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## Specific Design Plan

## SDP-8712-07

### Collington Center, Lot 29, Block B

| REQUEST   | STAFF RECOMMENDATION  |
|---|---|
| Development of a 25,103-square-foot warehouse and accessory office addition to the existing warehouse facility. | With the conditions recommended herein: <ul style="list-style-type: none"><li>• Approval of Specific Design Plan SDP-8712-07</li><li>• Approval of Type II Tree Conservation Plan TCPII-067-96-14</li></ul> |

**Location:** Along the west side of Prince George's Boulevard, approximately 680 feet to the south of its intersection with Commerce Drive.

Gross Acreage: 6.08

Zone: IH

Zone Prior: E-I-A

Reviewed per Prior Zoning Ordinance: Section 27-1704(e)

Dwelling Units: N/A

Gross Floor Area: 65,903 sq. ft.

Planning Area: 74A

Council District: 04

Election District: 07

Municipality: N/A

200-Scale Base Map: 201SE14

**Applicant/Address:**  
Maverick Holdings, LLC  
375 Prince Georges Boulevard  
Upper Marlboro, MD 20774

**Staff Reviewer:** Dexter E. Cofield  
**Phone Number:** 301-952-4325  
**Email:** [dexter.cofield@ppd.mncppc.org](mailto:dexter.cofield@ppd.mncppc.org)



Planning Board Date: 06/05/2025

Planning Board Action Limit: 06/09/2025

Staff Report Date: 05/22/2025

Date Accepted: 03/31/2025

Informational Mailing: 01/09/2025

Acceptance Mailing: 03/25/2025

Sign Posting Deadline: 05/06/2025

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.

## Table of Contents

|   |    |
|---|----|
| EVALUATION CRITERIA.....  | 3  |
| FINDINGS.....   | 4  |
| 1. Request.....   | 4  |
| 2. Development Data Summary.....  | 4  |
| 3. Location.....  | 4  |
| 4. Surrounding Uses.....  | 5  |
| 5. Previous Approvals.....  | 5  |
| 6. Design Features.....   | 6  |
| COMPLIANCE WITH EVALUATION CRITERIA.....  | 6  |
| 7. Zoning Map Amendments (Basic Plans) A-6965 A-9284.....   | 6  |
| 8. Prince George's County Zoning Ordinance.....   | 7  |
| 9. Comprehensive Design Plan CDP-9006 and its amendments.....                                       | 9  |
| 10. Preliminary Plan of Subdivision 4-93047 .....   | 11 |
| 11. Specific Design Plan SDP-8712 and its amendments.....   | 12 |
| 12. 2010 Prince George's County Landscape Manual.....   | 12 |
| 13. 1991 Prince George's County Woodland Conservation and Tree Preservation Ordinance<br>(WCO)..... | 13 |
| 14. Prince George's County Tree Canopy Coverage Ordinance (TCC).....                                | 13 |
| 15. Referral comments.....  | 13 |
| 16. Community feedback:.....  | 16 |
| RECOMMENDATION .....  | 16 |

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-8712-07  
Type II Tree Conservation Plan TCPII-067-96-14  
Collington Center, Lot 29, Block B

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**

The subject property is located within the Industrial, Heavy (IH) Zone. It was previously located within the Employment and Institutional Area (E-I-A) Zone. This application is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(e) of the Prince George's County Zoning Ordinance, subsequent amendments to development approvals or permits under the "grandfathering" provisions shall be reviewed and decided under the prior Zoning Ordinance, unless the applicant elects to have the proposed amendment reviewed under the current Zoning Ordinance. The applicant has elected to have this application reviewed under the provisions of the prior Zoning Ordinance, and the property's prior E-I-A zoning. Therefore, staff considered the following in reviewing this specific design plan (SDP):

- a. The requirements of Zoning Map Amendments (Basic Plans) A-6965 and A-9284;
- 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 Plan CDP-9006, as amended;
- d. The requirements of Preliminary Plan of Subdivision, 4-93047;
- e. The requirements of Specific Design Plan SDP-8712, as amended;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the 1991 Prince George's County Woodland Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

- i. Referral comments; and
- j. Community feedback.

## FINDINGS

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

1. **Request:** The subject application is for approval of an amendment to a specific design plan (SDP) to develop a 25,103-square-foot warehouse and office addition to an existing 40,800-square-foot warehouse facility.
2. **Development Data Summary:**

|   | EXISTING                | EVALUATED                      |
|---|-------------------------|--------------------------------|
| Zone  | IH/(prior E-I-A)        | E-I-A                          |
| Use   | Warehouse               | Warehouse and accessory office |
| Total acreage                                     | 6.08                    | 6.08                           |
| Lots  | 1                       | 1                              |
| Gross floor area (square feet)                    | 40,800                  | 25,103 (65,903 Total GFA)      |
| Green area (20 percent required per the CDP Text) | 38 percent (2.56 acres) | 38 percent (2.56 acres)        |

## Parking and Loading

| Use                                     | Number of Spaces Required | Number of Spaces Provided |
|---|---------------------------|---------------------------|
| Warehouse/Distribution (65,903 sq. ft.) | 49                        | 119*                      |
| <b>Total</b>                            | 49                        | 119                       |
|   |                           |                           |
| Handicap-accessible (12' x 19')         | 2                         | 4                         |
| Standard spaces (9.5' x 19')            | 47                        | 115                       |
| <b>Total Loading Spaces</b>             | 3                         | 9                         |

**Note:** \*The existing parking lot contains eight spaces that are not to be disturbed by the proposed building addition, but are also not graphically shown on the plans. The existing conditions to remain should be shown on the plans and the parking tabulations should be updated. A condition so requiring these corrections has been included herein.

3. **Location:** The subject site is located in 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, this property is located along the west side of Prince George's

Boulevard, approximately 680 feet to the south of its intersection with Commerce Drive, in Planning Area 74A and Council District 4.

4. **Surrounding Uses:** The site is bounded to the east by Prince George's Boulevard, with industrial uses beyond, to the east, west and south by structures with industrial uses, all within the Industrial, Heavy (IH) Zone (former E-I-A Zone) and within the Collington Center employment park.
5. **Previous Approvals:** Basic Plan A-6965 (898.14 acres) for the subject property was approved by the Prince George's County District Council as part of the Bowie-Collington Sectional Map Amendment on October 28, 1975 (CR-108-75). A subsequent application for additional E-I-A-zoned property A-9284 (383.55 acres) was approved by the District Council on August 29, 1978 (Zoning Ordinance No. 77-1978), making the total size of the project 1,289.69 acres.

Comprehensive Design Plan CDP-7802 was approved by the Prince George's County Planning Board on November 30, 1978 for the Collington Center CDP-8712, which was approved by the Planning Board on May 19, 1988 (PGCPB Resolution No. 88-224), for a revision to CDP-7802. On November 8, 1990, CDP-9006 was approved by the Planning Board (PGCPB Resolution No. 90-455), to revise CDP-8712.

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 A-44 (known as Willow Brook Parkway) to CDP-9006.

Preliminary Plan of Subdivision PPS 4-82083 was approved by the Planning Board on November 4, 1982 (PGCPB Resolution No. 82-187), for 63 lots within the Bowie-Collington Planning Area.

Specific Design Plan SDP-8518 was approved by the Planning Board on December 5, 1985 (PGCPB Resolution No. 85-409), for a 40,800-square-foot office, laboratory, and warehouse building on Lot 20, Block B, and consisted of 11.285 acres.

PPS 4-90094 was approved by the Planning Board on October 18, 1990 (PGCPB Resolution No. 90-426), to subdivide one lot (Lot 20, Block B) into two lots (Lots 29 and 30, Block B). The applicant never submitted the final plat for the site and PPS 4-90094 expired.

PPS 4-93047 was approved by the Planning Board on November 18, 1993 (PGCPB Resolution No. 93-280), for the resubdivision of Lot 20, Parcel B, to create two lots (Lots 29 and 30, Parcel B). The PPS was identical to previously approved PPS 4-90094 and was approved subject to five conditions.

On April 30, 1987, the Planning Board approved SDP-8712 (PGCPB Resolution NO. 87-162), which revised the previously approved SDP-8518, specifically modifying the landscape plan. Then, on September 27, 1990, the Planning Board approved a change to relocate the previously approved development on Lot 20, Block B (as approved under SDP-8518 and SDP-8712) to Lot 29, Block B, subject to three conditions.

The Prince George's County Planning Director approved several subsequent amendments to SDP-8712, for Lot 29, Block B. SDP-8712-02 was approved on September 9, 2001, to modify the warehouse entries and to extend the driveway. SDP-8712-04 was approved on September 21, 2006, for the installation of a 6-foot-tall, barbed security fence and an automatic access gate along the north side of the building, extending around to the rear. SDP-8712-05 was approved on May 25, 2007, to add a gravel storage yard and for the installation of a 6-foot-tall sight tight, wooden fence only, bordering the east side of the gravel storage yard. SDP-8712-06 was approved on October 19, 2007, to expand the existing front parking lot to the south.

6. **Design Features:** This application is for development of a 25,103-square-foot warehouse and office addition to the north side of the existing warehouse facility, expanding onto the existing green space and vehicle storage yard on-site. The site has an existing chain-link fence. The existing 40,800-square-foot building and the parking lot on the west side will remain. Five additional loading spaces are provided, increasing the total number of loading spaces from four to nine.

The property has frontage on Prince George's Boulevard, and the existing access from Prince George's Boulevard will be maintained.

The existing gate and chain-link fence providing access to the rear of the building are to be replaced, and new curbing and a landscape strip will be added along the south side of the existing vehicular driveway. The proposed addition will feature a new storefront entrance on the east elevation, designed to match the existing building. Around this entrance, wood-toned aluminum paneling will extend above the roofline, with additional aluminum panels accenting the northeast corner and top of the warehouse façade. The primary façade material will be light-colored, split-face block, complemented with accent bands of a darker colored, split-face block, extending along the eastern, northern, and western elevations.

#### **Signage**

This application does not include any proposed signage. There is one existing freestanding sign on the property, along the street frontage on Prince George's Boulevard, which is to remain.

#### **Lighting**

The applicant will relocate a pole-mounted light in the northern portion of the site, as well as provide building-mounted lighting on the proposed building addition. All other lighting is existing and was approved with the previous amendments. The submitted plans and elevations provide the location of the relocated light pole and proposed building lighting. Plans demonstrate that there is adequate lighting on-site near the building and along the driveway. Full cutoff fixtures are proposed to minimize the negative impact on adjacent uses.

### **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Zoning Map Amendments (Basic Plans) A-6965 and A-9284:** The original basic plan for the subject site encompassed 898.14 acres and was approved by the District Council on October 28, 1975, as part of the Bowie-Collington Sectional Map Amendment in the E-I-A Zone. A subsequent Basic Plan, A-9284, was approved by the District Council on August 29, 1978, adding 383.55 acres and bringing the total project area to 1,289.69 acres.

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. This SDP complies with the requirements of Section 27-515 of the prior Zoning Ordinance, which governs uses in comprehensive design zones. The existing and proposed use for warehouse and accessory office is permitted in the E-I-A Zone, in accordance with Section 27-515(b).
- b. The general development regulations outlined in Division 1 of Part 8 are not applicable to this application. In particular, Sections 27-479 and 27-480 do not apply because a residential or mixed-use component is not being proposed with the subject SDP.
- c. The SDP complies with the regulations in the E-I-A Zone, including Section 27-499 and Section 27-500 of the prior Zoning Ordinance, regarding purposes and uses, as this application is in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* that recommends Industrial land use on the subject property; and Section 27-501(b)(1), as it currently has frontage and direct vehicular access to Prince George's Boulevard.
- d. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

**Section 27-528**

**(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (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 amended, as discussed in Finding 9 below, and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 12 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;**

Section 24-122.01(b)(1) of the Prince George's County Subdivision Regulations states "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 this property in the water and sewer Category 3, Community System.

The evaluation of public facility adequacy, in accordance with Section 24-124(a) of the Subdivision Regulations, was completed with previously approved PPS 4-93047. The proposed building addition falls within the allowable 66,000 square feet of gross floor area allowed to be developed on the property before reevaluation. There are no adequate public facilities issues and associated transportation facilities issues for this application.

- (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 Letter, SIT-00468-2024, approved on March 18, 2025, with an expiration date of March 18, 2028. The approved SWM concept proposes the use of a submerged gravel wetland. Payment of an SWM fee, in lieu of providing on-site attenuation/quality control measures is due at the time of the site development fine grading permit. Based on the foregoing, staff find that adequate provision has been made for the draining of surface water so that there are no adverse effects on either the subject property or adjacent properties.

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



Type II tree conservation plan, TCPII-067-96-07-14, was reviewed with this SDP and approval is recommended, with no conditions.

- (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 proposed application does not contain any on-site regulated environmental features (REF).

- (b) **Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved comprehensive design plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

This finding is inapplicable, as the SDP is not an SDP for Infrastructure.

9. **Comprehensive Design Plan CDP-9006 and its amendments:** CDP-9006 was approved by the Planning Board on November 8, 1990 (PGCPB Resolution No. 90-455), which superseded CDP-8712, subject to 16 conditions. CDP-9006-01 was approved by the Planning Board on May 17, 2001 (PGCPB Resolution No. 01-95), to eliminate the requirements for the provision of required recreational facilities. CDP-9006-02 was approved by the Planning Board on March 31, 2005 (PGCPB Resolution No. 05-83(C)), to add residual acreage from the vacation of Willow Brook Parkway. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

**CDP-9006 — PGCPB Resolution No. 90-455**

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 lot area closest to Prince George's Boulevard remains unchanged with this application and remains in accordance with the parking lot setbacks established with the original CDP. The original CDP outlines that the buildings are not to be built within 50 feet of the right-of-way (ROW). The proposed building addition is 223 feet, 6 inches from the ROW, complying with this condition.

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.”**
- 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 “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.**

Existing building signage is approved under SDP-8712 with subsequent revisions and is compatible with existing approved signs within the Collington Center. No additional signage is proposed.

- 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 38 percent green space.

7. **All commercial (and/or industrial) structures shall be fully sprinklered in accordance with the National Fire Protection Association (NFPA) Standard 13 and all applicable County laws.**

Conformance with this condition will be demonstrated with the forthcoming building permit.

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 area is not proposed with this application, nor is this proposal staged.

#### **CDP-9006-02 — PGCPB Resolution 05-83(C)**

5. **No loading areas shall be visible from US 301.**

The subject property does not abut US 301. The proposed development includes five additional loading spaces located along the western property line, behind the planned warehouse expansion. Consistent with the existing layout, the new loading spaces will not be visible from US 301, as they will be screened from view by the existing building and its addition.

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).**

The proposed property is located within the designated central portion of the Collington Center employment park development. The existing building and proposed addition total 65,903 square feet. Adherence to provide a tabulation of all lots is conditioned herein.

10. **Preliminary Plan of Subdivision 4-93047:** PPS 4-93047 was approved by the Planning Board on November 18, 1993 (PGCPB Resolution No. 93-280), subject to five conditions, in which two are applicable to this application. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

2. **The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 30 to no more than 90,600 square feet of gross floor area for predominately light-service industrial uses. The applicant, his heirs, successors and/or assigns, shall limit the building floor area on Lot 29 to no more than 66,000 square feet of gross floor area for predominately light-service industrial uses.**

The existing warehouse and accessory office comprise of 40,800 square feet. The proposed 25,103-square-foot addition will result in a total building area of 65,903 square feet, which remains within the permitted maximum of 66,000 square feet.

3. **The Specific Design Plans for Lots 29 and 30 shall indicate an interconnection of driveways between the two lots.**

The proposed SDP indicates an existing developed interconnection of driveways between Lots 29 and 30.

11. **Specific Design Plan SDP-8712 and its amendments:** SDP-8712 was approved by the Planning Board on April 30, 1987 (PGCPB Resolution No. 87162), with one condition which is not applicable to this SDP amendment. SDP-8712-01 was approved by the Planning Board on September 27, 1990 (PGCPB Resolution No. 90-431), with three conditions, two of which are applicable to this SDP amendment. The conditions relevant to this SDP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

2. **The applicant, his heirs and/or assigns, shall limit the building floor area on the proposed new lot (created by the resubdivision) to no more than 90,600 square feet of gross floor area of predominately light-service industrial use, creating a total floor area of the combined lots of no more than 156,600 square feet of gross floor area.**

The proposed new lot referenced in this condition is Lot 40. The subject property is Lot 29; therefore, a total of 66,000 square feet of development is permitted at the subject property (156,600 sq. ft. – 90,600 sq. ft. = 66,000 sq. ft.). The existing warehouse and accessory office comprise 40,800 square feet. The proposed 25,103-square-foot addition will result in a total building area of 65,903 square feet, which remains within the permitted maximum of 66,000 square feet.

3. **The Specific Design Plan for Lots 29 and 30, shall indicate an interconnection of driveways with the existing and/or proposed development located within this lot.**

The proposed SDP indicates an existing developed interconnection of driveways with the existing and proposed development located within the lot.

The subsequent five amendments to SDP-8712 were approved by the Planning Director, without conditions.

12. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.3, Parking Lot Requirement, and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. Per Section 4.3, Parking Lot Requirements, there is a required amount of trees to be within the interior parking lot area. An inspection by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) of the approved site and landscape plans determined that 12 trees are required per Section 4.3 of the Landscape Manual, but are missing from the parking lot. The proposed building addition will require the removal of three trees. The revised site and landscape plan submitted with this application proposes to replace the missing trees within the parking lot with nine major trees. The landscape plans submitted demonstrate conformance with the requirements of the Landscape Manual.

13. **1991 Prince George's County Woodland Conservation and Tree Preservation Ordinance (WCO):** This application is not subject to the 2024 or 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 1991 Woodland Conservation Ordinance because conformance with the woodland conservation requirements were established with TCPI-059-95 and TCPII-067-96-13.

The overall Collington Center development consisted of a gross tract area of 867 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 New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements. No woodland conservation requirement is required on this lot.

Because this is a revision to an SDP approved under the prior Zoning Ordinance, the project remains subject to the 1991 Woodland Conservation Ordinance (WCO) and the environmental provisions of former Subtitles 24 and 27. The existing TCPII has already been implemented and is determined to be in compliance. Accordingly, staff recommend approval of TCPII-067-96-14.

14. **Prince George's County Tree Canopy Coverage Ordinance (TCC):** Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Therefore, this application was reviewed for conformance with the TCC requirement for the property's current zone which is IH. A minimum of 15 percent of the net tract area is required to be covered by tree canopy. The submitted TCC table provides that 0.90 gross acres or 39,335 square feet is required. As the net acreage is also 0.90, the applicant has provided 0.96 acre of TCC, thus meeting the requirement. A technical correction to revise the TCC table to provide the net tract area is conditioned herein.

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

- a. **Community Planning**—In a memorandum dated May 1, 2020 (Bishop to Cofield), the Community Planning Division notes that this application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, and conforms to the relevant goals, policies, and strategies of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

- b. **Historic Preservation**—In a memorandum dated April 9, 2025 (Smith to Cofield), the Historic Preservation Section provided that the property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources. A Phase I archeology survey is not recommended.
- c. **Transportation Planning**—In a memorandum dated May 2, 2025 (Udeh to Cofield) the Transportation Planning Section concluded that multimodal transportation facilities will exist to serve the subject application as required under Subtitle 27 and will conform to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The provided summarized comments are below:

**Master Plan Right of Way**

The plan sheets delineate the ROW, and no additional dedication is required.

**Master Plan Pedestrian and Bike Facilities**

The implementation of bicycle lanes is beyond the scope of the SDP and is not recommended with this application

**Transportation Planning Review**

The site has one existing access point along Prince George’s Boulevard. The subject application proposes additional square footage to the existing warehouse building and creates new circulation patterns for loading activities. A truck turning exhibit was provided, demonstrating that large vehicles can maneuver through the site. The application proposes to reduce parking to accommodate the warehouse addition. However, the parking along the east side of the building remains unchanged and meets parking requirements. A sidewalk is also provided to the building entrances. Staff find the plans to be sufficient.

- d. **Permit Review**—In a memorandum dated April 9, 2025 (Greenwell to Cofield), the Permit Review Section offered no comments on this application.
- e. **Environmental Planning**—In a memorandum dated March 31, 2025 (Rea to Cofield), the Environmental Planning Section provided the summarized comments below:

**Natural Resources Inventory/Environmental Features**

Section 27-527(b)(5) of the prior Zoning Ordinance requires an approved natural resources inventory (NRI) plan with SDP applications. The site has an approved NRI Equivalency Letter (NRI-032-2023). The site has no woodlands and contains no REF. No additional information is required for conformance to the NRI.

**Woodland Conservation**

The woodland conservation findings from the Environmental Planning referral have been incorporated into Finding 13 above.

**Regulated Environmental Features (REF)**

The proposed application does not contain any on-site REF or primary management area (PMA).

## Soils

The predominant soil found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey is the Urban land-Marr-Dodon 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.

## Stormwater Management

Section 27-528(a)(3) of the prior Zoning Ordinance requires the review of SWM of development proposals. A SWM Concept Approval Letter (#SIT-00468-2024) approved on March 18, 2025, with an expiration date of March 18, 2028, was submitted with the application. The approved SWM concept plan proposes the use of a submerged gravel wetland. Per a site development concept approval letter, provided by DPIE to the applicant, a payment of an SWM fee, in lieu of providing on-site attenuation/quality control measures will be required at the time of the site development fine grading permit.

- f. **City of Bowie**—In an email dated April 25, 2025 (Hall to Cofield), the City of Bowie did not offer comments on this application.
- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.
- i. **Prince George's County Health Department**—In a memo dated April 24, 2025 (Adepoju to Cofield), the Health Department provided two recommendations that are noted below:

- (1) **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.**

The applicant will be required to comply with the construction activity noise control requirements as outlined in Subtitle 19 of the Prince George's County Code during the permitting and construction processes.

- (2) **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.**

The applicant will be required to comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control during the permitting and construction processes

- 16. Community feedback:** As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject SDP.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-8712-07 and Type II Tree Conservation Plan TCPII-067-96-14 for Collington Center, Lot 29, Block B, subject to following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the specific design plan (SDP) as follows, or provide specific documentation:
  - a. Provide the following General Notes on the SDP:
    - (1) The existing parking spaces that are to remain shall be depicted on the plans and the parking tabulations updated to account for all spaces.
    - (2) Revise the parking tabulation to list the required amount of parking spaces per the prior Prince George's County Zoning Ordinance
  - b. Revise the landscape plan, as follows:
    - (1) Correct the gross acreage provided in the tree canopy coverage schedule to net acreage.
    - (2) Correct the plans to show the nine missing trees to be planted, as stated on the Plant Schedule.
  - c. Correct the net acreage to be consistent within all plans provided.
  - d. 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.)