree canopy. As the site measures 3.35 acres, the percentage of the site that must be covered in tree canopy is 0.34 acre or 14,593 square feet. The applicant is providing half an acre, or approximately 21,621 square feet, in landscape trees, meeting and exceeding the requirement. Therefore, it may be said that the subject project conforms to the relevant requirements of the Tree Canopy Ordinance.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated August 5, 2013, the Historic Preservation Section stated that they have reviewed SDP-9211-02, DPLS-393, and DDS-620 for Washington Research Library Consortium and found that the 13,892-square-foot addition would have no effect on identified historic sites, resources, or districts.
 - b. **Archeological Review**—In a memorandum dated August 13, 2013, the staff archeologist stated that she would not recommend a Phase I archeological survey on the subject property as a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Further, she stated that the subject proposal would not impact any historic sites, historic resources, documented properties, or known archeological sites.
 - c. **Community Planning Division**—In a memorandum dated August 7, 2013, the Community Planning Division stated that the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and that it conforms to the industrial development land use recommendations of the 2006 Bowie Master Plan and SMA. More specifically, with respect to the General Plan, noting that the subject site is located in the Developing Tier, they offered that the vision for this tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit-serviceable.

Comment: The subject project supports this vision for the Developing Tier.

The Community Planning Division stated that the subject site is not located within an aviation policy area or the Interim Land Use Control area and they found no planning issues connected with the subject project.

- d. **Transportation Planning Section**—The Transportation Planning Section, in a memorandum received August 29, 2013, stated that development of the site must be completed in accordance with the requirements of Comprehensive Design Plan CDP-9006, Basic Plan A-6965 as amended, and Preliminary Plan of Subdivision 4-88074. Two transportation-related conditions (Conditions 6 and 9) of Preliminary Plan 4-88287 involved rights-of-way, which have been previously dedicated. In March 2005, CDP-9006/02 was approved and Condition 6 of that approval capped the amount of development allowed within the central section of the Collington Center at 5.2 million square feet, until such time as a southern vehicular connection to Leeland Road (offering an alternative to the US 301/Trade Zone Avenue intersection) is constructed. Condition 7 of CDP-9906/02 requires that every SDP within the central section of Collington Center must include a tabulation showing the gross square footage approved and the status (i.e. built, under construction, approved, pending). This tabulation is necessary to ensure clear enforcement of Condition 6 (i.e. the extension of Leeland Road).

Based on information provided at the time of approval of SDP-0511/02 in November 2012, the total built and approved square footage was 4,064,900 square feet. With the subject property added, the total would be 4,078,792 square feet. The applicant's table on the submitted site plan does not appear to be accurate and should be reconciled and revised prior to signature approval of the SDP. The table included on the approved plans for SDP-0511/02 should provide a basis for reviewing this table.

Comment: A proposed condition in the Recommendation section of this staff report would require that the table be revised accordingly.

A SDP requires a finding that “the development will be adequately served within a reasonable period of time” with existing or programmed public facilities, or facilities otherwise provided as part of the development. Given that all needed improvements have been made or are phased under CDP-9006/02, the Transportation Planning Section suggests that this finding can be made that the subject SDP will be served by adequate transportation facilities within a reasonable period of time as required by Subtitle 27 of the County Code. Further, the Transportation Planning Section stated that the submitted SDP is acceptable from the standpoint of access and circulation within the site.

In addition, the applicant requests a departure (DPLS-393) from the parking and loading standards in the Zoning Ordinance to allow a reduction in the number of parking spaces and a departure (DDS-620) to validate the length of an existing interior loading space. A review of the required findings for the DPLS and the DDS suggests the Planning Board should be able to make the required finding for the requested departure of ten parking spaces and the reduction of five feet in length of one of the three loading spaces. The Transportation Planning Section offered the following analysis in this regard:

The proposed 13,892-square-foot warehouse addition requires ten additional parking spaces. There are 32 parking spaces for the existing building (43,942 square feet). The departure request is for the ten spaces. The Planning Board's required findings in order to support granting a DPLS include considerations of off-street vehicle parking and loading areas, the use of public streets for parking, and protecting residential areas from overflow parking. Also considered are specific and unique circumstances, parking calculations, and adjacent residential areas. Consideration is also given to parking and loading conditions within 500 feet of the site, availability of public transportation, alternative design solutions, hours of operation, etc.

The Transportation Planning Section agreed with the applicant that no nearby residential areas will be affected as the proposed addition of 13,892 square feet will be for storage and will not generate additional parking demand. The applicant cites alternative work schedules and a recent parking study done at the site reducing the need for additional parking. Based on the May 2013 survey, about 20 out of 32 parking spaces were being used per day. In light of these facts, staff does not oppose the request for a departure in parking spaces.

In summary, the Transportation Planning Section stated that they found that the subject application conforms to the transportation-related requirements of the relevant subdivision plan, CDP, and the approved basic plan from the standpoint of transportation and that they recommend that the Planning Board make the required finding that the proposed development will be adequately served within a reasonable period of time with existing or programmed transportation facilities, or with transportation facilities to be provided as a part of the subject development.

- e. **Subdivision Review Section**—In a memorandum dated September 11, 2013, the Subdivision Section offered the following:

The subject property is known as Lot 4, located on Tax Map 77 in Grid C-3 within the E-I-A Zone, and is 3.35 acres. The site is currently improved with a 43,952-square-foot warehouse building. The applicant has submitted a revised SDP for construction of a 13,892-square-foot addition to the existing warehouse building.

The site is the subject of approved Preliminary Plan of Subdivision 4-88074, and the resolution was adopted by the Planning Board on June 16, 1988 (PGCPB Resolution No. 88-287). The resolution of approval (PGCPB No. 88-287) was for 65 lots and 3 parcels and contains eleven conditions. The following conditions in **bold** relate to the review of this application:

1. Conformance with conditions of the approved CDP-8712.

Conformance of the subject SDP to approved CDP-8712 should be further reviewed and determined by the Urban Design Section.

Comment: See Finding 8 for a full discussion of the subject SDP's conformance to the requirements of CDP-8712.

2. Payment of a fee-in-lieu of on-site stormwater management to the Department of Environmental Resources prior to Final Plat of Subdivision.

3. Approval of a conceptual stormwater management plan by the Department of Environmental Resources prior to Final Plat of Subdivision.

General Note 11 on the SDP indicates approved Stormwater Management Concept Plans 25298-2008-00 and 7972-2013-00. The note should include the approval date of the conceptual stormwater management plan.

Comment: A proposed condition in the Recommendation section of this staff report would require that the concept approval date be added to General Note 11.

4. Approval of the 100-year floodplain by the Department of Environmental Resources prior to Final Plat of Subdivision.

Lot 4 was recorded in Plat Book VJ 157-99 on April 11, 1991. The record plat does not show any floodplain on the subject site.

5. The following note shall be placed on the Final Plat of Subdivision:

“All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County Laws.”

The above note was placed on Plat Book VJ 154-99 for Lot 4. Condition 5 should be added as a note on the SDP.

Comment: A proposed condition in the Recommendation section of this staff report would require that the above condition be added as a note on the SDP.

- 6. Dedication of the required right-of-way for Proposed A-44 in accordance with the revised alignment established by the staff of the Transportation Planning Division.**
- 7. Prince George’s Boulevard/International Avenue shall be constructed with a minimum 102- foot right-of-way. The 102-foot right-of-way shall be extended to Maryland Boulevard.**
- 8. The proposed intersection of Prince George’s Boulevard with International Avenue shall be realigned as shown in red on the plan prepared by the Transportation Planning Division staff.**
- 9. The plan shall be revised to show at least 102 feet of right-of-way between proposed Lots 9 and 10 in Block F, for the future extension of International Avenue to Central Avenue (MD Route 214).**
- 10. Conditions 7, 8, and 9 shall be in full force and effect until and unless the applicant applies for a subsequent Preliminary Plat of Subdivision.**

Conformance to Conditions 6 through 10 regarding transportation improvements should be further reviewed and determined by the Transportation Planning Section.

Comment: See Finding 13d for a full discussion of the above transportation-related conditions of the approval of relevant Preliminary Plan 4-88074.

Lot 4 was recorded in Plat Book VJ 157-99 on April 11, 1991. The record plat contains three notes and they were addressed in the preliminary plan conditions above. However, Plat Note 1 states that Lot 4 is subject to SDP-9038, which was specifically for Lot 4. The bearings, distances, and public utility easement on the site plan are consistent with the record plat. However, the SDP has some inconsistencies that need to be addressed. The SDP should be revised with the following technical corrections:

- (1) Add a note to provide the site tax map and grid, lot number, plat information, and current deed information.

Comment: A proposed condition in the Recommendation section of this staff report would require this revision.

Specific Design Plan SDP-9211-02 is in substantial conformance with approved Preliminary Plan 4-88074 and the record plat as the above comments have been addressed by proposed conditions in the Recommendation section of this staff report. Failure of the site plan and record plat to match will result in grading and building permits being placed on hold until the plans are corrected.

- f. **Trails, Bicycle, and Pedestrian Accessibility**—In a memorandum dated August 26, 2013, the Transportation Planning Section offered the following comments regarding trails, sidewalks, and pedestrian and bicycle accessibility:

- The Transportation Planning Section has reviewed the subject SDP for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements.
- The subject application is a revision to an approved SDP and proposes an addition to an existing building along Commerce Drive.
- The application is within the area covered by the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (area master plan) and the MPOT.

There are no master plan trail recommendations identified in either the MPOT or the area master plan that impact the subject property.

- Office space development typically warrants sidewalk construction along all road frontages, consistent with the Complete Streets policies of the MPOT. However, the Collington Center is largely already developed and has an extensive history of prior approvals. Sidewalks have not previously been required or constructed within Collington Center, including the entire length of Commerce Drive, which is largely already developed.
- Due to the lack of existing connecting sidewalks throughout Collington Center, no sidewalk construction is recommended for the subject application. If sidewalks are desired in the future in the Collington Center, they should be done comprehensively, not on a project-by-project basis.

Based on the foregoing analysis, the Transportation Planning Section concluded that there are no master plan trails, or other recommendations, regarding sidewalks, trails, and pedestrian accessibility for the project.

- g. **Public Facilities**—In a memorandum dated August 1, 2013, the Special Projects Section of the Countywide Planning Division stated that they have reviewed the subject SDP in accordance with Section 27-582(1)(2) of the Zoning Ordinance which states that:

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 or provided as part of the private development.

The Special Projects Section then offered the following specifically with regard to police facilities:

The proposed development is within the service area of Police District I, Bowie. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the July 1, 2012 (U.S. Census Bureau) county population estimate is 881,138. Using 141 square feet per 1,000 residents, it calculates to 124,240 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.

The Special Projects Section then offered the following specifically regarding fire and rescue service:

The Special Projects Section has reviewed this SDP for adequacy of fire and rescue services in accordance with Sections 24-122.01(d) and 24-122.01(e)(1)(B)-(E) of the Subdivision Regulations.

Fire/EMS Company #	Fire/EMS Station Name	Service	Address	Actual Travel Time (minutes)	Travel Time Guideline (minutes)	Within/ Beyond
43	Bowie	Engine	16408 Pointer Ridge Drive	3.00	3.25	Within
43	Bowie	Ladder Truck	16408 Pointer Ridge Drive	3.00	4.25	Within
43	Bowie	Ambulance	16408 Pointer Ridge Drive	3.00	4.25	Within
43	Bowie	Paramedic	16408 Pointer Ridge Drive	3.00	7.25	Within

The Special Projects Section then offered the following regarding the Capital Improvement Program (CIP):

The Prince George's County Approved Capital Improvement Program Fiscal Years 2013-2018 provides funding for a new Fire/EMS Station on Leeland Road.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

The Special Projects Section then offered the following specifically with regard to school facilities:

The SDP has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (Council Resolutions CR-23-2001 and CR-38-2002) and concluded that the SDP is exempt from a review for schools because it is a nonresidential use.

The Special Projects Section then offered the following specifically with regard to necessary water and sewerage findings:

Section 24-122.01(b)(1) states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System.

In a separate memorandum, also dated August 1, 2013, the Special Projects Section stated that the proposed departures (from design standards and parking and loading standards) would have no impact on existing public facilities.

The Special Projects Section stated that they have reviewed Departure from Design Standards DDS-620 and Departure from Parking and Loading Standards DPLS-393 and offered the following:

- (1) The proposed DDS will have no impact on existing public facilities.
- (2) The proposed DPLS will have no impact on existing public facilities.

h. **Environmental Planning**—In a memorandum received August 30, 2013, the Environmental Planning Section offered the following background of the project:

This site was previously reviewed by the Environmental Planning Section in conjunction with the Basic Plans A-6965, A-9284, and A-9397 for the Collington Center development; Comprehensive Design Plan CDP-9006 and subsequent revisions; Preliminary Plan of Subdivision 4-88074 and the associated Type I Tree Conservation Plan, TCPI-059-95; and Type II Tree Conservation Plan, TCPII-067-96, with subsequent revisions; all of which were approved.

Specific Design Plan SDP-9211 and Type II Tree Conservation Plan TCPII-067-96-02, which proposed the development of a warehouse for use by the Washington Research Library Consortium and associated site amenities on Lot 4, Block D, of the Collington Center was approved on February 25, 1993 subject to conditions.

Specific Design Plan SDP-9211-01 was approved on July 30, 2009, subject to conditions contained in PGCPB Resolution No. 09-126 to expand the existing facility with an 11,900-square-foot addition. At that time, the SDP was found to be in conformance with approved TCPII-067-96-04.

The current application is a revision to the SDP and a previously approved TCPII for the subject property to further expand the existing facility with a 13,892-square-foot addition to the existing 43,942-square-foot warehouse, for a total of 67,834 square feet.

With respect to grandfathering, the Environmental Planning Section stated that the subject application is not subject to the environmental regulations that came into effect on September 1, 2010 and February 1, 2012 because the site has a previously approved preliminary plan and SDP. The application is not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010 and February 1, 2012, because there are previously approved TCPI and TCPIIs.

The Environmental Planning Section then offered the following description of the site:

The subject property is a 3.35-acre site, located in the E-I-A Zone on the west side of Robert Crain Highway (US 301), on Commerce Drive, and west of Prince George's Boulevard. A review of the available information indicates that streams, wetlands, and the associated buffers for these features are found to occur within the limits of this application. Transportation-related noise impacts associated with US 301 have been identified. The Marr-Dodon soils complex shown on the property in the *Prince George's County Soil Survey* have no significant limitations that would affect the development of this property. According to available information, Marlboro clay underlies much of the Collington Center development. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, this site does not contain Sensitive Species Protection Review Area and there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of the lots included in this application. This property is located in the Collington Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the General Plan. According to the 2005 *Approved Countywide Green Infrastructure Plan*, this site contains regulated areas, evaluation areas, and network gaps.

Please see Findings 7 through 10 for a review of the prior relevant environmentally-related conditions of approval.

The Environmental Planning Section then offered the following environmental review:

- (1) A Natural Resources Inventory Equivalency Letter (NIR-070-13) was issued for the subject property on April 25, 2013. The site was eligible for an equivalency letter because the site has an approved and implemented TCPII and a stormwater management concept plan dated March 2013 was submitted, which shows the proposed activity and that no regulated environmental features are located on the subject property.

Comment: No additional information concerning the NRI is needed.

- (2) This property is subject to the provisions of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance because there are previously approved tree conservation plans, TCPI-059-95 and TCPII-067-96-05.

This application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96. Type II Tree Conservation Plan TCPII-067-96 and five revisions which have occurred since the original approval previously approved for this site was in conformance with the

requirement of no woodland preservation required for this property. The applicant is proposing to retain woodlands on the site which are not part of the woodland conservation requirement to fulfill the tree canopy coverage requirement.

Staff requested that a single-lot revision to an approved TCPII be provided for the site under review to accurately reflect the clearing proposed on-site, and the purpose of the retained woodlands. The revised TCPII submitted was determined to be the sixth revision of TCPII-067-96.

- (3) The TCPII plan that was submitted consisted of two sheets. The first sheet (Sheet 1 of 2) was the overall TCPII for the Collington Center development. Unfortunately, the plan submitted was the original approval for the sheet, which has been revised five times since that. Sheet 1 of 2 should be replaced with the most recent plan approval (TCPII-067-96), which shows all approvals to date, and the following technical revisions shall be made to the overall plan:
 - (a) Prior approvals and dates shall be typed into the approval block;
 - (b) A note shall be added to the plan sheet which reads as follows:

“Note: The -06 revision of TCPII-067-96 is limited to revisions to Lot 4, Block D, for expansion of the existing facility.”
- (4) Sheet 2 of 2 is a single-lot revision to a previously approved TCPII, and requires technical revisions as follows:
 - (a) The approval block shall show all previous approvals to the plan, with enough space to sign the plan as an -06 revision
 - (b) A note shall be added to the plan sheet which reads as follows:

Note: The -06 revision of TCPII-067-96 is limited to revisions to Lot 4, Block D, for expansion of the existing facility.”
 - (c) The overall TCPII worksheet shall match the one provided on Sheet 1, or be removed.
 - (d) A woodland conservation worksheet for a single lot with a previously approved TCPII shall be added to the plan sheet.
 - (e) The TCPII number shall be written consistently in the format “TCPII-067-96.”
 - (f) Note 9 shall be revised to indicate that the plan is grandfathered.
 - (g) The line in the legend which indicates “existing forest conservation easement” shall be documented or removed from the plan sheet.
 - (h) The graphic pattern for “woodland retained-not credited” shall be added to the legend and used to delineate the woodlands that are being retained for the tree canopy coverage requirement.

- (i) The tree protection device in the legend should be labeled Type 1 to match the detail.
- (j) A super silt fence detail shall be added to the plan sheet and labeled as “Tree Protection Device–Type 2.” The label “Type 2 TPD” shall be placed next to the graphic for super silt fence in the legend.
- (k) Note 10 shall be added to the general notes, which reads as follows:

“10. Other tree protection devices included in the Woodland and Wildlife Habitat Conservation Technical Manual may be substituted on-site if determined appropriate by the inspector.”

Comment: A proposed condition included in the Recommendation section of this staff report would require that the above revisions be made to the TCPII before it is certified.

- (5) The Marr-Dodon soils complex shown on the property in County Soil Survey have no significant limitations that would affect the development of this property.

Comment: This information is provided for the applicant’s benefit. No further action is needed as it relates to this review. The Department of Public Works and Transportation/DPIE may require additional soils reports during the permit process review.

- (6) This property is located in an area with extensive amounts of Marlboro clay that is known as an unstable, problematic geologic formation when associated with steep and severe slopes. The presence of this formation raises concerns about slope stability and the potential for the placement of structures on unsafe land. The subject property is shown to be adjacent to an evaluation zone. Based on information available, the Environmental Planning Section projected that the top elevation of the Marlboro clay is located at an elevation of approximately 110 feet mean sea level (msl). Elevations in the evaluation zone are approximately 130 feet.

Comment: A geotechnical report may be required for the subject property by the county prior to building permit applications, since the proposed addition is located in close proximity to the evaluation zone.

- (7) At the time of approval of SDP-9211-01, the subject site had an approved Stormwater Management Concept Plan, 25298-2008-00, which was valid through October 2, 2011. A new Stormwater Management Concept Approval Letter (7972-2013-00) was issued subject to conditions of approval on May 22, 2013 which is valid until May 22, 2016, but an approved stormwater management concept plan was not submitted.

Comment: Prior to certification of the SDP, a copy of the stormwater concept plan approved with 7972-2013-00 should be submitted for the file.

- i. **Prince George's County Fire Department**—In a memorandum dated August 27, 2013, the Prince George's County Fire Department offered information regarding needed accessibility, the location and performance of fire hydrants, and private road design.
- j. **Department of Permits, Inspections, and Enforcement (DPIE)**— In a memorandum dated September 19, 2013, DPIE stated most notably the following:
- That they had no objection to validating the substandard length of an interior loading space in DPLS-393;
 - That they had no objection to the approval of a departure from parking and loading standards for ten fewer than the required number of spaces; and
 - That the site development proposed by the subject SDP is consistent with the requirements of approved Stormwater Management Concept Plan 7972-2013 dated May 22, 2013.

Additionally, DPIE offered their usual comments regarding the need for having permits for any work within the public right-of-way, the potential need for right-of-way dedication and a soils investigation report, the required full-width two-inch mill and overlay requirements, and that the improvements must be in accordance with their specifications and standards, the County Road Ordinance, and the Americans with Disabilities Act (ADA), and special requirements regarding stormwater management facilities, access studies, utilities, sidewalks, street trees and lighting . These more general comments have been provided to the applicant, but will have limited applicability to the case as the project involves an addition to an existing building rather than the development of a green field site.

- k. **Prince George's County Police Department**—In a memorandum dated July 31, 2013, the Prince George's County Police Department offered the following:

After reviewing the plans and visiting the site, I have a few comments referencing CPTED (Crime Prevention through Environmental Design). Under file number SDP-9211/01, Resolution, page 5, Considerations 7e and f, I would like to suggest some changes. Under 7e, border planting inside the parking areas and along the building under the windows shall be low-growing (two feet or less in height) types of shrubbery. Under 7f, trees in the parking area and along the entrance to the building shall be trimmed approximately seven to eight feet from the ground. This is the normal site line for the average person.

To enhance the safety of all visitors and occupants visiting the building, I would request the above listed considerations become conditions.

Comment: The Prince George's County Police Department's suggestions have been included in a modified condition as agreed on between staff, the applicant, and the Police Department as proposed conditions in the Recommendation section of this staff report.

- l. **Prince George's County Health Department**—In a memorandum dated August 24, 2013, a representative of the Prince George's County Health Department indicated that their Environmental Engineering Program had completed a desktop health

impact assessment review of the SDP submission for the subject project and had no comments or recommendations.

m. **Maryland State Highway Administration (SHA)**—In an email dated August 8, 2013, a representative of SHA stated that they did not wish to comment on the subject application.

n. **Washington Suburban Sanitary Commission (WSSC):** In comments dated August 1, 2013, WSSC offered the following:

- The site is currently being served by an existing eight-inch DIP active water connection and that the existing pipe size should be checked to make sure it can handle additional flow.
- Existing mains shown on the plan should be labeled with the correct pipe size, material, and WSSC contract number.
- There is a 12-inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI) (WSSC Contract No. 82-5425G).
- This site is currently being served by existing four-inch PVC active sewer connection. The existing pipe size should be checked to make sure it will handle additional flow.
- Existing ten-inch PVC main shown on the plan should be labeled with the correct pipe size, material, and WSSC Contract No. 82-5425G.
- Commercial sites with proposed water systems utilizing pipe with greater than a three-inch diameter, with a developed length of more than 80 feet, will require an outside meter setting in a vault. The vault should be shown and labeled with the required WSSC right-of-way.
- Site utility system reviews are required for projects with proposed water connections greater than two-inch, or sewer connections greater than four-inch, and the applicant is counseled to contact the WSSC Permit Services Unit or the WSSC website for more information regarding this review which will be required for this project.

Comment: In addition, WSSC included their standard comments for all plans. All above-referenced materials from WSSC were provided to the applicant, though their requirements will be met through their separate permitting process.

o. **Verizon**—In an email dated August 28, 2013, a representative of Verizon indicated that they had no objection to the subject project, as ten-foot-wide public utility easements were shown on the subject SDP.

p. **Baltimore Gas and Electric (BG&E)**—At the time of this writing, staff has not received comment regarding the subject project from BG&E.

- q. **Collington Center Association, Inc.**—In an email received by staff dated May 10, 2013, a representative of the Collington Center Association expressed no objection to the project.
- r. **The City of Bowie**—In an email received on August 26, 2013, a representative of the City of Bowie indicated that they had no comment on the subject project.

RECOMMENDATION FOR SPECIFIC DESIGN PLAN SDP-9211-01

Based upon the foregoing evaluation, analysis, and findings, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-9211-02 for Washington Research Library Consortium with the following conditions:

1. Prior to certificate approval of this specific design plan (SDP), the applicant shall:
 - a. Update the Collington Center gross floor area tabulation found on Sheet 2 of 8 of the plan set to reflect the additional 13,892 square feet of gross floor area approved herein.
 - b. The applicant shall include a note on the SDP stating that the following security measures shall be observed operationally on the site:
 - (1) Border planting inside the parking areas and along the building under the windows shall be a low-growing species, routinely and regularly trimmed to a height no greater than three feet.
 - (2) Trees in the parking area and along the entrance to the building shall be routinely and regularly limbed up to a minimum of six to seven feet from the ground, provided it does not endanger the survivability of the tree due to immature age, as determined by the Planning Board and its designee.
 - c. The applicant shall ensure that the requirements of Section 4.2 of the *Prince George's County Landscape Manual* are met by utilizing Option 3 therein and providing a 25-foot-wide existing noninvasive woodland strip, or that the requirements of Section 4.2 are met by installing the required additional landscaping.
 - d. The applicant shall revise the landscape plan to remove the following landscape notes from the plan:
 - (1) This plan reflects site improvements as proposed on the previously approved landscape plan for SDP-9211/01, approved April 16, 2009 and certified on August 3, 2009.
 - (2) No proposed landscaping is required as the site meets the current landscape regulations.
 - e. The applicant shall label all species of vegetation on the plan and indicate its diameter at breast height (dbh).

- f. The applicant shall substitute the correct tree canopy coverage schedule, available on the M-NCPPC/Prince George's County Planning website, instead of the one currently included on Sheet 4a of 8 of the applicant's plan set.
- g. The applicant shall have a site survey performed by a licensed arborist to determine which of the trees and shrubs are correctly labeled as existing, and if all vegetation approved in a plan in 2009 exist and are in good health on the site. On the basis of that arborist's report, the applicant shall replace all dead and dying plant material with an equal or equivalent species to be approved by the Planning Board or its designee.
- h. Prior to signature approval of the SDP, the Type II tree conservation plan (TCPII) shall be revised as follows:
 - (1) Sheet 1 of 2 shall be replaced with the most recent plan approval (TCPII-067-96) which shows all approvals to date, and the technical revisions listed below shall be made to the TCPII.
 - (2) Replacement Sheet 1 of 1 shall be revised as follows:
 - (a) Prior approvals and dates shall be typed into the approval block;
 - (b) A note shall be added to the plan sheet which reads as follows:

“Note: The -06 revision of TCPII-067-96 is limited to revisions to Lot 4, Block D, for expansion of the existing facility.”
 - (3) Sheet 2 of 2 is a single-lot revision to a previously approved TCPII and requires technical revisions as follows:
 - (a) The approval block shall show all previous approvals to the plan, with enough space to sign the plan as an -06 revision;
 - (b) A note shall be added to the plan sheet which reads as follows:

“Note: The -06 revision of TCPII-067-96 is limited to revisions to Lot 4, Block D, for expansion of the existing facility.”
 - (4) The overall TCPII worksheet shall match the one provided on Sheet 1, or be removed.
 - (5) A woodland conservation worksheet for a single lot with a previously approved TCPII shall be added to the plan sheet.
 - (6) The TCPII number shall be written consistently in the format “TCPII-067-96.”
 - (7) Note 9 shall be revised to indicate that the plan is grandfathered.
 - (8) The line in the legend which indicates “existing forest conservation easement” shall be documented or removed from the plan sheet.

- (9) The graphic pattern for “woodland retained-not credited” shall be added to the legend and used to delineate the woodlands that are being retained for the tree canopy coverage requirement.
- (10) The tree protection device in the legend shall be labeled Type 1 to match the detail.
- (11) A super silt fence detail shall be added to the plan sheet and labeled as Tree Protection Device–Type 2. The label “Type 2 TPD” shall be placed next to the graphic for super silt fence in the legend.
- (12) Note 10 shall be added to the general notes, which reads as follows:

“Other tree protection devices included in the Woodland and Wildlife Habitat Conservation Technical Manual may be substituted on-site if determined appropriate by the inspector.”
- (13) An owner’s awareness certificate shall be added to the TCPII and signed by the property owner.
- (14) The revised plan shall be signed and dated by the qualified professional who prepared it.
- i. Add a note to provide the site tax map and grid, lot number, plat information, and current deed information.
- j. Prior to certification of the SDP, a copy of the approved stormwater management concept plan approved with 7972-2013-00 shall be submitted.
- k. General Note 11 on the SDP shall be revised to include the approval date of the conceptual stormwater management plan.
- l. Condition 5 of the approval of Preliminary Plan of Subdivision 4-88079 shall be added as a general note to the SDP.

RECOMMENDATION FOR DEPARTURE FROM PARKING AND LOADING STANDARDS DPLS-393

Based upon the foregoing evaluation, analysis, and findings, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Parking and Loading Standards DPLS-393 for Washington Research Library Consortium.

RECOMMENDATION FOR DEPARTURE FROM DESIGN STANDARDS DDS-620

Based on the foregoing evaluation, analysis, and findings, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Design Standards DDS-620 for Washington Research Library Consortium.