

May 16, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Urban Designer

SUBJECT: Walker Mill Business Park
Lot 18, Block A
SP-00004

The Urban Design staff has reviewed the Detailed Site Plan, SP-00004, for Walker Mill Business Park. Based on that review and the findings of this report, the Development Review Division recommends APPROVAL.

EVALUATION CRITERIA

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

- a. Compliance with the requirements of the Zoning Ordinance in the I-1 Zone, including the requirements of the *Landscape Manual*.
- b. Compliance with Preliminary Plat of Subdivision, 4-87194.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Referrals.

FINDINGS

Based on analysis of the subject application, the Urban Design staff proposes the following findings:

1. Location: The subject property is located approximately 650 linear feet north of the intersection of Rochelle Avenue and Hazelwood Drive, at the terminus of Hazelwood Drive. North of the site is a vacant property zoned R-A; to the east is a vacant property zoned I-1; to the south is an existing truck storage yard property zoned I-1; and west of and adjacent to the site, is the Hazelwood Drive right-of-way.

2. The Proposed Development: The subject application, SP-00004, is a request to provide a contractor's storage yard on the site. The storage yard will consist of two individual office trailers, a gravel parking lot, and bulk storage areas that will house building materials and construction equipment. The subject property, Lot 18, has frontage on and is accessed from Hazelwood Drive. No additional development of the site is proposed at this time.
3. Background: The (1985) *Approved Master Plan for Suitland-District Heights and Vicinity* shows this tract as part of an extensive employment area extending from Rollins Avenue to Walker Mill Road within the Town of Capitol Heights. The *Suitland-District Heights and Vicinity Sectional Map Amendment* (1986) shows the property zoned I-1. There are no master plan issues pertaining to the subject application, and the proposed development is in compliance with the Area Master Plan.
4. The Approved Preliminary Plat: Preliminary Plat 4-87194 for Walker Mill Business Park was approved by the Planning Board on January 7, 1988 (PGCPB Resolution 88-6). The overall lotting pattern, circulation pattern and access points shown on the site plan are in general conformance with the approved Preliminary Plat 4-87194. There were six conditions of approval on the preliminary plat, one of which pertains to requirements for Detailed Site Plan review. The preliminary plat condition which requires Detailed Site Plan review, reads as follows:

3. Detailed Site Plans for individual lots shall be approved by the Planning Board prior to building permits. These site plan reviews shall address, but not be limited to, the items listed in the Area Planning Division's (N/SE) memorandum dated September 16, 1987.

Comment: Embodied within the noted memorandum from the Area Planning Division, dated September 16, 1987, are proposed requirements for architectural compatibility, and provisions for screening of the industrial properties for the purposes of maintaining the residential character of the surrounding properties. Upon approval of the master plan which set forth guidelines for development of the subject property, CR-147-1985, the District Council adopted language identical to that of the Area Planning memorandum in question that was specifically for the purposes of providing criteria for review of any proposed development within Walker Mill Business Park. The specific development criteria is as follows:

- (1) All projects within this property shall be subject to site plan review by the Prince George's County Planning Board. The site plan shall contain a landscape plan.
- (2) The Planning Board shall review the development to assure its compliance with the following design guidelines:
 - (3) An effective buffer created by substantial berms and landscaping shall be provided along

Walker Mill Road, Rollins Avenue, and Addison Road and along abutting areas which are planned or developed for residential purposes in order to maintain the residential character of surrounding properties.

(4) The internal organization of the site shall address the following:

1. minimizing the views of parking, loading, storage and service areas.
2. providing architectural elements consistent in materials and treatment on all sides, and with all mechanical equipment enclosed or screened. Screening and enclosures shall be treated as integral elements of building design.
3. signs shall not be placed above the roof or parapet line. No moving or flashing signs, or signs projecting significantly from a building, shall be permitted. Low ground-mounted and landscape signs in keeping with the scale of the buildings and the site shall be encouraged in lieu of building-mounted signs.

The proposed plan does include a landscape plan which provides for screening views of the parking, loading and storage areas. The proposed office trailers on the site will be consistent in exterior materials on all four sides, and any mechanical equipment will be enclosed and/or screened. No signs are proposed as part of this application. The subject plan is in full conformance with all requirements of the approved Preliminary Plat and CR-147-1985.

5. Development criteria for SP-00004 are as follows:

Zone	I-1
Gross Area	1.17 acres
Maximum Proposed Building Height	12 feet
Total Parking Spaces Required	2 spaces
Total Parking Spaces Provided	7 spaces

6. Conformance to the Woodland Conservation Ordinance:
The subject plan was referred to the Environmental Planning Section and found to be exempt from the requirements of the Woodland Conservation Ordinance because the site is less than 40,000 square feet and does not have a previously approved Tree Conservation Plan. The subject application is in conformance with the approved conditions of Preliminary Plan 4-87194, and no significant environmental impact is associated with the subject proposal.
7. Conformance with the Requirements of the Zoning Ordinance in the I-1 Zone, including the Requirements of the Prince George's Landscape Manual: The Detailed Site Plan is in conformance with the regulations governing development in the I-1 Zone.

Sections 4.2, Commercial and Industrial Landscape Strip Requirements, and 4.7, Buffering Incompatible Uses, apply to the subject site. The landscape plans are in full conformance with the requirements of the *Landscape Manual*.
8. The Detailed Site Plan was referred to all applicable agencies and divisions; no significant issues were identified.
9. The subject property has an approved Stormwater Management Concept Plan (CSD 008005270), which was approved on March 29, 2000. Upon initial referral of the subject application to the Department of Environmental Resources it was found, as reported in a referral response dated April 25, 2000, that the plan was not consistent with the approved stormwater management concept. Subsequent to the referral, the applicant revised the proposed plan and it was found that the revised plan was in conformance with the approved stormwater management concept plan.
10. The subject application was referred to the City of District Heights and the Town of Capitol Heights. No response was received from either jurisdiction as of the date of the writing of this staff report.
11. The Detailed Site Plan represents 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 on the foregoing evaluation, analysis, and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE the Detailed Site Plan for Walker Mill Business Park, Lot 18, SP-00004.