



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

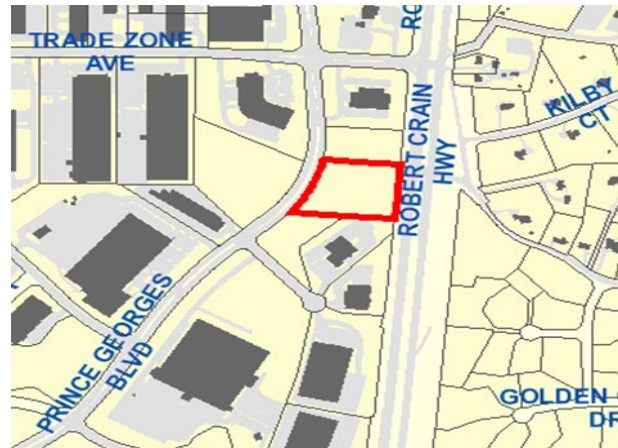
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## Specific Design Plan 800 Prince George's Blvd.

## SDP-2102

REQUEST	STAFF RECOMMENDATION
Development of a 47,550-square-foot warehouse and distribution center with accessory office uses.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• Approval of Specific Design Plan SDP-2102</li><li>• Approval of Type II Tree Conservation Plan TCPII-067-96-12</li></ul>

<b>Location:</b> On the west side of US 301 (Robert Crain Highway), approximately 750 feet south of Trade Zone Avenue.	
Gross Acreage:	4.69
Zone:	LCD
Prior Zone:	E-I-A
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	47,550 sq. ft.
Planning Area:	74A
Council District:	04
Municipality:	N/A
<b>Applicant/Address:</b> Decesaris Holding Company 1001 Prince George's Boulevard, Suite 700 Upper Marlboro, MD 20774	
<b>Staff Reviewer:</b> Tom Burke <b>Phone Number:</b> 301-952-2739 <b>Email:</b> Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	03/09/2023
Planning Board Action Limit:	03/09/2023
Staff Report Date:	02/23/2023
Date Accepted:	12/13/2022
Informational Mailing:	07/25/2022
Acceptance Mailing:	11/21/2022
Sign Posting Deadline:	02/07/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT:       Specific Design Plan SDP-2102  
                  Type 2 Tree Conservation Plan TCPII-067-96-12  
                  800 Prince George's Blvd.

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

**EVALUATION**

The property is within the Legacy Comprehensive Design (LCD) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows an application for a project with an existing approval under the prior Zoning Ordinance or Subdivision Regulations, to be reviewed and approved under the prior Zoning Ordinance. This specific design plan was reviewed and evaluated for conformance with the following criteria:

- a.       The requirements of Zoning Map Amendments (Basic Plans) A-6965-C, A-9397-C, and A-9284-C;
- b.       The requirements of the prior Prince George's County Zoning Ordinance, in the Employment and Institutional Area (E-I-A) Zone;
- c.       The requirements of Comprehensive Design Plans CDP-7802, CDP-8712, and CDP-9006 and its amendments;
- d.       The requirements of Preliminary Plan of Subdivision 4-79091
- e.       The requirements of the 2010 *Prince George's County Landscape Manual*;
- f.       The requirements of the 1991 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- g.       The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h.       Referral comments.

## FINDINGS

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

- Request:** The application is for approval of a 47,550-square-foot warehouse and distribution center with accessory office space in the prior Employment and Institutional Area (E-I-A) Zone.
- Development Data Summary:**

	EXISTING	PROPOSED
Zone	LCD	Prior E-I-A
Use	Vacant	Warehouse/Office
Acreage	4.69	4.69
Parcels/Lots	1	1
Gross Floor Area (square feet)	0	47,550 sq. ft.

### Other Development Data:

#### Parking and Loading

	Required	Provided
<b>Warehouse (47,550 sq. ft.)</b> 3 spaces for the first 1,500 sq. ft. of GFA 1 additional space each additional 1,500 sq. ft. GFA up to 100,000 sq. ft.	34*	78
Handicap Accessible Spaces	2	2

**Notes:** \*The parking tabulations on the specific design plan (SDP) have an incorrect total requirement. Based on the 47,550 square feet of gross floor area, 34 parking spaces are required. A condition is provided herein, to correct the total required spaces to 34 spaces.

- Location:** This site is located on the east side of Prince George's Boulevard, north of its intersection with Branch Court, and has frontage on the west side of US 301 (Robert Crain Highway). The property is in Planning Area 74A and Council District 4.
- Surrounding Uses:** The site is bounded to the north and south by existing industrial warehouse developments in the Legacy Comprehensive Design (LCD) Zone; to the east by US 301, with residential uses in the Agricultural-Residential Zone beyond; and to the west by Prince George's Boulevard, with warehouse uses in the LCD Zone beyond. The site and general surrounding area are part of the larger development known as Collington Center.
- Previous Approvals:** The subject property is part of a larger development known as Collington Center, which is a 1,200+ acre employment park. The initial phase of Collington Center consisted of 898.14 acres of land that was rezoned to the E-I-A Zone, pursuant to the adoption of the Bowie-Collington Sectional Map Amendment (SMA) on October 28, 1975. The property was included within Zoning Map Amendment (Basic Plan) A-6965-C, which

was approved by the Bowie-Collington SMA. Later, additional land was placed in the E-I-A Zone through the adoption of Basic Plans A-9397-C and A-9284-C, which increased the overall area zoned E-I-A to 1,289 acres. On March 28, 1989, these basic plans 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 consisted of the land included in A-6569-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 property, remain in the original Collington Center. The basic plans included a list of permitted uses within six major land use categories, with a provision that other uses not listed must be approved by the Prince George's County Planning Board or its designee. A memorandum from John W. Rhoads, Chairman to the Prince George's County Planning Board, outlined the list of permitted uses and designated the Planning Director to approve additional uses at Collington Center. Warehouse establishments are listed as permitted uses in the memorandum and the basic plans designate the subject property for manufacturing/warehouse uses.

On November 30, 1978, the Planning Board approved Comprehensive Design Plan CDP-7802. This decision was modified and superseded with the May 19, 1988 Planning Board approval of CDP-8712 (PGCPB Resolution No. 88-224). On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455) and amendments. CDP-9006 revised CDP-8712, subject to 16 conditions, but did not adopt new text. Therefore, the text of CDP-8712 remains applicable, as modified by the conditions of CDP-9006. 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, thereby eliminating 5 of the 16 original conditions. 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 area. Of these CDPs, there are five conditions associated with CDP-9006 that remain applicable to the review of the subject SDP.

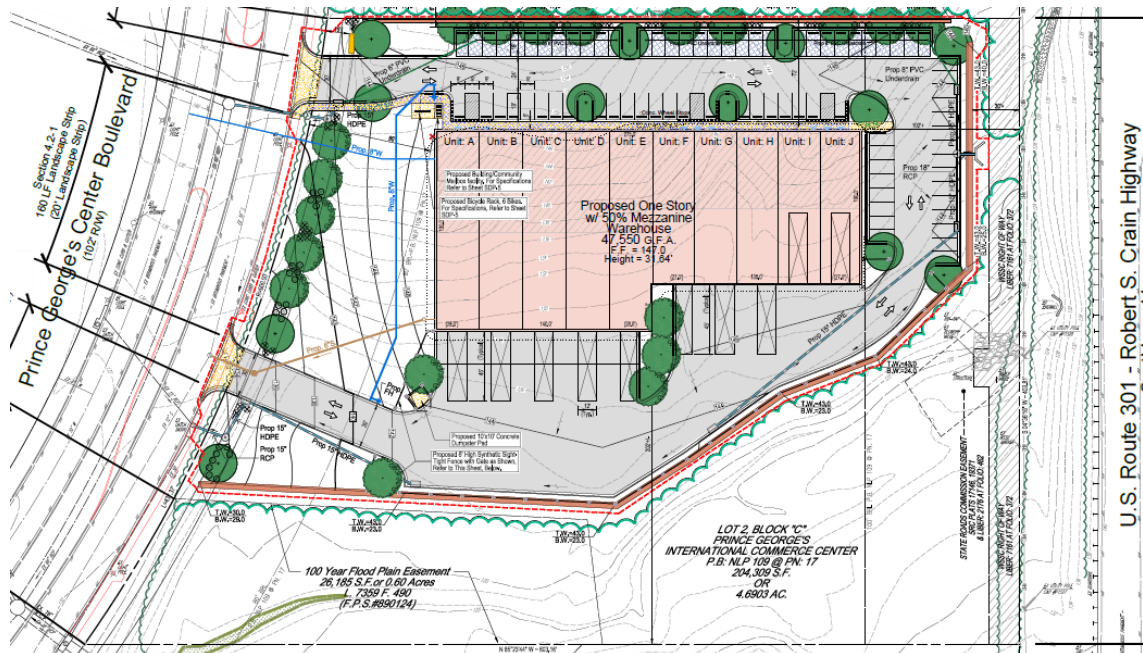
In July 1979, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-79091, for which the resolution is no longer available. Evidence was found that shows the PPS was approved subject to one condition, which is not applicable to the review of this application. However, 4-79091 is applicable to the review of this SDP.

In 1988, the Planning Board approved PPS 4-88074, which included the subject property. The subject site was never re-platted in accordance with this PPS, which expired in 1994, and it is no longer applicable to the site.

The site also has a valid Stormwater Management (SWM) Concept Approval Letter, 17562-2021-01, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on July 13, 2022 and expires on August 24, 2024.

6. **Design Features:** This SDP proposes the development of a 47,550-square-foot multitenant warehouse and distribution center, with associated accessory office space on the 4.69-acre undeveloped property within the Collington Center employment park. The subject site is described as Lot 2, Block C, on a plat of subdivision entitled "Prince George's International Commerce Center", recorded in Plat Book NLP 109 page 17 in April 1981.

The proposed multitenant warehouse building is centrally located on the site, set back in accordance with the design standards of the CDP. Access is provided through two driveway connections onto Prince George's Boulevard, at the site's northwest corner and toward the center of the site's frontage. The northern driveway provides access to the storefronts of the 10 proposed units, and the southern driveway provides access to the loading bays. The site plan suggests that Units I and J provide for interior truck bays; however, the architectural plans show loading docks, like the other eight units. A condition is provided herein, to correct the architectural plans to show the two units with interior bays. The north and south sides of the site will connect with a drive aisle and parking at the rear of the site.



**Figure 1: Illustrative Site Plan**

The SDP includes a truck turning plan which shows truck turning movements and access to the site. The truck plan indicates that trucks will gain access via both entrances to navigate to the loading area located on the south side of the building. Staff does not support the proposed truck operations of allowing trucks access to the northern driveway, which serves the surface parking area, and contends that truck access shall be limited to the southern access point (that provides direct access to the loading area), to minimize conflict and promote efficient site circulation. The truck turning plans show that trucks will need the full extent of the surface parking area to safely maneuver through the site which staff concludes will create conflicts with vehicles accessing the parking area and potentially will cause queueing along Prince George's Boulevard. Furthermore, Section 27-521(a)(9) of the prior Prince George's County Zoning Ordinance requires that loading areas are separated from parking to the extent possible.

The truck turning plans also show that trucks accessing the southern access connection will need to encroach into the curb to access the site. The latest truck turning plans show WB-40 truck maneuvers to the loading spaces provided in the loading area but show slightly larger trucks accessing the site driveways. Given the nature of the proposed use and the high volume of trucks accessing the site, staff believes that the site should be sufficient to allow



safe truck maneuvers to and from the loading docks for the larger classification vehicle to ensure sufficient circulation and minimize impacts to the adjacent road network. Staff recommends that the truck turning plans be modified to demonstrate that the site is sufficient to allow WB-67 or larger trucks to safely access both the exterior and interior loading docks located along the south side of the building.

### **Architecture**

The proposed building is a single-story structure, approximately 30 feet in height, and roughly rectangular in shape. It will have a gross floor area of 47,550 square feet and a total of ten separate tenant units. The building is oriented toward the undeveloped property to the north; however, the front corner facing Prince George's Boulevard is defined by additional height and higher levels of fenestration. Loading docks will be located on the southern side of the building, facing the developed warehouse and distribution center to the south of this site.

The entire exterior of the building will consist of a mix of materials including precast concrete panels, glass and aluminum, two story storefront systems, and alternating brick framed storefronts to break the massing along the front facade. The south side of the building will consist mainly of precast concrete panels, upward rolling doors for cargo exchange and an access door for each unit. Unit J is shown with an upward rolling door on the east side elevation; however, this door is shown to open directly onto the sidewalk and vehicle parking adjacent to the building. The purpose and function of this loading bay is unclear, and not consistent with the proposed circulation and parking. A condition is included herein, to provide open access and a curb cut for this bay door.



**Figure 2: Illustrative Building Image – Southeast Corner Entrance**

A photometric plan provided with the SDP demonstrates that adequate exterior lighting of the site will be provided. A condition has been provided herein to ensure full cut-off optics are utilized. Proposed signage is limited, with no building mounted signs proposed. Only a single free standing monument sign at the northeast entrance to the site is provided.

### **Signage**

The SDP includes a single ground-mounted monument sign, measuring 8 feet in length and 5 feet in height, located at the northern entrance to the site, set back 15 feet from the front property line. The monument sign will have a brick masonry face, with a smaller sign plate centered on the monument. The plan does not indicate any form of illumination. CDP-9006, Condition 3.c.2. restricts the sign height for ground mounted signs to no greater than 10 feet. A condition is provided herein to correct the sign calculations on Sheet SDP-5 of the SDP to be in conformance with the sign criteria in the CDP.

This application does not show any building mounted signs. Any future proposed signage on this site will require an amendment to this SDP and shall be designed in accordance with standards established with CDP-9006, Condition 3.d.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Zoning Map Amendments (Basic Plan) A-6965-C, A-9284-C, and A-9397-C:** The Collington Center site was originally comprised of 1,289 acres (first known as the Prince George's County Employment Park) in the E-I-A Zone and included Zoning Map Amendments A-6965-C, A-9284-C, and A-9397-C. The Prince George's County District Council approved two amended basic plans, Collington Corporate Center (via Zoning Ordinance No. 25-1989), for the northern 414 acres, and Collington South (via Zoning Ordinance No. 36-1990), for the southern 167 acres. Of the total 1,289-acre site, 708 acres, including the subject property, remain in the original Collington Center. The basic plans designate the subject lot for manufacturing/warehouse uses. Warehouse establishments are also listed as permitted uses in the memorandum dated April 27, 1992, from John Rhoads, Chairman, to the Prince George's County Planning Board, based on Amendment 4, County Employment Park, from Prince George's County Council Resolution CR-108-1975.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the prior Zoning Ordinance in the E-I-A Zone, as follows:
  - a. Although uses are approved by the County at the time of permit, the uses proposed in this SDP are permitted in the E-I-A Zone, in accordance with Section 27-515(b) of the prior Zoning Ordinance, as "Warehouses and distribution facility" uses.
  - b. The SDP is consistent with those regulations in the E-I-A Zone, including the following sections of the prior Zoning Ordinance:
    - **Section 27-499 regarding purposes:** The proposed warehouse and distribution center is compatible with existing and proposed surrounding land uses and contributes to the mix of employment, institutional, retail, and office uses in a manner which will retain the dominant employment and institutional character of the area;
    - **Section 27-500, regarding uses:** The proposed warehouse and distribution center use will provide concentrated nonretail employment uses which serve the region; and



- **Section 27-501, regarding regulations:** The proposed layout will have frontage on and direct access to a public street and will meet the off-street parking and loading, and landscape requirements. The Collington Center CDP has sign criteria that supersedes the sign regulations in Part 12 of the prior Zoning Ordinance.
- 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, and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 10 below. 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;**

Public facilities such as sidewalks and a bike lane on Prince George's Boulevard are evaluated in Finding 13.b. of this technical staff report.

Section 24-122.01(b)(1) of the prior Prince George's County Subdivision Regulations states that "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2018 Water and Sewer Plan placed the property in the Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public

water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.

The subject property is served by Police District II, Bowie located at 601 Southwest Crain Highway in Bowie. Per Section 24-122.01(c)(1)(A) of the prior Subdivision Regulations, the Planning Board's current test for police adequacy is based on a standard for square footage of police stations relative to the population. The national standard is 141 square feet of space per officer. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department. Based upon 141 square feet per officer, the County needs 209,949 square feet, which is met by the current 267,700 square feet.

Per Section 24-122.01 (c)(1)(A) "The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision will not exceed the service capacity of existing police stations as determined by the Planning Board in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" as may be amended from time to time.". Using the national standard of 141 square feet per 1,000 residents, it calculates to 128,698 square feet of space for police facilities. The current amount of space, 267,660 square feet, is within the guideline.

The subject property is served by the Bowie-Pointer Ridge Fire/EMS Co. 843 located at 16408 Pointer Ridge Drive in Bowie. A five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2016 Edition of the National Fire Protection Association 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to the review of nonresidential subdivision applications.

Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of October 5, 2022, the subject project passes the four-minute travel test from the closest Prince George's County Fire/EMS Station Bowie Volunteer Fire/EMS Co. 843 when applying the national standard and [NFPA 1710.4.1.2.1 (3)]. Therefore, this property would meet an associated total response time under five-minutes from the closest Fire/EMS Station.

**(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;**

Stormwater Management Concept Approval Letter 17562-2021-01 was submitted with the application, which was approved on July 13, 2022, with an expiration date of August 24, 2024. The approval proposes the use of pervious pavers and three stormceptors. Payment of a SWM fee-in-lieu of

providing on-site attenuation/quality control measures in the amount of \$12,480.00 is owed at the time of the site development fine grading permit.

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

Type II Tree Conservation Plan TCPH-067-96-12 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).**

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site regulated environmental features include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

Section 24-130(b)(5) states “Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.”

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code. The statement of justification (SOJ) must address how each on-site impact has been avoided and/or minimized.

### **Statement of Justification**

An SOJ and associated exhibit were received December 13, 2022, and reflect three proposed impacts to regulated environmental features associated with the proposed development, totaling approximately 0.44-acre. All proposed impacts are permanent.

### **Analysis of Impacts**

#### **Impacts 1 and 2 – Retaining wall and grading**

Impact 1 and 2 are for the disturbance of the stream buffer located on the southern and eastern portion of the site for the construction of a 20-foot retaining wall and site grading. The retaining wall and grading of the site within the PMA is needed to bring the site to a grade that will allow fire apparatus access around the building and to allow larger truck circulation. The wall and grading will be north of the existing floodplain easement and the stream running through the property.

#### **Impact 3– Stormdrain outfall**

Impact 3 is for the disturbance of the stream buffer for a stormdrain outfall pipe and rip rap pad. The stormdrain outfall meets best management practices for discharging water back into the stream while limiting erosion at the discharge points. The stormdrain outfall is required by the County Code.

### **Summary**

After evaluating the applicant's SOJ for proposed impacts to regulated environmental features, staff supports proposed Impacts 1, 2, and 3. The proposed PMA impacts are considered necessary to the orderly development of the subject property and surrounding infrastructure. These impacts cannot be avoided because they are required by other provisions of the County and state codes. The TCPII shows the preservation and enhancement of the PMA to the fullest extent practicable.

9. **Comprehensive Design Plan CDP-9006 and amendments:** 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 subject property fronts on US 301 and Prince George's Boulevard, with access proposed via Prince George's Boulevard only. The design standards established in the original CDP require an 80-foot building setback, and the same setback for parking lots on sites along Prince George's Boulevard. At their closest points, the

proposed parking lot is setback 85 feet, and the proposed building is setback 80 feet from the roadway, in conformance with the CDP requirement.

**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 SDP includes a single, ground-mounted, monument sign with a maximum height of five feet and associated landscape treatment, in conformance with these requirements.

**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-mounded on painted metal.**
- 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.”**

There are no building-mounted tenant identity signs proposed with this application.

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

The submitted SDP demonstrates conformance with this requirement by providing 59 percent green space.

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.**

Additional lotting is not proposed with this application.

In addition to these conditions of CDP-9006, one condition of CDP-9006-02 is applicable to the review of this SDP, as follows:

7. **All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).**

This condition, which is not included in prior CDPs applicable to the Collington Center, was adopted to ensure better tracking of what has been constructed in the center. It is applicable because the application is for a new SDP. The required information is needed to determine how close the center is to using all its development entitlement. The applicant has included the required tabulation on the coversheet; however, the table provided does not separate the applicant's proposed development, instead showing a single row for Lot 2, Block C. The table should have separate rows for Lots 1 and 2. The row for Lot 2 should display the 47,550 square feet proposed by the applicant in the column labeled "total approved GFA (SF) per active SDP but unbuilt." The row for Lot 1 should display 77,900 square feet in the column labeled "projected GFA (SF) for vacant lots and/or future additions to existing buildings." This second number is based on the 125,450 square feet projected for Lots 1 and 2 combined, minus the square footage proposed for Lot 2 with this SDP.

10. **2010 Prince George's County Landscape Manual:** Pursuant to Section 1.2(a) of the Landscape Manual, a landscape plan is a required element of all SDPs. This SDP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The record contains submitted plans and schedules demonstrating conformance with the applicable requirements including, but not limited to, the Landscape Plan prepared by Joyce Engineering Corporation dated August 2022, consisting of one page and may be revised pursuant to any conditions contained herein, and accompanying Schedules 4.2-1 [4.3-1 or 4.3-2, whatever one is appropriate] and 4.9-1. In addition, the landscape plans reflect the proposed location, type, size, and botanical and common names of all plant materials proposed to be installed, to

comply with the screening requirements of Section 4.4 including applicable construction details.

**11. 1991 Prince George's County Woodland Conservation and Tree Preservation**

**Ordinance:** This property is subject to the provisions of the 1991 Prince George's County Woodland Conservation and Tree Preservation Ordinance because there are previously approved tree conservation plans (TCPI-059-95 and TCPII-067-96-11) associated with this site. A 12th revision to TCPII-067-96 was submitted with this application.

The overall Collington Center development consisted of a gross tract area of 867.00 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres containing 214.04 acres of upland woodlands. TCPII-067-96 was first approved by staff on July 3, 1996 and consisted of an overall sheet which identified lots and parcels in three categories: Areas of On-site Woodland Preservation, Record Plat Lots as of 1990 with Woodland Conservation Requirements, and Newly Recorded Lots (after 1990) and Future Lots with Woodland Conservation Requirements.

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96 and subsequent revisions.

**12. Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are within the prior E-I-A Zone are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The site is 4.69 acres and requires 0.47 acre of TCC; however, a TCC table was not provided on the plans. A condition is provided herein, requiring a TCC table demonstrating that the 10 percent of the gross tract area is covered by tree canopy.

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

- a. **Community Planning**—In a memorandum dated December 14, 2022 (Lester to Burke), staff noted that the applicable master plan recommended industrial land uses on the subject site. It was further noted that master plan conformance is not required for this application.
- b. **Transportation Planning**—In a memorandum dated February 1, 2023 (Yang to Burke), incorporated herein by reference, the Transportation Planning Section provided an evaluation of prior conditions of approval, master plan compliance, and compliance with the prior Zoning Ordinance. This SDP indicates that the overall Collington Center site is currently approved and/or is developed with 3,962,517 square feet of development, which with the addition of the density proposed in this application, will result in a total of 4,010,067 square feet. Furthermore, the site is located east of Prince George's Boulevard and outside of the central portion of Collington Center. Staff finds that the subject SDP is within the allowable density provided in approved CDP-9006-02. Therefore, no additional transportation improvements are required at this time. This SDP submission shows 5-foot-wide sidewalks along the property's frontage of Prince George's Boulevard, and along the south side of the northern driveway, which continues along the north



side of the proposed building. In the initial review of the application, staff requested that the applicant modify the site's pedestrian facilities with the following items:

- A 6-foot-wide sidewalk along Prince George's Boulevard abutting the subject property, and on both sides of the two proposed driveways, consistent with the 2022 *Bowie-Mitchellville and Vicinity Master Plan* Policies TM 1.3 and TM 6.8, and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) Policy 1 within the Ten Complete Street Principles.
- Six-foot-wide sidewalks along the western and eastern sides of the proposed warehouse, to connect with the Americans with Disabilities Act access route on the north side of the warehouse, consistent with the MPOT's Complete Street Principle 8.
- A bike lane along Prince George's Boulevard, consistent with 2022 *Bowie-Mitchellville and Vicinity Master Plan* TM 1.3. If this is not feasible, shared lane (sharrow) markings along Prince George's Boulevard and a D11-1/Bike Route sign abutting the subject site should be provided.

Conditions requiring these features are included herein.

- c. **Subdivision**—In a memorandum dated January 30, 2023 (Diaz-Campbell to Burke), Subdivision staff provided an analysis of the Collington Center entitlement history. The subject property is known as Lot 2, Block C of the Prince George's International Commerce Center, and is subject to PPS 4-79091, which was approved by the Planning Board in July 1979. The resolution for this PPS is no longer available, but records indicate it was approved, subject to one condition not related to this SDP. PPS 4-79091 did not include a specific development entitlement, but the subject site is included in a long sequence of zoning approvals associated with the development of Collington Center. No new PPS and final plat are required; however, conditions are contained herein, requiring additional details in the gross floor area tabulation on the SDP.
- d. **Environmental Planning**—In a memorandum dated January 30, 2023 (Rea to Burke), incorporated herein by reference, the Environmental Planning Section noted that the site has an approved natural resources inventory plan (NRI-125-2020), which shows regulated environmental features consisting of streams, wetlands, 100-year floodplain, associated buffers, and 14 specimen trees.

### **Specimen Trees**

The site contains 14 specimen trees, 3 of which will be removed. Specimen tree 13 is proposed to be removed to allow access to the project. Specimen trees 14 and 15 are proposed to be removed to allow for the circulation of the loading area of the warehouse. Careful consideration has been given to the preservation of the specimen trees. A variance to the requirements of Subtitle 25, Division 2, which includes the preservation of specimen trees, is not required for this site as the TCPII is grandfathered.

## **Soils**

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey are the Adelphia-Holmdel complex, Marr-Dodon complex, and Marr-Dodon-Urban land complex. The unsafe soils, Marlboro clay and Christiana complexes, are not found on or near this property.

No further action is needed as it relates to this application. A soils report may be required by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at time of permit.

- e. **Historic Preservation**—In a memorandum dated December 19, 2022 (Stabler, Smith, and Chisholm to Burke), incorporated herein by reference, it was noted that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
- f. **Special Projects**—In a memorandum dated February 8, 2023 (Ray to Burke), incorporated herein by reference, the Special Projects Section provided an evaluation of the police and fire and rescue facilities, response times, and mitigation requirements, as well as sewer and water. The details of these findings have been incorporated into this technical staff report.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 21, 2022 (Giles to Burke), incorporated herein by reference, DPIE provided a series of technical comments.
- h. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments.
- i. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments.
- j. **Prince George's County Health Department**—In a memorandum dated February 13, 2023 (Adepoju to Burke), incorporated herein by reference, the Health Department offered comments regarding the conversion of open space into impervious area, and comments regarding noise and dust control during the construction phase. A condition is included herein, to provide notes on the SDP regarding the control of dust and noise during the construction phase of the project.
- k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide comments.

## 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-2102, and Type II Tree Conservation Plan TCPII-067-96-12, for 800 Prince George's Boulevard, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
  - a. Correct the total required parking spaces in the General Site Development Notes to 34 spaces.
  - b. Correct the architectural plans to show Units I and J with interior bays, as shown on the SDP.
  - c. Provide open access and a curb cut for the bay door on the east side of the building.
  - d. Provide full cut-off optics for the site lighting.
  - e. Correct the sign calculations on Sheet SDP-5 of the SDP for both freestanding and building-mounted signs to be in conformance with the sign criteria in the comprehensive design plan.
  - f. Provide a tree canopy coverage table demonstrating that 10 percent of the gross tract area is covered by tree canopy.
  - g. Modify the truck turning plans to include an increased radius at the southern access driveway along Prince George's Boulevard, to allow sufficient space for truck maneuvers on-site, and show safe truck turning movements to the exterior and interior loading spaces for a vehicle classification of WB-67 or higher. If modifications are required, they shall be shown on the SDP.
  - h. Six-foot-wide sidewalks shall be provided along Prince George's Boulevard, along the subject property's frontage.
  - i. Six-foot-wide sidewalks shall be provided on both sides of the two proposed driveways.
  - j. Six-foot-wide sidewalks shall be provided along the eastern side of the proposed warehouse, to connect with the Americans with Disabilities Act access route on the north side of the warehouse.
  - k. A bike lane shall be provided along Prince George's Boulevard abutting the subject property. If this is not feasible, shared lane markings along Prince George's Boulevard and a D11-1/Bike Route sign abutting the subject site shall be provided.
  - l. The table entitled "Collington Center Gross Floor Area Tabulation" on the coversheet shall be revised to provide separate rows for the two lots. The row for Lot 2 shall include the applicant's proposed gross floor area (GFA) for this specific design plan (SDP) in the column entitled "total approved GFA (SF) per active SDP but unbuilt."

The row for Lot 1 shall include a remainder projected GFA for Lot 1 in the column entitled “projected GFA (SF) for vacant lots and/or future additions to existing buildings.”

- m. Revise General Note 11 to read “Proposed use: 47,550-square-foot Warehouse.”
  - n. Identify the retaining wall on the SDP and provide a detail callout.
  - o. Provide the following notes on the SDP:
    - (1) “During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
    - (2) “During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”
2. Prior to the issuance of any permits, which impact wetlands, wetland buffers, streams, waters of the United States, or 100-year floodplain, the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.