

July 19, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Urban Designer

SUBJECT: North Beltsville Industrial Park, Parcel G
Detailed Site Plan, SP-00021

The Urban Design staff has reviewed the Detailed Site Plan, SP-00021 for North Beltsville Industrial Park. Based on that review and the findings of this report, the Development Review Division recommends APPROVAL with conditions.

EVALUATION CRITERIA

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

1. Section 27-470 of the Zoning Ordinance, and the requirements of the *Landscape Manual*.
2. The Preliminary Plan 4-87026.
3. Referrals.

FINDINGS

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

1. Location — The subject property is located in the northwest quadrant of the intersection of Old Baltimore Pike and Ammendale Road. The subject property is immediately south and west of industrial properties, a heliport and a public utility yard, both of which are zoned I-2.

2. The Proposed Development — The purpose of this Detailed Site Plan is for the approval of an office for a fiber-optics cable installation company and outdoor storage facility on the subject property. Included as a part of the development proposal are three (3) permanent administrative office trailers with a small parking compound. The plan includes site and landscape plans, and architecture for the proposed office trailers. The subject property will have a single vehicular access point from the Ammendale Road right-of-way.
3. Background — The *Master Plan for Subregion I* (1990) proposes heavy industrial as the recommended land use for the subject property. The Sectional Map Amendment (1990) was approved with the property recognized as zoned I-2. No master plan issues are related to the subject application.
4. The Approved Preliminary Plat — The Preliminary Plat, 4-87026, was approved by the Planning Board on April 9, 1987 with 3 conditions (PGCPB No. 87-132). The overall lotting pattern, circulation pattern and access points shown on the site plan are in general conformance with the approved Preliminary Plat 4-87026. Two (2) of the conditions of approval required specific action be taken or additional information be supplied at the time of Detailed Site Plan. Below are the specific conditions warranting discussion pertaining to conformance to the approved Preliminary Plat:

2. The Washington Suburban Sanitary Commission will require a conceptual stormwater management plan and that stormwater management be on site.

Comment: The subject property has an approved Stormwater Management Concept Plan (CSD # 008004330), 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 June 12, 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.

3. Historic Site #62-10 (Old Hotel) Briarley Military Academy is located across Old Baltimore Pike from the proposed subdivision. Site plan review is appropriate to ensure consistent landscaping and setback for the part of the property along Old Baltimore Pike across from the historic property.

Comment: The subject plan was referred to the Historic Preservation Section of the Community Planning Division and was found to be acceptable as submitted.

Staff of the Urban Design and Environmental Planning Sections reviewed the subject landscape plan and found it to be inadequate with respect to buffering/screening from the historic site across Old Baltimore Pike and the requirements of the subject condition, as noted in the memorandum (Finch to Jordan) dated May 30, 2000 from the Environmental Planning Section. Upon receipt of the said memorandum, and as a result of consultation with staff, the applicant subsequently revised the landscape plan to provide additional landscaping and a six-foot-high board-on-board fence along the entire frontage at Old Baltimore Pike and partially along the frontage of Ammendale Road which is nearby and visible from Old Baltimore Pike. Staff believes that with the provision of the additional landscaping and the sight-tight fencing the subject condition has been satisfied.

5. The site development data is as follows:

**NORTH BELTSVILLE INDUSTRIAL PARK
ZONE I-2**

Total Site Area	2.54 acres
Proposed Development Site Area	2.20 acres
Building Height	
Office	12.33 feet
Proposed Use	Outdoor Storage
Parking Required	
Office @ 1 sp/250 sf	4 parking spaces
Parking Provided	11 parking spaces
Interior Green Space	N/A

6. Conformance with Woodland Conservation Ordinance —This site is exempt from the provisions of the Woodland Conservation Ordinances, because there is less than 10,000 square feet of woodland on the subject property. A Tree Conservation Plan is not required.
7. Conformance with the Requirements of the Zoning Ordinance in the I-2 Zone, including the Requirements of the Prince George's County *Landscape Manual* - Section 27-470 of the Zoning Ordinance provides the following requirement:

(c)(1) Outdoor storage shall not be visible from the street.

The proposed office area and its accompanying parking compound will be generally centrally located on the subject property with outdoor storage occupying open space on the

east and west sides of the site. As noted in Finding No. 4 above, the applicant has proposed to provide sight-tight fencing along the entire frontage of Old Baltimore Pike and partially, approximately 135 linear feet, along the frontage of Ammendale Road. A six-foot-high chain link fence is proposed along the additional 565 linear feet of the site's frontage along Ammendale Road. A sight-tight fence must be provided along the frontage of both, Old Baltimore Pike and Ammendale Road, rights-of-way for staff to find compliance to the subject requirement of the Zoning Ordinance. Therefore, it is recommended that the applicant provide a six-foot-high sight-tight fence along the entire frontage of Ammendale Road.

The subject application will be in general conformance with Section 27-470 of the Zoning Ordinance which regulates development in the I-2 Zone, when amended as recommended.

Sections 4.2, Commercial and Industrial Landscape Strip Requirements, and 4.7, Buffering Incompatible Uses, apply to the subject site. The subject plan provides for a Type "B" bufferyard along its north property line, adjacent to a property with a designated use as a heliport. Per the *Landscape Manual*, the subject property and the adjacent heliport property are both high impact uses, are therefore compatible, and thus no bufferyard is required. Conversely the adjacent property to the west, a public utility, is categorized as a medium impact use and is incompatible. Thus, a Type "B" bufferyard is required along the west property line. The applicant may opt to move some of the provided plantings from the bufferyard at the north property line to the west property line and create a bufferyard adjacent to the public utility property to satisfy the requirements of the *Landscape Manual*. Therefore, it is recommended that a Type "B" bufferyard be provided along the entire west property line.

The landscape plans will be in full conformance with the requirements of the *Landscape Manual* when amended as recommended.

8. Transportation - The subject plan was referred to the Transportation Planning Section and in a response dated May 30, 2000 it was noted that as part of the MD201/US1 Corridor Study, the State Highway Administration is reviewing alternates which could affect the subject property in the future. No alternate has been chosen at this time.

Upon referral of the application to the State Highway Administration (SHA) it was found, in a letter (McDonald to Jordan) dated May 30, 2000, that the proposed improvements appear to have negligible impact on the state road network. Approval of the subject site plan was recommended by the SHA.

9. Referrals - The subject application was referred to all applicable agencies and divisions; no significant issues were identified. The Permit Review Division provided several comments pertaining to additional information being provided on the plans, and condi-

tions 1a-i reflect the Permit Review concerns. The Department of Public Works & Transportation provided comments for designated roadway improvements within the right-of-way. The plans should address these comments at the time of the review of permits.

10. 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 upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan SP-00021, North Beltsville Industrial Park, Parcel G subject to the following conditions:

1. Prior to certificate approval the following revisions shall be made to the Detailed Site Plan:
 - a. Provide the total square footage of the proposed office.
 - b. Provide the Liber and Folio or subdivision lot and block on the site plan.
 - b. Remove the notation of the future storage building.
 - b. Clearly delineate the limits of the outdoor storage area.
 - b. Revise the parking tabulation to indicate contractor's office/storage yard as the use.
 - b. Provide schedules for Sections 4.2 and 4.7 of the Prince George's County *Landscape Manual*.
 - b. Demonstrate 10 percent of the lot be reserved as green area.
 - b. Clearly define the boundaries of adjacent Parcels "F" and "A."
 - i. Provide plant material of size and caliper that conform to the standards provided in the *Landscape Manual*.
 - j. Provide a six-foot-high sight-tight fence with an entrance gate along the entire frontage of Ammendale Road.

j.

along the west property line.

Provide a Type "B" bufferyard