

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Design Coordinator

SUBJECT: Konterra Business Campus, Lot 154 and part of Lot 153  
Detailed Site Plan DSP-01005

The Urban Design Section has reviewed the Detailed Site Plan for the Konterra Business Campus, Lot 154 and part of Lot 153 for a portion of a parking lot that will serve a 127,575-square-foot research and development facility on an adjacent lot. The staff recommends APPROVAL as stated in the Recommendation Section of this report.

EVALUATION

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

- a. Section 27-471 of the Zoning Ordinance for conformance to the I-3 Zone regulations.
- b. Section 27-274 of the Zoning Ordinance for conformance to the Site Design Guidelines.
- c. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- d. Conformance to the *Landscape Manual*.

FINDINGS

1. The proposed development is a total of 10.75 acres of land, of which 10.17 acres is in the E-I-A Zone and 0.58 acres is in the I-3 Zone. Section 27-471(d)(1) requires the approval of a Conceptual and Detailed Site Plan for all uses and improvements in the I-3 Zone. The purpose of the subject application is for Detailed Site Plan review for a portion of the proposed development which is zoned I-3.
2. The proposed development is located at the intersections of Virginia Manor Road and Muirkirk Road, Muirkirk Road and Muirkirk Meadows Drive. Access is proposed at three points along Muirkirk Meadows Drive. The site is currently used as a driving range.

3. This Detailed Site Plan is being processed concurrently with a Conceptual Site Plan (CSP-01004) and a Specific Design Plan (SDP-9024/03. The subject applications contain land in three separate conditions of subdivision. Lot 3, Block C, which is the subject of the Specific Design Plan, is found on record plat VJ 165 @ 73, Konterra Business Campus at Muirkirk, recorded in May 2000. The Conceptual Site Plan and the Detailed Site Plan consist of Lot 154 and part of Lot 153, and are found on record plat SDH 3 @ 87, Virginia Manor Subdivision, recorded in May of 1930. The third portion of the property was shown on record plat VJ 165 @ 73 as proposed Inter-County Connector.
4. This Detailed Site Plan proposes to use the land that is still the subject of SDH 3 @ 87 as a parking lot. This proposal does not trigger the need to resubdivide this land. Section 24-111 of the Subdivision Regulations requires land to be resubdivided if it was platted prior to October 27, 1970, unless, among other exemptions, less than 5,000 square feet of gross floor area is proposed. Since no gross floor area is proposed, resubdivision is not necessary.
5. The plan proposes grading and construction of a parking lot on the area covered by the Detailed Site Plan. The proposed parking facility is part of an overall project for a 127,575-square-foot research and development facility on the adjacent lot.
6. Pertinent development data is contained in the following table:

Zone	I-3 Zones
Gross Area of Lot 154 and part of Lot 153	0.58 acres
Area Within a 100-Year Floodplain	0 acre
Proposed Use:	parking lot
Proposed Building Area	0 sq. ft.
Green Area Required	25%
Green Area Provided	52%
7. The Detailed Site Plan has been reviewed for conformance to the I-3 regulations. Lot 154 and part of Lot 153 are surrounded on two sides by property in the E-I-A Zone. Discussion of plan compliance to Section 27-472 is provided below:

**(f) REGULATIONS**

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

Comment: The parking within the I-3 zoned property is not oriented to the building's main entrance.

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

Comment: No loading spaces are proposed within the I-3 Zone.

(h) **REQUIRED ACCESS**

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

Comment: The I-3 zoned portion of this property is a portion of the overall Konterra Business Campus. Lot 154 and part of Lot 153 have frontage on both Virginia Manor Road, Muirkirk Road and Muirkirk Meadows Drive, streets having a 70-foot-wide right-of-way and greater. Direct vehicular access is proposed to Muirkirk Meadows Drive.

(i) **MINIMUM AREA FOR THE DEVELOPMENT**

- (3) **If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.**

Comment: The I-3 zoned property is less than one acre of land. It is surrounded on three sides by E-I-A zoned property. The entire Konterra Business Campus is approximately 140.7 acres of land.

8. Additional requirements of the I-3 zone are contained in the Regulation Tables 1-4, as stated in Section 27-474. Table I-Setbacks requires a 20 foot setback for surface parking from adjoining land in a nonresidential zone. The drive aisles provide access between the subject property and the adjoining property and a minimum 20 foot setback is provided from the side property lines to any parking space.

Table II-Net Lot Area requires a minimum of 87,120 square feet of area for a lot (or lots as defined in the Ordinance), unless the property was reclassified by a Sectional Map Amendment, which it was on November 15, 1977.

9. The Natural Resources Division finds the proposed Detailed Site Plan is consistent with the approved Tree Conservation Plan, TCP II/119/97 and that no further action is required.
10. This project is subject to Sections 4.3(a) and (b) of the *Landscape Manual*. The plan has been reviewed and conforms to each of these Sections of the *Landscape Manual*. The subject property is not subject to Section 4.7 of the *Landscape Manual* because the parking facility is integral to the overall plan for the research and development project spanning the three properties.

11. The Detailed Site Plan is in conformance with the Conceptual Site Plan, CSP-01004.
12. 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 of this report, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE the Detailed Site Plan, DSP-01005.