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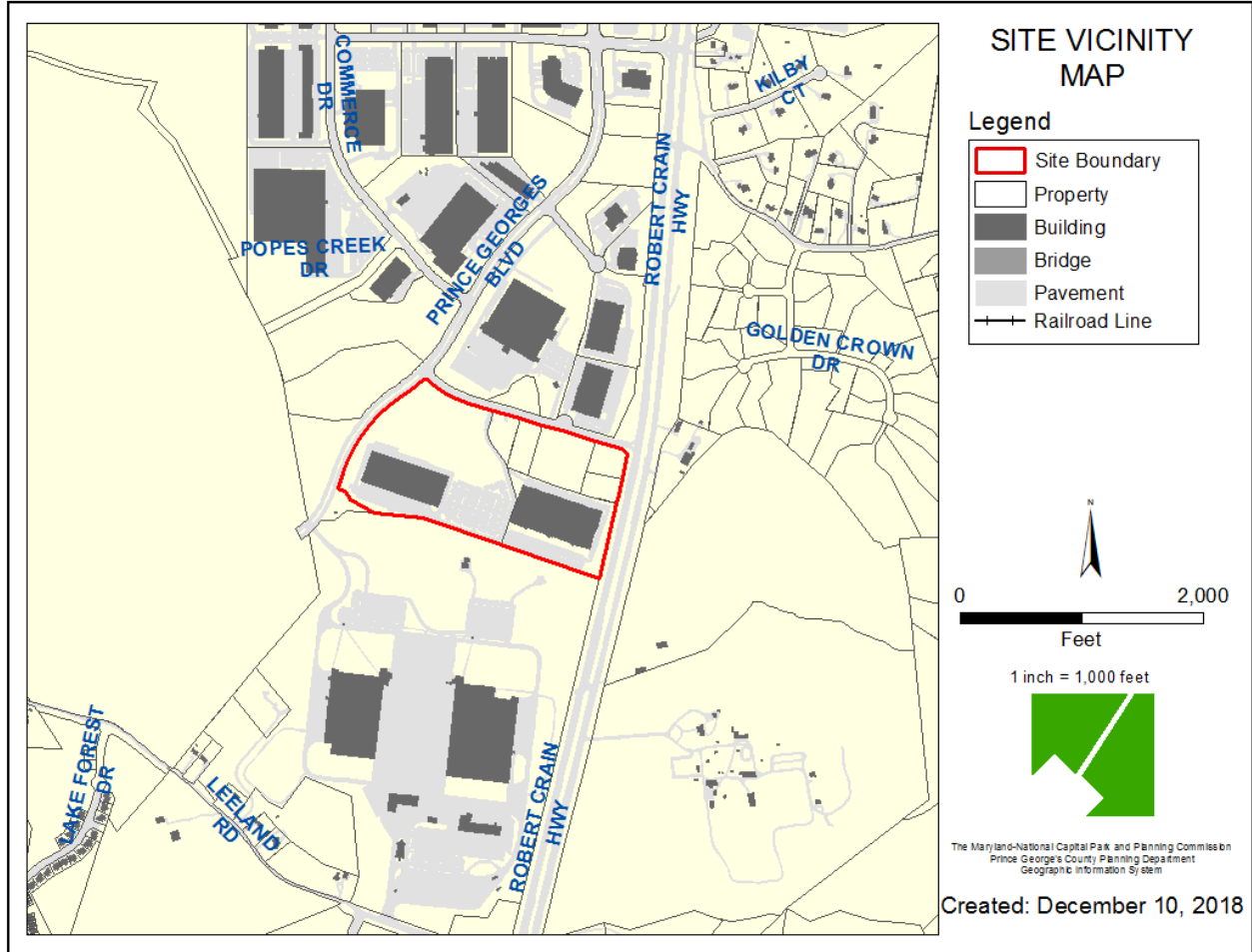
## Specific Design Plan

**SDP-0511-04**

Application	General Data	
<b>Project Name:</b> Collington Center  <b>Location:</b> In the southwestern quadrant of the intersection of Queens Court and US 301 (Crain Highway).  <b>Applicant/Address:</b> MRPI Queens Court, LLC 5095 South Exeter Street, Suite 216 Baltimore, MD 21202	Planning Board Hearing Date:	07/25/19
	Staff Report Date:	07/09/19
	Date Accepted:	05/31/19
	Planning Board Action Limit:	09/09/19
	Plan Acreage:	51.45
	Zone:	E-I-A
	Dwelling Units:	N/A
	Gross Floor Area:	130,143 sq. ft.
	Planning Area:	74A
	Council District:	04
	Election District:	07
	Municipality:	N/A
	200-Scale Base Map:	202SE14

Purpose of Application	Notice Dates	
Construction of a 130,143-square-foot consolidated storage facility, ancillary office, and outdoor recreational vehicle storage.	Informational Mailing:	12/14/18
	Acceptance Mailing:	05/30/19
	Sign Posting Deadline:	06/25/19

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Thomas Burke <b>Phone Number:</b> 301-952-4534 <b>Email:</b> Thomas.Burke@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0511-04  
Type II Tree Conservation Plan TCPII-052-06-03  
Collington Center

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this staff report.

EVALUATION CRITERIA

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendments (Basic Plans) A-6965-C, A-9284, and A-9397-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone;
- c. The requirements of Comprehensive Design Plan CDP-9006, as amended;
- d. The requirements of Preliminary Plan of Subdivision 4-09016;
- e. The requirements of Specific Design Plan SDP-0511, as amended;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- i. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of an amendment to a specific design plan (SDP) for a 130,143-square-foot, 1,184-unit, 3-story consolidated storage facility, ancillary office, and outdoor recreational vehicle storage on a 3.97-acre lot within a 51.45-acre site.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	E-I-A	E-I-A
Use	Warehousing/Distribution	Warehousing/Distribution/ Consolidated Storage/Outdoor Recreational Vehicle Storage
Total Acreage	51.45	51.45
Lots	7	6
Gross Floor Area (square feet)	505,520 (23,333 never constructed)	612,330 (130,143 proposed)
Number of Storage Units	0	1,184
Green space (20% required per the CDP Text)	-	45 percent (22.94 acres)

#### **Parking and Loading**

<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
Warehouse/Distribution	238	723
Consolidated Storage	29	45
<b>Total Required</b>	267	768
Handicap-Accessible	7	24
Standard Spaces	179	696
Compact	81	48
<b>Total Loading Spaces for Consolidated Storage</b>	6	6 (4 interior) *
2 spaces for first 10,000 sq. ft.	2	2
1 space/each 40,000 sq. ft. over	4	4

**Note:** \*Dimensions were not provided demonstrating conformance with Section 27-578 of the Zoning Ordinance, regarding height for the interior loading spaces, and Section 27-581 of the Zoning Ordinance, regarding a 22-foot-wide connection to the street for all loading spaces. Therefore, a condition is included in the Recommendation section of this report requiring these dimensions to be added.

3. **Location:** The subject site is located in the Collington Center, a 708-acre employment park in the Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center, Collington Center, and Collington South. More specifically, the subject property is located in the southwestern quadrant of the intersection of Queens Court and US 301 (Crain Highway) in Planning Area 74A and Council District 4.

4. **Surrounding Uses:** The site is bounded to the south by warehouse buildings; to the north by Queens Court, with warehouse buildings beyond; to the east by US 301, with residential and agricultural uses located in the Residential-Agricultural (R-A) Zone and Environmental Strategy Area 3 (formerly the Rural Tier) beyond; and to the west by Prince George's Boulevard, with vacant land beyond.
5. **Previous Approvals:** Collington Center was originally comprised of 1,289 acres, first known as the Prince George's County Employment Park, and placed in the E-I-A Zone, through the 1975 Sectional Map Amendment for Bowie-Collington and Vicinity, via Zoning Map Amendment A-6965. On March 28, 1989, this basic plan, as well as A-9284 and A-9397, were amended via Zoning Ordinance No. 25-1989, into two basic plans. Collington Corporate Center was established through A-9284-C for the northern 414 acres, which was amended again via Zoning Ordinance No. 38-1997, and the remaining 875 acres were established through A-6965-C and A-9397-C. On May 21, 1990, A-6965-C and A-9397-C were amended for the southern 167 acres, which was amended again via Zoning Ordinance No. 22-1997, and referred to as Collington South. Of the total 1,289-acre site, 708 acres, including the subject application, remain in the original Collington Center.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-8712 (PGCPB Resolution No. 88-224) on May 19, 1988 for the Collington Center. On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, subject to 16 conditions. On May 17, 2001, the Planning Board approved CDP-9006-01 (PGCPB Resolution No. 01-95), to eliminate the requirements for the provision of recreational facilities in CDP-9006. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of Willowbrook Parkway to the CDP.

On June 16, 1988, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-88074 (PGCPB Resolution No. 88-287) and the associated Type I Tree Conservation Plan, TCPI-059-95 for 65 lots and 3 parcels on 936.61 acres within Collington Center.

The site is the subject of PPS 4-09016 (PGCPB Resolution No. 10-41) approved by the Planning Board on March 25, 2010, for 13 lots and 2 parcels and was a resubdivision of the property included in the original Collington Center subdivision of PPS 4-88074 (PGCPB Resolution No. 88-287).

SDP-0511 and the associated Type II Tree Conservation Plan, TCPII-052-06, was approved by the Planning Board on June 1, 2006 (PGCPB Resolution No. 06-126) formalizing that approval for construction of a 457,500-square-foot warehouse, including 30,000 square feet of retail and ancillary office space for the Marlo Furniture Company. The SDP proposed the development of warehouse and office space on the existing three lots.

SDP-0511-01 was submitted to add in retail for the proposed development and was approved by the Planning Board on September 24, 2009 (PGCPB Resolution No. 09-126). The Prince George's County District Council elected to review this case, and an Order affirming the Planning Board's decision, with conditions, was approved on November 16, 2009.

Amendments to the SDP received Planning Director level approval on November 29, 2012 for SDP-0511-02, and on February 4, 2014 for SDP-0511-03. These amendments involved providing site modifications for development of the FedEx warehouse (SDP-0511-02) and modifying the project layout and architecture for Buildings A and C (SDP-0511-03).

6. **Design Features:** This property has frontage on US 301; however, vehicular access is proposed from four points along the frontage of Queens Court. The proposed 1,184-unit consolidated storage building, labeled as Building D, fronts on US 301 and Queens Court, with the ancillary office located in the northeast corner of the building and the 29-space, outdoor, recreational vehicle storage area located to the southwest. The previously approved Building A, located just south of Queens Court, is proposed as three warehouse spaces and is not being amended with this SDP. Buildings C and F, in the southern section of this site, have already been built as warehouse distribution spaces with ancillary office space. A large area of environmentally sensitive floodplain is being retained in the northwestern portion of the site, with a smaller area retained between Buildings A and D, along Queens Court. Landscaping is otherwise provided for the project, along its three road frontages and throughout the parking areas, in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Parking for the subject consolidated storage facility is provided between the proposed building and Queens Court to the north, US 301 to the east, and an existing warehouse to the south. The customer parking area, as well as the internal loading lanes, will be secured with a keypad-activated sliding gate. The parking table provided in the general notes of the SDP demonstrates conformance with the parking requirements.

#### **Architecture**

This proposed three-story consolidated storage building has a rectangular footprint and will be constructed with a mix of textured exterior insulation, masonry, metal panels, and glass. The building will be primarily finished in two tones of grey. The office area, located on the first floor of the northeast corner of the building, is distinguished with full storefront fenestration and a decorative green-trimmed metal canopy above the window line. Above the first-floor fenestration on the east side, facing US 301, a decorative display showing storage doors in the same corporate green color is proposed. It is important to note that these storage doors are purely decorative, will not function as individual storage units, and will not be accessible by customers. This is a typical feature with the ExtraSpace corporate brand. Staff recommends approval of the architecture, as proposed.

#### **Signage**

The applicant proposes two building-mounted signs, as well as two monument signs. The building-mounted sign on the east side, facing US 301, consists of light-emitting diode (LED) channel letters with the text 'ExtraSpace' in green and 'Storage' in white. The sign on the north side, facing Queens Court, is proposed as a green, backlit, LED cabinet sign, with the corporate name in white lettering. The signs will measure approximately 167 square feet and 114 square feet, respectively.

An approximately 188-square-foot, curved, architectural, masonry monument sign is proposed near the northeast corner of the lot, facing the intersection of US 301 and Queens Court. The corporate label will be painted onto a 28-square-foot white aluminum base, mounted to the face of the masonry wall. The plan does not indicate any form of illumination. The second monument sign will be double-sided, green, and backlit LED, set upon a dark grey masonry base. This sign measures approximately 72 square feet and will be located to the east of the vehicular entrance on Queens Court.

### **Lighting**

The applicant will provide pole lighting throughout the surface parking lots and building-mounted and canopy-mounted lighting as well. The submitted photometric plan shows that there is adequate lighting for users on-site near the building and in the parking lot.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Zoning Map Amendments (Basic Plans) A-6965-C, A-9284-C, and A-9397-C:** On March 28, 1989, A-6965, as well as A-9284 and A-9397, were amended via Zoning Ordinance No. 25-1989, into two basic plans. Collington Corporate Center was established through A-9284-C for the northern 414 acres and the remaining 875 acres was established through A-6965-C and A-9397-C. Subsequent amendments to A-6965-C and A-9397-C were made for a 167-acre area referred to as Collington South; however, this basic plan approval remains valid for the subject property. The amended basic plan contains seven land use types and quantities, thirteen conditions, and eight considerations, the following of which pertain to this amendment:

### **Land Use Types and Quantities**

1. **A maximum of 60,000 square feet of retail and restaurant space, not to include hotel, shall be permitted. Cafeterias contained within a building for the sole use of that building shall not be included in the 60,000 square foot maximum. No independent or freestanding retail uses (excluding restaurants) shall be permitted in Land Bays A and D. The hotel is limited to a single user.**

This amendment to an SDP is proposed exclusively for a consolidated storage facility use. Therefore, the above, enumerated, retail-oriented land use restrictions do not apply.

2. **The following uses may be permitted in all categories: day care center; eleemosynary or philanthropic institution (excluding hospital); institutional use of a medical, religious or research nature; school or studio for artistic or technical instruction/ public/quasi-public uses; and uses similar to or associated with permitted use, except as designated in paragraph 7.**
5. **Office/Industrial uses include all offices and industrial uses permitted in the E-I-A Zone and those uses specified in paragraph 2 and excluding those uses specified in paragraph 7.**
7. **The uses shall include all permitted uses in the E-I-A Zone except the following:**
- Brewery; or distillery; industrial metal, waste, rag, glass or paper salvage operation; manufacturing and assembly of metal products, such as automobiles and appliances; structural steel fabricating shops, machine shops, forges and foundries; manufacturing involving primary production from raw materials; warehouse and distribution (except as an accessory use); and all agricultural uses (except floriculture, horticulture or gardening which may include a private noncommercial greenhouse are permitted.)**

Consolidated storage is a permitted use within the Zoning Ordinance use table for the E-I-A Zone under the category of (4) Miscellaneous and does not appear as an exception in paragraph 7 above. The ancillary business office is a use associated with the consolidated storage.

The plan also shows 29 parking spaces for the storage of recreational vehicles on the southwest corner of the lot, which is not specified as a permitted use in the comprehensive design plan, the basic plan, or within the use table for the E-I-A Zone.

In a memorandum from the Planning Board Chairman dated April 27, 1992, a process, which had been established with the original CDP text and provided in the Use Categories table, was further detailed allowing the owners of properties within Collington Center to request an administrative review and approval of uses not specifically listed in the CDP, but found to be compatible with the listed uses, and not among specified prohibited uses. As part of this determination, the application must demonstrate that the use is not a net generator of trips in the AM or PM peak-hours, that it is not of a primary retail character, and that it is compatible with the uses listed.

The parking of motorized and nonmotorized recreational vehicles (RVs) is, in many instances, a typical adjunct use found at consolidated storage facilities. The Transportation Planning Section has determined that the consolidated storage facility, along with the proposed vehicle storage, will generate a total of 29 AM trips and 31 PM trips, and that the vehicle storage space is analogous to an indoor storage unit. Considering these spaces as comparable in function to the consolidated storage spaces, the Transportation Planning Section has determined that the RV storage spaces will result in no net impact upon the peak-hour traffic and is not a net generator of trips in the AM and PM peak hours.

The applicant provided a letter dated July 9, 2019 to request the addition of the outdoor RV storage use on the site. In a letter signed on July 10, 2019, the Planning Director approved the use of the 29 outdoor RV spaces, finding that the proposed use is not a net generator of trips in the AM or PM peak-hours, is not of a retail character, and is compatible with the uses approved in the basic plan.

## **Conditions**

- 2. To the extent practicable in light of the terrain, parking areas oriented toward either Central Avenue or US 301 shall be effectively screened from view from those roadways by utilizing landscaped earth berms, walls or landscaping, or a combination thereof. Loading bays, service docks and storage areas shall not be visible from US 301 or MD 214.**

The parking spaces proposed along the eastern side of the property and oriented towards US 301, including the two outdoor loading spaces, will be entirely screened from both US 301 and Queens Court using a combination of landscape plantings and a 6-foot-high, decorative, aluminum fence. The four additional loading spaces are located internal to the building and will be accessed from the north and south sides of the building. None of the site's loading areas will be visible from US 301.



5. **Architectural Guidelines shall be established prior to submission of the first SDP for the project which will provide for harmony of appearance of all structures, including any retail component. Such guidelines shall be submitted to the Planning Board for review and recommendations and to the District Council for approval. The Architectural Guidelines shall provide for special design treatment and a unified design theme for buildings constructed on Parcels A, D, G, H, and I. The view of these parcels from Routes 214 and 301 shall project a high-quality image for Prince George's County; to that end, views from these roads shall consist only of high-quality office-type facades or heavily landscaped areas which include a combination of berms, walls, or landforms.**

In compliance with approved design guidelines, the four rendered architectural elevations included with this application show that the proposed building will be constructed with a masonry block base and vertical elements on the north and west sides. The proposed masonry block will be complemented by textured metal wall panels and decorative metal cornices.

8. **The Declaration of Covenants of Collington Corporate Center prepared as Exhibit 6.1 to the Land Disposition Agreement shall be amended to provide for County representation on the Architectural Review Board until completion of construction of major buildings and improvements on all developable parcels in the Center, and the Covenants shall be recorded in a timely manner following settlement and prior to submittal of any Specific Design Plans. At least one of the County's appointees to the Architectural Review Board shall be a qualified design professional (urban designer, landscape architect or registered architect) employed by The Maryland-National Capital Park and Planning Commission or the County government. County appointments to the Architectural Review Board shall be made by County Executive nomination and County Council approval. The Planning Board shall take into consideration design-related provisions contained in the covenants during SDP review.**

An email response to the applicant from Thomas Conroy, dated May 30, 2014, concerning SDP-0511-03, was provided with the application and stated, "The board of directors of the Collington Trade Zone association, along with the architectural review committee (ARC) has not been in existence for quite some time. The CEO of the NASAFCU, Doug Allman, is the treasurer and collects the Association fees so that we can pay the landscapers, do other repairs around the park, and pay the electric bills. Since the ARC has no appointed members by the county, Doug is not in a position to usurp the county's authority. We have been suggesting that all entities desiring to get building permits go thru [sic] the county permitting process which also includes the Maryland-National Capital Parks and Planning reviews. We feel that since they were involved with the original C&R's they have the Collington Trade Zones interests and compliance issues covered." Staff recommends approval of the architecture as submitted.

11. **All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association Standard 13 and all applicable County laws.**

General Note 41 on Sheet C-CS of the SDP plan indicates that all structures will be fully equipped with sprinkler systems, in accordance with National Fire Protection Association Standard 13 and all applicable County laws.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Zoning Ordinance in the E-I-A Zone, as follows:

a. This SDP is in general conformance with the requirements of Section 27-515 of the Zoning Ordinance, which governs uses in comprehensive design zones (CDZ). The proposed consolidated storage facility is a permitted use in the E-I-A Zone, in accordance with Section 27-515(b), subject to the requirements in Section 27-475.04 and Footnote 35 of the Zoning Ordinance. The footnote requires that the proposed use is located on a parcel of less than 5 acres within an integrated industrial park in excess of 300 acres, which is at least 80 percent developed with existing uses as of July 1, 2003, which applies to the subject site within Collington Center. Section 27-475.04(a)(1) requirements are as follows:

- (A) **No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

All entrances to individual consolidated storage units are internal to the proposed building, in conformance with this requirement.

- (B) **Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

All entrances to individual consolidated storage units are internal to the proposed building, in conformance with this requirement.

- (C) **The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

The maximum height to the top of the flat roof is 35 feet; however, the parapet extends above this, as allowed.

- (D) **Notwithstanding any other requirement of this Section, the expansion of an existing consolidated storage use within a building in the I-1 Zone after November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units and may not be less than one-half mile from another consolidated storage use in the I-1 Zone. However, this Section shall not apply to a consolidated storage use expansion constructed pursuant to an approved preliminary plan, final plat, and detailed site plan, where the consolidated storage use is adequately buffered from view from any public right-of-way.**

The subject property is in the E-I-A Zone; therefore, this requirement does not apply.

- b. The SDP is consistent with the regulations in the E-I-A Zone, including Section 27-499 of the Zoning Ordinance, regarding purposes; Section 27-500, regarding uses; and Section 27-501, regarding regulations.
- c. Section 27-528(a) of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with approved CDP-9006, as discussed in Finding 9 below; the Landscape Manual, as discussed in Finding 12 below; and townhouse uses are not proposed with this application.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The subject property is governed by an approved and valid PPS that meets the adequacy test for the required public facilities serving this development.

- (3) **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 application included an approved Stormwater Management (SWM) Concept Plan, 15918-2003-03, and the subject SDP is in conformance with it. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

TCPII-052-06-03 was reviewed with this SDP and conditional approval is recommended.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The TCPII shows conformance with this requirement. The site contains nontidal wetland and wetland buffers, which are regulated by federal and/or state requirements. A variation request for impacts to wetlands and buffers was approved with PPS 4-09016. The same impacts were approved by the Maryland Department of the Environment, Water Management Administration. Based on staff's review of the submitted application, no new impacts are proposed.

9. **Comprehensive Design Plan CDP-9006, as amended:** On November 8, 1990, CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, was approved subject to 16 conditions. On May 17, 2001, CDP-9006-01 (PGCPB Resolution No. 01-95) was approved to eliminate the requirements for the provision of required recreational facilities. On March 31, 2005, CDP-9006-02 (PGCPB Resolution No. 05-83(C)) was approved to add residual acreage from the vacation of Willowbrook Parkway. The following requirements of CDP-9006 apply to this application:

1. **No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen's Court and Branch Court may be reduced from 50 to 25 feet.**

The parking area is set back 50 feet from the US 301 right-of-way and 25 feet from the Queens Court right-of-way. The subject application complies with the building setbacks defined within the CDP design standards.

3. **Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:**

- a. **Delete (or amend) number 3, page 4-1 only allowing ground mounted signs.**

- b. **Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.**

- c. **Amend number 2 under "Signs," page 4-7 to read:**

- "2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance See landscaping, guidelines."**

The application demonstrates conformance with Subconditions a, b, and c, for the two ground-mounted (monument) signs.

- d. **Amend number 3 under "Signs", page 4-7 to include:**

- "3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location**

**other than where specifically shown on the drawings approved by the Architecture Review Committee.**

- a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.**
- b. Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.**
- c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounted on painted metal “back mounting bars” (painted to match the surface on which they are mounted) on exterior walls. All visible surfaces of all letters shall have a satin black baked enamel finish.**
- d. All letters shall be “modula Bold” upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.**
- e. Only one single row of lettering shall be permitted.**
- f. Signage shall not be lighted.”**

An email, dated May 30, 2014, from Thomas Conroy concerning the prior amendment, SDP-0511-03, which approved both monument and illuminated building-mounted signage for a single-tenant building, states that the board of directors of the Collington Trade Zone Association, along with the architectural review committee is no longer in existence.

This SDP amendment includes two internally-lit, building-mounted signs that measure approximately 167 square feet and 114 square feet. Approved SDP-0511-03 (La-Z-Boy) and SDP-0511-02 (FedEx) both included building-mounted signs for the proposed building located to the south. Each of the previously approved signs are comparable to the proposed signage in that they are backlit channel letters or cabinets; however, there are no existing signs within all of Collington Center of the same scale or design that are visible from US 301. The building to the south, now occupied by La-Z-Boy, was originally approved for Marlo Furniture, through SDP-0511, and did include a building-mounted sign of approximately 166 square feet; however, the sign, as finally approved by the architectural review committee at that time, was composed of aluminum letters on a painted metal panel, and was not illuminated.

The consolidated storage building is located more proximate to US 301 than the La-Z-Boy building, and is directly visible from Environmental Strategy Area 3 (formerly the Rural Tier) and residential and agriculturally-developed properties in the R-A Zone located to the east across US 301.

Staff finds that the proposed building-mounted signage does not meet the requirements of Section 27-613(g) of the Zoning Ordinance, which states that signage in CDZs shall be “appropriate in size, type, and design, given the proposed location and the uses to be

served, and are in keeping with the remainder of the development.” The proposed signage is not consistent with other buildings within Collington Center, nor appropriate for this building’s location, which is highly-visible from residential areas and US 301. Therefore, conditions requiring revisions to the building-mounted signage have been included in the Recommendation section of this report.

5. **Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20% green space.**

The submitted SDP demonstrates conformance with this requirement by providing 45 percent green space.

6. **Views from US 301 and proposed A-44 shall be as pleasing as possible. Large parking lots, loading spaces and docks, service or storage areas are discouraged and shall be completely screened from both roads in all directions. Screening may consist of walls, berms, or landscaping, in any combination.**

In recognition of the subject site’s Queens Court and US 301 corner location, the SDP submittal documents show the architecture and location of the building, parking spaces, vehicular traffic flow direction, handicap-accessible parking, access aisle sign details, and landscaping details of a higher quality that reflects the site’s prominent location. The four interior and two exterior loading spaces will not be visible to motorists traveling on US 301. The combination of the proposed landscaping and 6-foot-high aluminum fence will screen these uses from the US 301 corridor. However, a screening gate and fence should be provided on the east side of the outdoor recreational vehicle storage parking area to ensure this area is not visible from US 301. Therefore, a condition has been included in the Recommendation section of this report requiring this fence and gate be added to the plan.

16. **Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.**

The subject application, which proposes the relotting of existing Lots 16, 17, and 20 into proposed Lots 22 and 23, is not a staged development. Additional lotting is not proposed with this application.

10. **Preliminary Plan of Subdivision 4-09016:** On March 25, 2010, the Planning Board approved PPS 4-09016 for 13 lots and 2 parcels, subject 13 conditions, of which the following are relevant to this application:

3. **If the property becomes the subject of a new development proposal which requires a new specific design plan, and a new stormwater concept approval by DPW&T which requires the use of Environment Site Design (ESD), at the time of permit application, the stormwater management technical plan and the landscape plan shall show the use of ESD stormwater management techniques, such as bioretention, French drains, and the use of native plants applied on the site.**

The current application is an amendment to a previously approved SDP. A determination of whether a new SWM concept approval is required is the responsibility of the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). An

extension to the previously approved SWM concept plan was issued by DPIE as 15918-2003-03 on August 3, 2018, which is valid until August 3, 2021.

8. **Total development within the subject property shall be limited to uses which generate no more than 453 AM peak hour and 741 PM peak-hour vehicle trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The proposed use, when combined with the existing and/or approved uses, is expected to generate 223 AM peak-hour and 225 PM peak-hour vehicle trips. This proposal therefore conforms to the approved trip cap and is consistent with prior approved plans.

9. **At the time of final plat, the applicant shall dedicate a ten-foot public utility easement (PUE) along the public right-of-way as delineated on the approved preliminary plan of subdivision.**

The public utility easement (PUE) was included on the final plat and is correctly shown on the SDP, in accordance with the record plat. The PUE will be required along the public right-of-way with any new plat.

10. **Future specific design plans shall demonstrate conformance to regulations for the E-I-A Zone and the Landscape Manual, or a variance shall be obtained for same. Each individual specific design plan shall provide an inventory of the uses proposed on the plan.**

Conformance to regulations for the E-I-A Zone and the Landscape Manual are discussed in Finding 8 above and Finding 12 below, respectively. The inventory of uses proposed with this application are itemized in the general notes of the SDP.

11. **Specific Design Plan SDP-0511, as amended:** On June 1, 2006, SDP-0511 was approved by the Planning Board (PGCPB Resolution No. 06-126), subject to one condition, which is not applicable to this SDP amendment. SDP-0511-01 was submitted to add in retail for the proposed development and was approved by the Planning Board on September 24, 2009 (PGCPB Resolution No. 09-126). The District Council elected to review this case, and an Order affirming the Planning Board's decision, with conditions, was approved on November 16, 2009, of which the following are applicable:

1. **Prior to certificate approval of the specific design plan, the applicant shall make the following revisions:**

- d. **The Type II tree conservation plan shall be revised to include an invasive plant removal plan that addresses the removal of invasive plants within 25 feet of the limit of disturbance. An implementation timeframe shall be provided on the Type II tree conservation plan.**

An invasive species management plan was added to TCPH-052-06-01 prior to certification of the plan, and mass grading of the site occurred prior to 2009. The original invasive species management plan was intended to suppress Callery pear trees and Japanese honeysuckle and proposed a 3-year management time frame.

It is now ten years after initial grading. The limit of disturbance appears to be consistent with prior approvals.

- e. **The applicant shall add notes to the plans that the approval of the architecture for Buildings D and E, the two retail buildings, along the project site's US 301 frontage shall be separately approved by the Planning Board and District Council in a future revision to the specific design plan.**

A note has been added to the SDP as General Note 42.

- f. **The applicant shall add the following note to the general notes on the cover sheet of the subject specific design plan:**

**All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.**

This has been added as General Note 41 on the SDP.

- 12. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with the subject SDP contains the required schedules demonstrating conformance to these requirements.

- 13. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This application is not subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has a Type I and Type II tree conservation plan approved prior to September 1, 2010; however, this site is subject to the provisions of the 1993 Woodland Conservation and Tree Preservation Ordinance (WCO) because conformance with the woodland conservation requirements were established with the initial TCPH-067-96-03 and carried forward with the approval of TCPH-052-06 and subsequent revisions.

The woodland conservation requirement remains 10.42 acres with this application. The revised plan proposes to meet the requirement by providing 9.22 acres of on-site preservation and 1.24 acres of on-site afforestation, for a total woodland conservation provided of 10.46 acres. Further examination of the woodland conservation worksheet with the current application indicates that the amount of woodland not cleared on the site was slightly less than previously indicated, based on the amount of original existing woodlands and the total amount of clearing, to date. This technical error will be corrected with the approval of the current plan. Technical revisions are required to find conformance with the 1993 WCO and are conditioned in the Recommendation section of this report.

- 14. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects, such as this SDP, that propose more than 5,000 square feet of disturbance. The subject SDP provides the required schedule demonstrating conformance to these requirements through the preservation of existing trees and the provision of new plantings on the subject property.



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

- a. **Community Planning**—In a memorandum dated June 20, 2019 (D'Ambrosi to Burke), incorporated herein by reference, the Community Planning Division noted that this SDP is located within the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Approved Master Plan for Bowie and Vicinity and SMA); however, master plan conformance is not required for this application.
- b. **Transportation Planning**—In a memorandum dated June 28, 2019 (Thompson to Burke), incorporated herein by reference, the Transportation Planning Section offered a discussion of relative conditions of previous approvals, as well as the following summarized comments:

The site currently has one existing access point from Queens Court. This project proposes three additional access points along Queens Court. All three access points are consistent with the prior approved plans, including the PPS. Access and circulation are acceptable.

US 301 is listed in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as a master plan arterial facility with a variable right-of-way and four to six lanes. The plan is consistent with prior approved plans. No additional dedication is required.

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the findings required for an SDP, as described in the Zoning Ordinance.

- c. **Subdivision Review**—In a memorandum dated June 24, 2019 (Davis to Burke), incorporated herein by reference, the Subdivision Review Section offered the following summarized comments, with conditions included in the Recommendation section of this report.

The subject SDP revision proposes a lot line adjustment and consolidation of three of the existing record lots (Lots 16, 17, and 20) for development of a 130,143-square-foot consolidated storage warehouse and ancillary office on proposed Lot 23. A new final plat is required to reflect the lot line adjustment and consolidation proposed with this SDP amendment. A condition requiring plat adjustment has been included in the Recommendation section of this report.

- d. **Trails**—In a memorandum dated June 13, 2019 (Shaffer to Burke), incorporated herein by reference, the Transportation Planning Section reviewed the proposal for bicycle and pedestrian access and found that there are no conditions related to bicycle and pedestrian access in previous approvals. In addition, there are no master plan trails issues identified in the MPOT or the Approved Master Plan for Bowie and Vicinity and SMA that impact the subject site. Further, since all roads in the vicinity of the subject site are closed sections with no sidewalks and there are no properties with sidewalks that abut the subject property, it is not practical to require sidewalks along the frontages of the subject site.

- e. **Permit Review**—In a memorandum dated June 12, 2019 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been either addressed by revisions to the plans or by conditions in the Recommendation section of this report.
- f. **Environmental Planning**—In a memorandum dated June 20, 2019 (Finch to Burke), incorporated herein by reference, the Environmental Planning Section recommended conditions relating to technical issues on the TCPII, which can be found in the Recommendation section of this report. Additional summarized comments were provided, as follows:

#### **Natural Resources Inventory/Existing Conditions**

A Natural Resources Inventory Equivalency Letter, NRI-018-09-01, approved on April 26, 2019, was submitted with the current application. There is primary management area comprised of nontidal wetlands and wetland buffers on the subject property, which was identified with the original NRI plan approved on November 1, 2009. The site has a platted conservation easement consistent with the preserved wetland systems.

The forest stand delineation indicates the presence of one forest stand consisting of an intermediate aged palustrine deciduous stand of forest with a dominant size class of less than or equal to 29 inches diameter at breast height. Predevelopment, the site had 26.58 acres of gross tract woodland and no specimen trees. Currently, the site is partially developed and graded, in accordance with the current approved TCPII. No revisions to the plan are required for conformance to the NRI.

#### **Marlboro Clay**

This property is located in an area with extensive amounts of Marlboro clay that is known as an unstable, problematic geologic formation when associated with steep and severe slopes. The northwest quadrant of the subject property is shown to be in an evaluation zone. Based on information available, the Environmental Planning Section projects that the top elevation of Marlboro clay is located at an elevation of approximately 118 feet mean sea level. Elevations in the evaluation zone are approximately 126 feet, with no severe or steep slopes. The evaluation zone is the portion of the site where preservation of forested wetlands is proposed.

A geotechnical report may be required for development of the subject property by the County prior to building permit applications.

- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this report, a memorandum had not been provided by Fire/EMS.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this report, a memorandum had not been provided by DPIE.
- i. **Prince George's County Police Department**—At the time of the writing of this report, a memorandum had not been provided by the Police Department.
- j. **Prince George's County Health Department**—At the time of the writing of this report, a memorandum had not been provided by the Health Department.

- k. **Maryland State Highway Administration (SHA)**—In an email dated June 13, 2019 (Woodroffe to Burke), incorporated herein by reference, SHA offered no comments or objections to the proposal.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated June 10, 2019 (Hall to Burke), incorporated herein by reference, WSSC offered numerous comments that were provided to the applicant and will be addressed in their separate permitting process.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0511-04 and Type II Tree Conservation Plan TCPII-052-06-03 for Collington Center, subject to following conditions:

- 1. Prior to certification of the specific design plan (SDP), the following revisions shall be made to the plans:
  - a. Remove the building-mounted sign from the east façade facing US 301.
  - b. Revise the sign on the north façade facing Queens Court to be externally-illuminated.
  - c. Provide a screening gate and fence on the east side of the outdoor recreational vehicle storage parking area with vinyl fence and slats, consistent with the proposed dumpster enclosure gates.
  - d. Provide a detail for the sliding gates on Architectural Detail P-500.
  - e. Correct the monument sign side profile to reflect what is shown on the front profile on detail C-DET1 of the SDP.
  - f. Correct the loading tabulations in General Note 9 to identify four interior loading spaces and two outside loading spaces.
  - g. Revise the SDP on Sheets C-OV, C-3, and C-7 to label “Access Denied” along US 301 (Crain Highway).
  - h. Provide dimensions demonstrating conformance with Section 27-578 of the Prince George’s County Zoning Ordinance, regarding height for the interior loading spaces, and Section 27-581 of the Zoning Ordinance, regarding a 22-foot-wide connection to the street for all loading spaces.
  - i. Remove the barbed wire fence details on Sheet C-DET2 of the SDP.
- 2. Prior to certification of the specific design plan, the Type II tree conservation plan (TCPII) shall be revised, as follows:
  - a. Update the approval block with the information for past associated applications and the reason for the revision.

- b. Revise the plan to show all structures set back a minimum of 20 feet from all woodland conservation areas.
  - c. Add a detail for a permanent tree protection fence to the detail sheet, and show it located along the vulnerable edges of afforestation and reforestation areas and for the protection of regulated environmental features.
  - d. Adjust the planting schedule to:
    - (1) reduce the amount of red maples proposed by no more than 10 percent; and,
    - (2) increase the percentage of oak trees to enhance wildlife habitat value in afforestation areas.
  - e. Update the tree conservation plan notes, as needed, to provide correct references to County departments.
  - f. Correct the tables and worksheets, as needed, to accurately reflect required revisions to the TCPII plan and show how the woodland conservation requirement for the site will be fulfilled.
  - g. Provide an Owner's Awareness Certificate to the cover sheet for signature by the appropriate party.
  - h. After all revisions and technical corrections are made to the plan, have the plan signed by the qualified professional who prepared it.
3. Prior to approval of a building permit, the applicant's heirs, successors, and assignees shall obtain approval of a final plat showing the consolidation of lots as approved with Specific Design Plan SDP-0511-04, pursuant to Section 24-108 of the Subdivision Regulations.