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SPECIFIC DESIGN PLAN

SDP-0311

Application	General Data
Project Name: Collington Center, Lot 4, Block A (RIS Paper) Location: East side of Prince George's Center Boulevard, approximately 400 feet south of Commerce Drive Applicant/Address: Duke Realty Corporation 600 East 96 th Street, Suite 100 Indianapolis, IN 46240	Date Accepted: 08/13/03
	Planning Board Action Limit: NA
	Plan Acreage: 5.68
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 96,000
	Planning Area: 74A
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 201NE14

Purpose of Application	Notice Dates
Warehouse Distribution	Adjoining Property Owners Previous Parties of Record Register Associations: (CB-12-2003)
	Sign(s) Posted on Site: 10/22/03

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

October 29, 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-0311
Collington Center, Lot 4, Block A

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 4-88074.
- 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 4, Block A, includes site, landscape and architectural plans for a warehouse.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Warehouse
Acreage	5.68	5.68
Lots	1	1
Parcels	0	0
Square Footage/GFA	0	96,000

Site Data

FAR Permitted	0.45
FAR Provided	0.38
Green Space required	20%
Green Space provided	25.6%
Building Height Permitted	3 stories for warehouse uses (36 feet) 10 stories for office uses (110 feet)
Building Height Proposed	34 feet
Parking spaces required	66
Parking spaces provided	66
Loading spaces required	4
Loading spaces proposed	16

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 comprising Collington Corporate Center and Collington South. The subject site is located on the east side of Prince George's Center Boulevard in Collington Center.
4. The subject Specific Design Plan includes site, landscape and architectural drawings for a warehouse on Lot 4, Block A. The adjacent properties are as follows:

North—	Open Space
South—	Prince George's Center Boulevard
East—	Industrial
West—	Industrial

The entrance and exit to the property is from Prince George's Center Boulevard.

5. The subject Specific Design Plan proposes a 96,000-square-foot warehouse building. Parking is proposed to the south and west sides of the warehouse building. Loading is proposed on the north side of the building. On September 8, 1988, the Planning Board had approved Specific Design Plan SDP-8814 for a warehouse on the subject property (PGCPB No. 88-436). The Specific Design Plan expired on September 8, 1994.

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, a 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 anodized-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 subject property will be provided by building-mounted fixtures. The proposed lighting will not cause excessive glare. The applicant has not provided information regarding the lighting for the parking lot. A condition of approval has been added to require the same. 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.

A setback of approximately 122 feet is provided along Prince George's Center Boulevard.

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 34 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 ground-mounted signs along Prince George's Center Boulevard at the two entrances to the subject property. The applicant has not provided any details of the proposed signs. A condition has been added to require the applicant to provide details of the proposed signs.

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*. The applicant has provided 25+ 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 Prince George's Center Boulevard because they are proposed on the rear of the building. The loading spaces will not be visible from the adjacent properties because they 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>For the Proposed Building</i>		
Three spaces for the first 1,500 sq.ft. + one for each additional 1,500 sq.ft. of gross floor area: For 96,000 sq.ft	66	66
<i>Loading Spaces</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	16

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 14) has confirmed that the proposal is consistent with the required transportation adequacy findings. The Historic Preservation and Public Facilities Planning Section has recommended that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws. 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.

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, #16739-2003.

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.

Referral Comments

10. The Subdivision Section (Chellis to Srinivas, October 27, 2003) has stated that the property is subject to NLP-142@18 and had a previously approved Specific Design Plan SDP-8814. Plat Note 1 requires that all structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and county laws. A conditional of approval has been added regarding the same.
11. The Permit Review Section (Jessee to Srinivas, September 3, 2003) has no comments regarding the proposal.
12. The Department of Environmental Resources (De Guzman to Srinivas, August 28, 2003) has stated that the proposal is consistent with the approved stormwater management concept #16739-2003.
13. The Environmental Planning Section (Markovich to Srinivas, September 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. No 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/67/96-01.

The subject specific design plan was evaluated for compliance with TCPII/67/96-01 and was found to conform to the Type II Tree Conservation Plan, TCPII/67/96-02, as revised to address some minor incursions into the previously approved tree conservation area along the northern property line. TCPII/67/96-02 is recommended for approval in conjunction with SDP-0311.

14. The Transportation Planning Section (Masog to Srinivas, October 2, 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 that have 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.

15. The Collington Center Architectural Review Committee (Paul to Woodburn, May 15, 2003) has approved the plans for the subject specific design plan. The committee has recommended a fully landscaped berm along Prince George's Center Boulevard. The applicant has provided a landscaped berm along Prince George's Center Boulevard.
16. The Community Planning Division (D'Ambrosi to Srinivas, August 20, 2003) has stated that the proposed development is consistent with the 1991 *Bowie-Collington-Mitchellville and Vicinity Master Plan and SMA*.
17. The Washington Suburban Sanitary Commission (Thacker to Srinivas, September 29, 2003) has stated that the applicant would require permits from the Washington Suburban Sanitary Commission.
18. 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.
19. The Historic Preservation and Public Facilities Planning Section (Izzo to Srinivas, August 19, 2003) has stated that existing ambulance service and paramedic service travel times are within the travel time guidelines. The existing fire engine service and 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, 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. 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.
20. The Transportation Planning Section (Shaffer to Srinivas, September 17, 2003) has stated that there are no master plan trail issues identified in the adopted and approved Bowie-Collington-Mitchellville and vicinity master plan.

RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0311 and TCPII/67/96-02 with the following conditions:

1. Prior to certification of the Specific Design Plan, the site, landscape and architectural drawings shall be modified to show the design, details and location of the ground-mounted signs and the details of the parking lot lighting.
2. In order to alleviate the negative impact on fire and rescue services due to the inadequate service, all commercial structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.