




The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan Amazon.com Services

SDP-0007-03

REQUEST		STAFF RECOMMENDATION	
Warehouse and distribution facility and increase in land area covered by pavement for parking, loading, and circulation.		APPROVAL with conditions	
Location: Approximately 600 feet to the west of the intersection of US 301 (Crain Highway) and Queens Court.			
Gross Acreage:	28.01		
Zone:	E-I-A		
Dwelling Units:	N/A		
Gross Floor Area:	290,225 sq. ft.		
Planning Area:	74A		
Council District:	04		
Election District:	07		
Municipality:	N/A		
200-Scale Base Map:	202SE14		
Applicant/Address: Amazon.com Services, LLC. 410 Terry Avenue North Seattle, WA 98109		Planning Board Date:	07/23/2020
Staff Reviewer: Thomas Burke Phone Number: 301-952-4554 Email: thomas.burke@ppd.mncppc.org		Planning Board Action Limit:	09/10/2020
		Staff Report Date:	07/09/2020
		Date Accepted:	06/01/2020
		Informational Mailing:	03/04/2020
		Acceptance Mailing:	05/26/2020
		Sign Posting Deadline:	06/23/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA	3
FINDINGS	4
1. Request	4
2. Development Data Summary	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	6
7. Zoning Map Amendments (Basic Plans) A-6965-C, A-9284-C, and A-9397-C.....	6
8. Prince George’s County Zoning Ordinance.....	6
9. Comprehensive Design Plan CDP-9006, as amended	9
10. Preliminary Plan of Subdivision 4-88074.....	10
11. Specific Design Plan SDP-0007, as amended	11
12. 2010 Prince George’s County Landscape Manual	11
13. 1993 Prince George’s County Woodland Conservation and Tree Preservation Ordinance (WCO)	11
14. Prince George’s County Tree Canopy Coverage Ordinance (TCC)	11
15. Referral Comments	12
RECOMMENDATION	14

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0007-03
 Type II Tree Conservation Plan TCPII-067-96-07
 Amazon.com Services

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this staff report.

EVALUATION CRITERIA

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendments (Basic Plans) A-6965-C, A-9284, and A-9397-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone;
- c. The requirements of Comprehensive Design Plan CDP-9006, as amended;
- d. The requirements of Preliminary Plan of Subdivision, 4-88074;
- e. The requirements of Specific Design Plan SDP-0007, as amended;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- i. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of an amendment to a specific design plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use	Warehousing/Distribution	Warehousing/Distribution
Total Acreage	28.01	28.01
Lots	1	1
Gross Floor Area (square feet)	290,225	290,225
Green Space (20 percent required per the CDP Text)	52 percent (14.57 acres)	29 percent (8.13 acres)

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Warehouse/Distribution (157,040 sq. ft.)	81	759
Office (47,880 sq. ft.)	123	123
Total	204	882
Handicapped-Accessible	7	7 (all van)
Standard Spaces	197	223
Oversized Van Spaces (11 ft. x 27 ft.)	N/A	652
Total Loading Spaces	6	9

3. **Location:** The subject site is located in Collington Center, a 708-acre employment park in the Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center, Collington Center, and Collington South. More specifically, this property is located in the northeastern quadrant of the intersection of Queens Court and Prince George's Boulevard, in Planning Area 74A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the north by Branch Court, with commercial uses beyond, to the east by commercial warehouse uses, to the south by Queens Court, with commercial warehouse uses beyond, and to the west by Prince George's Boulevard, with commercial uses beyond, all within the E-I-A Zone and Collington Center.

5. **Previous Approvals:** Collington Center was originally comprised of 1,289 acres, first known as the Prince George's County Employment Park, and placed in the E-I-A Zone, through the 1975 Sectional Map Amendment for Bowie-Collington and Vicinity, via Zoning Map Amendment A-6965. On March 28, 1989, this basic plan, as well as A-9284 and A-9397, were amended via Zoning Ordinance No. 25-1989, into two basic plans. Collington Corporate Center was established through A-9284-C for the northern 414 acres, which was amended again via Zoning Ordinance No. 38-1997, and the remaining 875 acres were established through A-6965-C and A-9397-C. On May 21, 1990, A-6965-C and A-9397-C were amended for the southern 167 acres, which was amended again via Zoning Ordinance No. 22-1997, and referred to as Collington South. Of the total 1,289-acre site, 708 acres, including this application, remain in the original Collington Center.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-8712 (PGCPB Resolution No. 88-224) on May 19, 1988, for Collington Center. On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, subject to 16 conditions. On May 17, 2001, the Planning Board approved CDP-9006-01 (PGCPB Resolution No. 01-95), to eliminate the requirements for the provision of recreational facilities in CDP-9006. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of Willowbrook Parkway to the CDP.

On October 28, 1999, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-88074 (PGCPB Resolution No. 88-287) with 11 conditions and 9 findings.

SDP-0007 and the associated Type II Tree Conservation Plan, TCPII-067-96, was approved by the Planning Board on July 13, 2000 (PGCPB Resolution No. 00-136), for a 290,225-square-foot warehouse building, with two conditions.

An amendment to the SDP received Planning Director level approval on September 9, 2001, for SDP-0007-01, to reduce the number of parking spaces, and to add a retaining wall. SDP-0007-02 was filed with the Maryland-National Capital Park and Planning Commission; however, this amendment was not processed to completion.

6. **Design Features:** This application is for the expansion of the pavement area, by a total of approximately 6.8 acres, for parking and circulation to the north, east and west of the existing building. The expansion involves a reduction in the standard parking spaces from 262 to 223, a reduction in the loading spaces from 34 to 9, a reduction in the handicap spaces from 9 to 7, and the addition of 652 van-sized (11 feet by 27 feet) parking spaces, with 152 of those spaces inside the building. The parking table provided in the general notes of the SDP demonstrates conformance with the parking requirements, however; a condition to correct a discrepancy between the spaces represented on the plan and in the general notes is included in the Recommendation section.

The applicant, Amazon Logistics, specializes in last mile delivery of customer orders. This facility will receive products from other Amazon facilities from line haul trucks, sort them in the facility by delivery route, and load vans to deliver the items to customers. The property has frontage on Prince George's Boulevard, Queen's Court, and Branch Court, with the existing access points from Queen's Court and Branch Court proposed to remain.

The existing 290,225-square-foot building will remain, with minor changes to add the interior parking and circulation, an exterior canopy on the east façade, a new storefront entrance on the north elevation, and a total of eight fabric roll-up doors on the east and west elevations. In addition, the building will be painted two shades of grey, with horizontal blue pinstripes to match a pattern already established on the existing southern façade. A condition has been included in the Recommendation section to identify the new canopy on the site plan and elevations.

Signage

This application does not include any proposed signage. There is one freestanding sign on the property at the intersection of Branch Court and Prince George's Boulevard that will be refaced with the new tenant name. Any future proposed signage on this site will require an amendment to this SDP. A condition has been included in the Recommendation section to provide a detail on the refacing of the existing sign.

Lighting

The applicant will provide pole-mounted lighting throughout the surface parking lots, as well as building-mounted lighting. The submitted photometric plan shows that there is adequate lighting on-site near the building and in the parking lot, and through the use of full cut off optics, will not have a negative impact on adjacent uses.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments (Basic Plans) A-6965-C, A-9284-C, and A-9397-C:** The Collington Center site was originally comprised of 1,289 acres (first known as the Prince George's County Employment Park) in the E-I-A Zone and included Zoning Map Amendment Nos. A-6965, A-9284 and A-9397. The District Council approved two Amended Basic Plans, Collington Corporate Center (via Zoning Ordinance No. 25-1989), for the northern 414 acres, and Collington South (via Zoning Ordinance No. 36-1990), for the southern 167 acres. Of the total 1,289-acre site, 708 acres, including the subject property, remain in the original Collington Center. The Basic Plans designate the subject lot for manufacturing/warehouse uses. Warehouse establishments are also listed as permitted uses in the memorandum dated April 27, 1992, from John Rhoads, Chairman, to the Prince George's County Planning Board based on CDZ Amendment 4, County Employment Park, from Prince George's County Council Resolution CR-108-1975.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Zoning Ordinance in the E-I-A Zone, as follows:
 - a. This SDP is in general conformance with the requirements of Section 27-515 of the Zoning Ordinance, which governs uses in comprehensive design zones (CDZ). The existing warehouse and distribution facility, for which the proposed parking and circulation is in support of, is a permitted use in the E-I-A Zone, in accordance with Section 27-515(b).
 - b. The SDP is consistent with the regulations in the E-I-A Zone, including Section 27-499 of the Zoning Ordinance, regarding purposes; Section 27-500, regarding uses; and Section 27-501, regarding regulations.

- c. Section 27-528(a) of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with approved CDP-9006, as discussed in Finding 9 below and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 12 below; and townhouse uses are not proposed with this application.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

Section 24-122.01(b)(1) of the Prince George's County Code of Ordinances, Subdivision Regulations states "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, Community System.

This SDP was reviewed for adequacy of police services, in accordance with Section 24 122.01(c) of the Subdivision Regulations. The subject property is in Police District II, Bowie, in Upper Marlboro. The response time standards established by Section 24 122.01(e) are 10-minutes for emergency calls and 25-minutes for non-emergency calls. Based on the most recent available information provided by the Police Department as of May 8, 2020, the police response time standards of 10-minutes for emergency calls and 25-minutes for non-emergency calls are met. The Police Department has reported that

there is adequate equipment to meet the standards stated in Prince George's County Council Bill CB-56-2005.

The subject property is served by the Bowie-Pointer Ridge Fire/EMS Co. 843 located at 16408 Pointer Ridge Drive in Bowie. A five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2016 Edition of the National Fire Protection Association (NFPA) 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to the review of nonresidential subdivision applications.

Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of June 17, 2020, the subject project fails the four-minute travel test from the closest Prince George's County fire/EMS station when applying the national standard, an associated total response time under five-minutes from the closest fire/EMS station, Bowie-Pointer Ridge Fire/EMS Co. 843. It is recommended that prior to construction, the applicant shall contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility; install and maintain automated external defibrillators, in accordance with Code of Maryland Regulations (COMAR), and install and maintain hemorrhage kits next to fire extinguishers. In accordance with Section 24-122.01(e)(1)(C), the Fire/EMS Department provided a statement that adequate equipment exists. Therefore, the subject development will be adequately served within a reasonable period of time, with the conditions included herein.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

The application included an approved Stormwater Management (SWM) Concept Plan, 827-2020-00, with which this SDP is in conformance. Adequate provision has therefore been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

TCPII-067-96-07 was reviewed with this SDP and approval is recommended, subject to conditions.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The amended SDP and TCPII show new impacts to a platted 100-year floodplain easement. A previous determination was made by the Prince George's County Department of Permitting, Inspections and Enforcement (DPPE), that there is no 100-year floodplain on the property, and therefore, no impacts to regulated environmental features. A finding that the regulated environmental features on the site are preserved to the fullest extent possible can therefore be made by the Planning Board. Conditions are included in the Recommendation section to process a partial release and abandonment of the floodplain easement, and to remove the delineation from the plans, prior to certification.

9. **Comprehensive Design Plan CDP-9006, as amended:** On November 8, 1990, CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, was approved, subject to 16 conditions. On May 17, 2001, CDP-9006-01 (PGCPB Resolution No. 01-95) was approved to eliminate the requirements for the provision of required recreational facilities. On March 31, 2005, CDP-9006-02 (PGCPB Resolution No. 05-83(C)) was approved to add residual acreage from the vacation of Willowbrook Parkway. The following requirements of CDP-9006 apply to this application:

1. **No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen's Court and Branch Court may be reduced from 50 to 25 feet.**

The parking area is set back a minimum of 46 feet from Queen's Court, 28 feet from Branch Court, and 50 feet from Prince George's Boulevard. The building complies with the building setbacks defined within the CDP design standards.

3. **Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:**

- a. **Delete (or amend) number 3, page 4-1 only allowing ground mounted signs.**
- b. **Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.**
- c. **Amend number 2 under "Signs," page 4-7 to read:**

"2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance See landscaping, guidelines."

d. Amend number 3 under “Signs”, page 4-7 to include:

- “3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.**
- a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.
 - b. Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.
 - c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounted on painted metal “back mounting bars” (painted to match the surface on which they are mounted) on exterior walls. All visible surfaces of all letters shall have a satin black baked enamel finish.
 - d. All letters shall be “modula Bold” upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.
 - e. Only one single row of lettering shall be permitted.
 - f. Signage shall not be lighted.”

This application does not include any proposed signage.

- 5. Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20% green space.**

The submitted SDP demonstrates conformance with this requirement by providing 29 percent green space.

- 16. Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.**

Additional lotting is not proposed with this application, nor is this proposal staged.

- 10. Preliminary Plan of Subdivision 4-88074:** On June 16, 1988, PPS 4-88074 was approved by the Planning Board (PGCPB Resolution No. 88-287), subject to 11 conditions, all of which have been previously addressed.

11. **Specific Design Plan SDP-0007, as amended:** On July 13, 2000, SDP-0007 was approved by the Planning Board (PGCPB Resolution No. 00-136), subject to two conditions, neither of which are applicable to this SDP amendment. SDP-0007-01 was submitted to reduce the number of parking spaces and add a retaining wall, and was approved by the Planning Director on September 9, 2001. A second amendment was filed but was never processed to completion.
12. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with this SDP contains errors and deficiencies, which have been addressed as conditions in the Recommendation section.
13. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance (WCO):** This application is not subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has a Type I and Type II tree conservation plan approved prior to September 1, 2010; however, this site is subject to the provisions of the 1993 Woodland Conservation and Tree Preservation Ordinance because conformance with the woodland conservation requirements were established with TCPI-059-95 and TCPII-067-96-06.

The overall Collington Center development consisted of a gross tract area of 867.00 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres, containing 214.04 acres of upland woodlands. TCPII-067-96 was first approved by staff on July 3, 1996, and consisted of an overall sheet which identified lots and parcels in three categories: "Areas of On-site Woodland Preservation"; "Record Plat Lots as of 1990 with Woodland Conservation Requirements"; and "New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements."

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96 and subsequent revisions. Lot 19, Block C was determined to have no on-site woodland conservation requirement with the review and approval of SDP-0007.

A revised TCPII plan, the -07 revision, was submitted with this application based on the previous -06 revision. Unfortunately, the overall plan submitted did not show the correct delineation of the subject property, identify the correct development site, or correctly label the site as Lot 19, Block C. Other minor technical revisions are also required to be in conformance with the WCO and the Environmental Technical Manual and are included in the Recommendation section.

14. **Prince George's County Tree Canopy Coverage Ordinance (TCC):** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects, such as this SDP, that propose more than 5,000 square feet of disturbance. The site measures 28.01 acres and the required TCC amounts to approximately 2.8 acres, or 121,928 square feet. This TCC table demonstrates conformance to this requirement with a schedule showing a total of 151,090 square feet of TCC.

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

- a. **Community Planning**—In a memorandum dated June 15, 2020 (D'Ambrosi to Burke), incorporated herein by reference, the Community Planning Division noted that this SDP is located within the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*; however, master plan conformance is not required for this application.
- b. **Historic Preservation**—In a memorandum dated June 8, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section provided that this property does not contain, and is not adjacent to, any designated Prince George's County historic sites, or resources. A Phase I archeology survey is not recommended.
- c. **Transportation Planning**—In a memorandum dated June 19, 2020 (Burton to Burke), incorporated herein by reference, the Transportation Planning Section offered a discussion of relative conditions of previous approvals, as well as the following summarized comments:

Applying a floor area ratio of 0.4, which is typical for that E-I-A Zone, the site could potentially be developed with a gross floor area of approximately 488,170 square feet. While no explicit trip cap was ever established for the subject property, based on trip generation rates from the *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers), 488,170 square-feet of warehousing will generate 84 AM trips and 86 PM trips during the peak hours. Staff is in receipt of documentation from the applicant that outlines the 24-hour site operation. The documentation shows that during the traditional peak hours of the adjacent street traffic, 6:30-7:30 AM and 4:00-5:00 PM, the proposed development will generate two trips in the AM peak hour and 85 trips in the PM peak hour. Staff concludes that the original implied trip cap will not be exceeded.
- d. **Trails**—In a memorandum dated June 23, 2020 (Ryan to Burke), incorporated herein by reference, the Transportation Planning Section reviewed the previous approvals, master plan compliance, and bicycle and sidewalk infrastructure. Staff found that the proposal for bicycle and pedestrian access adequately provides internal sidewalks and crosswalks, as well as bicycle racks.
- e. **Permit Review**—In a memorandum dated June 24, 2020 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been included as conditions in the Recommendation section.
- f. **Environmental Planning**—In a memorandum dated June 26, 2020 (Finch to Burke), incorporated herein by reference, the Environmental Planning Section recommended conditions relating to technical issues on the TCPII, which can be found in the Recommendation section of this report. Additional summarized comments were provided, as follows:

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory-Equivalency Letter, NRI-018-09-01, was submitted with the current application, which was issued because the site has an approved and implemented TCPII. With the vacation of the 100-year floodplain easement, staff confirms that no additional on-site regulated environmental features will be impacted for the implementation of the amended SDP.

Marlboro Clay

Collington Center is located in an area with extensive amounts of Marlboro clay that is known as an unstable, problematic geologic formation when associated with steep and severe slopes. The presence of this formation raises concerns about slope stability and the potential for the placement of structures on unsafe land. The southwest quadrant of the subject property is shown to be in an Evaluation Zone. Based on available information, this may have been addressed during the prior development of the site. A geotechnical report may be required for development of the subject property by the County prior to permitting.

Stormwater Management

A SWM Concept Approval Letter 827-2020-00 was submitted with the application, which was approved on May 29, 2020, with an expiration date of May 29, 2023. Payment of a SWM fee-in-lieu of \$51,520.00 in lieu of providing on-site attenuation/quality control measures is required in addition to the micro-bioretenment facilities proposed on-site.

- g. **Special Projects Section**—In a memorandum dated July 8, 2020 (Thompson to Burke), incorporated herein by reference, the Special Projects Section offered an analysis of the required adequacy findings relative to police facilities, fire and rescue, schools, and water and sewer.
- h. **City of Bowie**—In a memorandum dated June 19, 2020 (Meinert to Burke), the City of Bowie provided no comments on this application.
- i. **Prince George's County Fire/EMS Department**—In an email dated June 17, 2020 (Reilly to Thompson), incorporated herein by reference, the Fire/EMS department indicated that this property fails the four-minute travel time test from the closest, or 'first due' station, Bowie-Pointer Ridge Fire/EMS Co. 843. Conditions for mitigation procedures have been incorporated into the Recommendation section.
- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 8, 2020 (Giles to Burke), incorporated herein by reference, DPIE provided an assessment of the roadways, utilities, and SWM facilities, and provided comments to be addressed at the time of permits. DPIE finds the proposed amendment to the SDP is consistent with the approved Site Development Concept Plan No. 827-2020-0.
- k. **Prince George's County Health Department**—At the time of the writing of this report, a memorandum had not been provided by the Health Department.

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 Specific Design Plan SDP-0007-03 and Type II Tree Conservation Plan TCPH-067-96-07 for Amazon.com Services, subject to following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. A partial release and abandonment of the 100-year floodplain easement shown on the record plat for Lot 19, Block C shall be reviewed by the Prince George's County Department of Permitting, Inspection, and Enforcement and recorded in the Land Records of Prince George's County, Maryland.
 - b. Delineation of the vacated 100-year floodplain easement shall be removed from the SDP and landscape plans.
 - c. Correct the tabulations for interior parking to match the plan and verify the number of standard and van spaces.
 - d. Label the proposed canopy on the east façade as an addition on the SDP and elevations.
 - e. Provide a detail for the fabric, high-speed, roll-up doors.
 - f. Cloud the area(s) of revision on the plan with a revision number designator and include the numbered revision in the revision blocks of all applicable sheets.
 - g. Provide a detail on the plan for the existing monument sign and the proposed refacing.
 - h. Provide the following General Notes on the SDP:
 - (1) The applicant shall install and maintain automated external defibrillators (AEDs), in accordance with the Code of Maryland Regulations requirements (COMAR 30.06.01-01). The recommendation includes a requirement for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.
 - (2) The applicant shall install and maintain hemorrhage control kits that shall be installed next to a fire extinguisher. The Fire Protection Code requires fire extinguishers be no more than 75 feet from any employee.
 - i. Revise the landscape plan, as follows:
 - (1) Correct Schedule 4.3-2 for Parking Lot Area B calculation errors in lines 2 and 4, which should show 9,794 square feet and 34 shade trees, respectively.

- (2) Provide a minimum of 7,675 square feet of interior landscaped area, with a minimum of 26 trees for Parking Lot Area C and revise the appropriate Schedule 4.3-2 to reflect these changes.
 - (3) Correct the minimum number of shade trees required on line 4 of Schedule 4.3-2 for Parking Lot Area E to 12 trees and provide the additional tree on the plan.
 - (4) Correct the Section 4.9-1 schedule to reflect the above corrections.
- 2. Prior to certification of the specific design plan, the Type II tree conservation plan (TCPII) shall be revised, as follows:
 - a. The delineation of Lot 19, Block shall be accurately depicted and labeled.
 - b. The most current version of the TCPII approval block shall be provided on the plan sheet. All information about prior approvals and revisions shall be completed in typeface.
 - c. Provide an Owner's Awareness Certificate to the cover sheet for signature by the appropriate party.
- 3. Prior to final certificate of occupancy, the applicant shall provide a pre-incident emergency plan for their facility conducted by the closest station to the site, Bowie-Pointer Ridge Fire/EMS Co. 843. The pre-incident emergency plan will involve establishing points of contact and timely response options, facilitating emergency vehicle access throughout the site, creating a consistent marking protocol for the identification of system components that require special attention during an emergency, and developing appropriate standard operating procedures, or standard operating guidelines for addressing on-site emergencies.