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DETAILED SITE PLAN (Infrastructure)

DSP-02034

| Application | General Data | |
|---|-----------------------------|------------|
| Project Name CAPITAL COMMERCE PARK | Date Accepted | 06/06/2002 |
| | Planning Board Action Limit | 09/15/2002 |
| | Plan Acreage | 10.9426 |
| Location NORTHWEST QUADRANT OF INTERSECTION OF MD 202 AND ARENA DRIVE, LARGO | Zone | I-3 |
| | Dwelling Units | NA |
| | Square Footage | NA |
| Applicant/Address Terry Richardson c/o Petrie Ventures 170 Jennifer Road Suite 300 Annapolis, MD 21401 | Planning Area | 73 |
| | Council District | 05 |
| | Municipality | NA |
| | 200-Scale Base Map | 202NE09 |

| Purpose of Application | Notice Dates | |
|--|--|------------|
| FOR ROUGH GRADING, SEDIMENT CONTROL AND INSTALLATION OF STORMDRAINS | Adjoining Property Owners (CB-15-1998) | 05/16/2002 |
| | Previous Parties of Record (CB-13-1997) | 07/12/2002 |
| | Sign(s) Posted on Site | 07/10/2002 |
| | Variance(s): Adjoining Property Owners | NA |

| Staff Recommendation | | | Staff Reviewer: ZHANG |
|----------------------|-----------------------------|-------------|-----------------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP- 02034, Capital Commerce Park (Lot 2, Block C)

The Urban Design staff has reviewed the Detailed Site 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

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

- a. The requirements of the *Zoning Ordinance*.
- b. The requirements of Conceptual Site Plans, SP-87168 and SP-87168/01.
- c. The requirements of the *Prince George's County Woodland Conservation Ordinance*.
- d. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. Request: The subject application is for approval of a limited Detailed Site Plan for rough grading, sediment control and installation of stormdrains.
2. Location: The site is located in Planning Area 73, Council District 5. More specifically, it is situated in the northwest quadrant of the intersection of MD 202 and Arena Drive.
3. Surroundings and Use: The subject property is part of a larger project known as Largo Park. To its north are Lots 1 and 2 of Largo Park. Both Lots 1 and 2 are zoned I-3 and developed. The subject site is bounded on the east by MD 202, on the west by Apollo Drive, and on the south by Arena Drive, respectively.
4. Previous Approvals: The subject property first appeared in Preliminary Plan of Subdivision 4-86107,

Largo Park, which is a 47.1425-acre parcel of land that was approved by the Planning Board through the adoption of resolution PGCPB No. 86-297. A conceptual site plan, SP-87168, was proposed and approved in 1988. A revision to the approved conceptual site plan was subsequently filed as SP-87168/01 and also approved in 1989.

A new preliminary plan of subdivision, 4-89129, which subdivided a 17.52-acre parcel of land known as Capital Commerce Park from the previous subdivision 4-86107, was approved by the Planning Board (PGCPB No. 89-407) in 1989. Detailed Site Plan SP-94045, Caldor at Capital Commerce Center, which includes Type II Tree Conservation Plan TCPII/23/95, was approved for the subject property in 1995 with a proposed use of general retail.

In addition, the subject site has a Stormwater Management (SWM) Concept Approval #8007420-1995-01, which supersedes the previous approval dated January 5, 1995. The SWM concept approval is valid through June 30, 2004. The site also has an Army Corps of Engineers▲ Authorization #97-62233 and a Nontidal Wetlands and Waterways Permit #91-NT-1247/19926183, which will expire on July 23, 2002.

5. Site Plan Data: The subject application is a limited Detailed Site Plan for rough grading, sediment control and installation of stormdrains. Limited site plan data is provided.

| | |
|--------------------------------|--------------------|
| Zoning | I-3 |
| Lot Area | 10.94 acres |
| Proposed Disturbed Area | 2.43 acres |

6. Design Features: The application proposes a stormdrain system, which starts from the northern property line and zigzags across the site to the southern boundary and then turns to the east along the Arena Drive frontage of the site and ends at the eastern perimeter of the site around the intersection of MD 202 and Arena Drive, and rough grading of the site. The drain system consists of four sediment traps connected by segments of reinforced concrete pipes of various diameters. The proposed rough grading plan has been attentive to the existing topography.

COMPLIANCE WITH EVALUATION CRITERIA:

7. Zoning Ordinance: The subject application is a limited Detailed Site Plan for rough grading, sediment control, and installation of stormdrains. The proposal has been reviewed for compliance with only those regulations and design guidelines that are applicable to this site plan according to Section 27-286(b) (Detailed Site Plan for Infrastructure).

Per Section 27-274(a)(7) Grading, the application in general complies with the grading requirements. All major storm drainage devices will be buried in the ground. In addition, the entire site will be further enclosed by a 30-foot-wide perimeter bufferyard; any views to the site from the adjacent public rights-of-way will be minimized.

8. Conceptual Site Plans, SP-87168 and SP-87168/01: Conceptual Site Plan SP-87168 was approved by the Planning Board (PGCPB No. 88-59) subject to 12 conditions. Its revision, SP-87168/01, was approved by the Planning Board (PGCPB No. 89-420) subject to 9 conditions.

Conditions 6 and 7 of SP-87168 are applicable to the subject application.

- **6. Individual trees on site that are worthy of saving will be flagged by staff from the Natural Resources Division and the Development Review Division.**
- **7. The flagged trees shall be identified as to species and sited on a plan of the same scale as the Detailed Site Plan submission.●**

Comment: The specimen trees which are worthy of preservation have been identified on the revised Type II Tree Conservation Plan which has been submitted with the subject Detailed Site Plan. The abovementioned conditions have been fulfilled by the application.

Conditions 1, 2 and 3 of SP-87168/01 are applicable to the subject application.

- **1. A minimum 30-foot landscape yard shall be provided along the property line adjacent to Route 202 (as required by I-3 Zone regulations of the Zoning Ordinance, Subtitle 27).**
- **2. A minimum 30-foot landscape yard shall be provided along the property line adjacent to Arena Drive (as required by I-3 Zone standards).**
- **3. A minimum 10-foot landscaped yard shall be provided along Apollo Drive (reduced from 30 feet per I-3 Zone standards)●**

Comment: The subject Detailed Site Plan has shown not only a 30-foot-wide landscape yard along three public rights-of-way to its west, east and south, but also provided a 30-foot-wide landscape yard along the northern boundary line of the property.
DSP-02034 is in general conformance with the approved Conceptual Site Plans.

- 9. Woodland Conservation Ordinance: The subject property is subject to the provisions of the Prince Georges County Woodland Conservation Ordinance because the entire site has over 40,000 square feet of gross tract area, contains more than 10,000 square feet of existing woodland, and there is a prior Tree Conservation Plan approval (TCP II/23/95) for the site.
 - a. A detailed Forest Stand Delineation (FSD) was submitted and approved during the review of Detailed Site Plan SP-94045. The Environmental Planning Section has concluded that no further information with respect to the detailed Forest Stand Delineation is required with this application.
 - b. A revised Type II Tree Conservation Plan, TCP II/23/95-01, has been submitted with this application. The Environmental Planning Section has reviewed the Type II Tree Conservation Plan and concluded that the TCP II has met the requirements of the Woodland Conservation Ordinance and recommended the approval of TCP II/23/95-01 along with Detailed Site Plan DSP-02034.
- 10. Referral Comments: The subject application was referred to concerned agencies and divisions. Major referral comments are summarized as follows:
 - a. The Environmental Planning Section, in a memorandum dated June 11, 2002, stated that the

submitted Type II Tree Conservation Plan was not consistent with the subject application. The staff requested that:

■At least 30 days prior to the Planning Board hearing date a revised Type II Tree Conservation Plan shall be submitted for review. That TCPII shall be consistent with the current application and not reflect clearing not shown on the Detailed Site Plan. The specimen tree(s) should be located and labeled as to their species, size, condition, and proposed disposition. •

Staff Comment: In a separate memorandum dated July 10, 2002, the Environmental Planning Section reviewed the revised Type II Tree Conservation Plan and found that the required information had been provided and recommended the approval of the Detailed Site Plan, DSP-02034 and TCPII/23/95-01.

- b. Prince George's County Soil Conservation Service, in a memorandum dated June 18, 2002, provided the following comments:

■We have already approved grading and sediment control plans for this project. Please note that our plans show grading in an area in which your plans show 2.62 acres of woodland preservation. •

Staff Comment: The above comment has been forwarded to the applicant during the review process. At the time the staff report was written, the applicant was still preparing the revised grading and sediment control plans in response to the above-mentioned comment of the Prince George's County Soil Conservation Service. A condition of approval regarding this issue has been proposed in the recommendation section of this report.

11. This limited Detailed Site Plan for infrastructure satisfies the site design guidelines as contained in Section 27-274, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare and economic well-being for grading, reforestation, woodland conservation, drainage, erosion and pollution discharge.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02034, Capital Commerce Park, and Type II Tree Conservation Plan TCPII/23/95-01, subject to the following conditions:

1. Prior to issuance of any grading permits, the applicant shall submit evidence to:
 - a. The Environmental Planning Section that all appropriate federal and/or State of Maryland permits have been obtained that impact the waters of the U.S., 100-year floodplain, nontidal wetlands and waterways.
 - b. The Urban Design Section that the erosion and sediment control plans are approved by the Prince George's County Soil Conservation Service and are consistent with the approved Detailed Site Plan DSP-02034 and Type II Tree Conservation Plan TCPII/23/95-01.