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SPECIFIC DESIGN PLAN

SDP-8804/01

Application	General Data
Project Name: Collington Center, Lot 2, Block A Location: West side of US 301, approximately 500 feet north of the intersection of Prince George's Boulevard and Trade Zone Avenue Applicant/Address: NASA Federal Credit Union 500 Prince George's Boulevard Upper Marlboro, MD 20774	Date Accepted: 1/25/08
	Planning Board Action Limit: N/A
	Plan Acreage: 6.08
	Zone: E-I-A
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 74A
	Tier: Developing
	Council District: 4
	Municipality: N/A
	200-Scale Base Map: 201SE14

Purpose of Application	Notice Dates
Expansion of an existing parking compound, addition of a new parking compound, and renovation of a loading area and dumpster enclosure.	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/28/08 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 5/5/08

Staff Recommendation		Staff Reviewer: Noushin Rashtian	
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-8804/01, Collington Center
Type II Tree Conservation Plan TCPII/013/08

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 as described in the recommendation section of this report.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the E-I-A Zone;
- b. The requirements of Zoning Map Amendment A-9397-C;
- c. The requirements of Comprehensive Design Plan CDP-9006 and CDP-9006/02;
- d. The requirements of Specific Design Plan SDP-8804;
- e. The requirements of the Zoning Ordinance in Section 27-528 setting forth the required findings for approval of a specific design plan;
- f. The requirements of the *Landscape Manual*;
- g. The requirements of the Woodland Conservation and Tree Preservation Ordinance;
- h. Referral comments.

FINDINGS

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

1. **Request:** The application requests expansion of an existing parking compound "A", addition of parking compound "B" for a total of 293 parking spaces, and renovation of a loading area and trash facility.

Development Data Summary

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use(s)	Office Building	Office Building
Acreage (in the subject SDP)	6.08	6.08
Lot	1	1

Other Development Data

	EXISTING	REQUIRED	TOTAL
			PROPOSED
Total parking spaces	176	139	293
Regular spaces (9.5' x 19')	170*	92	238*
Compact spaces (8.0' x 16.5')	N/A	N/A	48
Handicap Spaces** (13.0' x 19.5')	6	7	7
Loading Spaces (12' x 33')	1	1	2

*Includes 109 existing parking spaces, and 129 parking spaces proposed.

** Handicap spaces include three van accessible (16' x 19')

2. **Location:** The subject site is located on the west side of US 301, approximately 500 feet north of the intersection of Prince George's Boulevard and Trade Zone Avenue, in Planning Area 74A, Council District 4, and is in the Developing Tier.
3. **Surroundings and Use:** The site is bounded to the north by an office building in the E-I-A Zone; to the east by Robert Crain Highway (US 301); to the south by a police station in the R-R Zone and to the west by Prince George's Boulevard.
4. **Previous Approvals:** On October 28, 1975, the District Council adopted the Bowie-Collington and Vicinity Sectional Map Amendment, which rezoned approximately 875 acres to the E-I-A Zone. On November 23, 1981, the District Council approved Basic Plan A-9397-C for rezoning of approximately 8.16 acres of land to the E-I-A Zone. The approximate total size of the Collington Center project is 1,289.85 acres.

On November 8, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455) with sixteen conditions. On May 17, 2001, the Planning Board approved CDP-9006/01 (PGCPB Resolution No. 01-95) to eliminate the requirements for provision of recreational facilities in CDP-9006, Collington Center.

On March 31, 2005, the Planning Board approved CDP-9006/02 (PGCPB Resolution No. 05-83(C)) with six conditions and one consideration.

On June 9, 1988, the Prince George's County Planning Board adopted SDP-8804 (PGCPB Resolution No. 88-280) for the NASA Federal Credit Union subject to two conditions. The subject SDP has an approved Stormwater Management Concept Plan Approval 47311-2007-00, which is valid through January 2, 2011. The subject site has an approved Type II Tree Conservation Plan TCPII/013/08.

5. **Design Features:** The subject site is developed with the NASA Federal Credit Union, its drive-through aisles, and associated parking. The subject site is accessed from two entrances located on the west property line via Prince George's Boulevard. The subject site has 176 existing parking spaces including handicap spaces. The applicant proposes to increase the total number of parking spaces to 293 by providing 66 additional parking spaces in parking compound "A" along the southern section of the site, and 51 new parking spaces in parking compound "B" along the northeast section of the site. Parking compound "A" is 39,276 square feet in size and requires 427 linear feet of perimeter landscape strip along the southern property line. Parking compound "B" is 20,805 square feet in size and consists of existing woodlands along the east property line in addition to 287 linear feet of landscape strip proposed along the southern section of the new parking compound.

The site currently includes a loading space and trash facility located at the rear of the existing building. The applicant proposes the addition of one more loading space and relocation of the trash facility at the rear of the existing building along the existing drive-through lane. The applicant provided three evergreen trees along the outer south corner of the proposed loading space and vinyl lattice fencing to provide adequate screening of the loading space and air ventilation for the air conditioner unit.

The applicant states that the subject site is currently underserved with the existing loading space and an additional loading space will improve the operation of the facility. Also, the location of the existing dumpster creates access problems for trucks; however, the proposed location of a new trash facility will provide easier access to the dumpster.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the E-I-A Zone (Employment and Industrial Area) and the site plan design guidelines of the Zoning Ordinance. The subject application is in conformance with the requirements of Section 27-515, which governs permitted uses in the comprehensive design zone. The applicant does not propose to change the use of the building. This SDP is for the relocation of existing parking spaces, addition of a new parking compound, a loading space and a dumpster on the site. The existing bank is a permitted use in the E-I-A Zone.

- a. Section 27-528 requires the following findings for approval of a specific design plan:

- (a) **Prior to approving a specific design plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*, and 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 Zones, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulation set forth in Section 27-480(d) and (e);**

Comment: The proposed specific design plan is for addition of parking spaces in the relocated parking compound "A," addition of parking spaces in parking compound "B" and addition of a loading and trash facility on site. The subject revision proposes minor changes to Specific Design Plan SDP-8804. The proposed plan is in compliance with the requirements of the *Landscape Manual*, and will continue to conform to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Comment: Findings for adequate public facilities were made in conjunction with the preliminary plan and the original specific design plan. As only addition of parking spaces, a loading space and a trash facility without change of the specific use are proposed in the subject SDP, the subject development will continue to be adequately served within a reasonable period of time with existing or programmed facilities.

- (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.**

Comment: The subject SDP will not alter the findings made for the original specific design plan that 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 applicant submitted, with this SDP, a Stormwater Management Concept Approval Plan 47311-2007-00, which will expire January 2, 2011. Therefore, adequate provisions have 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 tree conservation plan.**

Comment: Type II Tree Conservation Plan TCPII/067/96 was approved for Collington Center, which included the subject site. A new Type II Tree Conservation Plan TCPII/013/08 has been submitted with this SDP and was found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP and TCPII/013/08.

7. **Zoning Map Amendment A-9397-C:** On November 23, 1981, the District Council approved Basic Plan A-9397-C for E-I-A Zoning of 8.16 acres of land, located on the west side of US 301, east of Collington Branch, subject to four conditions and thirteen considerations, of which the following are applicable to the review of this SDP and warrant discussion as follows:

- 1. The Basic Plan map shall be modified to show:**

- d. No driveways shall have direct access to U.S. Route 301 or Leeland Road. All access shall be from the internal roadway systems onto Prince George's Boulevard**

Comment: The applicant does not propose access to US 301. The only access to the site is via Prince George's Boulevard.

Considerations:

3. **Prior to Specific Design Plan submission, the applicant shall submit a conceptual stormwater management plan for approval by the Department of Environmental Resources.**

Comment: The subject site has an approved Stormwater Management Concept Approval 47311-2007-00, which expires January 2, 2011.

7. **Prior to Specific Design Plan approval, the following security measures shall be placed and incorporated into the design of building, parking lots and landscaping:**
 - d. **Parking lots shall be visible to the buildings that they serve, with unisolated outer limits and with bright lighting provided throughout.**

Comment: The applicant provided a lighting plan for the proposed parking compound "A" and "B," which will provide visibility of the parking lots from the building. All exterior light poles are to be set back two feet from the face of the curb unless otherwise shown on the site plan.

- e. **Border planting inside the parking areas shall be low growing types of shrubbery.**

Comment: The proposed shrub species along the border of the parking areas are low growing trees.

- f. **Trees in the parking area shall be trimmed approximately six to seven feet from the ground.**

Comment: A condition of approval is included in the recommendation section of this report.

8. **The character and visual image of the Collington Center original Basic Plan shall be protected and maintained through design techniques such as trees, berms and vegetative buffers. The layout of building lots and internal streets shall be planned so that the rear view of buildings will not be clearly visible from U.S. Route 301, Prince George's Boulevard or Leeland Road.**

Comment: The visual image of the Collington Center original basic plan is maintained by the tree preservation area along US 301. In addition to the tree preservation area, the applicant proposes an additional landscaped buffer along the outer eastern edges of the parking lots.

8. **Comprehensive Design Plan:**

CDP-9006: On October 18, 1990, the Planning Board approved Comprehensive Design Plan CDP-9006 (PGCPB Resolution No. 90-455) with sixteen conditions, of which the following are applicable to the subject SDP and warrant discussion as follows:

4. **Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual standards.**

Comment: The proposed landscape plan is in conformance to the *Landscape Manual*.

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

Comment: The minimum required open space for the subject site is 55,007 square feet, and the applicant provided 116,399 square feet or 43.9 percent, which is more than twice the required open space.

CDP-9006/02: On March 31, 2005, the Planning Board approved Comprehensive Design Plan CDP-9006/02 with six conditions and one consideration, of which the following are applicable to the subject SDP and warrant discussion as follows:

1. Prior to submittal of a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.

Comment: The applicant submitted Stormwater Management Concept Approval 47311-2007-00, which expires January 2, 2011.

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

Comment: The existing tree preservation area along the rear of the subject property will block the view of the proposed loading space. There is an existing air conditioning unit behind the new loading space. Staff recommends providing a screening fence in addition to three evergreen trees to block the view of the air conditioning unit from the parking lot.

9. **Specific Design Plan SDP-8804:** On June 9, 1988, the Prince George's County Planning Board approved SDP-8804 (PGCPB Resolution No. 88-280) subject to two conditions. The proposed application is in compliance with approved SDP-8804.
10. **Landscape Manual:** The proposed development is subject to Section 4.3 Parking Lot Requirements and 4.4 Screening Requirements of the *Landscape Manual*.
- a. In regard to Section 4.3 Parking Lot Requirements of the *Landscape Manual*, the applicant provided adequate numbers of plant units for parking compound "A" and "B" interior planting and parking perimeter along the eastern and western property lines. Based on 427 linear feet of parking perimeter adjacent to the southern property line, a total of 37 shrubs, 13 ornamental trees and 13 evergreen trees are provided. Based on 204 linear feet of parking perimeter adjacent to the southeast edge of the site, the applicant provided a 25-foot-wide strip of existing woodlands. Based on the linear feet of street frontage, the applicant has provided adequate plant units in the proposed landscape strips along the eastern section of the site. The applicant provided the required eight plant units for parking compound "A" and five plant units for parking compound "B."
 - b. Section 4.4(b) requires the screening of trash facilities. The proposed site plan indicates the location of the new trash facility in the rear of the building. The dumpster facility consists of concrete block walls and a wood or metal framed gate. A condition of approval is included in the recommendation section of this report to provide brick veneer walls for the dumpster.
 - c. Section 4.4(c) requires the screening of all mechanical equipment and meters. The applicant proposes a fence screen along the west side of the existing air conditioning unit,

in addition to providing three additional evergreen trees at the southern corner of the proposed loading space.

The Urban Design staff has reviewed the proposed landscape plan and found that the submittals are in compliance with the applicable sections of the *Landscape Manual*.

11. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area of the larger site is in excess of 40,000 square feet. There are more than 10,000 square feet of existing woodland on site and there is a previously approved tree conservation plan. Type II Tree Conservation Plan TCPII/013/08 was approved for a larger property including the subject site. Since this SDP proposes no revisions to the approved TCPII/013/08, the approval still governs this site.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Community Planning: In a memorandum dated March 14, 2008, the Community Planning North Division offered the following:

- This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.
- The application conforms to the recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* for employment development.

Transportation: In a memorandum dated March 28, 2008, the Transportation Planning Section offered the following:

The Transportation Planning Section has reviewed the specific design plan referenced above. The subject property consists of approximately 6.08 acres of land in the E-I-A zone. The property is located generally on the west side of US 301, approximately 500 feet north of the intersection of Prince George's Boulevard and Trade Zone Avenue. The site is currently improved with a 54,090-square-foot office building. The applicant proposes changes to parking, on-site circulation, and the placement of a dumpster. No additional building area is proposed nor are changes to the access to the site.

Review Comments

The development of this site must be in accordance with CDP-9006 and A-6965 as amended. The underlying Preliminary Plan 4-79071, contains no square footage or trip caps. There are no other potentially outstanding transportation conditions associated with this plan.

The submitted plan is acceptable from the standpoint of access and circulation within the site.

A specific design plan requires a finding that "the development will be adequately served within a reasonable period of time..." by the needed transportation facilities. It is noted that the site was subjected to a test of transportation adequacy in 1979, and since that time a number of transportation improvements that were needed have been constructed. Furthermore, the subject plan proposes no additional development. In consideration of these facts, from the standpoint of

transportation, the Transportation Planning Section finds that the subject specific design plan will be served by adequate transportation facilities within a reasonable period of time as required by Subtitle 27.

Subdivision: In a memorandum dated February 20, 2008, the Subdivision Section offered the following:

The property is the subject of record plat NLP 109@17 recorded in land records in April 27, 1981. The property is known as Prince George's International Commerce Center, Blocks A, B and C. The Record Plat NLP 109@17 contains one note that applies to the review of the DSP:

The plat note requires that "Development and use of the lot shown hereon must be in accordance with the Comprehensive Design Plan approved by the Prince George's County Planning Board, November 30, 1978 or as amended by any subsequent approved revision thereto. No grading, building or use and occupancy permit shall be issued for any lots shown hereon until a Specific Design Plan has been approved by the Prince George's County Planning Board in accordance with provisions of the Prince George's County Code."

The specific design plan is in conformance with the approved preliminary plan and the final record plat. There are no other subdivision issues at this time.

Permits: In a memorandum dated February 13, 2008, the Permit Section offered numerous comments regarding compliance with both the *Landscape Manual* and the Zoning Ordinance. All relevant comments have been either addressed through revised plans or incorporated into the recommendation section of this report as a condition of approval.

Environmental Planning: In an email dated May 15, 2008, the Environmental Planning Section stated that the property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area of the larger site is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there are previously approved tree conservation plans. Type II Tree Conservation Plan TCPII/067/96 was approved for Collington Center, which included the subject site. A new Type II Tree Conservation Plan TCPII/013/08 has been submitted with this application, which is limited to the subject property. A revision to TCPII/067/95-05 was submitted along with TCPII/13/08, which separates the new TCPII from the overall plan. Both plans have been found to be in conformance with the approved TCPI, and to fulfill the technical requirements of the Woodland Conservation Ordinance. The Environmental Planning Section recommends approval with no conditions.

Department of Public Works & Transportation (DPW&T): In a memorandum dated April 30, 2008, the DPW&T offered the following:

- The property is located on the east side of the Prince George's Boulevard, approximately 300 feet north of Trade Zone Avenue intersection. The necessary roadway improvements exist along the frontage of the property. Repair and upgrade/replace any deteriorated or damaged sidewalks, curb and gutter, parking and landscaping, which include street lighting.

- All improvements within the public rights-of-way, as dedicated to the County, are to be in accordance with the County Road Ordinance, DPW&T Specifications and Standards and the Americans with Disabilities Act.
- The proposed site development is consistent with the approved DPW&T Stormwater Management Concept Plan Approval 47311-2007 dated January 2, 2008.
- All storm drainage systems and facilities are to be located in accordance with DPW&T Specifications and Standards.
- Compliance with DPW&T Utility Policy is required. Proper temporary and final patching, and the related mill and overlay in accordance with the established “DPW&T Policy and Specification for Utility Installation and Maintenance Permits” is required.
- A soils investigation report, which includes subsurface exploration and geotechnical evaluation for the structure construction.

Comment: It should be noted that DPW&T enforces these requirements through a separate permitting process.

Fire Department: In a memorandum dated February 4, 2008, the Prince George’s County Fire/EMS Department stated no objection to the subject SDP.

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated February 1, 2008, WSSC offered no comment.

State Highway Administration (SHA): In a memorandum dated May 7, 2008, the SHA offered the following:

The State Highway Administration (SHA) understands this plan represents a specific site plan for the expansion of an existing parking facility, an addition of a parking facility, and the renovation of a loading area. SHA has the following comment:

Based on the mapping from the 301 Access Control Study, this property is located within the right-of-way needed for the proposed roadway project. However, the proposed improvement to the parking facility and loading area will not be impacted. We ask that no permanent structures be built within the future right-of-way area as identified on the mark-up plan.

Comment: No permanent structure is proposed to be built within the future right-of-way area marked up by SHA. A condition of approval is included in the recommendation section of this report.

Collington Center Association, Inc.: In a letter dated March 10, 2008, the Collington Center Architectural Review Committee approved the subject SDP for the NASA Federal Credit Union parking lot expansion in the Collington Center.

PEPCO: At the time of writing of this staff report PEPCO did not provide any comment.

Verizon: At the time of writing of this staff report, Verizon did not provide any comment.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-8804/01 and Tree Conservation Plan TCPII/013/08 for Collington Center, Lot 2, Block A with the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall:
 - a. Add a note: “No permanent structures shall be built within the future right-of-way area along US 301.”
 - b. Add a note indicating that the trees in the parking area shall be trimmed approximately six to seven feet from the ground.
 - c. Provide brick veneer walls for the trash facility. The color of the brick shall match the building.