



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan

DSP-98039-04

Departure from Sign Design Standards

DSDS-25001

Maryland 95 Corporate Park, Redevelopment of Lot 20

REQUEST	STAFF RECOMMENDATION
Development of a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment with drive-through service.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Detailed Site Plan DSP-98039-04• Approval of Departure from Sign Design Standards DSDS-25001• Approval of Type 2 Tree Conservation Plan TCP2-2025-0071

Location: At the northwest corner of the intersection of Konterra Drive and Sweitzer Lane.

Gross Acreage: 9.15

Zone: IE

Prior Zone: I-3

Reviewed per prior Zoning Ordinance: Section 27-1704(b)

Dwelling Units: 0

Gross Floor Area: 142,863 sq. ft.

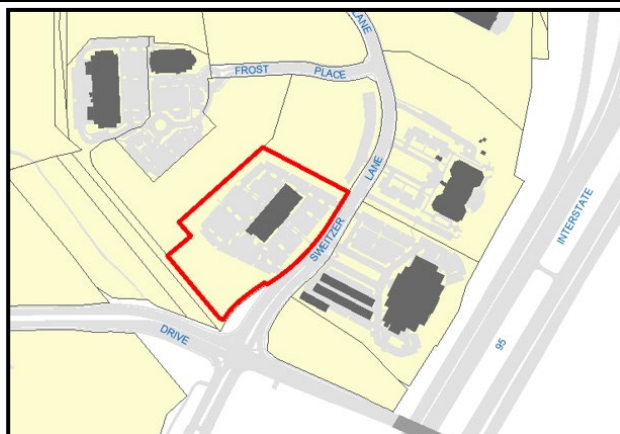
Planning Area: 60

Council District: 01

Municipality: N/A

Applicant/Address:
Lord Charter Six, LLC
2560 Lord Baltimore Drive
Baltimore, MD 21244

Staff Reviewer: Dexter E. Cofield
Phone Number: 301-952-4325
Email: Dexter.Cofield@ppd.mncppc.org



Planning Board Date: 01/08/2026

Planning Board Action Limit: 01/08/2026

Staff Report Date: 12/23/2025

Date Accepted: 09/29/2025

Informational Mailing: 06/26/2025

Acceptance Mailing: 09/24/2025

Sign Posting Deadline: 11/11/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS.....	4
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	7
4. Surrounding Uses.....	7
5. Previous Approvals.....	8
6. Design Features.....	8
COMPLIANCE WITH EVALUATION CRITERIA.....	11
7. Prince George’s County Zoning Ordinance.....	11
8. Conceptual Site Plan CSP-85072 and its subsequent amendment.....	20
9. Detailed Site Plan DSP-98039 and its subsequent amendments.....	20
10. Preliminary Plan of Subdivision 4-85172.....	20
11. Preliminary Plan of Subdivision 4-24037.....	20
12. Certificate of Adequacy ADQ-2024-071.....	21
13. Departure from Sign Design Standards DSDS-25001.....	22
14. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	27
15. 2010 Prince George’s County Landscape Manual:.....	28
16. Prince George’s County Tree Canopy Coverage Ordinance:.....	29
17. Referral Comments.....	29
RECOMMENDATION	35

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-98039-04
Departure from Sign Design Standards DSDS-25001
Type 2 Tree Conservation Plan TCP2-2025-0071
Maryland 95 Corporate Park, Redevelopment of Lot 20

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

EVALUATION CRITERIA

The property is located within the Industrial, Employment (IE) Zone. It was previously located within the Planned Industrial/Employment Park (I-3) Zone under the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received development approvals under the prior Zoning Ordinance or prior Prince George's County Subdivision Regulations may proceed to the next steps in the approval process under the provisions of the prior Zoning Ordinance. The subject property received prior development approval for Preliminary Plan of Subdivision 4-24037 under the provisions of the prior Subdivision Regulations. Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Staff considered the following in reviewing this detailed site plan:

- a. The prior Prince George's County Zoning Ordinance in the Planned Industrial/Employment Park (I-3) Zone and the site design guidelines;
- b. Conceptual Site Plan CSP-85072;
- c. Preliminary Plan of Subdivision 4-24037;
- d. Detailed Site Plan DSP-98039;
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The Prince George's County Tree Canopy Coverage Ordinance;
- h. Referral comments; and

- i. Community feedback.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests an amendment to DSP-98039, to develop a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment, with drive-through service. The subject property is currently known as Lot 20 for which a preliminary plan of subdivision (PPS) 4-24037 has been approved for subdivision of the property into two lots, proposed Lots 21 and 22. The proposed day care and eating and drinking establishment with drive through will be located on Lot 22, while Lot 21 contains an existing 128,113-square-foot office building to remain. The development will be accessed using two access driveways from Sweitzer Lane.

2. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	IE	I-3
Use(s)	Office	Office, Day care and Restaurant with drive-through service
Gross/Net Tract Acreage	9.15	9.15 (Lot 21: 6 acres; Lot 22: 3.15 acres)
Total Lots	1	2
Total Gross Floor Area	128,113 sq. ft.	142,863 sq. ft.
Office Building (Lot 21)*	128,113 sq. ft.	128,113 sq. ft.
Day care for Children (Lot 22)	--	12,750 sq. ft.
Eating and drinking establishment with drive-through service (Lot 22)	--	2,000 sq. ft.

Note: *The existing office building on Lot 21 was approved under DSP-98039. However, this DSP amendment includes revisions to the existing parking lot and driveway access improvements on Lot 21.

Parking Requirement (per Section 27-568(a) of the prior Prince George's County Zoning Ordinance)

Description	Square Footage	Rate	Number of Spaces Required (min.)	Number of Spaces Provided
Existing Office Building (Lot 21)	128,113	1 space per 250 sq. ft. of GFA of the first 2,000 sq. ft. 1 space per 400 sq. ft. of GFA above the first 2,000 sq. ft.	324*	393**

		Standard Parking Spaces (9.5 ft. x 19 ft.)	--	297
		Accessible Parking (per Section 27-566(b)(1)	8	9
		Compact Parking Up to 1/3 of parking spaces (8 ft.x16.5ft.)	107 (max.)	87
Day care (Lot 22)	12,750	1 space per 8 children (200 children proposed)	25	33
		Standard Parking Spaces (9.5 ft. x 19 ft.)	--	30
		Accessible Parking (per Section 27-566(b)(1)	1	3
Eating and drinking establishment with drive-through (Lot 22)	2,000	1 space per 3 seats 1 space per 50 sq. ft. of GFA (excluding storage and patron seating (21 seats & 700 sq. ft. of GFA)	21	21
		Standard Parking Spaces (9.5 ft. x 19 ft.)	--	19
		Accessible Parking (per Section 27-566(b)(1)	1	2
Total			370*	447*

Note: *The site plan indicates the required parking spaces are 323 spaces; however, any fractional spaces calculated above 323 must be rounded to the next full space. A condition is included herein to revise the parking requirements reflected on the site plan.

**The provided plans omit six parking spaces that are not depicted on Lot 21 and are excluded from the overall parking calculation. The applicant shall revise the plans to accurately document the parking provided. A corresponding condition is included herein.

Loading Spaces (per Section 27-582(a) of the prior Zoning Ordinance)

Description	Square Footage	Rate	Required (min.)	Provided
Existing Office Building (Lot 21)	128,113	1 loading space per 100,000 sq. ft. 1 Loading space for each additional 100,000 sq. ft. or fraction	2	2 (12 ft. x 33 ft.)
Day care (Lot 22)	12,750	Not Applicable	Not Applicable	Not Applicable
(Future) Drive-through Restaurant (Lot 22)	2,000	1 loading space per 10,000 sq. ft. 1 loading space for 10,000 sq. ft. to 100,000 sq. ft. 1 for each additional 100,000 sq. ft. or fraction	1	1 (12 ft. x 33 ft.)
Total			3	3

Building Coverage and Green Area (per Section 27-474(b) and (e) of the prior Prince George's County Zoning Ordinance)

Items	Required (min.)	Provided	
		Lot 21, Existing Office Building*	Lot 22, Day care & Future eating and drinking establishment with drive-through
Setback from street (All Except Freeway)	30 ft. (footnotes 9,10, 11)	34 ft.	35 ft.**
Setback from adjoining land in any nonresidential zone	20 ft. (footnotes 2, 3, 10, 11)	20 ft.	44 ft.**
Setback between unattached buildings	The height of the taller building (footnotes 8,10,11)	191 ft.	84 ft.
Minimum Net Lot Area	87,120 sq. ft. (2.0 acres) (footnote 1)	6.0 acres	3.15 acres
Minimum Lot Frontage (on a Street other than a cul-de-sac)	150 ft.	441.7 ft.	173.43 ft.
Building coverage (Maximum % of net lot area)	45 (footnote 2)	12.2	10.8
Green area (Minimum % of net lot area)	25	35.1	60.1

Note: *The existing office building on Lot 21 was approved under DSP-98039 and as the property is now proposed to be divided into two lots, the building coverage and green area are calculated to demonstrate continued conformance of Lot 21 containing the existing office building, in conformance with the requirements of Section 27-474(e) of the prior Zoning Ordinance.

**The provided setback does not reflect the accurate distance provided on plans and is to be revised. A corresponding condition is provided herein.

Footnotes (applicable per Section 27-474, Regulations, of the prior Zoning Ordinance):

(b) Table 1 – SETBACKS (Minimum in Feet)

- 2 Plus one (1) foot for each foot of building height up to a maximum of seventy-five (75) feet required.**
- 3 Including surface parking and loading areas, except that fifty percent (50%) of this additional required yard (created under Footnote 1 or 2) may be used for surface parking.**
- 8 With a minimum of twenty-five (25) and a maximum one hundred fifty (150) feet required.**

- 9 Applies to surface parking and loading area.
- 10 Towers, whips, poles, and antennae and supporting structures, excluding guy wires, shall be set back one-half (1/2) foot for each foot of structure height.
- 11 For property located within one (1) mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the minimum setback from any street except a Freeway, in all yards from adjoining land in any non-residential zone and the minimum setback between unattached buildings shall be ten (10) feet.

(c) **TABLE II – NET LOT AREA (Minimum in Square Feet)**

- 1 The net lot area may be less than that required, if the lot was classified in the I-3 Zone either before October 31, 1977, or by a Sectional Map Amendment, provided the owner does not own abutting undeveloped property zoned I-3 that could be used to satisfy the required area.

(e) **TABLE IV - BUILDING COVERAGE AND GREEN AREA**

- 2 For property located within one mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the maximum percentage of building coverage shall be ninety percent (90%) and the minimum green area shall be ten percent (10%). (CB-15-2008)

The proposed development conforms to the setback, net lot area, building coverage and green area requirements of the prior Zoning Ordinance as set forth in the table and applicable footnotes above.

3. **Location:** The subject property is located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane, in Planning Area 60 and Council District 1. The subject 9.15-acre property is located in Tax Map 5, Grids B-4, and C-4. The property consists of two proposed lots, known as Lot 21 and Lot 22.
4. **Surrounding Uses:** The site is surrounded by properties in the Industrial, Employment (IE) Zone (formerly the Planned Industrial/Employment Park (I-3) Zone). To the north is a 249,800-square-foot office building within the IE (formerly I-3) Zone. To the east is Sweitzer Lane and beyond are Washington Suburban Sanitary Commission's (WSSC) headquarters and the Konterra office building, formerly Citizen Bank and now SunTrust Bank, which are also within the IE (formerly I-3) Zone. The southern boundary is defined by

Konterra Drive. To the west lies a parcel owned by Baltimore Gas & Electric (BG&E), developed with power lines and is located in the IE (formerly I-3) Zone.

5. **Previous Approvals:** Conceptual Site Plan CSP-85072 was approved by the Prince George's County Planning Board on September 12, 1985 (PGCPB Resolution No. 85-282), for the development of the I-95 Executive Park, encompassing approximately 40 acres within the I-3 Zone.

On February 13, 1986, the Planning Board also approved PPS 4-85172 (PGCPB Resolution No. 86-45) for 14 lots within the Maryland 95 Corporate Park. This approval was subsequently modified by PGCPB Resolution No. 89-238 and its amendment, PGCPB Resolution No. 89-238(A), on November 4, 1993.

The original Detailed Site Plan, DSP-98039, was approved by the Planning Board on November 5, 1998 (PGCPB Resolution No. 98-284), for development of a 120,000-square-foot office building on 9.15 acres in the prior I-3 Zone. A subsequent amendment, DSP-98039-01, approved by the Planning Director on March 5, 1999, revised the approved architecture and increased the gross floor area by 8,000 square feet.

On May 28, 2002, CSP-85072-01 and DSP-98039-02 were approved by the Planning Director to facilitate a land exchange involving 1.845 acres between prior Lot 10 of the Maryland 95 Corporate Park and Lot 1 of the Sweitzer Lane Property. The resulting lot configuration was recorded in the Prince George's County Land Records in Plat Book REP 195, Plat No. 37, re-establishing the property as Lot 20, totaling 9.15 acres.

The most recent amendment, DSP-98039-03, was approved by the Planning Director on April 19, 2022, for revisions to the building-mounted and freestanding signage.

PPS 4-24037 (PGCPB Resolution No. 2025-042) was approved by the Planning Board on May 29, 2025, to allow Lot 20 to be subdivided into two lots, for an additional 14,750 square feet of institutional/educational and commercial development. The associated Certificate of Adequacy, ADQ-2024-071, was approved by the Planning Director on May 22, 2025.

6. **Design Features:** The overall 9.15-acre site fronts Sweitzer Lane to the east and contains two access points. The northern access driveway on Lot 21 is existing and will remain. The proposed southern access driveway is on Lot 22 and reflects an existing access point that is to be shifted north and widened. The two access points along Sweitzer Lane connect to an internal drive that serves parking areas throughout the property.

The site is currently improved with an existing 128,113-square-foot office building located on the northeastern portion of the property, on proposed Lot 21. The proposed day care and eating and drinking establishment with drive-through service are situated on proposed Lot 22, along the southwestern portion of the development.

The day care facility will be a single-story building with parking in the front and an outdoor play area, extending the full length of the rear façade of the building. The 7,500-square-foot outdoor play area is enclosed by a 6-foot-tall fence. The play area is divided into two separate sections by internal fencing. Both areas will feature turf playing surfaces, play equipment, and shade structures, while one section will also include a concrete bicycle loop.

Internal vehicular and pedestrian circulation is supported by driveways, sidewalks, and crosswalks linking the buildings and parking areas. A dedicated dumpster area, with dumpster enclosure for the day care, is positioned at the northern corner of its parking lot.

Although the building for the eating and drinking establishment with drive-through service is not being proposed at this time, the application includes all necessary infrastructure improvements, including curbs, paving, stormwater management (SWM) facilities, parking and loading areas, and a dumpster area located in the southwest corner of the site. The site layout accommodates anticipated drive-through operations, with full vehicular circulation around the pad and parking provided along the northern side of the location of the future building.

Architecture

The proposed day care building is a single-story, rectangular commercial structure featuring a contemporary design characterized by clean horizontal lines, a cohesive masonry palette, and balanced fenestration on all elevations. The façade incorporates two complementary brick colors, with horizontal and vertical accent bands, that closely reflect the architectural character of the adjacent existing office building. Specified materials include Glen-Gary “Brookshire” brick for the primary field and “Canyonstone” for accent detailing, reinforcing the horizontal expression of the design.

All elevations integrate aluminum-framed, tinted reflective glass arranged in continuous horizontal bands, interrupted only by building mass and entry doors. The front façade is distinguished by three vertical brick extensions rising above the roofline, to emphasize entrance locations. Mechanical equipment will be screened from view by roof-mounted enclosures.

No architectural design or elevations for the eating and drinking establishment with drive-through service are included in this DSP amendment, as the building is not proposed at this time. Therefore, prior to issuance of the building permits for the eating and drinking establishment, the architectural design will be required to be reviewed and approved by the Planning Board, or its designee.

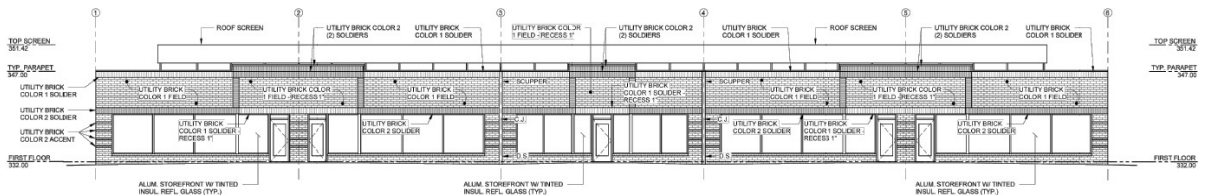


Figure 1: Front Elevation (Northeast)



Figure 2: Rear Elevation (Southwest)

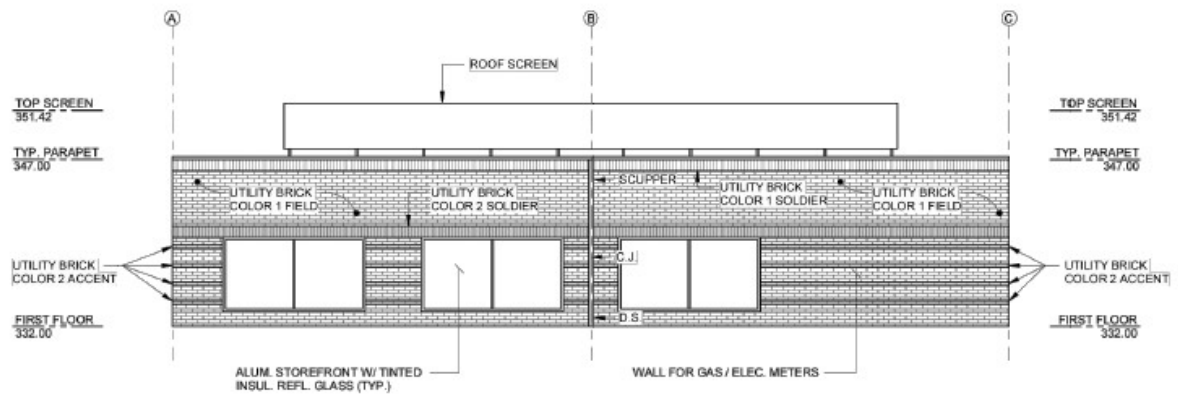


Figure 3: Side Elevation (Northwest)

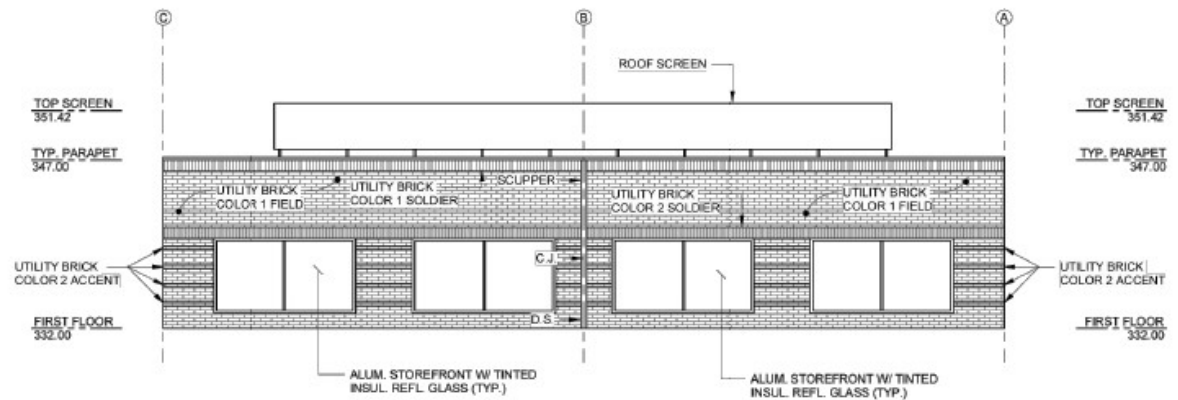


Figure 4: Side Elevation (Southeast)

Signage

The subject DSP includes three freestanding signs, two of which are new and one existing sign that will remain, as shown on Sheet 7 of the plan set. The first proposed sign, titled Konterra Drive Sign, will be located on Lot 22 adjacent and visible from the intersection of Konterra Drive and Sweitzer Lane. This sign, supported by two metal posts, stands 30 feet tall and features a 9-foot, 6-inch-wide display panel with multiple tenant panels for business identification and the St. John Properties logo is prominently displayed at the bottom of the panel.

The second proposed sign, titled Sweitzer Lane Sign, will be positioned along Sweitzer Lane, south of the proposed southern access point of the development, on Lot 22. This sign measures 10 feet in height and 5 feet 11 inches in width, providing a more compact profile while maintaining the same design elements and color scheme of the existing sign for the development. The St. John Properties logo is displayed at the bottom of the sign panel above the brick base, consistent with the layout of the existing sign.

The third sign, an existing sign located at 14400 Sweitzer Lane on Lot 21, measures 12 feet, 3 inches in height and 10 feet in width. The sign establishes the visual identity that the two

proposed signs continue, including black sign panels with red framing and the St. John Properties logo positioned at the bottom, mounted on a brick base. The brick base matches the cladding of both the existing and proposed buildings of this DSP.

A detail is provided for building mounted signage on Sheet 9 of the site plan, which consists of a single panel sign with illuminated channel lettering to identify building tenants. This signage is consistent with that approved for the existing office building. Sheet 9 identifies the possible locations of building-mounted signage on the architectural elevations for the day care center building. The elevation reflects locations for possible signage of multiple tenants, in consideration that the building may be occupied by one or more tenants in the future, other than just the day care. The proposed building-mounted signage meets the requirements of Section 27-613 of the prior Zoning Ordinance.

Lighting

The proposed lighting plan includes single-head and double-head pole-mounted fixtures for area and roadway illumination, providing adequate lighting for both vehicular and pedestrian safety throughout the entire site, consisting of Lots 21 and 22. Details for these fixtures are shown on the submitted photometric plans. However, the DSP does not include specifications for building-mounted lighting on the proposed day care facility. The applicant will be required to provide the location and details for the building-mounted lighting in accordance with Section 27-562 and 27-274(a)(3)(A), prior to certification of the DSP, which is conditioned herein.

Loading and Trashing Facilities

A total of three loading spaces are required to be provided for the subject site as discussed in Finding 2 above. Two existing loading spaces are located on the south side of the office building on Lot 21, and one new loading space is proposed with this DSP to serve the future eating and drinking establishment with drive-through service on Lot 22. The day care center on Lot 22 will also have access to the two existing loading spaces on Lot 21, if needed, as both are located within 500 feet of the primary building entrance, as noted on page 49 of the applicant's Statement of Justification (SOJ). All loading and service areas are situated outside of front yards and are effectively screened from adjacent roadways by buildings or landscape buffering, ensuring minimal visual impact.

The submitted plans identify the location of two separate trash facilities, one each for the proposed day care for children and eating and drinking establishment with drive-through service. Both trash facilities will be designed with an enclosure. An existing trash facility serves the office building, which is located to the south of the building and next to two existing loading spaces. A condition is included herein requiring the applicant to label this area on the plans. To maintain visual cohesion across the development, the proposed enclosures replicate the brick design of the existing facility. Detailed specifications for the dumpster enclosures are included on Sheet 8 of this DSP amendment. Staff find that the combination of enclosure design and landscaping provides adequate screening from adjacent properties and public right-of-way (ROW).

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of Section 27-471 of the prior Zoning Ordinance, which governs development in the I-3 Zone; Division 3, regarding uses permitted in industrial

zones of the prior Zoning Ordinance; Section 27-285 of the prior Zoning Ordinance regarding Planning Board procedures with respect to DSPs, including required findings; and Section 27-274 of the prior Zoning Ordinance regarding design guidelines for DSPs.

- a. This application is subject to the requirements of Section 27-473(b), Uses Permitted in Industrial Zones, of the prior Zoning Ordinance.

The development has a previously approved existing office building, and proposed with this DSP is a day care center for children and an eating and drinking establishment with drive-through service. In the I-3 Zone, Section 27-473 of the prior Zoning Ordinance permits a day care for children. An eating and drinking establishment with drive-through is permitted, subject to footnote 54, which states that the approval of a detailed site plan is required.

- b. Section 27-471 establishes requirements applicable in the I-3 Zone, as follows:

(c) Outside uses.

- (1) With the exception of off-street parking and loading areas, recreational facilities (unless otherwise provided), airports, agricultural uses, sidewalk cafes (as an accessory use), surface mining operations, towers (poles, whips, and antennas), vehicle rental lots, and public utility uses, all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor storage is prohibited.**

The proposed day care facility will be constructed as a fully enclosed building, consistent with applicable zoning requirements. Although the application does not include a building for the eating and drinking establishment with drive-through service at this stage, the intended design anticipates that this use will also be within a wholly enclosed structure. No outdoor storage is proposed with this DSP amendment. The existing office building is a wholly enclosed structure.

(f) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

Regulations in Divisions 1 and 5 of this Part are not applicable to this DSP except Section 27-466.01, Frontage, and this DSP complies as each lot has frontage on, and direct vehicular access to, a public street. The DSP addresses each of the applicable requirements related to the Regulation Tables (Division 4 of this Part), parking, loading, and signage, which are discussed in Finding 2 and 6 above.

See Finding 9 of this report for a full discussion of the project's conformance to the requirements of the 2010 *Prince George's County Landscape Manual*. See Findings 12 and 13 regarding conformance with the required findings regarding this DSP amendment, and the preservation and restoration of environmental features.

- (2) **Not more than 25 percent (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional 15 percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.**

This provision does not appear to contemplate a multi-building development in which the buildings have main entrances oriented in different directions. However, based on the history of this provision, it appears that its intent is to avoid parking in front of buildings (i.e., outward oriented parking that is visible from a street or other area which a building faces). Specifically, first enacted in 1977, the provision stated, "[n]ot more than ten percent (10%) of the off-street parking, and no loading, area shall be located in the *designated front of any building*."

The original DSP for the office building approved 34 percent of the provided parking in front of the existing office building along Sweitzer Lane. The amount of parking in front of that building and visible from Sweitzer Lane is minimally changed due to the driveway location being shifted east. The parking proposed by the applicant for the two new buildings is mostly internal to the site, except for 10 spaces, and is shielded from Sweitzer Lane by the proposed buildings. Therefore, it does not count as additional parking in the yard to which the building's main entrance is oriented. The calculation can be based on the parking between the buildings and Sweitzer Lane alone (141 spaces). This yields 32 percent of parking provided at the front of the site between the buildings and the street. Staff find that the proposal is in keeping with the existing parking configuration, which continues to serve the efficiency of the proposed uses while minimizing any added parking along Sweitzer Lane. Parking views from major arteries and highways are not affected by this proposal, and the configuration makes better use of the site topography by limiting disturbance to other areas which would be impacted if the parking were moved elsewhere. Staff recommend the Planning Board approve the proposed 32 percent of parking between the building and Sweitzer Lane street frontage as proposed.

- (3) No loading docks shall be permitted on any side of a building facing a street except where the lot is bounded by three (3) or more streets.**

There are no loading docks proposed with this application.
Therefore, this criterion is not applicable.

(h) Required access.

- (1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.**

Access to the property was previously established under DSP-98039, for then Lot 20, which included two direct access points to Sweitzer Lane. Under approved PPS-24037, Lot 20 was approved for subdivision of the site into Lots 21 and 22, with one access point located on Lot 21 to remain. The second access point is existing, but proposed to be shifted and widened on Lot 22. Sweitzer Lane provides a ROW width of approximately 107 feet, exceeding the minimum requirement of 70 feet, and therefore satisfies the applicable frontage and access standards.

(i) Minimum area for the development.

- (1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.**
- (2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.**
- (3) If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.**
- (4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph (1), (2), or (3), above.**

The subject property is 9.15 acres in size and was classified in the I-3 Zone by a sectional map amendment. The development is consistent with the approvals of CSP-85072 and its amendments, as well as the prior PPS 4-85172 (PGCPB Resolution No. 86-45) that preceded the approval of PPS 4-24037. Both prior approvals encompassed more than 25 acres, meeting the minimum area required.

- c. Section 27-475.02 establishes additional requirements for the specific use of day care center for children in the industrial zones. The requirements for a day care center for children, are as follows:

(1) Requirements.

(A) An ample outdoor play or activity area shall be provided, in accordance with the following:

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

The proposed outdoor play area comprises 7,500 square feet, providing 75 square feet of play space per child for 50 percent of the licensed capacity of 200, in accordance with applicable standards. It is anticipated that no more than 100 children will occupy the play area at any given time.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

No dwellings exist adjacent to the subject property; therefore, the proposed outdoor play area meets the requirement. The play area will be fully enclosed by a 6-foot-tall privacy fence, exceeding the minimum 4-foot height requirement.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

The proposed outdoor play area is appropriately set back from adjacent properties, to ensure a safe and secure environment for children. In addition, a vegetative buffer is provided between the play area and the nearest neighboring use on the site, further enhancing safety and promoting the

health and well-being of children utilizing the outdoor play area.

- (iv) **An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

The application confirms that no off-site outdoor play area is proposed with this DSP amendment. Instead, the designated play area is located within the rear yard of the day care facility, providing safe access without crossing hazardous areas.

- (v) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Two shade structures are included in the play area, as shown on Sheet 18 of the site plan, ensuring protection from sun exposure during warmer months.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

The application demonstrates that adequate lighting will be provided for the outdoor play area through a pole-mounted light fixture equipped with full cut-off optics as shown on the submitted photometric plan (Sheet 19 of the site plan).

- (vii) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

The application specifies that the outdoor play and activity area will be limited to use between the hours of 7:00 a.m. and 9:00 p.m., ensuring compliance, as shown in General Note 35 on the coversheet of the plan set.

(2) Site Plan

- (A) **A Detailed Site Plan shall be approved for the center, in accordance with PART 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**

The subject application includes a DSP, submitted in accordance with Part 3, Division 9 of the Zoning Ordinance, to ensure compliance with the provisions of this section.

- (B) **In addition to the submittal requirements of PART 3, Division 9, the Detailed Site Plan shall show:**

(i) The proposed enrollment;

The plan identifies the proposed enrollment of a maximum of 200 children for the day care facility, as required.

(ii) The location and use of all buildings on adjoining lots; and

The DSP depicts the location and use of all buildings on adjoining lots, meeting this requirement.

(iii) The location and size of outdoor play or activity areas.

The DSP depicts an outdoor play and activity area located directly behind the proposed day care center. The space measures approximately 45 feet by 170 feet, providing a total area of 7,500 square feet. It is fully enclosed with appropriate fencing and positioned to allow safe, convenient, and direct access from the building.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274, and as cross-referenced in Section 27-283 of the prior Zoning Ordinance. The subject property was included in DSP-98039, which established a development pad for an office building. The subject property is now proposed to add a day care center for children and an eating and drinking establishment with drive-through service to the development. The site design guidelines have previously been evaluated for conformance for the office building use with DSP-98039. As part of the approval of DSP-98039, the appropriate points of access to the site, grading, and SWM techniques were reviewed. The proposed new use does not alter those prior findings associated with the existing office building use. The development proposed with this DSP amendment (DSP-98039-04) includes detailed design of the proposed day care center for children and infrastructure improvements for a future eating and drinking establishment with drive-through service. The subject development includes amenities that are functional and constructed of durable, low-maintenance materials. Vehicular and pedestrian access is provided to the site from the public ROW.

The DSP includes the following design details:

(2) Parking, loading, and circulation

The site is currently developed with an office building and proposes the development of a day care facility and a fast-food retailer. The existing and proposed uses require 369 parking spaces, of which 447 are provided, including 87 compact, 346 standard, and 14 Americans with Disabilities Act (ADA), and 3 loading spaces. The proposed and existing surface parking can accommodate all uses with excess availability and convenient locations to all buildings.

Three, 12 feet by 33 feet loading spaces are located on-site. One space is proposed at the rear of the drive-through establishment on the southern portion of the site, while the remaining two spaces are existing and located along the southwest side of the office building. A circulation exhibit was provided, demonstrating the movements of a dump truck throughout the site. However, a circulation plan demonstrating how large delivery and emergency vehicles will circulate through the site is required to confirm sufficient circulation is provided, and a condition has been included accordingly.

Access to the site is provided via two driveways (one existing and one proposed to be shifted and widened), internal drive aisles, and sidewalk along Sweitzer Lane, with internal connections. A queuing analysis was provided for the proposed eating establishment that demonstrates a drive-through scenario for a donut shop or fast food. Both projected queueing capacities show the vehicular stacking could be contained within the site and limit the impact on circulation within the larger development. The circulation plan includes the route for vehicles accessing the proposed day care facility.

In addition, the circulation plan demonstrates the movements of bicyclists and pedestrians throughout the entire site. The site proposes sidewalks along the internal drive aisle and along the perimeter of the buildings including marked crosswalks for connections to the proposed and existing uses. Staff find circulation to be acceptable.

(3) Lighting

Full cut-off light fixtures are used throughout the site. The luminosity, design, and location of exterior fixtures enhance user safety and minimize vehicular/pedestrian conflicts. The light fixtures are durable and compatible with the scale, architecture, and use of the site as discussed in Finding 6 above. As currently proposed, the day care center building provides no building-mounted lighting. A condition is included herein requiring the applicant to provide building-mounted lighting details in accordance with Section 27-562 and 27-274(a)(3)(A), for the enhancement of the building entrance, as well as safety.

(4) Views

The proposed site layout has been designed to maintain and enhance the viewshed along Sweitzer Lane. Although no publicly accessible open space is included with this DSP amendment, the plan preserves views from the adjacent Sweitzer Lane through additional landscape buffering, including shade trees on Lot 22, in accordance with Section 4.2 of the Landscape Manual.

(5) Green area

The site design incorporates the required landscape buffers and plantings along the public ROW, as required by the Landscape Manual. The proposed green areas provide visual relief between buildings and parking areas, and support a more cohesive pedestrian experience throughout the site. The areas are appropriately scaled and clearly defined through landscaping that is strategically located to

support their intended functions. The applicant has provided enhanced green areas that help delineate site uses and offer necessary screening and buffering, including added privacy and separation for the day care center's outdoor play area. The design incorporates existing natural features through the preservation of woodland and the reforestation of designated areas. No regulated environmental features (REFs) are present on the property.

(6) Site and streetscape amenities

The site incorporates street amenities, including light fixtures and bicycle racks, which are located in close proximity to the proposed buildings and integrated along the sidewalk network. Trash facilities are also provided and are screened within an enclosure constructed of low-maintenance materials, which reflect the design and finish of the existing office building's dumpster enclosure, ensuring visual consistency across the site.

(7) Grading

The property is classified as an infill site, with portions that have previously undergone grading. The applicant acknowledges that the further grading is necessary to implement the proposed development, and will be minimized where feasible. The SWM Plan, SIT-0074-2025, aligns with existing site conditions and has been modified to accommodate the additional impervious surfaces associated with this DSP amendment. SIT-0074-2025 was approved by the Prince George's County Department of Inspections and Enforcement (DPIE) on July 7, 2025, and is included as part of the DSP amendment submission.

(8) Service Areas

The proposed and existing loading areas have been designed to be screened from Sweitzer Lane, the adjacent collector roadway, to the greatest extent practicable in accordance with the Landscape Manual. In addition to the loading areas, the plans identify the locations and design details for two dumpster pads with dumpster enclosures. The applicant notes in their SOJ that future eating and drinking establishment deliveries will be scheduled, to the extent feasible, outside of standard business hours, to minimize conflicts between delivery vehicles and other site traffic.

(9) Architecture

The DSP amendment demonstrates that the proposed improvements on Lot 22 have been designed to maintain a high level of compatibility with the existing office building on Lot 21 and the surrounding commercial park. The layout, massing, and architectural features of the proposed day care center present a cohesive and context-sensitive design that aligns with the established development pattern. The building incorporates two complementary brick colors, commercial storefront glazing, and glass entry systems, which reflect the architectural character of the existing structure on Lot 21. Additional façade interest is provided through raised parapets at all primary entrances and a coordinated, repeating brick pattern that reinforces architectural consistency across the site.

Architectural elevations for the future eating and drinking establishment with drive-through service are not included with this DSP amendment. Architectural review and approval for this use will be completed through a subsequent DSP amendment.

8. **Conceptual Site Plan CSP-85072 and its subsequent amendment:** The Planning Board approved CSP-85072 on September 12, 1985 (PGCPB Resolution No. 85-282), subject to two conditions, which are not applicable to the review of this DSP amendment application.
9. **Detailed Site Plan DSP-98039 and its subsequent amendments:** The Planning Board approved DSP-98039 on November 05, 1998 (PGCPB Resolution No. 98-284), subject to two conditions, which are not applicable to the review of this DSP amendment application.
10. **Preliminary Plan of Subdivision 4-85172:** The Planning Board approved 4-85172 on November 04, 1993 (Resolution No. 89-238A), subject to seven conditions, which are not applicable to the review of this DSP amendment application.
11. **Preliminary Plan of Subdivision 4-24037:** The Planning Board approved PPS 4-24037 on March 29, 2025 (PGCPB Resolution No. 2025-042), subject to eight conditions. The conditions relevant to this DSP amendment are listed below in **bold** text. Staff's analysis of the PPS conditions follows each one, in plain text:

3. **Development of this site shall be in conformance with Stormwater Management Concept Plan SIT-00074-2025, once approved, and any subsequent revisions.**

Copies of the approved SWM Concept Plan SIT-00074-2025 and approval letter were submitted with this DSP application. SIT-00074-2025 has been approved and the site remains in conformance with the SWM concept plan.

4. **Prior to approval, in accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations, the final plat of subdivision shall include the granting of a 10-foot-wide public utility easement along the abutting public right-of-way, in accordance with the approved preliminary plan of subdivision.**

The site plan shows and labels the 10-foot-wide public utility easement along the property's frontage with the public ROW of Sweitzer Lane, in accordance with the approved PPS.

6. **Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) or (3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

A Type 2 Tree Conservation Plan (TCP2-2025-0071) was submitted with this DSP application. Compliance with this condition will be further verified at the time of final plat review.

8. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1*, the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the site plan:**

- a. **Americans with Disabilities Act-compliant curb ramps and marked crosswalks at each site access driveway and spanning vehicular travel lanes.**

The site plan illustrates a proposed crosswalk at the site access point on Lot 22, along the Sweitzer Lane frontage, and along designated pedestrian routes within the site. Staff recommend a marked crosswalk also be provided at the northernmost (Lot 21) access point along Sweitzer Lane, as required by the above condition, and within the parking lot along the direct connection to the existing office building for continuous connections, which is conditioned herein.

12. **Certificate of Adequacy ADQ-2024-071:** ADQ-2024-071 was approved by the Planning Director on May 22, 2025, pursuant to two conditions. Conditions relevant to this DSP amendment are listed below in **bold** text. Staff's analysis of the project's conformance to conditions follows each one, in plain text.

1. **Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses which generate no more than 341 AM peak-hour trips and 326 PM peak-hour trips.**

The proposed development application does not exceed the established trip cap. This development will generate 341 AM and 326 PM peak-hour trips. This condition has been met.

2. **Prior to the issuance of a non-residential certificate of occupancy for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall have:**

- a. **Installed (and shall thereafter maintained) a sprinkler system at each building that complies with National Fire Protection Association (NFPA) 13 Standards for the installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.**
- b. **Installed (and shall thereafter maintained) automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), in sufficient numbers, so that no employee is more than 500 feet from an AED.**

13. Departure from Sign Design Standards DSDS-25001: Section 27-614 of the prior Zoning Ordinance establishes standards for freestanding signs. Specifically, the requirements of height and area are summarized in the table below.

Notes: *Departure DSDS-25001 is requested with DSP-98039-04 for both height and area of the sign.

Per Section 27-614 (d)(3), in the I-3 Zone, the number of permitted freestanding on-site signs shall be determined by the Planning Board at the time of DSP review.

DSP-98039-04

The applicant seeks approval to permit three freestanding signs on Lots 21 and 22, in which one is existing and exceeds the maximum sign area for newly proposed Lot 21, but was previously approved. One proposed sign (Sweitzer Lane sign) meets the requirements, and the other (Konterra Drive sign) exceeds the maximum height and sign area standards established under the prior I-3 Zone.

The sign area requirement, found in Section 27-614(c)(4), limits the maximum size of sign area to 1-square-foot of sign area for every 5 feet of street frontage. The total linear feet of street frontage along Sweitzer Lane is 615.2 linear feet. When assessed based on each lot's frontage, Lot 21 has 441.7 linear feet of frontage, allowing a maximum sign area of 94.1 square feet. The existing sign to remain is located on Lot 21, and provides 94.1 square feet of sign area, exceeding the allowable sign area for Lot 21. This sign was previously approved under DSP-98039-03 which, at the time of approval, was Lot 20 and encompassed the overall site. Therefore, the sign area calculation was for the total street frontage of Sweitzer Lane, allowing a maximum allowable sign area of 123.04 square feet, to which the existing sign was in conformance at the time of approval. However, the allowable sign area is reduced with the subject application due to subdivision approval of the property into two lots, and the existing sign on Lot 21 now exceeds the maximum allowable sign area by 5.8 square feet.

Lot 22 has 173.5 linear feet of frontage, allowing a maximum sign area of 34.7 square feet. Both proposed signs, Sweitzer Lane and Konterra Drive, are located on Lot 22. The Sweitzer Lane sign provides 34.4 square feet of sign area, within the allowable amount of sign area.

The Konterra Drive sign is proposed to be located on Lot 22, but outside the actual street frontage of Sweitzer Lane and though the name suggests, the development does not have frontage on Konterra Drive. The sign is more specifically located at the higher elevated, southeastern corner of the site, where Lot 22 has no frontage along Sweitzer Lane or Konterra Drive, and where a parcel dedicated for utility lies between the subject site and ROWs. With the absence of street frontage, the sign area is being evaluated based on the "perceived" street frontage. Perceived frontage being the amount of frontage to which the applicant believes the sign will be viewed from and the basis to which the maximum sign area is being evaluated. The evaluated perceived frontage for Konterra Drive is 178 linear feet and for Sweitzer Lane is 286 linear feet, for a perceived frontage total of 464 linear feet, allowing a maximum sign area of 92.8 square feet. The square footage of the proposed sign is 90 square feet and, if considering the perceived frontage, is within the maximum sign area. While the sign does not meet the strict standards based on actual lot frontage, staff find the perceived frontage to be an appropriate analysis for considering the requested departure from sign design standards.

Furthermore, the Konterra Drive sign exceeds the allowable height standard. Under Section 27-614(b)(1), freestanding signs in the I-3 Zone cannot be taller than the lowest roofline of any building in the employment park. The roof elevation of the day care building (shortest building in the employment park) on-site is 15 feet, which sets the height limit. The proposed sign has a height of 30 feet, resulting in the top of the sign being 15 feet higher than allowed.

The applicant has requested a DSDS, in accordance with Section 27-612 of the prior Zoning Ordinance. Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

Section 27-589(a) of the prior Zoning Ordinance contains the following purposes for regulating signs:

- (1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**
- (2) **To encourage and protect the appropriate use of land, buildings, and structures;**
- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) **To regulate signs which are a hazard to safe motor-vehicle operation;**
- (5) **To eliminate structurally unsafe signs which endanger a building, structure, or the public;**
- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) **To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

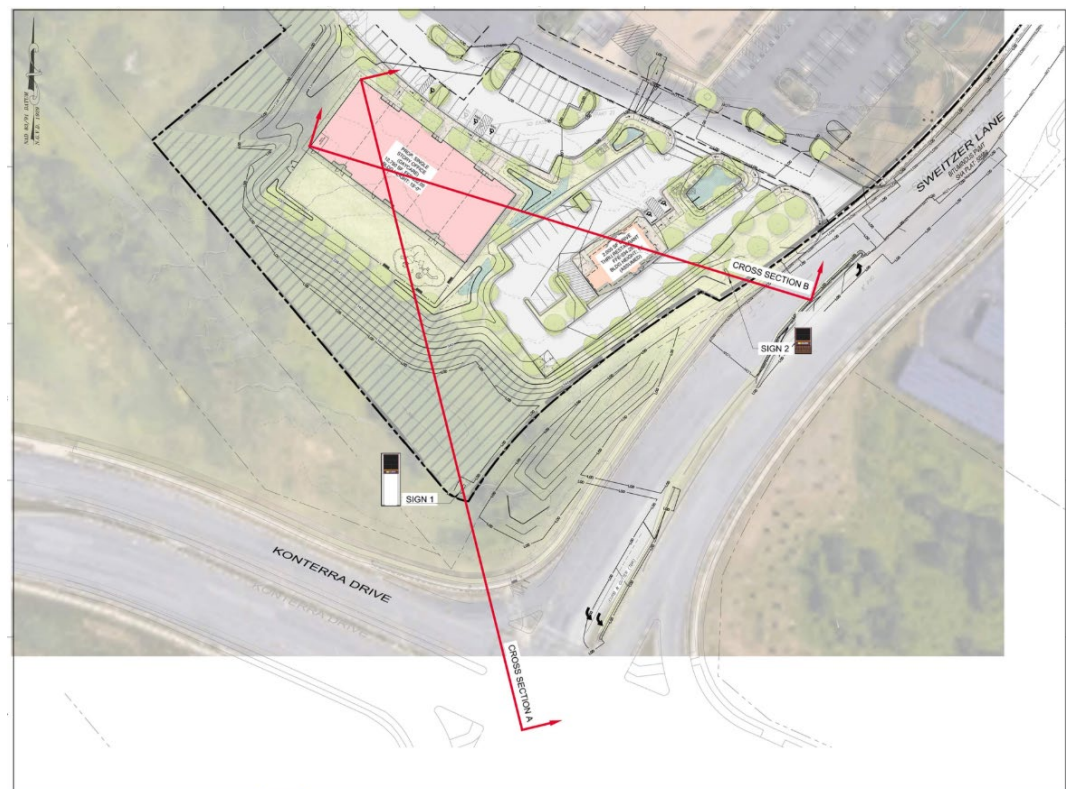
In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists, by limiting signage while providing adequate identification for uses. The existing sign was previously approved to meet the purposes of the sign regulations. The proposed Sweitzer Lane sign is dimensionally smaller than the existing sign as to not detract from attractiveness of the development, while also providing needed awareness to the proposed uses of a day care center for children and eating and drinking establishment with drive-through. The proposed Konterra Drive sign further provides awareness of the proposed uses on the property to the motorists at the intersection of Sweitzer Lane and Konterra Drive and Interstate 95 and MD 200 (the Intercounty Connector) beyond. The extended height and sign area allow motorists to safely view the sign from roadways without detracting from the qualities of the landscaping in the area for which it is proposed.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request.**

The applicant states in their SOJ that the requested departures represent the minimum necessary to accommodate the existing and proposed uses on the property. The existing sign was previously approved and, at the time, was in conformance with the sign regulations. The subdivision creating Lot 21 revised the lot frontage and thus the associated maximum amount of sign area allowed to

88.3 square feet. The existing sign is proposed to remain without alteration, with a sign area of 94.1 square feet, though now exceeding the maximum sign area allowed by 5.8 square feet. The existing sign provides appropriate identification of the existing office building for which no additional signage is being proposed.

The applicant further asserts that the proposed 30-foot height of the Konterra Drive sign represents the minimum necessary to ensure adequate visibility and legibility of the sign, with the 40 mile per hour speed limit on Konterra Drive, distance of the sign from the roadway, and the existing tall vegetation to remain around the sign. Though Lot 22 does not actually abut Konterra Drive, due to the adjacent lot configuration, the applicant takes into consideration the “perceived” frontage, from both Sweitzer Lane and Konterra Drive. This perceived frontage takes into account the frontage along Sweitzer Lane and Konterra Drive, if not for the abutting lots which form a narrow strip of land between Lots 22 and the ROW. The site’s topography creates a circumstance in which the elevation at the intersection of Sweitzer Lane and Konterra Drive is higher than the existing and proposed buildings, impeding upon the awareness and identification of the development from the intersection and, as the applicant believes, contributes to the vacancy of the existing office building in the development. Staff find that provided signage that departs from the standards represents the minimum necessary, given the specific circumstances of the request.



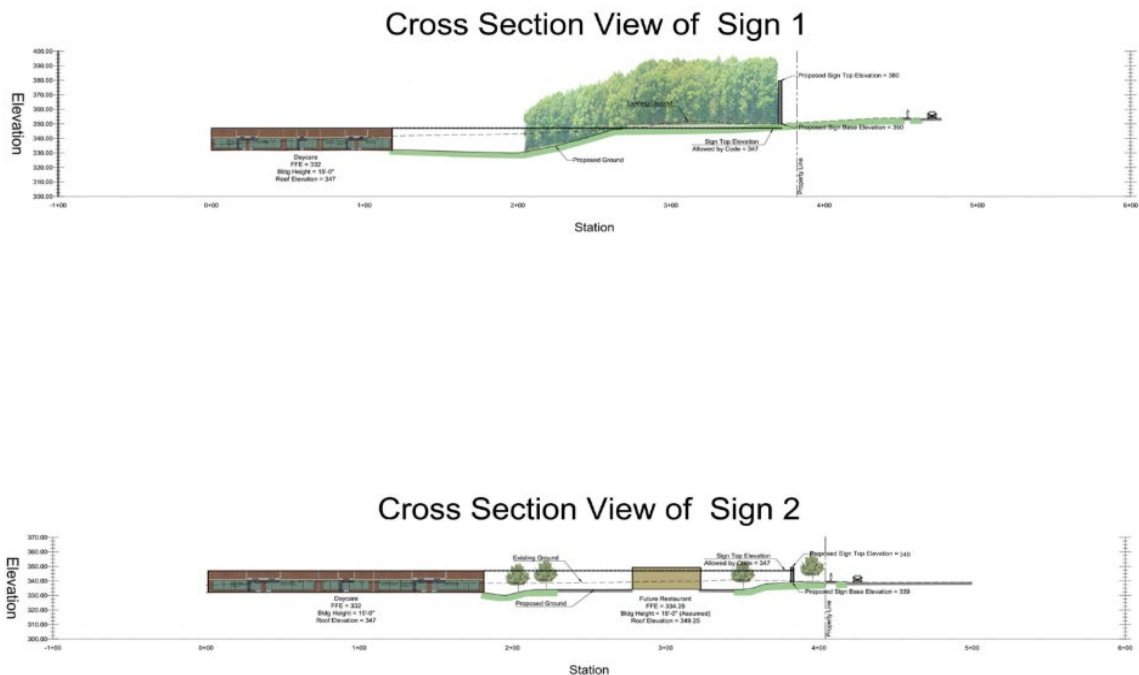


Figure 5: Site Cross-Section Exhibit

- (iii) **The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

The departure takes into consideration the topographical condition in which the elevation at the Sweitzer Lane and Konterra Drive intersection is higher than that of both the existing and proposed buildings, causing a lack of awareness of the uses on the site from passersby. The applicant has provided cross sections illustrating the existing unique site grade changes. The exhibit shows the proposed Konterra Drive sign positioned at a higher elevation, due to the topography, than the existing and proposed buildings. Furthermore, the unique positioning of the abutting lot causes the frontage of Lot 22 to be minimized. This minimization has created the consideration of perceived frontage for the Konterra Drive sign on Lot 22. Staff find these unique circumstances provide a reasonable basis for the requested departure.

- (iv) **The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.**

The applicant asserts that the proposed signage departures will not result in significant environmental impacts, as the site design preserves at least 15 percent of the existing woodlands in compliance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. The subject property is located within an established commercial employment park where freestanding signage is common, and the proposed sign height and area are compatible with surrounding institutional and commercial uses. No incompatible uses, such as residential development, are

located adjacent to the site. Based on the information provided, staff find that the requested departure will not impair the visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

Based on the analysis above, staff recommend that the Planning Board approve DSDS-25001 for the proposed freestanding signage, which is designed at an appropriate scale for visibility and activation of the development.

- 14. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the application was accepted after July 1, 2024. This application requires a tree conservation plan (TCP) because the property is greater than 40,000 square feet and contains more than 10,000 square feet of woodland. This project is also subject to the Environmental Technical Manual (ETM). In accordance with Section 25-119(c)(5)(A) of the WCO, notices were mailed following the criteria in Section 27-125.01(a)(2) of the prior Zoning Ordinance for TCP applications that are companion to a Development Review Division (DRD) application, stating that a TCP will be reviewed concurrently with the DRD application. According to the affidavit provided by applicant's representative, notice letters were mailed on September 24, 2025, and the affidavit is dated September 24, 2025. Environmental Planning Section (EPS) has not received any public comment about this application as the result of the notification mailing.

The existing development on the site was implemented with Type II Tree Conservation Plan, TCP11-114-98-01; however, previously approved 4-24037 and Type 1 Tree Conservation Plan, TCP1-006-2025, did not meet the qualifications for a minor TCP revision under Section 25-119(c) of the WCO. The majority of the woodland conservation for TCP11-114-98-01 was located to the southwest of the existing building, which is no longer part of the subject property. Due to the reduction in woodland conservation on-site and the requirement for a new PPS, the site was required to conform to the WCO. A Type 2 tree conservation plan (TCP2) in conformance with the current regulations has been submitted with this DSP.

The amount of clearing and the woodland conservation requirements proposed with this application are consistent with the previously approved TCP1-006-2025. The minimum woodland conservation threshold for this site is 15 percent of the net tract area of the property or 1.37 acres. This application proposes to clear 1.65 acres of woodland.

The amount of clearing includes areas of woodland within existing storm drain easements which must be counted as cleared per Section 25-122(b)(1)(O)(iii) of the WCO. The total woodland conservation requirement, based on the current amount of clearing, is 3.02 acres, which is proposed to be satisfied with 1.01 acres of woodland preservation, 0.38 acre of afforestation/reforestation, and 1.63 acres of off-site woodland conservation credits. The remaining 0.13 acre of woodland is proposed to be retained, but not credited towards meeting woodland conservation requirements since existing storm drain infrastructure and easements separate two areas from other woodland conservation areas and prevent them from meeting the minimum design criteria of Section 25-122(b) of the WCO. Minor technical revisions to the TCP2 are required, in conformance with the WCO, and are included in the conditions listed at the end of this technical staff report.

15. **2010 Prince George's County Landscape Manual:** Per Section 27-471(b) of the prior Zoning Ordinance, landscaping, screening, and buffering for development in the I-3 Zone is subject to the provisions of the Landscape Manual. Specifically, this application is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape requirements for the existing office building on Lot 21 were approved with DSP-98039. Per Section 1.7 of the Landscape Manual, the applicant submitted a Certificate of Landscape Maintenance, with this DSP amendment, demonstrating conformance with the prior approved landscape plan. Schedules relevant to the existing office buildings are also included in Sheet 15 of the plan set, submitted with this DSP amendment.

The landscape plans submitted with the subject DSP amendment contain the required schedules relevant to Lot 22, demonstrating conformance to the Landscape Manual, as follows:

- a. Section 4.2 of the Landscape Manual establishes requirements for the width of the landscape yard, as well as the type and quantity of plantings based on the linear feet of street frontage. For Lot 22, the schedule requires 8 shade trees and 38 shrubs, along with preservation of the existing 25-foot-wide landscape strip, totaling approximately 135 linear feet. The plan provides 8 shade trees, 5 ornamental/evergreen trees, and 38 shrubs, ensuring compliance with Section 4.2 and contributing to an enhanced streetscape.
- b. Section 4.3 of the Landscape Manual establishes requirements for interior landscaping within parking lots, including the percentage of planting area and the number of shade trees based on the size of the lot. For Lot 22, which includes the day care center, the parking area is 16,581 square feet, requiring 8 percent (1,326 square feet) of planting area and 5 shade trees. The plan meets this standard by providing 1,338 square feet of planting area and 5 shade trees. In addition, Lot 22 includes a parking lot of 10,267 square feet for a future eating and drinking establishment with drive-through service, which requires 8 percent (821 square feet) of planting area and 3 shade trees. The plan satisfies this requirement by providing 842 square feet of planting area and 3 shade trees. Overall, the proposed landscaping meets or exceeds the standards for interior parking lot plantings, ensuring compliance with Section 4.3.
- c. Section 4.4 requires that all trash collection facilities be strategically located and oriented internally to the site to remain as inconspicuous as possible and fully enclosed. For commercial developments, such facilities must also be screened from all outdoor recreation areas, retail parking areas, and entrance drives.

Both proposed trash enclosures meet these standards. Each is designed with a brick finish that matches the existing on-site enclosure, ensuring visual consistency throughout the development. The trash collection facility serving the future eating and drinking establishment with drive-through service is located in the southeast corner of the property, more than 90 feet from Sweitzer Lane. Staff find this location appropriate, as it situates the enclosure away from the day care play area to the north and the primary entrance drives to the east. In accordance with Section 4.4, a buffer of native trees is proposed along the southern edge, to screen the enclosure

from Sweitzer Lane, while existing woodland preservation and reforestation areas provide additional screening from Konterra Drive. In addition, the applicant has also enhanced landscaping south of the day care play area, to further reduce visibility of the trash facility from the play area.

The trash enclosure serving the day care facility is located at the northwest corner of the development, more than 100 feet from the required outdoor play area and fully screened from public view. Based on the proposed locations, enclosure materials, and supplemental landscaping, staff conclude that both trash collection facilities are appropriately located, effectively screened, and satisfy the requirements of Section 4.4.

- d. Section 4.7 of the Landscape Manual establishes buffering requirements between the subject property and adjacent incompatible uses. To the east, the adjoining property is used for public utility with overhead powerlines. Because both the day care center and the adjoining utility use are classified as low-impact developments, no minimum building setback, landscape yard, or plant material requirements apply. However, the submitted landscape schedule incorrectly identifies these uses as medium impact, which is conditioned herein for correction. Further east, the property abuts land used for an athletic field, where a Type A buffer is required, consisting of a 20-foot building setback, a 10-foot-wide landscape yard, and 40 plant units. The plan meets and exceeds all requirements for this buffer. To the north, the site adjoins vacant land in the I-3 Zone, where no buffer is required; the landscape schedule accurately reflects this condition. Based on these findings, staff conclude that the proposal complies with Section 4.7.
- e. Section 4.9 provides sustainable landscaping requirements. This section is met by exceeding the Landscape Manual's minimum native plant percentage requirement for each category of plant material.

16. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area or disturbance, and requires a grading permit. However, Prince George's County Council Bill CB-046-2025 notes that, "Landscape plans demonstrating conformance to this Division approved as part of a permit or an entitlement case or entitlement cases subject to the Transitional Provisions of the Zoning Ordinance (Section 27-1700) or Subdivision Regulations (Section 24-2700) shall be subject to the regulations in place at the time of approval of any grandfathered permit or grandfathered development application." CSP-85072 was approved by the Planning Board on September 12, 1985, Per PGCPB Resolution No. 85-282, properties zoned I-3 are required to provide a minimum of 15 percent of the gross tract area covered by tree canopy. The subject site is 9.15 acres in size, and the required tree canopy coverage is 1.37 acres, or 60,548.4 square feet. This requirement is met through a combination of existing trees, on-site woodland conservation, and proposed landscapes.

17. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are adopted herein by reference and main points are summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated October 08, 2025 (Stabler, Smith, and Chisholm to Cofield), the Historic Preservation Section indicated that, following a review of current and historic photographs, topographic and historic maps, and the locations of known archeological sites, the probability of archeological resources within the subject property is low. In addition, no Prince George’s County historic sites or resources are located on or adjacent to the property.
- b. **Community Planning**—In a memorandum dated October 10, 2025 (Krakhmalnikov to Cofield), the Community Planning Section notes that, pursuant to Subtitle 27, Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application; however, the following analysis is provided with regards to the General Plan and master plan recommendations:

General Plan:

The proposed day care and a separate eating and drinking establishment with a drive-through maintains low- to medium-density development and is sensitive to the context and needs of the surrounding community. There is a noted restaurant scarcity in the Gunpowder community, and the proposed eating and drinking establishment provides a new restaurant in the area. The day care supports parents or caretakers with young children who work nearby. Of note, the Established Communities Growth Policy Area also specifically recommends maintaining and enhancing infrastructure, such as sidewalks. Staff recommend crosswalks as integral to pedestrian infrastructure, and to include a crosswalk on Sweitzer Lane at the entrance to the subdivision.

Master Plan:

The applicant elects to conform to the prior Zoning Ordinance, which placed the property in the I-3 Zone. The purpose of the I-3 Zone is to provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access.

In addition, the zone should provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways.

The master plan identifies four focus areas and eight “Living Areas” in the master plan area: Beltsville, Calverton, Gunpowder, North Beltsville, Pheasant Run, South Laurel, Vansville, and West Laurel (page 105). The property is not located in the focus areas identified in the master plan; however, the property is within the Gunpowder Community (page 118).

The master plan recommends the following goals and policies related to the application to help advance the intent and purpose of the plan.

Environmental Infrastructure: (page 35)

A site development concept plan approved by DPIE was submitted with this application (SIT-00074-2025) and includes several micro-bioretenention filtration systems and a bioswale, as well as the removal of .15 acre of impervious surface, to meet the requirements for SWM on-site.

Transit: (page 57)

The proposed development includes existing sidewalks along Sweitzer Lane, adjacent to both the existing office building and the proposed drive through. A drive through will encourage frequent turns into the side lane between the two buildings, and the applicant has proposed a crosswalk and curb ramps between the existing office building and the proposed drive through on Sweitzer Lane for pedestrian safety.

Economic Development: (page 77)

The proposed day care facility and drive-through restaurant will add new and needed uses to the industrial base. The day care will benefit local workers by allowing them to pick up and drop off children nearby, increasing convenience for local working parents and serving the Gunpowder neighborhood. As there are limited restaurant establishments in the Gunpowder neighborhood, the drive through will provide a needed food option for both nearby workers and neighborhood residents.

- c. **Transportation Planning**—In a memorandum dated October 30, 2025 (Wilson to Cofield), the Transportation Planning Section provided the following comments:

Prior Conditions of Approval

The subject application is governed by PPS 4-24037, DSP-98039, DSP-98039-01, DSP-98039-02, and DSP-98039-03, and ADQ-2024-071. The relevant conditions of approval related to transportation are addressed under Finding 9 in this report.

Master Plan Recommendations

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* (master plan) provide the following recommendations:

Master Plan Roads

Both the MPOT and master plan recommend an 80-foot-wide ROW. The plan sheets identify various ROW widths that exceed the minimum requirement. Staff find the ROW is sufficient.

Master Plan Pedestrian and Bicycle Facilities

There are no master-planned pedestrian and bicycle facilities that impact the subject site. However, the plan sheets identify a sidewalk along the frontage of Sweitzer Lane.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The site is currently developed with an office building and existing sidewalk along Sweitzer Lane. The site plan includes a marked crosswalk and ADA curb ramps crossing the southern vehicular access point (Lot 22). Staff recommend the installation of a continental crosswalk at the existing northern vehicular access (Lot 21) along Sweitzer Lane. On-road bicycle facilities are not proposed. The proposed and recommended facilities provide continuous connections and meet the intent of the policy.

The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1* recommend the following policies:

Policy 1: Incorporate appropriate pedestrian-oriented and transit-oriented development features in the center and corridor nodes.

The subject site has sidewalks along Sweitzer Lane with connections to the proposed and existing buildings. Staff recommend the installation of ADA-compliant curb ramps and continental crosswalks at all vehicular crossing points. These improvements will meet the intent of the policy.

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to schools, and provide for increased nonmotorized connectivity between neighborhoods.

The subject site is served by sidewalks along Sweitzer Lane that integrate with the broader external pedestrian network, ensuring continuous pedestrian connections to the surrounding neighborhoods.

- d. **Subdivision**—In a memorandum dated November 07, 2025 (Vatandoost to Cofield), the Subdivision Section confirmed that the DSP amendment is in conformance with the approved PPS. The memorandum further notes that all bearings and distances must be clearly shown on the site plan and must match the record plat, which is conditioned herein.
- e. **Environmental Planning**—In a memorandum dated October 31, 2025 (Meoli to Cofield), the Environmental Planning Section offered the following:

Natural Resources Inventory

Section 27-282(e)(5) of the prior Zoning Ordinance requires an approved natural resource inventory (NRI) plan with DSP applications. Approved NRI-057-2022-01 was provided with this application. Previously, an NRI equivalency letter was approved for the site (NRI-057-2022). The site does not contain REF or primary management area. The site contains 2.79 acres of woodland located in the southern portion of the property and along the western property boundary. The site does not contain specimen trees. No additional information is required regarding the NRI.

Specimen Trees

Section 25122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." This site does not contain specimen trees.

Regulated Environmental Features

Section 27-285(b)(5) of the Zoning Ordinance states that the Planning Board may approve a detailed site plan if it finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement Section 24-130(b)(5) of the Subdivision Regulations. However, the site does not contain REF.

Soils

The predominant soils found to occur according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Christiana-Downer-Urban land complex and Udorthents Urban land complex. According to available mapping information, Marlboro clay does not occur on this property. Christiana clay is mapped within the site; however, a geotechnical report was submitted with this application which verifies that Christiana Clay was not encountered during the soil investigations and that the site is safe for the proposed development. There are no additional geotechnical concerns with this application.

Erosion and Sediment Control

Section 27-252 of the prior Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code. The County requires the approval of an erosion and sediment control plan. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

Stormwater Management

Section 27-282(e)(11) of the prior Zoning Ordinance requires stormwater management (SWM) concept approval prior to acceptance of a DSP. An approved SWM Concept Plan (SIT-00074-2025) was submitted with the application, showing the use of swales and micro bioretention facilities. This SWM plan was approved on July 7, 2025, and expires on July 7, 2028.

- f. **Permit Review**—In recommendations, provided October 31, 2025, the Permit Section indicated a technical correction that is included as a condition herein.
 - g. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not offer comments on the subject application.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE, did not offer comments on the subject application.
 - i. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
 - j. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
 - k. **City of Laurel**—The subject property is located within .50 mile of the geographical boundaries of the City of Laurel. The DSP application was referred to the City for review and comments on October 24, 2025. At the time of the writing of this technical staff report, no correspondence was received from the City.
 - l. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
 - m. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - n. **Prince George's County Soil Conservation District (PGSCD)**—At the time of the writing of this technical staff report, PGSCD did not offer comments on the subject application.
- 18.** As required by Section 27-285(b)(1) of the prior Zoning Ordinance, if approved with the conditions below, the DSP represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
- 19.** As required by Section 27-285(b)(2) of the prior Zoning Ordinance, the DSP is in conformance with the approved Conceptual Site Plan, CSP-85072, approved by the Planning Board on September 12, 1985.

20. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
21. Section 27-285(b)(4) of the prior Zoning Ordinance requires that, for approval of a DSP, the REFs on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5). There are no REFs on the site; therefore, none will be impacted by the proposed development. Staff find that the REFs have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this technical staff report and recommend the following:

- A. APPROVAL of Departure from Sign Design Standards DSDS-25001, for the existing sign on Lot 21, which exceeds the allowed amount of sign area by 5.8 square feet, and the Konterra Drive sign on Lot 22, which exceeds the maximum area by 90 square feet and height permitted on the site by 15 feet.
- B. APPROVAL of Detailed Site Plan DSP-98039-04 for Maryland 95 Corporate Park, Redevelopment of Lot 20, subject to the following conditions:
 1. Prior to certification of the detailed site plan, the following revisions shall be made, or information shall be provided:
 - a. Provide dimensions on elevations.
 - b. Provide location and details of the building-mounted light fixtures for the proposed day care center for children, in conformance with Section 27-562 and 27-274(a)(3)(A) of prior Prince George's County Zoning Ordinance.
 - c. Correct landscape manual schedule 4.7-1(D) to indicate the impact of the adjoining development and proposed development to low impact.
 - d. Revise minimum parking requirement for Lot 21.
 - e. Revise information provided for the setback to accurately reflect the setback depicted on plans.
 - f. Label the location of the existing dumpster for the office building on the plans.
 - g. Revise site plans and the parking exhibit to accurately reflect all parking spaces on-site, including the approximately six omitted spaces. The updated exhibit shall clearly demonstrate the correct percentage of parking located within the yard facing the building's main entrance.

- h. Provide all bearings and distances for all lot lines to be clearly shown on the site plan.
 - i. Provide setbacks for all proposed freestanding signage.
 - j. Provide continental-style crosswalk and American with Disabilities Act (ADA)-compliant curb ramps at the northern access point along Sweitzer Lane.
 - k. Provide continental-style crosswalks within the parking lot of the existing office building to facilitate pedestrian movement from Sweitzer Lane.
 - l. Provide a circulation plan demonstrating sufficient circulation for large delivery and emergency vehicles.
- 2. Prior to the certification of Type 2 Tree Conservation Plan TCP2-2025-0071 documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation in conformance with Section 25-122(d) of the Prince George's County Code. After the easement is recorded, update Note 10 to add the easement recording information.