

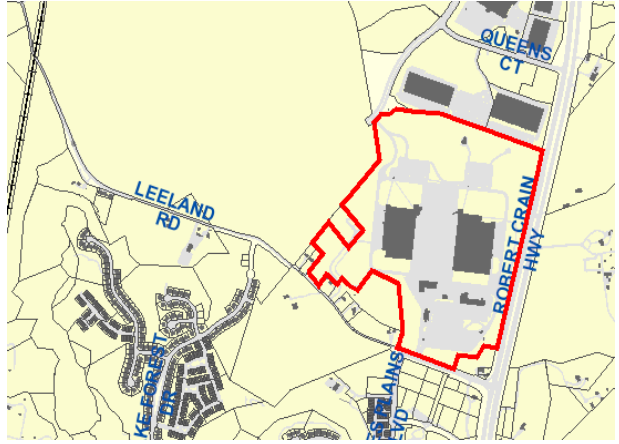


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan 15900 Leeland Road (Target)

SDP-9710-02

REQUEST		STAFF RECOMMENDATION	
Development of 499,230 square feet of additions to two existing warehouse buildings.		APPROVAL with conditions	
Location: At the northwest quadrant of the intersection of Leeland Road and US 301 (Robert Crain Highway).			
Gross Acreage:	157.53		
Zone:	E-I-A		
Dwelling Units:	N/A		
Gross Floor Area:	1,230,208 sq. ft.		
Planning Area:	74A		
Council District:	04		
Election District:	07		
Municipality:	N/A		
200-Scale Base Map:	203SE14		
Applicant/Address: Target Corporation 50 S. 10th Street, Suite 400, TP3-011 Minneapolis, MN 55403 Attn: Sarah LeVasseur		Planning Board Date:	09/23/2021
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org		Planning Board Action Limit:	10/29/2021
		Staff Report Date:	09/08/2021
		Date Accepted:	07/20/2021
		Informational Mailing:	05/19/2020
		Acceptance Mailing:	07/19/2021
		Sign Posting Deadline:	08/24/2021

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/. 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-9710-02
 Type 2 Tree Conservation Plan TCP2-067-96-09
 15900 Leeland Road (Target)

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 report.

EVALUATION

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, and A-9397-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Employment and Institutional Area (E-I-A) Zone;
- c. The requirements of Comprehensive Design Plans CDP-9702;
- d. The requirements of Preliminary Plan of Subdivision PPS 4-97044;
- e. The requirements of Specific Design Plan SDP-9710 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- i. Referral comments.

FINDINGS

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

1. **Request:** The application proposed the development of 499,230 square feet of additions to two existing warehouse buildings in the Employment and Institutional Area (E-I-A) Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	E-I-A	E-I-A
Use	Warehouse	Warehouse
Acreage	157.53	157.53
Parcels	1	1
Gross Floor Area (square feet)	730,978	1,230,208

OTHER DEVELOPMENT DATA:

PARKING and LOADING

Parking**	Required	Provided
Warehouse (1,230,208 sq. ft.) 3 spaces for the first 1,500 sq. ft. of GFA; plus 1 additional space for each additional 1,500 sq. ft. GFA, up to 100,000 sq. ft.; plus 0.20 space for each additional 1,000 sq. ft. of GFA above the first 100,000 sq. ft.	296	798***
Office (6,039 sq. ft.) 1 space per 250 sq. ft. up to 2,000 sq. ft. of GFA; plus 1 additional space per every additional 400 sq. ft. of GFA	18	153***
Salvage Building (27,312 sq. ft.) 3 spaces for the first 1,500 sq. ft.; plus 1 additional space per 1,500 sq. ft. for each additional 1,500 sq. ft., up to 100,000 sq. ft.	21	
Truck Fleet Maintenance Facility (23,241 sq. ft.) 1 space per 500 sq. ft.	4	
Handicap-Accessible Spaces *	22*	22*
Parking Total	Required	Provided
	339	951***

Loading **	Required	Provided
Warehouse (1,230,208 sq. ft.) 1 loading space for 1,500 to 10,000 sq. ft. of GFA; plus 1 loading space for each additional 40,000 sq. ft. of GFA (or fraction)	32	100+****
Office (6,039 sq. ft.) None if less than 10,000 sq. ft. GFA	0	0
Salvage Building (27,312 sq. ft.) 1 loading space for 2,000 to 25,000 sq. ft. of GFA; plus one loading space for each additional 40,000 sq. ft. of GFA (or fraction)	2	36****
Loading Total	34	136+****

Notes: *The number of required and provided handicap-accessible parking spaces are included in the total parking figures. Of the 22 accessible spaces provided, 16 are provided adjacent to the two warehouse buildings, and 6 handicap-accessible spaces are provided proximate to the office building.

**Parking and loading tabulations provided with the specific design plan (SDP) are incomplete. A condition has been recommended for the parking and loading tabulations to be revised to reflect the requirements per each use and/or building on-site.

***The number of provided parking spaces includes 803 existing spaces associated with the existing uses and buildings approved under SDP-9710 and its amendment. The subject SDP amendment proposes to add 148 new parking spaces, for a total of 951 parking spaces to be provided for all uses sitewide.

****The SDP parking tabulation does not provide calculations or a breakdown of the number of required and provided loading spaces per use or building. The provided figures in this table for the number of loading spaces per use or building are based on what is shown graphically on the SDP plans. A condition has been recommended for the loading tabulations to be revised.

3. **Location:** The subject property is located at the northwest quadrant of the intersection of Leeland Road and US 301 (Robert Crain Highway). The property is also in Planning Area 74A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the north by existing industrial warehouse developments in the E-I-A Zone; to the east by the right-of-way of US 301, with undeveloped land and agricultural uses in the Open Space Zone beyond; to the south by undeveloped land in the E-I-A Zone, single-family developments in the Rural Residential Zone, and the right-of-way of Leeland Road.
5. **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, 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 Prince George's County 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. The subject site is encompassed in Collington South, and provisions of A-6569-C and A-9397-C apply to this specific design plan (SDP) amendment.

On July 17, 1997, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-9702 (PGCPB Resolution No. 97-212), which established guidelines for development of a warehouse and distribution complex, with a total floor area not to exceed 1,900,000 square feet, subject to three conditions.

On July 17, 1997, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-97044 (PGCPB Resolution No. 97-214(C)) for development of a warehouse and distribution complex limited to no more than 1,900,000 square feet of uses, as permitted in the E-I-A Zone, subject to 14 conditions.

On July 17, 1997, the Planning Board approved SDP-9710 (PGCPB Resolution No. 97-213) for development of a warehouse and distribution complex, subject to one condition. The approved development consisted of two warehouse buildings, an administration building, a salvage facility, a truck maintenance facility, parking areas, and staging areas for tractor-trailer trucks.

On March 26, 1998, the Planning Board approved an amendment to SDP-9710-01 (PGCPB Resolution No. 98-63), subject to one condition, for the limited purpose of revising a condition of approval relative to screening of views of the loading areas from US 301.

The site also has a valid Stormwater Management (SWM) Concept Approval Letter, 16423-2021-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on June 24, 2021, and expires on June 24, 2024.

6. **Design Features:** The subject site is 157.53 acres and developed with a refrigerated warehouse building, a nonrefrigerated warehouse building, an administration building, multiple service buildings, expansive loading and tractor-trailer staging facilities, and multiple parking lots. The gross floor area of the existing buildings on-site is 730,978 square feet. The existing refrigerated warehouse is located on the west side of the site, and the nonrefrigerated warehouse is on the east side of the site. The two warehouse buildings are separated from one another by a centrally located tractor-trailer staging area. Loading docks are generally located on each of the warehouse building's eastern and western façades. Most support buildings, including an administrative building and maintenance facility, are in the southern portion of the property. The site has two existing access points to public roadways that this SDP maintains. An access connection is provided on the south side of the site along Leeland Road and serves as the primary truck access point. On the north side of the site, there is an access connection to Prince George's Boulevard, which serves as the primary access point for employees and visitors.

This SDP amendment proposes three additions to the two warehouse buildings, and associated improvements to parking and loading facilities. The existing refrigerated warehouse is 287,124 square feet and generally rectangular in shape. A single addition of 109,180 square feet is proposed to the north side of this building. The existing nonrefrigerated warehouse is 384,957 square feet and rectangular in shape. Two additions are proposed to the nonrefrigerated warehouse. The SDP proposes an 82,750-square-foot addition to the south side of the existing building, and a 307,300-square-foot addition on the north side of the existing building. Architectural elevations provided with the SDP show the façade design for the additions to be in harmony with the existing buildings. Complimentary materials and color scheme are incorporated. Two existing small guardhouse buildings proximate to the truck entrance at Leeland Road will be razed and replaced with one 480-square-foot guard house building. Alterations to the other existing buildings are not proposed.

The SDP amendment also provides for the expansion of surface parking areas located north of the warehouse buildings, and reconfiguration of some of the existing truck parking and staging areas throughout the site. Sitewide, a total of 339 parking spaces are required to serve all of the uses on-site, and a total of 951 spaces are provided. The total proposed parking spaces that will be provided on-site are 2.8 times the amount of required parking provided by the Zoning Ordinance. However, based on the records for SDP-9710, the original development of the site included 803 parking spaces. This amendment increases the total sitewide parking by 148 spaces.

Regarding loading spaces, sitewide, a total of 34 loading spaces are required to conform with the minimum criteria of Part 11 of the Zoning Ordinance. The SDP parking tabulation does not clearly reflect the number of loading spaces provided. Instead, a breakdown is provided, which includes 708 parking spaces for trailers and 78 spaces for truck cabs. As the primary use of the site is warehouse, tractor-trailer loading spaces are primarily located along the eastern and western façades of both warehouse buildings, and on the north and south side of the salvage building. As proposed, there will be in excess of 100 loading spaces adjacent to the warehouse buildings, and over 20 loading spaces adjacent to the salvage building. The existing quantity of parking and loading spaces for the site were exceeded by the original SDP. This SDP amendment provides for an increase in parking and loading spaces to serve the expanded warehouse use, and is found acceptable by staff.

Details are provided for two new freestanding monument signs, which are designed similarly to one another except for their proposed height. One monument sign is proposed to be 12 feet tall and the other is 8 feet tall. As further discussed in Finding 9, the 12-foot-tall monument sign exceeds the height limitation established by the CDP, and this sign will need to be modified to conform to the CDP requirement. Two locations are shown on the SDP plans for the 12-foot monument sign, proximate to the site's entrances to Prince George's Boulevard and Leeland Road. A location for an 8-foot-tall monument sign adjacent to Prince George's Boulevard is shown on a signage exhibit, however the location of this sign is not clearly depicted on the SDP. Plans require clarification regarding which size monument sign is to be provided adjacent to Prince George's Boulevard, and where it will be located within the limit of disturbance. Two new building-mounted identity signs of the same size and design are proposed, one for each of the warehouse buildings. These signs are white in color, are approximately 187 square feet each, and will both face north, toward Prince George's Boulevard. Details for directional and wayfinding signage are also provided with the SDP and are appropriate for the large-scale development and associated uses. As

further detailed in Finding 9, the signage plan requires several revisions, as it does not conform with the design standards established by the CDP text.

New exterior lighting is shown throughout the site, with three types of lighting fixtures provided, labeled LX-1, LX-2, and LX-3 on the SDP. Based on the details provided, it is not clear if these fixtures utilize full cut-off optics to reduce direct light downward and reduce overall glare. Staff recommends a condition for a note to be placed on the plan that site lighting must utilize full cut-off optics, and lighting detail adjusted to show full cut-off optics. Lighting details also make no distinction between building-mounted and pole-mounted lighting. Photometric plans provided with the SDP show lighting provided throughout the exterior areas of the site. However, the photometric plans do not show illumination levels of all lighting fixtures provided on-site. Light intensity levels are shown at inconsistent levels for the same lighting fixtures, and intensity levels are not illustrated for all lighting fixtures. As such, staff recommends the photometric plan be revised to correct these issues and show that adequate site lighting is provided and that off-site glare is adequately controlled.

7. **Zoning Map Amendments (Basic Plan) A-6965-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, A-9284, and A-9397. 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 were amended again via Zoning Ordinance No. 22-1997, and referred to as Collington South. The subject site is in Collington South and provisions of A-6569-C and A-9397-C, as amended by Zoning Ordinance No. 22-1997, apply to this SDP amendment, as follows:

4. **Prior to the approval of the Specific Design Plan for the subject property, the applicant shall submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T) for the intersection of US 301 and Leeland Road. The applicant should utilize a new 12-hour count and should analyze signal warrants based upon total future traffic as well as existing traffic volumes and conditions. If deemed warranted by the SHA or DPW&T, the applicant shall bond the signal and install the signal at a time to be determined by the SHA or the DPW&T prior to the issuance of the use portion of the building permit.**

This condition was satisfied with the original approval of SDP-9710.

6. **There shall be no public access ways to provide north-south through travel through the subject property. The south access point from Parcel 1 onto Leeland Road shall serve primarily truck traffic accessing the distribution facilities on Parcel 1. The north access point from Parcel 1 onto Prince George's Boulevard shall serve primarily employee and visitor traffic.**

Site circulation and access points were established with the originally approved SDP, in accordance with this criterion. This SDP amendment does not propose changes to these features, maintains truck access from Leeland Road, employee and

visitor access from Prince George's Boulevard, and allows no north-south public access across the site, in conformance with these criteria.

7. **Total development of this 167-acre site shall be limited to 1,900,000 square feet of uses as permitted in the E-I-A Zone. Any development other than that identified herein above shall required a Basic Plan Amendment with a new determination of the adequacy of transportation facilities.**

This SDP amendment proposes a total of 1,230,208 square feet of uses on the site that are permitted in the E-I-A Zone, in conformance with this requirement.

8. **All structures shall be fully equipped with automatic fire suppression systems in accordance with National Fire Protection Association Standard 13.**

The SDP amendment states that all buildings located on the property comply with this condition and that the proposed warehouse additions shall also conform. Staff recommends a condition for a note to be added to the plan to ensure conformance with this basic plan requirement.

9. **A minimum 100-foot-wide landscaped buffer shall be provided from the ultimate right-of-way of US 301, Willowbrook Parkway and Leeland Road. If the applicant can demonstrate conclusively that total screening can be accomplished with less than 100 feet, then in some selected areas the buffer may be reduced but in no case shall be less than 50 feet wide. The buffer shall be primarily utilized for berming and landscaping to ensure adequate screening of the warehouse and loading operations. Loading operations and loading doors shall be screened from US 301, Willowbrook Parkway and Leeland Road. Views of buildings from US 301 shall be permitted only if the architecture is attractive.**

Existing site conditions are in general conformance with this requirement for screening of the warehouse buildings and associated loading operations. The original approval of SDP-9710 and its -01 amendment included conditions associated with screening of a 600-foot-long section of US 301 site frontage where existing SWM facility number four is now located. There was concern at the time that the landscape treatment proposed for the warehouse and loading docks adjacent to this stormwater pond would not provide sufficient screening of views into the site from US 301. Since the time of those approvals, trees and other vegetation has grown in along the site's US 301 frontage and site buildings and operations are not visible from US 301. Sufficient buffering and screening of the facility from Leeland Road has been maintained and is not impacted by the subject application.

10. **A minimum 100-foot-wide landscape buffer with a minimum 50-foot-wide tree preservation area and a 100-foot building restriction line shall be provided between any adjacent residential property and the subject development. Emphasis shall be placed on tree preservation with berming and supplemental plantings in areas where there are no existing woodlands to screen the facility from the residences in accordance with Section 4.4 of the Landscape Manual.**

This SDP amendment proposes no changes to the existing landscape buffer, tree preservation area, and building restriction line required between on-site development and adjacent residential properties. The warehouse additions proposed will not be visible from adjacent residential properties. The amendment conforms with this requirement.

- 11. Every effort shall be used to locate the stormwater management pods in already cleared areas of the site. The disturbance to the PMAs should be minimized. Disturbance of steep slopes, existing woodlands and wetlands shall also be minimized. Other stormwater management techniques such as underground storage or additional piping shall be explored to minimize disturbance of sensitive environmental features and allow for berming in the buffer adjacent to US 301.**

This SDP amendment includes new SWM facilities that are proposed to the north of the parking lot associated with the refrigerated warehouse, and north and east of the proposed northern addition and parking lot associated with the nonrefrigerated warehouse. All new stormwater facilities are located in already cleared areas of the site or areas adjacent to existing development where disturbance of slopes, woodlands, and wetlands is minimized.

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

- a. This SDP is in general conformance with the requirements of Section 27-515 of the Zoning Ordinance, which governs uses in Comprehensive Design Zones. This SDP amendment proposes to expand the existing warehouse use on the site and does not propose new uses. All existing uses on-site were previously determined by prior approvals to be permitted uses in the E-I-A Zone, in accordance with Section 27-515(b).
- b. The SDP is consistent with those regulations in the E-I-A Zone, including the following sections of the Zoning Ordinance: Section 27-499, regarding purposes; Section 27-500, regarding uses; and Section 27-501, regarding regulations.
- c. Section 27-530 of the Zoning Ordinance provides that all amendments of approved SDPs shall be made in accordance with Section 27-528(a) of the Zoning Ordinance, which 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);

Subject to the recommended conditions herein, the SDP amendment can be found to be in conformance with the approved CDP-9702, 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 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 PPS approved for public water and sewer.

The subject property is served by Police District 2 Bowie located at 601 SW Crain Highway in Bowie. Per Section 24-122.01(c)(1)(A), the Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the population. The national standard is 141 square feet per officer. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department and the July 1, 2017 (U.S. Census Bureau) county population estimate is 912,756. Based upon 141 square feet per officer, the county needs 209,949 square feet, which is met by the current 267,700 square feet. 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. Per Section 24-122.01(e)(1)(A), the police department is required to have 1,420 officers or 100 percent of the authorized strength of 1,420 on and after December 31, 2006. There are 1,458 sworn officers as of June 1, 2021, which is within the guideline.

The subject property is served by Bowie VFD Company 843, located at 16408 Pointer Ridge Road in Bowie. Per Section 24-122.01(d)(1)(A), a 5-minute total response time is recognized as the national standard for Fire/EMS response times. The 5-minute total response time arises from the 2020 Edition of the National Fire Protection Association (NFPA) 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 August 3, 2021, the subject project fails the 4-minute travel test from the closest Prince George's County Fire/EMS Station when applying the national standard, an associated total response time under 5-minutes from the closest Fire/EMS Station, Bowie Fire Station Company 843.

It is recommended that prior to construction, the applicant shall contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility; install and maintain automated external defibrillators, in accordance with COMAR, and install and maintain hemorrhage kits next to fire extinguishers.

- (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 SWM Concept Approval Letter, 16423-2021-00, to which the subject SDP must conform. 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 Type 2 Tree Conservation Plan; and**

Type 2 Tree Conservation Plan TCP2-067-96-09 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).**

Regulated environmental features are located on the subject property. Impacts to the regulated environmental features were approved with SDP-9710 and previous applications. No additional impacts are proposed with the current SDP amendment, which demonstrates that the on-site regulated environmental features are preserved and/or restored to the fullest extent possible, in accordance with the requirement of Subtitle 24-130(b)(5) of the Subdivision Regulations.

9. **Comprehensive Design Plan CDP-9702:** On July 17, 1997, the Planning Board approved CDP-9702 (PGCPB Resolution No. 97-212) which established guidelines for development of a warehouse and distribution complex, with a total floor area not to exceed 1,900,000 square feet; subject to three conditions, one of which is applicable, as follows:

1. **Specific Design Plan approval for each parcel shall be in compliance with the design guidelines of the certified CDP text.**

With two exceptions regarding signage design, the SDP amendment is in general conformance with the design guidelines of the CDP text. A summary of the design guidelines, as provided in the certified CDP text, notes the following requirements:

Setbacks and Bulk Regulations

Building setback from US 301: 100 feet

Parking setbacks from US 301: 50 feet

Minimum distances between buildings will equal the height of the taller building. A minimum of 25 feet between buildings will be maintained. Maximum building coverage will be 45 percent of the net lot area and the green area requirement will be 20 percent of the net lot areas.

The SDP amendment conforms with the setback and bulk regulations of the CDP design guidelines. The required setbacks and distances between buildings have been maintained. Building coverage proposed is 18 percent of the net lot area. In regard to the green area requirement, the plans do not indicate the actual quantity provided. Staff recommends a condition for the green area figure to be added to the SDP notes and to conform with the provisions provided in the approved CDP.

Signs

- a. **Signs to be used throughout the park as guide/informational signs will have a modular bold typeface. All traffic signs will be those symbol signs adopted by the U.S. Department of Transportation.**
- b. **Ground-mounted signs identify industrial businesses will be oriented toward the roadway and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance. See landscaping guidelines.**

Two ground-mounted monument signs are proposed and are oriented toward the roadway. These signs are of a similar design, with one being a maximum 8 feet tall, and other being a maximum of 12 feet tall. The 12-foot-tall monument sign exceeds the 10-foot height requirement. A condition is included for the height of this sign to be reduced to no greater than 10 feet, in accordance with this criterion.

- c. **Wall-mounted signs shall be allowed in Collington South. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the architecture review committee.**
- (1) Signage shall be limited to one sign per tenant per building per street frontage. Signage will be allowed on the upper portions of the buildings in Collington South.**
 - (2) Company or trade names will be permitted. The logo of the major tenant only will be permitted in Collington South. Otherwise, no logos, slogans, mottos or catch phrases shall be allowed.**
 - (3) Corporate “signature” lettering (style) may be used for exterior signage identifying the major tenant. Otherwise, all exterior signage shall be composed of custom fabricated aluminum letters individually mounted or shop-mounted on painted metal “back mounting bars” (painted to match the surface on which they are mounted) on exterior walls. All visible surfaces of these other letters shall have a satin black baked enamel finish.**
 - (4) Except for the major tenant’s corporate “signature” sign, all letters shall be Modular Bold uppercase typeface and shall be eight inches high and one-half inches deep (plus or minus one-eighth inch).**
 - (5) Only one single row of lettering shall be permitted.**
 - (6) Signage shall not be lighted.**

Two wall-mounted signs are proposed, one on each of the two warehouse buildings, on their north-facing façades. These signs include the Target-brand logo and corporate name in signature lettering, in conformance with these design criteria. The design detail for these signs indicate they will be nonilluminated, but labeling throughout the SDP indicates that they are illuminated. Staff recommends a condition for all relevant wall-mounted signage throughout the SDP to be revised to indicate wall-mounted signage will be nonilluminated, consistent with the design detail and this requirement.

Parking Lots

- a. **All parking bays will have grass planted islands at the extremities of the rows.**
- b. **Any bay having 20 or more spaces will have an intermediate planter equal to the width of one parking space (9.5 feet x 19 feet).**

- c. **All bays which are the first bay adjacent to a building or main aisle will have a three-foot minimum width lawn strip grass planter in the center.**
- d. **All perimeter driveway isles will be 24 feet wide.**
- e. **Screen planting will be provided in islands between major streets and parking lots.**
- f. **Open space associated with lots (other than that required for internal landscaping) will be clustered where possible to create useful green areas.**
- g. **All parking spaces will be sized in accordance with the Design Standards of Part 11 of the Zoning Ordinance.**

Existing parking at this site was approved and developed in accordance with prior approvals of this SDP. The proposed parking spaces to support the warehouse additions are an expansion to the current surface parking area. The layout and design of the parking facilities are designed to be consistent with previously approved SDPs. All existing and proposed expansion areas of employee and visitor parking lots are designed in accordance with these requirements, as applicable.

Landscape Concepts

- a. **Properties adjacent to US 301 will be screened from the highway by earth mounding and evergreen screen planting combinations. Existing vegetation, if it is in good physical condition, will be saved where it can become part of the screen.**
- b. **Signs provided as identification for individual businesses will be enhanced by the provision of plant materials and earth mounding. These structures will be placed to complement the building design and its grounds.**
- c. **The design standards for parking lots will conform to the current *Landscape Manual Standards*.**
- d. **Loading areas visible from public streets will be screened with evergreen plant materials and/or earthen berms.**

This SDP amendment is designed in conformance with Landscape Concepts a, c, and d. However, landscape plans do not clearly show the locations of the two proposed monument signs, nor the associated landscape treatment required by Landscape Concept b. Staff recommends a condition for landscape plans to be revised to show the monument signs with the required landscape treatment.

- 10. Preliminary Plan of Subdivision 4-97044:** On July 17, 1997, the Planning Board approved PPS 4-97044 (PGCPB Resolution No. 97-214(C)) for development of a warehouse and distribution complex limited to no more than 1,900,000 square feet of uses, as permitted in the E-I-A Zone. This approval was subject to 14 conditions, one of which is applicable to the review of this SDP amendment, as follows:

- 14. Total development of this 167-acre site shall be limited to 1,900,000 square feet of uses as permitted in the E-I-A Zone. Any development other than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

This SDP amendment proposes to increase the total development on the subject site to 1,230,208 square feet, which is less than the maximum limit established by the PPS.

- 11. Specific Design Plan SDP-9710 and amendment:** On July 17, 1997, the Planning Board approved SDP-9710 (PGCPB Resolution No. 97-213) for development of a warehouse and distribution complex, subject to one condition. The single condition stipulated 17 modifications or revisions to be made to the SDP, prior to certification. On March 26, 1998, the Planning Board approved SDP-9710-01 (PGCPB Resolution No. 98-63), subject to one condition, for the limited purpose of revising a condition of approval relative to screening of views of the loading areas from US 301. Of these requirements, one of the plan modifications required by the original SDP approval warrants discussion, as follows:

- 1.q. A minimum 100 by 200 square feet green area shall be shown on the SDP specifically for employees of the facility for lunches or relaxation. The area shall have adequate shade with a minimum of 10 picnic tables and trash receptacles. The area shall not be located in areas for future expansion.**

This area and associated amenities are not shown on the current SDP amendment plans. As this green area amenity was previously determined to be necessary to serve the employees of the facility, it should be reflected on the current development plans. Staff recommends a condition for plans to be revised to provide this space and amenities, as required by the original SDP approval.

- 12. 2010 Prince George's County Landscape Manual:** This SDP amendment is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Special Roadways; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

As provided, the SDP amendment is in conformance with Sections 4.3, 4.4, and 4.9, but not in conformance with Sections 4.2, 4.6, and 4.7 of the Landscape Manual. Landscape plans and schedules require multiple corrections to demonstrate conformance with the Landscape Manual, as follows:

Section 4.2, Landscape Strips Along Streets–Landscape strips are required for the portions of the site's frontage along Prince George's Boulevard and US 301. Plans do not show any landscape treatment proposed adjacent to Prince George's Boulevard and plans erroneously include notes and schedules to indicate that the US 301 frontage is subject to Section 4.6

and Section 4.7, with requirements satisfied by existing vegetation, which is incorrect. A condition has been included in the Recommendation section for landscape strips conforming with Section 4.2 requirements be provided at the site's frontage along Prince George's Boulevard and US 301.

Section 4.6, Buffering Development from Special Roadways–Landscape schedules and notes incorrectly show US 301 as requiring a Section 4.6 buffer, and show said buffer being provided by existing vegetation. US 301 is not a special roadway, as defined by Section 4.6(c)(2). However, adjacent to the south side of the site, Leeland Road is classified as a scenic roadway, and a Section 4.6 buffer is appropriate to provide along the site's Leeland Road frontage. Staff has provided a condition in the Recommendation section for plans to be revised, to provide Section 4.6 buffering along Leeland Road, and not along US 301.

Regarding Section 4.7, schedules and a diagram show Section 4.7 Incompatible Use buffers essentially encircling the entire site, which is not correct. Incompatible use buffers are only required in limited locations of the site. For example, plans indicate Sections 4.6 and 4.7 are applicable for the site's frontage along US 301, both of which are incorrect. However, given the existing setback of development from adjacent properties and wooded nature of the periphery of the site, it is reasonable to presume that those areas that do actually require 4.7 buffering do likely conform to requirements based on these existing conditions. Revision of the landscape plans are needed to demonstrate conformance with Section 4.7 of the Landscape Manual. Conditions have been recommended for such herein.

- 13. 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved tree conservation plans, TCPI-059-95 and TCP2-067-96-08. An -09 revision to TCP2-067-96-08 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. TCP2-067-96 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.

The current application was evaluated for conformance with the woodland conservation requirement established for the subject parcel by TCP2-067-96, and subsequent revisions. It was determined that the subject parcel will fulfill the existing woodland conservation requirements by the retention of existing on-site woodland conservation. Minor technical revisions to TCP2-067-96-09 are required, as recommended herein.

- 14. Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned E-I-A are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 157.53 acres and is required to provide 15.75 acres of TCC. The TCC schedule provided does not include the correct area for the site and therefore does not

correctly calculate the required quantity of TCC. The schedule shows that approximately 49 acres of the site includes TCC. While the TCC requirement appears to be met by the SDP amendment, correction of the TCC schedule is needed.

15. **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 August 27, 2021 (McCray to Bossi), staff noted that the applicable master plan recommended industrial land uses on the subject site.
 - b. **Transportation Planning**—In a memorandum dated August 27, 2021 (Burton to Bossi), Transportation staff noted that Condition 13 of PPS 4-97044, which limits total development on the site to 1,900,000 square feet, applies to this SDP amendment, which is in conformance with this requirement. I-300, a planned extension of Prince George’s Boulevard, is shown on the subject site in multiple master plans, but not reflected on the SDP. The location of I-300 does not conflict with the warehouse expansion, which is the subject of this SDP amendment. Other aspects of the site regarding access and circulation are acceptable.
 - c. **Subdivision**—In a memorandum dated August 24, 2021 (Vatandoost to Bossi), Subdivision staff noted that the property is subject to PPS 4-97044, which approved three parcels (Parcels 1, 2, and 3) for development of 1,900,000 square feet of uses, as permitted in the E-I-A Zone. Parcels 1, 2, and 3 were subsequently platted. Parcel 1 of the PPS was resubdivided to Parcel 4 to incorporate approximately 6.95-acres of vacated right-of-way associated with Willowbrook Parkway, in accordance with Section 24-108(a)(3) of the Subdivision Regulations. The resubdivided Parcel 4 is still vested with the entitlement permitted for the original Parcel 1 under 4-97044. The property line bearings and distances and parcel area shown on the SDP are consistent with the record plat. This SDP proposes a total of 1,230,208 square feet of uses permitted in the E-I-A Zone, and is within the 1,900,000 square feet development entitled in the approved PPS.
 - d. **Pedestrian and Bicycle Planning**—At the time of writing of this staff report, Pedestrian and Bicycle Planning staff did not provide comments.
 - e. **Permits**—In a memorandum dated August 4, 2021 (Bartlett to Bossi), the Permits Section noted technical corrections to the SDP. Several items have been addressed by revisions to the plans, and other outstanding items are included as conditions herein.
 - f. **Environmental Planning**—In a memorandum dated August 20, 2021 (Rea to Bossi), the Environmental Planning Section noted the SDP amendment proposes no additional impacts to woodlands or regulated environmental features. A Natural Resources Inventory-Equivalency Letter (NRI-039-11-01) was issued for the site because it has an approved and implemented TCP2. The site contains primary management area (PMA), with impacts previously approved under SDP-9710. No additional impacts to PMA are proposed by the SDP amendment. The TCP2

amendment accompanying this application is recommended for approval, subject to a series of minor technical revisions.

- g. **Special Projects**—In a memorandum dated August 3, 2021 (Perry to Bossi), the Special Projects Section provided an analysis of the required adequacy findings relative to this SDP and determined that adequate public services are available.
- h. **Historic**—In a memorandum dated August 31, 2021 (Stabler and Smith to Bossi), staff noted that an historic structure, the Montpelier of Moore's Plains (79-002), is located approximately 1,500 feet east of the subject site. The historic structure is located on the opposite side of US 301 from the subject site and adequately screened by existing vegetation. The proposed warehouse additions will have minimal visual impact on the nearby historic structure.
- i. **Department of Permitting, Inspections and Enforcement**—At the time of writing of this staff report, DPIE did not provide comments.
- j. **Prince George's County Police Department**—At the time of writing of this staff report, the Police Department did not provide comments.
- k. **Prince George's County Health Department**—In a memorandum dated July 22, 2021 (Adepoju to Bossi), the Health Department noted the applicant must submit an application and plans for review to the Maryland Department of Health and DPIE.
- l. **Prince George's County Fire/EMS Department**—At the time of writing of this staff report, the Fire/EMS Department did not provide comments.
- m. **Washington Suburban Sanitary Commission**—In plan comments dated August 2, 2021, WSSC provided standard water and sewer design comments, which will be enforced by WSSC at time of permit issuance.

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 9710-02 and Type 2 Tree Conservation Plan TCP2-067-96-09 for 15900 Leeland Road Property (Target), subject to the following conditions:

- 1. Prior to certificate approval of the specific design plan (SDP), the applicant shall:
 - a. Provide a detail for the proposed retaining walls and label the top and bottom elevation of all retaining walls on the plan.
 - b. Revise parking and loading tabulations to show the calculations for all uses and buildings provided on-site.
 - c. Revise photometric plans to show the illumination output levels for all proposed exterior lighting and correct inconsistencies shown for output levels of identical

lighting fixtures. Confirm adequate lighting is provided on-site, with off-site glare minimized.

- d. Add the following note to the SDP: "All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over." Revise the lighting detail to show full cut-off optics incorporated.
 - e. Show the locations for the two proposed monument signs on the SDP, within the proposed limits of disturbance.
 - f. Add a note stating that the structure shall be fully equipped with sprinkler systems, in accordance with current National Fire Protection Association standards and all applicable County laws.
 - g. Add a general note to the plan indicating the total green area provided per the comprehensive design plan guidelines.
 - h. Revise the height of the 12-foot-tall monument sign to be no greater than 10 feet in height, to conform to the comprehensive design plan design guidelines.
 - i. Add landscape treatments at the locations of the two monument signs, in accordance with the comprehensive design plan design guidelines.
 - j. A minimum 100 by 200-square-foot green area shall be provided on-site, and should be shown on the SDP pursuant to Condition 1a of the approved SDP-9710. The SDP should provide details of the seating area, picnic tables, and trash receptacles.
 - k. Provide landscape strips conforming with the requirements of Section 4.2 of the 2010 *Prince George's County Landscape Manual* at the site's frontage along Prince George's Boulevard and US 301 (Robert Crain Highway), and provide the associated landscape schedules.
 - l. Provide a landscape buffer conforming with the requirements of Section 4.6 of the 2010 *Prince George's County Landscape Manual* at the site's frontage along Leeland Road and provide the associated landscape schedules.
 - m. Revise landscape plans to show Section 4.7 buffers provided only where applicable.
 - n. Revise the tree canopy coverage (TCC) schedule to use the gross tract area as the basis for TCC calculations.
 - o. Revise the label for "Ex. Fueling Station" to read "Ex. Fuel Pump Canopy."
 - p. Revise the sign table to show conformance with the requirements of Part 12 of the Prince George's County Zoning Ordinance. Include the location, allowable size, sign area calculations for the maximum permissible sign area, and the proposed sign area and dimensions.
2. Prior to certification of the specific design plan (SDP), the Type 2 tree conservation plan shall be revised, as follows:

- a. Breakout the TCP2 sheets from the SDP sheets.
 - b. Add a tree conservation plan approval block to the second sheet of the TCP2 plan.
 - c. Add the symbology of the environmental features present on-site to the legend provided on the second sheet of the TCP2.
 - d. Show the proposed limits of disturbance on the second sheet of the TCP2.
 - e. Show the location of a tree protection fence along the tree preservation area wherever disturbance will occur within 50 feet of existing woodlands on the second sheet of the TCP2.
 - f. Provide a temporary tree protection fence detail and notes for retention of woodland preservation areas on the TCP2.
3. Prior to construction, the applicant shall contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility.
4. Install and maintain automated external defibrillators (AEDs), in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.
5. Install and maintain bleeding control kits next to fire extinguisher installation and no more than 75 feet from any employee.