



SPECIFIC DESIGN PLAN

SDP-0107

Application	General Data	
Project Name COLLINGTON CENTER, LOT 8, BLOCK E (BUCK DISTRIBUTING) Location Southwest quadrant of Commerce Court, approximately 600 feet west of Commerce Drive. Applicant/Address R. W. Murray Company 4511-A Daly Drive Chantilly, VA 20151	Date Accepted	09-21-01
	Planning Board Action Limit	11-28-01
	ZHE Hearing Date	NA
	Plan Acreage	29.8287
	Zone	E-I-A
	Dwelling Units	na
	Square Footage	141,269 sq.ft.
	Planning Area	74A
	Council District	04
	Municipality	NA
	200-Scale Base Map	201SE14

Purpose of Application	Notice Dates
WAREHOUSE AND OFFICES	Adjoining Property Owners 09-25-01 (CB-15-1998)
	Previous Parties of Record 10-22-01 (CB-13-1997)
	Sign(s) Posted on Site 10/17/01
	Variance(s): Adjoining Property Owners <div>NA</div>

Staff Recommendation			Staff Reviewer: Laxmi Srinivas
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 3, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-0107
Collington Center, Lot 8, Block E (Buck Distributing)

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, CDP-9006 and CDP-9006/01
- c. Preliminary Plat 4-96051
- 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 8, Block E, includes site/grading, landscape and architectural plans for the proposed distributing warehouse on Lot 8.
2. The subject site is located on the south side of Commerce Court on the southwest side of the intersection of Commerce Court and Commerce Drive in Collington Center. The subject lot consists of 29.8 acres. The adjacent properties to the east consist of industrial warehouse and commercial condos. The adjacent properties to the south, north and west are undeveloped. Collington Center is 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.
3. The subject Specific Design Plan proposes a single-story, 141,269-square foot. warehouse building. The building will consist of 117,979 square feet of warehouse uses and 23,290 square feet of office uses. The warehouse will be primarily used for beer distribution. The building is proposed in the central portion of the site. Parking is proposed on the north and east sides of the building. A truck maintenance shed is proposed on the north side of the building. A trailer storage area is proposed on the south side of the building. Eight loading spaces are proposed on the north side of the building and four loading spaces are proposed on the south side of the building. A seven-foot-high chain-link fence is proposed on the north, south and west sides of the parking areas.

Site Data:

Zone:	E-I-A
Gross Tract Area Lot 8	29.82 acres
Building Area	141,269 square feet
FAR Permitted	0.45
FAR Provided	0.11
Greenspace required	20 percent
The applicant has not provided information regarding the proposed green area. A condition of approval has been added to require the same.	
Building Height Permitted	3 stories for warehouse uses (✓36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	✓35 feet
Parking spaces required	77
Parking spaces provided	132
Loading spaces required	5
Loading spaces proposed	12

The parking tables indicate 10 loading spaces. A condition of approval has been added to revise the parking tables. A condition of approval has been added to indicate the height of the building on the architectural drawings.

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 lot 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 consists of concrete tilt-wall panel construction. Smoked glass window panels are recessed from the panels to enhance the appearance of the building. The proposed materials are harmonious with the building materials of the surroundings. Adequate landscaping has been provided to screen the buildings from the adjacent properties.

A minimum building setback of 80 feet is required along the 102-foot right-of-way for Prince George^{as} 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^{as} Court.

The proposed building setback along Commerce 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 35 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 percent of green space.

The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip) and Section 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*.

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

The proposed loading spaces will not be visible from Commerce Court.

Prince George^{as} 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 George^{as} Boulevard and the adjacent streets. 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. CDP-9006/01 eliminated Condition of Approval #10 regarding recreational facilities. The proposal is consistent with the conditions of approval for CDP-9006 and CDP-9006/01.

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 FOR THE PROPOSED BUILDING		PROPOSED
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.	77	132
LOADING SPACES		
1 per 10,000 square feet of gross floor area. 1 per each additional 40,000 square feet of gross floor area or fraction thereof 10,000 to 100,000 square feet. of gross floor area. The total gross floor area is 22,884 square feet	5	12

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 (see Finding 15 below) has confirmed 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 Georges County laws for all the structures in Collington Center. 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 site plan does not show the culvert crossing for the main entrance to the project. The applicant has submitted an approved stormwater management concept approval letter. The concept approval states that the stormwater management for this site is to be provided by the proposed rehabilitation of Collington Center Regional Stormwater Management facilities. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects. A condition of approval has been added requiring the applicant to show the culvert crossing for the main entrance.

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 Tree Conservation Plan was revised on October 10, 2001, according to the requirements of the Environmental Planning Section. The Section has recommended approval of the TCPII/67/96 submitted in conjunction with the subject Specific Design Plan.

Referral Responses

12. The Permits Review Section (Gallagher to Srinivas, September 25, 2001) has stated that the proposal must be in conformance with the Comprehensive Design Plan and Preliminary Plan for this subdivision and has requested minor changes to the site plan. A condition of approval has been added to require the requested changes.
13. The Subdivision Section (Chellis to Srinivas, October 25, 2001) has stated that the subject property is part of the approved Preliminary Plan 4-96051. The Plan expires on November 21, 2002. The Section has found that the subject site plan is in substantial conformance with the Preliminary Plat. The subject site plan must also be in compliance with the various conditions of approval of the Preliminary Plan. Compliance with these conditions is discussed in Finding #15. A condition of approval has been added to add a note to the site plan stating that the total gross floor area of development on this lot will not exceed 674,300 square feet.
14. The Environmental Planning Section (Markovich to Srinivas, October 16, 2001) has stated that there are no wetlands on Lot 8 according to the Corps of Engineers Jurisdictional Determination dated August 10, 2000.

The soils found on the property include Collington fine sandy loam and Westphalia fine sandy loam. There are indications that Marlboro Clay is present on the property that may impact the development of the property. The applicant submitted two geotechnical reports addressing Marlboro Clay. The reports did not have adequate information regarding Marlboro Clay. Since the Prince George's County Department of Environmental Resources has the ultimate responsibility for ensuring that structures are not placed on unsafe land, the

Department may require additional information during the building permit stage that may require revisions to the subject Specific Design Plan.

According to the information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of the lot. However, during a site visit in spring 1996, staff found the Covils scorpion weed (*Phacelia covillei*), an endangered species, in the vicinity of the southwest corner of the proposed warehouse. Staff will notify the Maryland Department of Natural Resources of the presence of the endangered plant.

The applicant has submitted a Type II Tree Conservation Plan TCP/II/67/96 that was revised according to the requirements of the Section on October 10, 2001. TCP/II/67/96 is recommended for approval with SDP-0107.

15. The Transportation Planning Section (Masog to Srinivas, September 27, 2001) has stated that the access and circulation plan for the site is acceptable. The Section also finds that the subject property will be adequately served within a reasonable period of time with transportation facilities that are existing, programmed, or will be provided as a part of the development if the development is approved.
16. The Community Planning Division (D'Ambrosi to Srinivas, September 27, 2001) has stated that there are no master plan issues raised by this application.
17. The Collington Center Architectural Review Committee (Holtz to Buck, August 29, 2001) has stated that the Committee reviewed the proposal on August 28, 2001, and approved the plans.
18. The Growth Policy and Public Facilities Planning Section (Williams to Srinivas, October 23, 2001) 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 memorandum from the Growth Policy and Public Facilities Planning Section states that:

■The Growth Policy and Public Facilities Planning Section has reviewed the Specific Design Plan for public facilities impacts and concluded the following:

■Fire Service

■The existing fire engine service at Bowie, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 4.61 minutes, which is beyond the 3.25-minute response time guideline.

■The existing ambulance service at Bowie, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 4.61 minutes, which is beyond the 4.25-minute response time guideline.

■The existing paramedic service at Bowie, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 4.61 minutes, which is within the 7.25-minute response time guideline.

■The existing ladder truck service at Bowie, Company 39, located at 15454 Annapolis Road has a service response time of 14.40 minutes, which is beyond the 4.25-minute 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, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

■The ambulance adequacy issue will be discussed at the Planning Board Hearing.

■Police Services

■The proposed development is within the service area of District II-Bowie. Staff of the Growth Policy and Public Facilities Planning Section conclude that the existing police facilities will be adequate to serve the proposed Buck Property Distributing. •

19. The Department of Environmental Resources (De Guzman to Srinivas, October 2, 2001) has stated that the site plan does not show the culvert crossing for the main entrance to the project. A condition of approval has been added to require the same.
20. The Department of Parks and Recreation (Palfrey to Srinivas, telephone conversation, October 19, 2001) has no comment regarding the proposal.
21. The Washington Suburban Sanitary Commission (Thacker to Srinivas, October 8, 2001) has stated that there are existing WSSC facilities on site and coordination with WSSC will be required.

RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0107 and TCPII/67/96 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) green area calculations,
 - (2) The location, design and details of the proposed signs,
 - (3) the number of parking spaces correctly shown on the site plan and the parking table,
 - (4) ramps to parking spaces serving the physically handicapped,
 - (5) access to the loading spaces on the rear of the warehouse,
 - (6) signs or arrows to indicate the direction of traffic movement on the driveways,
 - (7) a 16-foot-wide by 19-foot-long van space for the physically handicapped,
 - (8) culvert crossing for the main entrance to the project,
 - (9) a note stating that the total gross floor area of development on this lot will not exceed 674,300 square feet.
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.