



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

SPECIFIC DESIGN PLAN SDP-8813/03

Application	General Data
Project Name: Collington Center, Lot 7, Block E Location: West side of Commerce Drive, approximately 300 feet south of Commerce Court Applicant/Address: Commerce Drive Limited Partnership P.O. Box 2120 Upper Marlboro, MD 20773	Date Accepted: 4/4/2005
	Planning Board Action Limit: N/A
	Plan Acreage: 3.946
	Zone: E-I-A
	Dwelling Units: NA
	Square Footage: 38,450
	Planning Area: 74A
	Tier: Developing
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 201SE14

Purpose of Application	Notice Dates
Addition of 14,366 square feet of warehouse space to an existing 24,144-square-foot warehouse building	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/4/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/7/05

Staff Recommendation		Staff Reviewer: Gary Wagner	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 29, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Gary Wagner, Planner Coordinator
SUBJECT: Specific Design Plan SDP-8813/03
Collington Center, Lot 7, Block B

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

EVALUATION CRITERIA

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of approved Basic Plans A-6965 and A-9284.
- b. The requirements of Comprehensive Design Plans CDP-8712, CDP-9006 and CDP-9006/01.
- c. The requirements of Preliminary Plan 4-88074.
- d. The requirements of the Zoning Ordinance in the E-I-A Zone.
- e. The requirements of the *Landscape Manual*.
- f. The requirements of Prince George's County Woodland Conservation Ordinance.
- g. Referral comments.
- h. Recommendations of the Collington Center Architectural Review Committee.

FINDINGS

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

1. **Request:** The subject specific design plan revision is for a 14,336-square-foot addition to the existing wholesaling and distribution building for C&C Meats Sales, Inc., on Lot 7, Block E, of Collington Center. The proposed addition is for additional cooler and freezer space.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Wholesale & Distribution	Wholesale & Distribution
Acreage	3.946	3.946
Lots	1	1
Parcels	0	0
Square Footage/GFA	24,114	38,450

Site Data

FAR Permitted	0.40
FAR Provided	0.22
Green Space required	20%
Green Space provided	54.6%
Building Height Permitted	3 stories for warehouse uses (36 feet)
Building Height Proposed	30 feet
Parking spaces required	28
Parking spaces provided	53
Loading spaces required	2
Loading spaces proposed	8

3. **Location:** The subject site is in Planning Area 74A, Council District 4, and in the Collington Center, a 708-acre employment park in the E-I-A Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center and Collington South. More specifically, the subject site is located on the west side of Commerce Drive, approximately 1,000 feet north of its intersection with Trade Zone Avenue.
4. **Surroundings and Use:** The subject property is bounded on all sides by E-I-A-zoned industrial uses.
5. **Previous Approvals:** The District Council approved Basic Plan Amendments A-6965, A-9284, and A-9397 on March 2, 1989, for the entire Collington Center. The Planning Board approved Comprehensive Design Plan CDP-8712 (PGCPB No. 88-224) on May 19, 1988, for the Collington Center. The Planning Board approved CDP-9006, which revised CDP-8712 (PGCPB No. 90-455) on October 18, 1990. The Planning Board approved CDP-9006/01 (PBCPB No. 90-455) deleting a condition of approval requiring recreational facilities on October 18, 1990.

6. **Design Features:** The applicant is proposing 14,336 square feet of a building addition to the east and south portions of an existing warehouse and distribution facility to house additional coolers and freezers. Seventeen additional parking spaces and four new truck parking spaces are also being proposed. The additional parking area is added to the existing parking compound to the rear of the building. The proposed addition will consist of fluted architectural metal panels to match the existing building.

CONFORMANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed warehouse addition is in conformance with the requirements of the E-I-A Zone.
8. **Preliminary Plan of Subdivision:** The specific design plan is in compliance with Preliminary Plan 4-88074 and applicable conditions of approval. The preliminary plan with 11 conditions was approved on June 16, 1998, by the Prince George's County Planning Board. The Subdivision Office has indicated that the overall lotting pattern, circulation pattern, and access points shown are in conformance with the preliminary plan. The subsequent final plat (5-99291) was recorded on October 31, 1998, at Plat Book 142, Plat 21.
9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.2, Commercial and Industrial Landscape Strip Requirements, and 4.3, Parking Lot Requirements, of the *Landscape Manual*. The proposed landscaping complies with the requirements of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there are previously approved Tree Conservation Plans TCPI/59/95 and TCPII/67/96-02, encompassing the parcels included in this application.

This application was evaluated for compliance with TCPII/67/96 and was found to conform to the previously approved plan. No woodland conservation areas will be impacted by the development of this site as reflected on Specific Design Plan SDP-8813/03. Furthermore, the woodland clearing proposed by this application was previously identified as woodlands to be cleared and will not require any adjustments to the overall site requirements. The woodland conservation requirements, associated with Lot 7, were provided on other areas of the Collington Center property.

11. **Basic Plan:** The proposed specific design plan is in general conformance with Basic Plans A-6965 and A-9284, which show the subject site designated for manufacturing/warehouse/office uses.
12. **Comprehensive Design Plans:** The revision to the specific design plan is in conformance to the applicable conditions and design guidelines of Comprehensive Design Plan CDP-9006. The CDP designates the subject lot for manufacturing/warehouse/office uses. The proposed use, a warehouse/distribution facility, is a permitted use in the Collington Center. The proposed revision to the existing facility has been recommended for approval by the Collington Center Architectural Review Committee. In a letter dated March 29, 2005, by Mr. William Turley, Chairman of the Architectural Review Committee, to Paul Woodburn, Ben Dyer Associates, Inc., the committee noted that there has been a problem in the past with trucks parking on Commerce Drive at this site. In response, the applicant has provided addition truck parking spaces on the site.

13. **Required Findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action):**

- a. The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

See Finding 9 and 12 with regard to this required finding.

- b. 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 or provided as part of the private development.*

With regard to this required finding, the Transportation Section and the Public Facilities Section offered the following comments:

Transportation

Review Comments

The development of this site must be in accordance with CDP-9006 and A-6965 as amended. There is an underlying Preliminary Plan, 4-88074. The resolution for this plan contains several transportation-related conditions; however, all of the conditions relate to street alignment and dedication that has already occurred, and the conditions have been fully met. This use would generate 9 AM and 9 PM peak-hour trips, which is well within the overall cap for the Collington Center. The plan shows that yet another 1,800-square-foot expansion could ultimately occur, but that expansion would require a separate future approval.

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 1988. Since that time, a revision to CDP-9006 was reviewed with a new finding of adequacy for the currently planned Collington Center development. Therefore, a finding of adequate transportation facilities was made in 2005 for Comprehensive Design Plan CDP-9006/02. Insofar as the basis for the finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities that are existing, programmed, or which will be provided as a part of the development if the development is approved.

It should be noted that the resolution for CDP-9006/02 includes the following language within Condition 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 language is intended to facilitate the implementation of Condition 6 of the same resolution, which phases the overall development with a second access point. Given that the resolution was not approved until April 21, 2005, it is not reasonable to expect that the described information be

required of a specific design plan that was accepted several weeks earlier. Therefore, this condition will not be imposed on this application. However, applicants within the central portion of Collington Center should take due notice that this tabulation must be provided with future plans and failure to provide this information will result in a delay in processing the application until the information is received.

Public Facilities

Fire Service

The existing fire engine service at Bowie, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 3.82 minutes, which is beyond the 3.25-minute response time guideline.

The existing ambulance service at Bowie, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 3.82 minutes, which is within the 4.25-minute response time guideline.

The existing paramedic service at Bowie, Company 43, located at 16400 Pointer Ridge Drive has a service response time of 3.82 minutes, which is within the 7.25-minute response time guideline.

The existing ladder truck service at Bowie, Company 39, located at 15454 Annapolis Road has a service response time of 13.61, which is beyond the 4.25-minute response time guideline.

These findings are in conformance with the *Approved Public Safety Master Plan* (1990) and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

Police Facilities

The proposed development is within the service area for Police District II—Bowie. The Planning Board's current test for police adequacy is based on a standard complement of officers. As of 1/2/05, the county has 1,302 sworn officers and 43 student officers in the academy for a total of 1,345 personnel, which is within the standard of 1,278 officers. This police facility will adequately serve the population generated by the proposed C&C Meat Sales, Inc. business.

- c. 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 Department of Environmental Resources has found the Specific Design Plan to be in conformance with the approved stormwater management concept plan, #8602-2005.

- d. The plan is in conformance with an approved Tree Conservation Plan.*

See Finding 10 above for information regarding this required finding.

RECOMMENDATION

Based on the foregoing evaluation and analysis, the Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-8813/03 with the following conditions:

1. In order to alleviate the negative impact on fire and rescue services, all commercial structures shall be fully sprinklered in accordance with the National Fire Protection Association Standard 13 and all applicable Prince George's County laws.