

July 5, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-0007  
Distribution Plus Inc.  
Lot 19 - Block C

The Urban Design Review staff has completed its review of the subject application and of agency referral comments concerning the plan and recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

- a. Approved Basic Plans A-6965 and A-9284
- b. Comprehensive Design Plans CDP-8712 and CDP-9006
- c. Preliminary Plat 4-88074
- d. The requirements of:
  - Subdivision 3, E-I-A Zone (Employment and Institutional Area) of the Zoning Ordinance governing development in the E-I-A Zone
  - Section 27-568 regarding minimum parking requirements
  - Section 27-582 regarding minimum loading requirements
- e. The requirements of the *Landscape Manual*
- f. The Woodland Conservation and Tree Preservation Ordinance
- g. Referral responses from concerned agencies and divisions
- h. Recommendations of the Collington Center Architectural Review Committee.

## FINDINGS

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

1. The proposed Specific Design Plan for Lot 19, Block C, includes site/grading, landscape and architectural plans for the proposed warehouse on Lot 19.
2. The subject site is located on Branch Court southeast of the intersection of Branch Court and Prince Georges Boulevard. The property also has frontage on Queen's Court. The subject site is in Collington Center, a 708-acre employment park in the E-I-A Zone which is a part of a larger 1,289 acre employment park comprised of Collington Corporate Center and Collington South. The subject lot consists of 28.017 acres. The adjacent property to the east is undeveloped. The adjacent properties along Branch Court and Queen's Court are also undeveloped.
3. The subject Specific Design Plan proposes a single-story, 290,225-square-foot warehouse building. The building will consist of 251,575 square feet of warehouse uses and 38,650 square feet of office uses. The warehouse will be primarily used for storing food products which would be distributed from the warehouse. Parking is proposed along the east side of the building. Loading spaces are proposed along the south wall of the warehouse building. A truck and trailer storage area is proposed on the south side of the loading areas. A future addition is proposed on the north side of the proposed building. A separate Specific Design Plan will be submitted for the future addition. Entrance to the site is along Branch Court.

### Site Data:

|                           |  |
|---------------------------|--|
| Zone:                     | E-I-A  |
| Gross Tract Area          |  |
| Lot 19                    | 28.012 acres   |
| Building Area             | 290,225 sq. ft.  |
| FAR Permitted             | 0.45   |
| FAR Provided              | 0.24   |
| Green Space required      | 20%  |
| Green Space provided      | 48.5 %   |
| Building Height Permitted | 3 stories for warehouse uses (±36 feet)<br>10 stories for office uses (110 feet) |
| Building Height Proposed  | 36' feet   |
| Parking spaces required   | 107  |
| Parking spaces provided   | 315  |
| Loading spaces required   | 8  |

Conformance with Basic Plan

4. The proposed Specific Design Plan will be in general conformance with the Basic Plans A-6965 and A-9284. 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 remain in the original Collington Center.

Conformance with Comprehensive Design Plans

5. CDP-8712 designates the subject lots for manufacturing/warehouse uses. The proposed use is within the proposed building with no outside storage of materials. Warehouse and wholesaling 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.
6. The proposal complies with the following Design Guidelines established by CDP-8712 and revised by CDP-9006:

*Buildings constructed within Collington Center will be one of the three basic types: single buildings on individual parcels, two or more buildings arranged to create external open space, two or more buildings arranged to create internal courtyards.*

The proposed building is a single building on an individual parcel.

*The proposed buildings will follow the following guidelines to create a harmonious appearance:*

*Materials will be harmonious with the surroundings, graphics identifying the company will be coordinated with the building design, lighting will enhance the design of the building and not cause excessive glare, planting will be provided along the foundations to enhance the visual quality of the building, views will be preserved where physically possible, buildings will be oriented in such a way as to create internal open space and landscaping, combining of plant materials and earth mounding will embellish the overall appearance of the site.*

The proposed building will have metal panels, metal canopies and glazed windows and doors. The metal canopies and concrete panels are proposed to enhance the appearance of the building. The proposed architecture will be compatible with the industrial/office type architecture of the surrounding areas. The siting, height and orientation of the building facilitate the creation of adequate landscape buffers around the building. Lighting for the

parking lot will be provided by 30-foot-high light posts. The proposed architecture has been approved by the Collington Center Architectural Review Committee.

*A minimum building setback of 80 feet is required along the 102-foot right-of-way for Prince George's Boulevard. A minimum building setback of 50 feet is required along the 70-foot right-of-way along the other major streets. A minimum setback of 25 feet is required along Branch Court and Queen's Court.*

The proposed building setback along Branch Court is more than 300 feet, along Prince George's Boulevard is more than 80 feet and along Queen's Court is more than 300 feet.

*The building will not be more than three stories high for office/industrial uses and a maximum height limit of 10 stories is allowed for office uses.*

The maximum height of the proposed building is approximately 36 feet which is approximately three stories high.

*Ground-mounted signs identifying industries will be oriented towards roadways and will not exceed a height of ten feet. Plant materials and earth mounding will be used to enhance the appearance.*

The applicant has not provided any information on the proposed signage. A condition has been added to require the applicant to provide information on any proposed signage.

*The site and parking lot design must comply with the requirements of the Landscape Manual. The proposal must include a minimum of 20% of green space.*

The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.4 (Screening Requirements) and Section 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*. The applicant has provided 48% of green space.

*Loading areas visible from public streets will be screened with evergreen planting materials.*

The proposed loading spaces will not be visible from Queen's Court because they will be screened from the adjacent properties and Queen's Court by extensive landscaping.

*Prince George's Boulevard (102 feet RW) will have street trees planted in the median in a natural setting with trees and shrubs in attractive groupings. Light fixtures will be on the sides at established intervals. Low growing shrubs and flowering material will be placed in islands where acceleration/deceleration lanes are provided.*

*Corners of intersections will be planted with low-growing, broad leafed shrubs in combination with flowering annual beds. Sight distance will not be obstructed by these plant materials.*

The applicant has not shown any trees in the median along Prince Georges Boulevard, the intersections of Prince Georges Boulevard and Branch Court and the intersection of Prince Georges Boulevard and Queen's Court. Collington Center is a developed center where street landscaping has been addressed as a part of the overall development of the center and as a part of the previous approvals. Therefore, compliance with the above requirements is not required at this time.

CDP-9006 was approved with 16 conditions of approval. Conditions 7 and 10 are directly applicable to the proposed project and the proposal complies with the conditions as follows:

**Condition 7**

**All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.**

This condition is being retained as a condition of this Specific Design Plan approval.

**Condition 10**

**Prior to submission of Final Plats, the applicant, his successors and/or assigns, shall record and execute a formal agreement with the M-NCPPC to provide a combination of public and private recreational facilities. This Recreation Facilities Agreement shall be reviewed by the Department of Parks and Recreation (DPR) prior to execution. To ensure the satisfactory construction of the recreational facilities, a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office of the M-NCPPC) shall be posted. The bond for the public recreational facilities shall be submitted to DPR. The bond for private recreational facilities shall be submitted to the Development Review Division. All bonds shall be posted within two weeks of applying for building permits. The facilities to be constructed on public park lands shall include the following:**

- a. two (2) lighted tennis courts.**
- b. parking facility with a minimum of 40 spaces.**
- c. a minimum 8-foot wide asphalt hiker-biker trail along Collington Branch.**
- d. a secondary pathway system to link the recreational facilities within the park.**

A number of Specific Design Plans have been filed after the Comprehensive Design Plan was approved. The Planning Board has found previously that it will be appropriate for the subject condition to be addressed by the County at a later date.

7. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

| REQUIRED PARKING SPACES  |     | PROPOSED |
|--|-----|----------|
| FOR THE PROPOSED BUILDING  |     |          |
| Three (3) for the first 1,500 square feet of gross floor area; 1 for the additional 1,500 square feet of gross floor area up to 100,000 square feet 0.20 for the additional 1,000 square feet of gross floor area above the first 100,000 square feet. | 107 | 315      |
| LOADING SPACES   |     |          |
| 1 per 2,000 to 10,000 square feet of gross floor area. 1 per 10,000 to 100,000 square feet of gross floor area. The total gross floor area is 22,884 square feet.  | 8   | 33       |

Conformance of the Proposed Specific Design Plan with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action)

8. *The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

As stated in Findings 5 and 6, the proposed Specific Design Plan conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.

9. *The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.*

Findings for adequate public facilities were made in conjunction with the Preliminary Plat. The Transportation Planning Section has confirmed (see Finding 15 below) that the proposal is consistent with the previous transportation adequacy findings. The Countywide Planning Section has recommended that all commercial structures be fully sprinklered in accordance with the National Fire Protection Association Standard 13 and all applicable Prince George's County laws. Condition 7 of CDP-9006 requires the same. This condition is being retained as a condition of this Specific Design Plan approval. The Section has also stated that the existing County police facilities will be adequate to serve the proposed Collington Center development.

10. *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 Department of Environmental Resources has stated that the proposal is consistent with the approved stormwater management concept plan #008005620. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects.

11. *The Plan is in conformance with an approved Tree Conservation Plan.*

The Plan is in conformance with an approved Tree Conservation Plan (TCPII/67/96) for the entire Collington Center site. The subject Specific Design Plan will not impact any of the tree save areas identified on those plans nor will the woodland clearing require a change to the overall requirement.

Referral Responses

12. There may be a minimal amount of disturbance from the floodplain easement on the southeastern portion of the property along Parcel C as indicated on the site/grading plans. Minor grading is proposed along the floodplain easement. The Final Plat 5-00088 for the subject lot has been filed but has not yet been approved. The Subdivision Section (Chellis to Srinivas, June 22, 2000) has therefore given the applicant the following three alternatives to address the flood plain easement issues:

1. revision of the site plan to demonstrate relocation of the floodplain easement on the recorded documents;
2. revision of the site plan to demonstrate removal of disturbance from the floodplain easement;
3. file Preliminary Plat requesting a variation.

A condition of approval has been added to require one of the above changes. The Final Plat 5-00088 for the subject lot has been filed but has not yet been approved.

13. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, June 1, 2000) has stated that there are no impacts to existing WSSC facilities.

14. The Environmental Planning Section (Markovich to Srinivas, May 30, 2000) has stated that wetlands may be present on the subject property. Wetlands have been identified on the adjacent parcel of land identified as Parcel \*C.\* The wetlands may extend onto the subject property in the vicinity of the proposed stormwater management facility at the southeastern corner of the property. The Section has required the applicant to submit a Wetland Delineation Report indicating the exact extent of the wetlands present on the subject property.

There are no scenic or historic roads adjacent to the property and no noise impacts have been identified. Marlboro Clay has been identified in the vicinity of the site. Although Marlboro Clay is not an issue with the subject Specific Design Plan, there is a possibility that Marlboro Clay will be encountered if footers for the proposed structure are placed at an elevation of 120 feet or less. If this is the case, a geotechnical report addressing foundation stability should be prepared.

The proposal is consistent with the approved Tree Conservation Plan (TCPII/67/96).

A condition of approval requiring a Wetland Delineation Report has been proposed below.

15. The Transportation Planning Section (Masog to Srinivas, June 26, 2000) has stated that the proposal is in conformance with past approved plans and that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved.

The memorandum from the Transportation Section states as follows:

■The Transportation Planning Section has reviewed the application referenced above. The application involves a portion of the Collington Center development. The property is located south and west of Trade Zone Avenue and Prince George's Center Boulevard. The applicant proposes to develop the property with 290,225 square feet of warehouse and office space. The site acreage is 28.02 acres.

■The development of this site must be in accordance with CDP-9006 and A-6965 as amended. There should also be an underlying preliminary plat, and that plat, if approved since 1990, potentially has a square footage or trip cap. The transportation staff could not ascertain either the preliminary or final plats which created Lot 19C; a 1995 preliminary plat and its resulting record plat showed a far different lotting pattern. However, all square footage caps have generally been based on a floor-to-area ratio of 0.40, with warehouse, office and light industrial uses all accommodated within the cap. Such a cap for this 28.02 acre site should have allowed for up to 488,170 square feet of development.

■The access and circulation plan for the site is acceptable. The proposed warehouse and its associated drive aisles, loading bays and parking would occupy most of the site. The remainder of the plan makes a provision for an expansion of the planned building. The building envelope is approximately 122,500 square feet; this expansion would need to be the subject of a new review prior to its construction.

■The finding for a Specific Design Plan requires that the site be served adequately within a reasonable period of time by transportation facilities which are existing, programmed or which will be provided as a part of the development. While the transportation adequacy findings for the subject property are quite old, nothing has occurred which would invalidate them. Therefore, the transportation staff finds that the submitted plans are in conformance with past approved plans. The subject property was the subject of a finding of adequate public facilities made in 1995. Insofar as the basis for that finding is still valid, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved.●

16. The Growth Policy and Public Facilities Planning Section (Williams to Srinivas, June 27, 2000) has recommended that all commercial structures be fully sprinklered in accordance



with the National Fire Protection Association Standard 13 and all applicable Prince George's County laws. Condition 7 of CDP-9006 requires the same. This condition is being retained as a condition of this Specific Design Plan approval. The Section has also stated that the existing County police facilities will be adequate to serve the proposed Collington Center development.

The Growth Policy and Public Facilities Planning Section memorandum states as follows:

■The Growth Policy and Public Facilities Planning Section has reviewed the specific design plans for adequacy of public facilities and concluded the following.

### **Fire Service**

■The existing **fire engine service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of **4.88** minutes, which is **beyond** the **3.25** minutes response time guideline.

■The existing **ambulance service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of **4.88** minutes, which is **beyond** the **4.25** minutes response time guideline.

■The existing **paramedic service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of **4.88** minutes, which is **within** the **7.25** minutes response time guideline.

■The existing **ladder truck service** at **Bowie Fire Station, Company 39** located at **15454 Annapolis Road** has a service response time of **13.36** minutes, which is **beyond** the **4.25** minutes response time guideline.

■These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

■In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinkled in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

### **Police Service**

■The proposed development is within the service area of the District II- Bowie. The staff concludes that the existing County's police facilities will be adequate to serve the proposed Collington Center development. •

17. The Permit Review Section (Ferrante to Srinivas, June 12, 2000) has requested minor changes to the site/grading and landscape plans. A condition of approval has been added to require the same.

18. The Community Planning Division (D'Ambrosi to Srinivas, June 7, 2000) has stated that a sufficient number of trees should be preserved along Prince Georges Boulevard as recommended in the Master Plan. Due to the extensive grading on site, the preservation of all the trees may not be possible. The applicant has however, provided adequate landscape buffers along the property lines.
19. The Department of Environmental Resources (De Guzman to Srinivas, June 22, 2000) has stated that the proposal is consistent with the approved stormwater management concept plan.

The Collington Center Architectural Review Committee

20. The Collington Center Architectural Review Committee (Holtz to Brownfield, June 8, 2000) has stated that the Committee reviewed the proposal on May 30, 2000, and approved the plans with one condition. The condition, requiring that the height of the landscape berm be raised a minimum of two feet along the entire length of Prince Georges Boulevard, has been added.

RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-9906 with the following conditions:

1. Prior to certification of the Specific Design Plan,
  - a. The applicant shall revise the site/grading and landscape plans to show the following:
    - (1) The location, design and details of the proposed signs.
    - (2) The landscape berm along Prince Georges Boulevard raised a minimum of two feet to elevations 142-144.
    - (3) The number of parking spaces correctly shown on the site plan and the parking table.
  - b. The applicant shall either demonstrate relocation of the floodplain easements in accordance with pending final plats, demonstrate the removal of the disturbance from the floodplain easement, or file a Preliminary Plat application requesting a variation.
  - c. The applicant shall submit a Wetland Delineation Report indicating the exact extent of the wetlands present on the subject property.
2. All commercial (and/or industrial) structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.