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DETAILED SITE PLAN

DSP-05073

Application	General Data
Project Name: Brandywine 301-Industrial Park Parcel 9 Block A Location: Approximately 1,100 feet east of Crain Highway at Matapeake Business Drive Applicant/Address: BTW Investments, LLC 7616 Poplar Hill Lane Clinton, MD 20735	Date Accepted: 1/25/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 6.00
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 17,992
	Planning Area: 85A
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 220SE07

Purpose of Application	Notice Dates
Contractor's Office and Warehouse for Fabrication and Outdoor Storage	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 2/28/2006

Staff Recommendation		Staff Reviewer: Estes, Edward	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 23, 2006

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Edward Estes, Planner Coordinator
SUBJECT: Detailed Site Plan DSP-05073
Brandywine 301-Industrial Park

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

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the I-1 Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-97124.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests the construction of a 17,992 square-foot office/warehouse building with storage yard in the I-1 Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	I-1	I-1
Use(s)	Vacant	Office/warehouse
Acreage	6	6
Lots	Block A, Parcels 9	Block A, Parcel 9
Building Square Footage/GFA	N/A	17,992

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	57	79
of which handicapped spaces	3	3
Loading spaces	2	2

3. **Location:** The site is in Planning Area 85A, Council District 9. More specifically, it is located at the intersection of I-495 and Ritchie Marlboro Road.
4. **Surroundings and Use:** The subject property is bounded to the north, east and south by property that is undeveloped and used for industrial storage areas on vacant cleared property. East of the subject property are existing woodlands that are undeveloped within a 100 year floodplain and natural swale.
5. **Previous Approvals:** The site has also been the subject of Preliminary Plan of Subdivision (4-97124) and Type I Tree Conservation Plan (TCPI/26/91), approved by the Planning Board on December 18, 1998, and formalized in PGCPB Resolution No. 98-84. Lastly, the site is the subject of approved stormwater concept plan 42309-2004-00, approved February 15, 2005, and effective for three years or until February 15, 2008.
6. **Design Features:** The intent of the office/warehouse development is to create an attractive pre-engineered building that makes use of building materials that ensure compatibility with surrounding developments.

The six-acre site is accessed from Matepeake Business Drive that leads from MD 5 to a portion of the Brandywine 301 Industrial Park that consists of 1,638,920 sq. ft. of industrial space dedicated to warehouse and light service industrial lots, of which 1,353,020 sq. ft. is analyzed as warehouse, 66,900 sq. ft. is analyzed as industrial park, and 219,000 sq. ft. is analyzed as light service industrial.

The office/warehouse site integrates existing natural features and open space into the overall design and layout of the property. The primary facade of the building, mainly the facade containing the primary customer entrance, is facing toward the primary access street.

The building is constructed and clad with materials that are durable, economically maintained, and of a quality that will retain their appearance over time, including concrete masonry unit (CMU), painted metal and glass. No signage is proposed for the office/warehouse building.

The landscaping is designed to visually tie the property together, define the entryway, circulation and parking/loading patterns, as well as, create buffers at less intensive adjacent land uses.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones.
 - b. The proposal is also in conformance with the requirements of Section 27-474, Regulations, regarding additional regulations for development in industrial zones.
8. **Preliminary Plan of Subdivision 4-97124:** Preliminary Plan (4-97124), was approved by the Planning Board on March 26, 1998. Resolution PGCPB No. 98-84 adopted by the Planning Board formalized that approval. Conditions 11 and 13 of approval apply to the review of the subject detailed site plan. Please see further discussion of those conditions under Finding 11, Referrals, below.
9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip, and Section 4.3, Parking Lot Requirements, of the *Landscape Manual*.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** The project is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is greater than 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Community Planning—As of the date of this report, the Community Planning Division had not provided comments to the submitted plans..

Transportation—In a memorandum dated March 22, 2006, the Transportation Planning Section stated that there is an approved subdivision for the site, Preliminary Plan 4-97124 and Resolution PGCPB No. 98-84. There are several transportation-related conditions on the underlying subdivision, but these conditions do not apply to this detailed site plan. Therefore, staff has no other comments on the submitted detailed site plan.

Subdivision—In a memorandum dated July 21, 2005, the Subdivision Section staff listed all conditions attached to the approval of Preliminary Plan of Subdivision 4-97124 and Resolution PGCPB No. 98-84 that are applicable to the review of this DSP. In addition, Subdivision Section staff offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

Trails—In a memorandum dated March 6, 2006, the senior trails planner stated that the Adopted and Approved Subregion V Master Plan recommends a trail corridor along Timothy Branch. In the vicinity of the subject site, Timothy Branch is not recommended as a park trail corridor. At the time of the preliminary plan, a trail easement was required to accommodate this trail

(Condition 21, approved 4-97124). This trail easement is marked and labeled on the submitted site plan.

Comment: The recommended conditions from the senior trails planner comments have been addressed in the plans.

Permits—In a memorandum dated February 10, 2006, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning—In a memorandum dated March 21, 2006, the Environmental Planning Section offered the following:

This site was previously evaluated by the Environmental Planning Section in conjunction with the review and approvals of Preliminary Plan of Subdivision 4-97124 and Type I Tree Conservation Plan (TCPI/26/91). A Type II Tree Conservation Plan (TCPII/133/91) for the entire Brandywine 301 Industrial Park was approved on July 13, 1998. Detailed Site Plan DSP-00053 was reviewed for Parcel 7, Block B in conjunction with a revision to the Type II Tree Conservation Plan (TCPII/133/91-01) that added two sheets to the TCPII to provide greater detail for the Parcel. The subsequent application for Parcel 7, Block B was a revision to the Detailed Site Plan DSP-00053/01 and TCPII/133/91-03 to add an additional building and to create a new parcel (Parcel A) and an outlot (Outlot A). DSP-04056 and TCPII/133/91-04 was an application for the development of Parcel 7, Block A. The current application is for the development of Parcel 9, Block A, a 6.0-acre site in the I-1 Zone, with 12,615 square feet of office and warehouse facilities.

The Environmental Planning Section has reviewed the above-referenced detailed site plan and revised Type II tree conservation plan submitted for review on January 27, 2006. In a February 17, 2006 referral, revised plans were requested to address the outstanding issues. To date, revised plans have not been received and the applicant requested that the site be posted for the March 30, 2006 Planning Board date.

Comment: The recommended conditions from the Environmental Planning Section are included in the Recommendation section of this report.

Department of Environmental Resources—In comments dated February 7, 2006, DER stated that the site plan for Brandywine 301 Industrial Park, Parcel 9, Block B-DSP-05073, is consistent with approved stormwater concept 42309-2004.

Department of Public Works & Transportation (DPW&T)—As of the date of this report, the DPW&T had not provided comments to the submitted plans.

Washington Suburban Sanitary Commission (WSSC)—In comments dated February 14, 2006, WSSC stated that water is available for the site. In addition, an on-site plan review package should be submitted and an amendment revision to address the proposed sewer alignment for Parcel 9 as shown on this plan. The current approval is for Parcels 7-10 to be served by a proposed 8 inch sewer in rights-of-way traversing through the rear of the properties.

12. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of

the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

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-05073 and TCP II/133/91-05, Brandywine 301 Industrial Park, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, revised plans shall be submitted as follows:
 - a. Submit a complete TCPII plan for the subject property that shall include the overall TCPII revised to show the proposed development on Parcel 9, Block A; a TCPII plan sheet at the same scale as the DSP; and the TCPII detail sheet.
 - b. Revise the 40 foot-scale TCPII plan as follows:
 - (1) Add a graphic symbol for a permanent tree protection fence in the legend, and show its placement on the plan to the exposed edge of all afforestation areas;
 - (2) Provide a permanent tree protection fence on the TCPII Detail Sheet. ;
 - (3) Remove the area quantities from woodland replacement and woodland clearing area in the legend, and address quantities in the woodland conservation worksheet and by direct labeling on the area on the plan;
 - (4) Replace the term “woodland replacement” with “afforestation/reforestation,” which should be used to reflect areas to be replanted;
 - (5) Show the afforestation area outside of the 20-foot-wide trail easement shown on the plan;
 - (6) Remove the term and graphic for “forest conservation easement” in the legend from the plan;
 - (7) Revise the TCPII approval block to indicate all previous approvals, and remove all other redundant references to prior approvals;
 - (8) Remove a line labeled Tree Protection Device shown on the plan or provide further information regarding its purpose and location;
 - (9) Show a limit of disturbance on the plan and include the graphic element in the legend;
 - (10) Provide a TCPII Woodland Conservation Worksheet for single lots with previous TCPII approval;
 - (11) Correct the calculation on the woodland conservation worksheet to accurately reflect the quantities of this site. Revision to the overall TCPII woodland conservation table may be necessary;

- (12) Remove the note that refers to the most recent revision to the TCPII; and have the plan signed and dated by the qualified professional who prepared it.
2. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all valid federal and state wetland permits, evidence that all approval conditions have been complied with, and any associated mitigation plans.
3. Prior to signature approval of the detailed site plan, the following revisions shall be made to the detailed site plan, landscape plan and architectural elevations:
 - a. Locate and provide screening and landscaping at the truck parking, outdoor storage, trash collection, trash compaction, and other service functions on the detailed site plan and landscape and lighting plan.
 - b. Provide a detailed signage package for all proposed site and building identification signage.
 - c. Provide a parking schedule as required on the detailed site plans.
4. Prior to signature approval of the detailed site plan, submit a color palette and building materials board.