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SPECIFIC DESIGN PLAN

SDP-0312

Application	General Data
Project Name: Collington Center, Lots 1 & 3 and Part of Lot 2, Block E Location: North side of Commerce Court, approximately 700 feet from its intersection with Commerce Drive. Applicant/Address: Gingery Development Group 1001 Rockville Pike, #503 Rockville, MD 20852	Date Accepted: 10/13/2003
	Planning Board Action Limit: N/A
	Plan Acreage: 13.2872
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 200,224
	Planning Area: 60
	Tier: Developing
	Council District: 4
	Municipality: NA
200-Scale Base Map: 201SE14	

Purpose of Application	Notice Dates
Construction of two warehouse/distribution buildings	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 7/15/2003
	Sign(s) Posted on Site: 11/26/03

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

December 8, 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-0312
Collington Center, Lots 1 and 3, and Part of Lot 2, Block E

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

EVALUATION CRITERIA

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. 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.
- b. The requirements of Preliminary Plans 4-88074, 4-85065 and 4-82083.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of Prince George's County Woodland Conservation Ordinance.
- e. The requirements of approved Basic Plans A-6965 and A-9284.
- f. The requirements of Comprehensive Design Plans CDP-8712, CDP-9006 and CDP-9006/01.
- g. Referral comments.
- 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. **Request:** The subject Specific Design Plan application includes site, landscape and architectural drawings for two warehouses for Lots 1 and 3 and Part of Lot 2, Block E, in Collington Center.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Warehouse
Acreage	13.28	13.28
Lots	3	3
Parcels	0	0
Square Footage/GFA	0	200, 224

Site Data

FAR Permitted	0.45
FAR Provided	0.35
Green Space required	20%
Green Space provided	23.5%
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	264
Parking spaces provided	395
Loading spaces required	13
Loading spaces proposed	48

3. **Location:** The subject site is in Planning Area 60, Council District 4, and 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. More specifically, the subject site is located on the north side of Commerce Court.
4. **Surroundings and Use:** The subject property is bounded to the north by existing E-I-A-zoned vacant property, on the south by Commerce Court, on the east by E-I-A zoned property with industrial uses, and on the west by E-I-A-zoned vacant property.
5. **Previous Approvals:** The District Council approved Basic Plan Amendments A-6965, A-9284, and A-9397 on March 2, 1989, for the entire Collington Center. The Planning Board approved Comprehensive Design Plan CDP-8712 (PGCPB No. 88-224) on May 19, 1988, for the Collington Center. The Planning Board approved CDP-9006, which revised CDP-8712 (PGCPB No. 90-455)

on October 18, 1990. The Planning Board approved CDP-9006/01 (PBCPB No. 90-455) deleting a condition of approval requiring recreational facilities on October 18, 1990. Information regarding approved Preliminary Plans for the subject property is provided in Finding 8 below.

6. **Design Features:** The applicant is proposing two warehouse buildings parallel to each other. The first warehouse building consists of 89,790 square feet and is proposed on the west side of the lot. The second warehouse building consists of 110,434 square feet and is proposed on the east side of the lot. Parking is proposed on the west side of the first warehouse building and on the east side of the second warehouse building. Three entrances along Commerce Court access each parking lot and the loading area. Loading spaces are proposed between the two buildings. The proposed warehouse buildings will have painted concrete panels and glazed windows and doors and anodized-framed window and door systems.

CONFORMANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed warehouse use is in conformance with the permitted uses in the E-I-A Zone, and the subject application is in general conformance with the requirements of the E-I-A Zone.
8. **Preliminary Plan of Subdivision:** The property is the subject of the following three Preliminary Plans:
 - a. Lot 1 Block E: Preliminary Plan 4-88074, Record Plat NLP140@38 (PGCPB Resolution No. 88-287). Condition 5 requires all structures to be fully sprinklered. A condition of approval has been added to require the same. The applicant has shown a 35-foot storm drain and access easement along the southern property line. Since the applicant is encumbering the easement with a driveway serving the property, permission from the owner must be obtained for a driveway within the easement or documentation that the easement has been vacated must be provided. A condition of approval has been added to require the same. A condition of approval has also been added to require that references to a 50-foot building setback be removed.
 - b. Lot 3, Block E: Preliminary Plan 4-85065, Record Plat NLP135@77 (PGCPB Resolution No. 85-177). Due to the Soil Conservation District's concerns, Condition 4 requires the approval of a soils study by DER prior to issuance of building permits. The Specific Design Plan reflects a 50-foot building restriction line along the street right-of-way shown on the Final Plat.
 - c. Lot 2, Block E: Preliminary Plan 4-82083, Record Plat NLP119@38. Conditions require that the property is subject to a 75-foot hiker biker trail easement along the western edge of the site. Since the Specific Design Plan includes only a part of Lot 2, Block E, the applicant must file a Final Plat to adjust the common boundary lines between the two properties in accordance with Section 24-108 of the Subdivision Regulations. A condition of approval has been added to require the same.
9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*. The applicant has not provided the adjacent uses on the landscape plan and has indicated that the proposal must comply with Section 4.6 of the *Landscape*

Manual. A condition of approval has been added to require the applicant to indicate the adjacent uses and indicate that the proposal is subject to the requirements of Section 4.3 and not Section 4.6 of the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** No streams, wetlands, 100-year floodplain, severe slopes and associated buffers are 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. Marlboro clay is found to occur on the southwestern corner of the property. There is a potential that the foundation of the proposed structures may be located within the Marlboro clay. The Department of Environmental Resources may require a soils report to address the soils stability. 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 application is in conformance with TCPII/67/96.
11. **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.
12. **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 two buildings which create external open spaces. Parking and loading areas are proposed in the external open spaces.

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 buildings will have painted concrete panels and glazed windows and doors. 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 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 subject property is not located along Prince George's Boulevard, Branch Court and Queen's Court.

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 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 4.3 (Parking Lot Requirements) of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*. The applicant has provided 23.5 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 Commerce Court because they are located between the two proposed warehouse buildings. Adequate landscaping has been provided along Commerce Court to effectively screen the loading areas.

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.

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.

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

- a. In a memorandum dated November 25, 2003, the Subdivision Section has stated that the property is subject to three Preliminary Plans. The compliance of this application with the Preliminary Plans is addressed in Finding 8.
- b. In a memorandum dated November 4, 2003, the Permit Review Section has stated that they have no comments regarding the proposal.
- c. In a memorandum dated November 18, 2003, the Department of Environmental Resources has stated that the proposal is consistent with the approved stormwater management concept #29455-2003.
- d. In a memorandum dated November 6, 2003, the Environmental Planning Section has stated that the proposal is consistent with the approved Type II Tree Conservation Plan. The memorandum is discussed in detail in Finding 10.
- e. In a memorandum dated November 6, 2003, the City of Bowie has stated that they have no comments regarding the proposal.
- f. In a memorandum dated October 10, 2003, the Collington Center Architectural Review Committee has stated that they have approved the subject proposal on May 12, 2003.
- g. In a memorandum dated December 5, 2003, the The Historic Preservation and Public Facilities Planning Section 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.

- h. In a memorandum dated December 5, 2003, the Transportation Planning Section has stated that the Preliminary Plan for the subject site makes reference to a 75-foot-wide hiker/biker equestrian easement. Access to the future stream valley trail can be accommodated in the already publicly owned land adjacent to the subject application.
- i. In a memorandum dated December 9, 2003, the Transportation Planning Section has stated that the development of the site must be in accordance with CDP-9006 and A-6965 as amended. There are also underlying preliminary plans, 4-85065 and 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.

14. **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 Findings 9 and 12, 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 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.

Compliance with this requirement has been made in Finding 13.c.

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

Compliance with this requirement has been made in Finding 13.d.

RECOMMENDATION

Based on the foregoing evaluation and analysis, the Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-0312 with the following conditions:

1. Prior to certification of the Specific Design Plan,
 - a. The site, landscape and architectural drawings shall be modified to show the following:
 - (1) The reference of a required 50-foot setback for Lot 1 be removed.
 - (2) Adjacent uses on the landscape plan.
 - (3) Reference that the proposal is subject to the requirements of Section 4.3 and not 4.6 of the *Landscape Manual*.
 - (4) Design, details, and locations of all proposed signs.
 - b. The applicant shall file a Final Plat to adjust the common boundaries between Lot 2 and Lot 3, Block E, in accordance with Section 24-108 of the Subdivision Regulations.
2. Prior to issuance of building permits, the applicant shall obtain approval of a soils study by DER to address the Soil Conservation District's concerns.
3. 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.