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## SPECIFIC DESIGN PLAN

**SDP-0305**

Application	General Data
<b>Project Name:</b> COLLINGTON CENTER, LOTS 20-22, BLOCK C  <b>Location:</b> Northeast of the terminus of Queen's Court cul-de-sac, approximately 1,300 feet east of Prince George's Boulevard  <b>Applicant/Address:</b> Tomorrow's Solutions, Inc. c/o John Tribble 901 Southern Avenue Oxon Hill, MD 20745	Date Accepted: 05/29/2003
	Planning Board Action Limit: NA
	Plan Acreage: 17.3 acres
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 95,000
	Planning Area: 74A
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 202SE14

Purpose of Application	Notice Dates
Warehouse and Accessory Office	Adjoining Property Owners: (CB-15-1998) 05/20/2003
	Previous Parties of Record: (CB-13-1997) 06/16/03
	Sign(s) Posted on Site: 06/27/03
	Variance(s): Adjoining Property Owners: NA

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

July 2, 2003

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-0305  
Collington Center, Lots 20, 21 and 22, 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, CDP-9006 and CDP-9006/01
- c. 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
- d. Preliminary Plan 4-99046
- 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 Lots 20, 21 and 22, Block C, includes site, landscape and architectural plans for a warehouse.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Warehouse
Acreage	17.36 acres	17.36 acres
Lots	3	3
Parcels	0	0
Square Footage/GFA	0	95,000

### Site Data

FAR Permitted	0.45
FAR Provided	0.13
Green Space required	20%
Green Space provided	50+%
Building Height Permitted	3 stories for warehouse uses (36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	32 feet
Parking spaces required	66
Parking spaces provided	123
Loading spaces required	4
Loading spaces proposed	12

3. The subject site is in the Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprised of Collington Corporate Center and Collington South. The subject site is located between the ends of the Queen's Court cul-de-sac and the Branch Court cul-de-sac, approximately 1,300 feet east of Prince George's Boulevard.
4. The subject Specific Design Plan includes site, landscape and architectural drawings for a warehouse on Lots, 20, 21 and 22, Block C. The adjacent properties to the north, south and west are developed with warehouse uses. US 301 is to the east of this property. The entrances to the property are from Branch Court and Queen's Court. The Planning Board approved SDP-0302 for rough grading for the subject site on April 24, 2003 (PGCPB No. 03-80). Condition 2 required the applicant to submit information that complied with Condition 2 of Preliminary Plan 4-99046. Condition 2 limits the total development of the subject lots to 195,150 square feet. The applicant has proposed a 95,000-

square-foot warehouse. The total floor area is substantially less than the maximum allowable buildable area.

5. The subject Specific Design Plan proposes a 95,000-square-foot warehouse. The warehouse includes accessory office uses. Entrance to the warehouse is from Queen's Court. Parking is proposed on the south and west sides of the warehouse building. The loading areas are on the west side of the building. A six-foot-high retaining wall is proposed along a portion of the western property line.

The applicant has not provided information regarding the proposed green space. A condition of approval has been added to require the same.

6. **Conformance with Basic Plan**

The proposed specific design plan is in general conformance with Basic Plans A-6965 and A-9284, which show the subject site designated for manufacturing/warehouse/office uses.

7. **Conformance with Comprehensive Design Plans**

CDP-8712 designates the subject lot for manufacturing/warehouse/office uses. The proposed use, warehouse, is a permitted use in the Collington Center. The proposed use is within the proposed building with no outside storage of materials.

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 applicant is proposing a single warehouse building.

*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 warehouse building will have painted concrete panels, accent paint, glazed windows and doors, and aluminum-framed window and door systems. The proposed materials and design elements enhance the appearance of the building. The proposed architecture will be compatible with the industrial/office-type architecture of the adjacent buildings in Collington Center. 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. The applicant has provided landscaping that complies with the requirements of the *Landscape Manual*.

*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 Queen's Court is approximately 95 feet and along Branch Court is more than 400 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 buildings is approximately 32 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 is proposing a ground-mounted sign along Queen's Court at the entrance to the warehouse building. The applicant has not provided any details of the proposed sign. A condition has been added to require the applicant to provide details of the proposed sign.

*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), 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 50+ percent of green space on the site as a whole.

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

The proposed loading spaces will not be visible from US 301 and adjacent properties because the spaces will be screened 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.*

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. Condition 7 is directly applicable to the proposed project.

**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.**

A condition of approval has been added to comply with the intent of the condition.

8. 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:

Parking Spaces	Required	Proposed
<i><b>For the Proposed Building</b></i>		
Three spaces for the first 1,500 sq.ft. + one for each additional 1,500 sq.ft. of gross floor area For 95,000 sq.ft	65	123
<i><b>Loading Spaces</b></i>		
One up to 10,000 square feet of gross floor area + one for each additional 40,000 sq.ft. of gross floor area	4	12

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

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

As stated in Finding 7, the proposed Specific Design Plan conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.

*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 Plan for the subject property. The Transportation Planning Section (see Finding 16) has confirmed that the proposal is consistent with the previous transportation adequacy findings. The memorandum from the Transportation Planning Section states that:

“The Transportation Planning Section has reviewed the specific design plan referenced above. The subject property consists of approximately 17.36 acres of land in the E-I-A zone. The property is located on the west side of US 301, between Branch Court and Queen’s Court. The applicant proposes 95,000 square feet of warehouse space on Lot 21. Neither Lots 20 or 22 are proposed for development beyond grading at this time.

#### **“Review Comments**

“The development of this site must be in accordance with CDP-9006 and A-6965 as amended. There is also an underlying preliminary plan, 4-88074, which does not contain a square footage or trip cap, but does contain several requirements for roadway dedication which have all been satisfied.

“A Specific Design Plan requires a finding that ‘the development will be adequately served within a reasonable period of time...’ by the needed transportation facilities. It is noted that the site was subjected to a test of transportation adequacy in 1988, and since that time a number of transportation improvements that were needed have been constructed. However, the US 301/Trade Zone Avenue intersection is experiencing failing operations with all approved development, although the intersection does operate at acceptable levels today. The entire Collington Center development cannot build out with reliance upon a single point of access at Trade Zone Avenue. There is a need to determine when additional access to the Collington Center development is needed and where it would be located. During review of SDP-0302, a information was provided to the Planning Board that a modification to underlying CDP-9006 was forthcoming. For that reason, the required SDP finding is being made with an intention to examine the access issue and its timing further when a revised comprehensive design plan is reviewed.”

The Historic Preservation and Public Facilities Planning Section has recommended that an automatic fire suppression system be provided in all new buildings unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. A condition of approval has been added to require the same. The section has also stated that the existing county police facilities will be adequate to serve the proposed Collington Center development. The Permit Review Section has required additional landscaping along US 301 to comply with the requirements of the *Landscape Manual*. A condition of approval has been added to require the same.

*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 subject property has an approved Stormwater Management Concept Plan, #2263-2003.

*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 Comments**

10. The Subdivision Section (Chellis to Srinivas, June 10, 2003) has stated that the subject lots are not consistent with Plat 189-86. A lot line adjustment is required for the subject site. The applicant has filed a lot line adjustment application, according to the requirements of Section 24-108 of the Subdivision Regulations. A record plat is required for the lot line adjustment. A condition of approval has been added to require the same.
11. The Permit Review Section (Jessee to Srinivas, July 3, 2003) has required minor changes to the site plan. A condition of approval has been added to require the same.
12. The Department of Environmental Resources (De Guzman to Srinivas, June 5, 2003) has stated that the proposal is consistent with the approved stormwater management concept #2263-2003.
13. The Environmental Planning Section (Markovich to Srinivas, June 3, 2003) has stated that streams, wetlands, 100-year floodplain, severe slopes and associated buffers for these features are not found on the subject property. Transportation-related noise impacts have been identified. The Westphalia fine sandy loam soils found to occur on the property have no significant limitations that would affect the development of the property. No Marlboro Clay is found on the property. There are no rare, threatened or endangered species found to occur on this property. The detailed forest stand delineation was previously reviewed. No additional information is required with respect to the forest stand delineation. The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there are previously approved Tree Conservation Plans, TCPI/59/95 and TCPII/67/96.

The subject specific design plan was evaluated for compliance with TCPII/67/96 and found to conform to previously approved plans. No further information with respect to TCPII/67/96 is required, and no revisions to the approved tree conservation plan are necessary.

According to the Environmental Planning Section noise model, the noise is approximately 75 dBA at the property line. In accordance with the standards for commercial and industrial uses, a 75 dBA exterior noise level meets the state noise standards. No further information is required with respect to noise impacts.

The subject specific design plan is consistent with the approved TCPII/67/96.

14. The State Highway Administration (McDonald to Srinivas, June 3, 2003) has no objections to the specific design plan.
15. The Transportation Planning Section (Masog to Srinivas, June 19, 2003) has stated that the development of the site must be in accordance with CDP-9006 and A-6965 as amended. There is also an underlying preliminary plan, 4-88074, containing several requirements for roadway dedication, which has been satisfied. The site was subjected to a test of transportation adequacy in 1988 and since that time a number of transportation improvements have been constructed. 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. There is however, a need to review an additional access for Collington Center. During the review of SDP-0302 for rough grading for the subject property, information was provided that a revision to the Comprehensive Design Plan for Collington Center is forthcoming. The additional access issue will be studied at that time.

16. The Collington Center Architectural Review Committee (Paul to Woodburn, January 29, 2003) has approved the plans for the subject specific design plan.
17. The Community Planning Division (D'Ambrosi to Srinivas, May 30, 2003) has stated that the proposed development is consistent with the 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan and SMA*.
18. The Washington Suburban Sanitary Commission (Thacker to Srinivas, June 10, 2003) has stated that water and sewer connections are available for the subject site.
19. The Fire Department (Oladeinde to Srinivas, June 10, 2003) has stated that any courts and dead ends should provide a 43-foot turning radius within 200 feet of the end of the road.
20. The Historic Preservation and Public Facilities Planning Section (Izzo to Srinivas, June 12, 2003) has stated that existing fire engine service, ambulance service and paramedic service travel times are within the travel time guidelines. The existing ladder truck service travel times are beyond the travel time guidelines. In order to alleviate the negative impact on fire and rescue services due to the inadequate service, an automatic fire suppression system shall be provided in all new buildings, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. A condition of approval has been added to require the same. The section has stated that the existing police facilities are adequate to serve the proposed development.

## RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0305 with the following conditions:

1. Prior to certification of the Specific Design Plan,
  - a. The lot line adjustment plat per Section 24-108 of the Subdivision Regulations for the subject lots shall be approved.
  - b. The site, landscape and architectural drawings shall be modified to show the following:
    - i. The design, details and location of the ground-mounted sign.
    - ii. Amount of green space provided.
    - iii. Landscape compliance with the requirements of Section 4.2 of the *Landscape Manual* along the entire frontage of US 301.
2. An automatic fire suppression system shall be provided in all new buildings to alleviate the negative impact on fire and rescue services due to the inadequate service, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

