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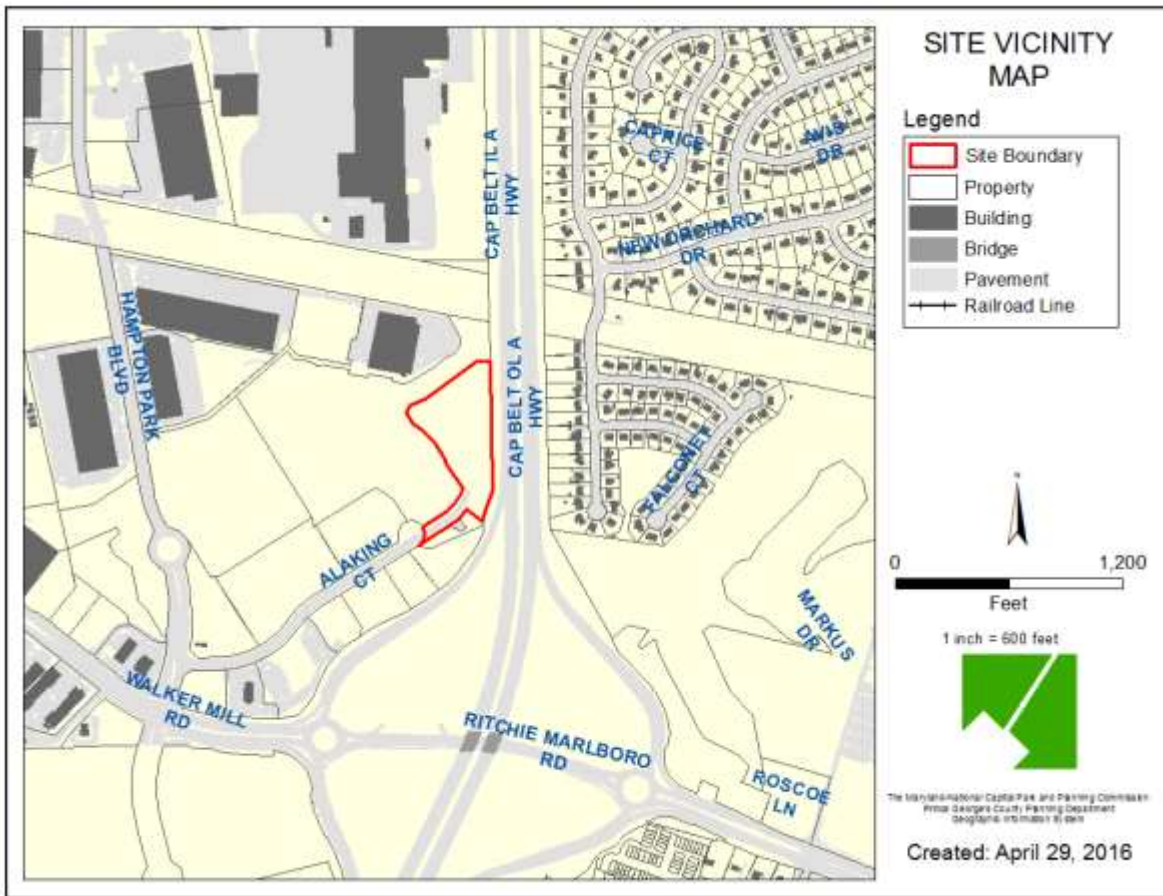
Detailed Site Plan

DSP-16023

Application	General Data	
Project Name: Steeplechase 95 International Business Park, Parcel 57, Building H Location: Located at the east end of Alaking Court and west of the Capital Beltway (I-95/495). Applicant/Address: Atapco Ritchie Interchange, Inc. One South Street, Suite 2800 Baltimore, MD 21202	Planning Board Hearing Date:	12/01/16
	Staff Report Date:	11/15/16
	Date Accepted:	08/24/16
	Planning Board Action Limit:	Waived
	Plan Acreage:	5.16
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	45,753 sq. ft.
	Planning Area:	75A
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202SE08

Purpose of Application	Notice Dates	
A 45,753-square-foot multi-tenant office/warehouse building on Parcel 57.	Informational Mailing:	06/09/16
	Acceptance Mailing:	08/23/16
	Sign Posting Deadline:	11/01/16

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-16023
Type II Tree Conservation Plan TCPII-128-90-10
Steeplechase 95 International Business Park, Parcel 57, Building H

The Urban Design staff has reviewed the subject application and appropriate referrals 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 (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Light Industrial (I-1) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-03113;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application is for approval of a 45,753-square-foot multi-tenant office/warehouse building on Parcel 57 in the Steeplechase Business Park.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Use(s)	Vacant	Office/Warehouse
Acreage–Parcel 57	5.16	5.16
Building square footage/Gross Floor Area (GFA)	0	45,753

Other Development Data:

Parking Required 47 Spaces

Office - 5,753 sq. ft.	
1 space/ 250 sq. ft. for 2,000 sq. ft. GFA	8 spaces
1 space/ 400 sq. ft. for 3,753 sq. ft. GFA	10 spaces
Warehouse – 40,000 sq. ft.	
3 spaces for 1,500 sq. ft. GFA	3 spaces
1 space/ 1500 sq. ft. for 38,500 sq. ft. GFA	26 spaces

Parking Provided 74 spaces

Standard Spaces	69 spaces
Standard ADA Spaces	3 spaces
Van-Accessible ADA Spaces	2 spaces

Loading Spaces Required 2 spaces

Office – Less than 10,000 sq. ft. of GFA	0 space
Warehouse – 1/1,500 to 10,000 sq. ft. of GFA	1 space
+ 1/ each additional 40,000 sq. ft. of GFA	1 space

Loading Spaces Provided 12 spaces

3. **Location:** The subject property, known as Parcel 57, is located at the far east end of Alaking Court, west of the Capital Beltway (I-95/495), in Planning Area 75A, and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the west and north by Parcel 55 within Steeplechase Business Park, which includes environmental features and a stormwater management pond immediately adjacent to the site with an existing industrial building beyond; to the southwest by the right-of-way of Alaking Court; to the east by the right-of-way of the Capital Beltway; and to the south by Parcel 64, which is an undeveloped parcel within the retail area of the Steeplechase Business Park.
5. **Previous Approvals:** In 2004, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision 4-03113 for the Steeplechase Business Park. The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham Sector Plan and SMA) maintained the I-1 Zone on the subject property. The subject property has a Stormwater Management Concept Plan, 8004290-2000-08, which was approved on October 8, 2014 and will be valid through October 8, 2017.

6. **Design Features:** The overall Steeplechase Business Park is located in the northwest corner of the intersection of Ritchie Marlboro Road and the Capital Beltway (I-95/495). The subject property, Parcel 57, sits at the eastern end of the park, adjacent to the Capital Beltway. Parcel 57 has been cleared and rough-graded in accordance with previous approvals.

The applicant proposes to develop a 38-foot-high, one-story, flat-roofed, 45,753-square-foot multi-tenant office and warehouse flex building on Parcel 57, with three potential tenant spaces, each with a separate entrance door and no internal connectivity. The building is placed in the center of the parcel, oriented toward the Capital Beltway and sets back approximately 100 feet from the right-of-way. The front of the building faces east, with all of the main entrances along that elevation, and only service doors along the western elevation. A proposed driveway, from Alaking Court in the southwestern corner of the property leads to an access drive that circulates around all sides of the building with parking along the northern, southern and eastern sides. All proposed 12 loading spaces are to be located along the western building elevation, facing environmental features. Stormwater from the site is proposed to be treated in the existing ponds within the overall business park and a proposed underground facility at the west end of the property.

The building itself is proposed to be finished in concrete tilt panels, in multiple shades of gray, and red brick veneer. The eastern main elevation includes a balanced design, with emphasis given to the four entrance doors by brick veneer, an elevated roofline with a cornice treatment, and door insets. A large portion of this elevation is finished with glass storefront windows and doors, including spandrel windows above the entrances. The remainder is concrete panels in different colors, with vertical brick veneered columns to provide visual interest. The northern and southern elevations continue the same materials and colors for the eastern halves, where they will be more visible, but then at the western halves change to all light gray concrete panel. The western elevation, which faces the environmental features and adjacent warehouse use, functions as the service side of the building and continues the same light gray concrete panel finishing with no windows and multiple metal service doors and loading dock roll-up doors.

This DSP proposes only building-mounted signage for the tenant spaces and no freestanding signage. The architecture specifies multiple possible signage areas on three building elevations that will be determined by the future tenants. No specific signage details were provided with this DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of 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(b), which governs uses in industrial zones. Various types of offices and warehouses are all permitted in the I-1 Zone.
 - b. The DSP shows a site layout that is consistent with Section 27-474, regulations regarding building setbacks and green space.
 - c. Per Section 27-283(a) of the Zoning Ordinance, a DSP should be designed in accordance with the design guidelines in Section 27-274. The site is in general conformance with the

relevant design guidelines, but due to unique circumstances regarding the subject property, it is impossible to design the subject property in a manner that adheres to all of the guidelines. Generally, the following design guidelines have been met to the fullest extent practical, such as:

- The parking lot has been designed to provide safe and efficient vehicular and pedestrian circulation within the site;
 - Parking spaces have been designed to be located near the use that it serves;
 - The loading spaces have been located to avoid conflicts with vehicles and pedestrians;
 - The site complies with the 2010 *Prince George's County Landscape Manual*; and,
 - Building architecture and materials are high quality and visually interesting.
- d. The DSP does not propose any new freestanding signage on the subject property; however, the submitted signage area calculation lists a monument sign. Therefore, a condition has been included in the Recommendation section of this report requiring this to be removed. The DSP does propose building-mounted signage on three sides of the proposed three-tenant building. Per the Sign Design Standards in Section 27-613, attached to a building or canopy, in the I-1 Zone, a multi-tenant building can have a maximum signage area of two square feet for every one-lineal-foot of width along the front of the building, to a maximum of four hundred (400) square feet. The front width of the proposed building is approximately 347 lineal feet, allowing for a maximum signage area of 400 square feet. The submitted signage plan indicates a maximum building-mounted signage area of 216 square feet, which meets the requirement.
8. **Preliminary Plan of Subdivision 4-03113:** Preliminary Plan of Subdivision 4-03113 was approved and adopted on March 11, 2004 (PGCPB Resolution No. 04-49). The Planning Board approved the preliminary plan with eleven conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:

2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.

Comment: The subject application includes an approved Type II tree conservation plan that the DSP was found to be in conformance with in fulfillment of this condition.

3. Development of this property shall be in conformance to the approved Stormwater Management Concept Plan # 8004290-2000-00.

Comment: The application included a Stormwater Management Concept Plan, 8004290-2000-08, which was approved on October 8, 2014 and will be valid through October 8, 2017. At the time of the writing of this technical staff report, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) had not provided comments on the DSP's conformance with the stormwater management concept plan.

Therefore, a condition has been included in this approval requiring, prior to certification, that the applicant provide documentation from DPIE that the DSP is in conformance with the approved Stormwater Management Concept Plan.

4. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate or not required based on the use.**

Comment: The subject DSP notes that the building will contain an automatic fire suppression system in accordance with this condition.

11. **Prior to the approval of a building permit for Lot 4, a limited detailed site plan shall be approved by the Planning Board or its designee. The site plan shall examine architecture and views from the Capital Beltway.**

Comment: The subject DSP was submitted in accordance with this condition. The proposed building will sit at approximately the same elevation as the Capital Beltway. There is some sporadic existing vegetation within the right-of-way of the Capital Beltway and the minimal amount of plants required by the Landscape Manual have been provided between the proposed building and the right-of-way. Therefore, the eastern elevation of the building will be highly visible. The applicant has oriented the building such that the eastern elevation is the front with multiple doors and storefront windows at the front of the tenant spaces and placed a minimal amount of parking along this side of the building. Additionally, after discussion with staff, the applicant revised the architecture to add more brick to the eastern elevation and included a varied roofline with some cornice treatments at the entrance locations. The final result is that the side of the property facing the Capital Beltway has minimal parking, the required landscaping, and an improved elevation with quality building materials, fenestration, and architectural details. The applicant's proposed plan and architecture are acceptable.

9. **2010 Prince George's County Landscape Manual:** The proposed multi-tenant office/warehouse building is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:
 - a. **Section 4.2, Requirements for Landscape Strips along Streets**—Applies to all public and private road frontages, which include the eastern and southwestern frontages of the subject site adjacent to the Capital Beltway and Alaking Court, respectively. The site plan is in conformance with these requirements.
 - b. **Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip Requirements**—Applies when proposed parking lots are within 30 feet of an adjacent property line, which happens in one short area with this proposed development. The site plan is in conformance with these requirements.

Section 4.3(c)(2), Parking Lot Interior Planting Requirements—Requires that a certain percentage of the parking area, in accordance with the size of the parking lot, be interior planting areas with one shade tree for each 300 square feet of planting area. The landscape plan identifies one parking lot of 47,560 square feet, which would be subject to the ten percent requirement. The landscape plan provides 10.8 percent of the total parking

lot area in interior planting area and a total of 18 shade trees, which satisfies the requirements of Section 4.3(c)(2).

- c. **Section 4.4, Screening Requirements**—Requires that all dumpsters and loading spaces be screened from all public roads and adjacent residential properties, which there are none adjacent to the subject site. The proposed loading spaces is located behind the building and are screened from the Capital Beltway by the building. The DSP currently does not show an external dumpster location, but notes that if one is proposed in the future, it will be enclosed by a solid masonry wall. These features are consistent with the Landscape Manual requirements in this section.
 - d. **Section 4.7, Buffering Incompatible Uses**—Requires a buffer between adjacent incompatible land uses. The proposed development on Parcel 57 is surrounded by public rights-of-way and other I-1-zoned parcels within the Steeplechase Business Park that are either developed with warehouse uses or are vacant. Therefore, no adjacent land uses are incompatible.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—Requires certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three-to-one. The submitted landscape plan provides the required schedule and notes showing the requirements of this section being met.
10. **1993 Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** In comments dated November 10, 2016, the Environmental Planning Section stated that the property under discussion is grandfathered from the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because the project has a previously approved Preliminary Plan of Subdivision (PPS 4-03113). The site is subject to the provisions of the Woodland Conservation Ordinance because it has previously approved Type One and Type Two Tree Conservation Plans associated with it. A revised Type II Tree Conservation Plan (TCP II-128-90-10) has been submitted with the subject application.

The plan requires one minor revision to be in conformance with the Woodland Conservation Ordinance. The TCP approval block must be revised to indicate that the current ‘-10’ revision to the plan is associated with Detailed Site Plan DSP-16023, and is not reviewed at staff level as currently indicated. No color copies of the plan are needed for reporting purposes because the changes from the previously captured version of the plan are very minor.

The Woodland Conservation Threshold (WCT) for this 110.28-acre property is 15 percent of the net tract area or 14.97 acres. The total woodland conservation requirement based on the amount of clearing proposed is 26.00 acres. This requirement is proposed to be satisfied with 16.70 acres of on-site preservation and 6.73 acres of on-site reforestation.

Impacts to the primary management area (PMA) were approved with the preliminary plan and are grandfathered for this project; however, this application shows one minor increase to the PMA impacts for the extension of a previously approved stormwater outfall. The proposal changes the impact area from the previously approved 0.01 acre to 0.02 acre. This is a minor impact necessary to safely convey stormwater to the existing stream.

Another minor revision is to the delineation of the existing floodplain based on an updated floodplain study (FPS 990014). The revision to the floodplain slightly reduces the delineation of

the PMA surrounding the existing culvert under the roadway extension, east of the cul-de-sac on Alaking Court. Staff recommends approval of the proposed minor PMA impact and the revised PMA delineation.

11. **Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, The Tree Canopy Coverage Ordinance (TCC), because it proposes more than 5,000 square feet of gross floor area. The requirement for the entire 110.26-acre Steeplechase Business Park is ten percent of the gross tract area or 11.03 acres (480,293 square feet) based on the I-1 Zone requirements. The submitted landscape plan provides a schedule showing the requirement being met through the preservation of the existing trees and afforestation/reforestation areas shown on the Type II tree conservation plan (TCPII), with a total of 11.41 acres of tree canopy coverage (TCC) provided.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—In a memorandum dated September 23, 2016, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. They stated that this proposal will not impact any historic sites, historic resources or known archeological sites. Phase I archeology survey is not recommended.

- b. **Community Planning**—In a memorandum dated September 26, 2016, the Community Planning Division provided the following analysis:

The application is consistent with the Employment Area Growth Policy in the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) and conforms to the industrial land use recommendation for the subject property in the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan and SMA).

- c. **Transportation Planning**—In a memorandum dated September 13, 2016, the Transportation Planning Section provided an analysis of three transportation-related conditions of PPS 4-03113, along with the following comments:

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required.

Parcel 57 is located within a portion of the Steeplechase Business Park. The site is served by a single driveway from Alaking Court. While an additional driveway to the northwest would be desirable to serve overall circulation within the development, due to the presence of flood plain and environmental features, such a driveway is not possible at this time. Therefore, the site access is acceptable and desirable.

Although there is no trip cap condition, the resolution approving the PPS includes a clear finding that the approval considered 1,120 AM and 1,167 PM peak-hour trips. A recent analysis indicated that the following had been constructed, approved, or planned for the site in consideration of the change in square footage proposed by this plan:

USE	AM	PM
850,927 square feet of industrial space on Parcels 1, 22, 39, 40, 41, 53, 54, 55 and 61 (assume 20% office and 80% warehouse per permit plans) constructed	559	541
45,753 square feet of industrial space (40,000 square feet warehouse and remainder office) planned – THIS APPLICATION	38	38
Convenience Store with Gas Pumps (12 fueling positions) with 66% pass by	76	79
47,063 square feet of retail (computed per Guidelines) INCLUDES PENDING DSP-16009	59	217
5,205 square feet bank/credit union with 33% AM/47% PM pass by	42	68
6,599 square feet fast food restaurant with 49% AM/50% PM pass by	153	108
TOTAL EXISTING, PROPOSED, AND PLANNED	927	1051
TRIP CAP PER 4-03113	1120	1167

As shown in the table above, existing, proposed, and planned development remains within the trip cap established by the preliminary plan. This includes the subject application within the area of 4-03113.

It shall be noted that future applications within the development are likely to bring the site near the trip cap. A more detailed review of trip generation will need to be conducted with the next application to verify uses and to ensure that internal trip satisfaction is properly included in the trip generation analysis (it has not been factored into the above analysis).

The site is adjacent to the Capital Beltway, a master plan freeway with a variable right-of-way. No additional right-of-way dedication is required for this facility.

As noted above, no traffic-related (or adequacy-related) findings are associated with detailed site plan review. In summary, the Transportation Planning Section determines that the site plan is acceptable.

- d. **Subdivision Review**—In a memorandum dated September 2, 2016, the Subdivision Review Section provided a review of the applicable conditions attached to the approval of the relevant Preliminary Plan of Subdivision, 4-03113 that have been incorporated into Finding 8 above. Additionally, they noted that the bearings, distances, and lot size have been provided on the Landscape Plan, except for the curve data along Alaking court. All bearings and distances must be shown consistent with the record plat and must be accurately reflected on the site plan, or permits will be placed on hold until the plans are corrected. The DSP should be revised to reflect all bearings and distances on the site plan prior to approval.

Comment: The DSP has since been revised to reflect the bearings and distances from the record plat.

- e. **Trails**—In a memorandum dated September 8, 2016, the trails coordinator provided an analysis regarding the site plan's conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (area master plan).

The MPOT and the area master plan include no master plan trail or bikeway recommendations that impact the subject site. However, the Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians which relate to frontage improvements and internal pedestrian circulation on the site:

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The submitted DSP reflects a sidewalk along one side of the private access road to the building entrance. This sidewalk will accommodate pedestrians walking from the public right-of-way (and sidewalk network) to the proposed building. No additional internal sidewalk connections are necessary for the subject site plan.

The subject application has limited frontage along Alaking Court, estimated at under 58 linear feet. There is not an existing sidewalk along the frontage of the subject site or on the road frontages immediately adjacent to the subject site. However, it should be noted that there is an existing sidewalk along the north side of Alaking Court that ends approximately 75 linear feet to the west of the frontage of the subject site. If agreeable to the applicant and the Department of Permitting, Inspections and Enforcement (DPIE), it may be appropriate to construct the standard sidewalk along the short frontage of the subject site and extend the sidewalk within the public right-of-way to the west to connect into the existing sidewalk network. This improvement would ensure a complete sidewalk connection from the future building to the existing public sidewalk network, which currently terminates less than 100 feet to the west of the subject site.

Comment: The DSP has been revised to show a sidewalk along the subject site's entire frontage of Alaking Court, which may be modified by DPIE at the time of permits.

- f. **Permit Review**—The Permit Review Section provided several comments which are either not applicable at this time or have been addressed through revisions to the plans, or are addressed through the proposed conditions of approval in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated November 10, 2016, the Environmental Planning Section offered a summary of the environmental site description and provided an analysis of the site plan's conformance with the environmental conditions in 4-03113.

An approved and signed Natural Resource Inventory Equivalency Letter, NRI-166-2016, which was approved August 11, 2016 was submitted. No revisions are required for conformance to the NRI.

An approved Stormwater Management Concept plan and approval letter (No. 8004290-2000-08) were submitted with the subject application.

The plan shows the use of existing ponds, underground storage, micro-bioretenment, gravel wetland and stormfilter facilities for the overall property.

- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the subject application.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide comments on the subject application.
 - j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.
 - k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide comments on the subject application.
 - l. **Maryland State Highway Administration (SHA)**—In an e-mail dated August 25, 2016, SHA indicated that any work within the SHA right-of-way will require a detailed plan review and permit issuance, if applicable.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated September 1, 2016, WSSC offered comments on needed coordination with buried utilities and WSSC easements, and the requirements for connection to the existing water and sewer lines.
 - n. **Verizon**—At the time of the writing of this technical staff report, Verizon did not provide any comments on the subject application.
 - o. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, comments have not been received from PEPCO.
13. Based upon the foregoing analysis and as required by Section 27-285(b) of the Zoning Ordinance, the DSP 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.
14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Comment: In a memorandum dated November 10, 2016, the Environmental Planning staff indicated that the subject project is grandfathered from the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because the project has a previously approved Preliminary Plan of Subdivision (PPS 4-03113).

Therefore, this required finding does not need to be made.

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-16023 and Type II Tree Conservation Plan TCPII-128-90-10, for Steeplechase 95 International Business Park, Parcel 57, Building H, subject to the following conditions:

1. Prior to certification, the applicant shall revise the plans as follows or provide the specified documentation:
 - a. Remove all references to a monument sign from the plan and architectural elevations.
 - b. Provide dimensions demonstrating a minimum 22-foot-wide drive aisle between the edge of the proposed loading spaces and the nearest curbline.
 - c. Revise the Type II Tree Conservation Plan (TCPII-128-90-10) to show the current DSP-16023 as the associated case in the TCPII approval block.
 - d. Provide documentation from DPIE that the DSP is in conformance with the approved stormwater management concept plan.