



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

Detailed Site Plan
Departure from Design Standards
Alternative Compliance
Park Place

DSP-19044
DDS-665
AC-20005

REQUEST	STAFF RECOMMENDATION
DSP: Develop 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses.	APPROVAL with conditions
DDS: To allow a reduction in the standard parking space size.	APPROVAL
AC: An alternative design to 4.3(c)(2) Parking Lot Interior Planting Requirements for Parking Lots 7,000 square feet or larger	APPROVAL

Location: On the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road.	
Gross Acreage:	17.21
Zone:	I-3
Dwelling Units:	N/A
Gross Floor Area:	128,810 sq. ft.
Planning Area:	60
Council District:	01
Election District:	01
Municipality:	N/A
200-Scale Base Map:	216NE026
Applicant/Address: Konterra Associates, LLC. 14401 Sweitzer Lane, Suite 200 Laurel, MD 20707	
Staff Reviewer: Jonathan Bush Phone Number: 301-780-2458 Email: Jonathan.Bush@ppd.mncppc.org	



Planning Board Date:	02/27/2020
Planning Board Action Limit:	02/13/2020
Staff Report Date:	02/12/2020
Date Accepted:	10/02/2019
Informational Mailing:	06/20/2019
Acceptance Mailing:	10/01/2019
Sign Posting Deadline:	01/28/2020

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19044
Departure from Design Standards DDS-655
Alternative Compliance AC-20005
Type 2 Tree Conservation Plan TCP2-029-2019
Park Place

The Urban Design staff has reviewed the detailed site plan and associated applications 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 CRITERIA

This detailed site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Planned Industrial/Employment Park (I-3) Zone, the site design guidelines, and the requirements for granting departures from design standards;
- b. The requirements of Zoning Map Amendment A-9953-C;
- c. The requirements of Conceptual Site Plan CSP-17005;
- d. The requirements of Preliminary Plan of Subdivision PPS 4-18029;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- h. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) proposes development of 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses on two proposed parcels. The subject departure from design standards (DDS) proposes to reduce all standard parking spaces to 9 feet wide by 18 feet long.
2. **Land Use Summary:**

DEVELOPMENT DATA SUMMARY		
	Existing	Proposed
Zone	I-3	I-3
Use(s)	Vacant	Office/Warehouse
Acreage	17.21	15.54
Parcels	1	2
Gross Floor Area (sq. ft.)	--	128,810

ZONING REGULATIONS		
	Required	Proposed
Building Coverage (sq. ft.)	296,578	128,810
Green Area (percentage)	25	46.17

PARKING REQUIREMENTS		
Office/Warehouse	Number of Spaces Required	Number of Spaces Provided
Building A (proposed Parcel 1 - Restaurant Depot)	77	222
Building B (proposed Parcel 2 - Office/Warehouse)	135	110
TOTAL	212	332
Regular	-	316
Handicap-accessible Car Spaces	7	10
Handicap-accessible Van Spaces	-	6

LOADING REQUIREMENTS		
Office/Warehouse	Number of Spaces Required	Number of Spaces Provided
Building A (proposed Parcel 1 - Restaurant Depot)	3	5
Building B (proposed Parcel 2 - Office/Warehouse)	3	11
TOTAL	6	16

3. **Location:** The subject property is located at Tax Map 9, Grid C-4, on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road in Planning Area 60, and Council District 1.
4. **Surrounding Uses:** The subject property is bounded to the north by the public right-of-way of Muirkirk Road with residentially developed, Planned Industrial/Employment Park (I-3) zoned property beyond; to the east by I-3-zoned property developed with industrial uses; to the south by vacant, wooded property, zoned Open Space and owned by Prince George's County Government; and to the northwest by property zoned Rural Residential (R-R) developed with residential uses.
5. **Previous Approvals:** The subject property, when it was zoned R-R, was originally part of DSP-87108, which was approved on October 1, 1987 (PGCPB Resolution No. 87-452) for 179,560 square feet of office/warehouse space. DSP-87108 encompassed 39.07 acres across three parcels: the 17.21-acre subject property (Parcel 218); the 16.18-acre, I-3-zoned, developed Park Place Industrial Park to the east; and the 5.68-acre vacant residentially zoned property to the west. The overall 39.07-acre property was envisioned for industrial office/warehouse uses; however, the subject property was shown as reserved for future development with DSP-87108.

Subsequently, the subject property was rezoned from the R-R Zone to the I-3 Zone via Zoning Map Amendment A-9953-C, approved by the Prince George's County District Council on August 10, 2006. Conceptual Site Plan CSP-17005 was approved on February 14, 2019 (PGCPB Resolution No. 19-23) for 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218. A Preliminary Plan of Subdivision, PPS 4-18029, was approved by the Prince George's County Planning Board on October 10, 2019 (PGCPB Resolution No. 19-117). The site has an approved Stormwater Management (SWM) Concept Plan (19983-2018-00) and associated letter, which is valid until August 21, 2021. The approved concept plan is consistent with the DSP.

6. **Design Features:** The subject DSP proposes to develop 128,810 square feet of flexible industrial office, warehouse, and wholesale trade uses on two proposed parcels. The eastern Parcel 1 includes a 62,810-square-foot building proposed for a Restaurant Depot tenant, and the western Parcel 2 includes a 66,000-square-foot flexible office/warehouse building. The application also includes associated site improvements including landscaping and 18 SWM facilities. The subject property is irregular in shape and constrained by Muirkirk Road on its northern boundary. Standard sidewalks are proposed and provide internal connectivity on-site and to Muirkirk Road. The development pods are surrounded by green area serving as a natural boundary to the adjoining residentially and industrially zoned properties. Access to the site is shown in two separate entrances in the northwest and northeast points of the property along Muirkirk Road. The plan shows 9,860 square feet of possible/future Restaurant Depot office expansion, along the northern elevation of the building on Parcel 1. Staff notes that the subject DSP does not include the future expansion, which will be subject to an amendment to the DSP. The subject DSP proposes 128,810 square feet of building space and provides no dedicated outdoor space for employee relief during breaks. Outdoor spaces at work can reduce stress, build teams, increase employees' physical activity, reduce illness, and foster better social interactions. Therefore, a condition has been included in the Recommendation section of this report to revise the DSP to include outdoor amenity space for employee relief, including benches with shading at a minimum.

Architecture

The applicant introduces a high-quality building typology in varied materials displaying weight, light, and gravity. The variety in building materials provides a harmonious appearance from public roadways. The subject application presents an opportunity to reimagine MD Route 200 (Intercounty Connector) as an emerging gateway into Prince George's County. The proposed architecture of the buildings is compatible with the adjoining employment park to the east. Each building proposes a two-story appearance demonstrating compatibility with the surrounding uses.

The building on proposed Parcel 1 is for a Restaurant Depot and achieves a building height of 34 feet. The applicant and staff have worked closely to refine architectural enhancements of the building's overall design. The industrial/warehouse nature of the use dictates an open floor plan, maximizing efficiency by using such design elements as pass-through racks that allow for circulation and storage. The exterior walls are used for product storage and display, creating long expanses of solid walls. To retain their floorplan, staff recommended enhancements to the building's envelope by using a combination of art, awnings, canopies, materials, and colors. The applicant introduced vertical concrete wall panels in a light brown hue in combination with vertical panels in a slightly darker hue. Additional interest was added with horizontal banding in the Restaurant Depot blue and black horizontal banding along the water table. Windows are introduced along the northern, southern, and eastern elevations permitting natural light to permeate the interior structure. A canopy measuring 131 feet by 78 feet is integrated along the eastern elevation providing ease of access and weatherization for customers. The loading space along the eastern elevation features composite paneling in complementary color while the loading and service doors match the color featured on the water table. Staff notes that the applicant incorporated several strategies but identifies that the architecture is deficient in introducing art as agreed upon and noted with other Restaurant Depots throughout the Washington, DC metropolitan region. Therefore, a condition has been included in the Recommendation section of this report to revise the architecture along the eastern elevation to include art and relay visual interest by incorporating fork, knife, and spoon columns used to support the entrance canopy.

The building on proposed Parcel 2 achieves a building height of 36 feet with the west elevation serving as the main entrance. The applicant has chosen to introduce a recessed vertical feature wall in a dark gray hue, united by two horizontal bands in a light gray hue. The horizontal banding provides visual interest and complements the concrete tilt wall panels illustrated in white. Staff notes that the horizontal bands are not provided on the eastern elevation, which serves as the loading area, with partial visibility from Muirkirk Road. Therefore, a condition has been included in the Recommendation section of this report to revise the architectural elevations to incorporate the horizontal banding along the eastern elevation. Staff also notes that the site plan illustrates that this building will provide 22 loading doors and 6 personnel doors, while the architectural elevations illustrate 24 loading doors and 8 personnel doors. Therefore, a condition has been included in the Recommendation section of this report to revise the general notes, architectural elevations, and site plan to reflect the accurate number of loading spaces and service doors.

Signage

The site features building-mounted signs and illuminated pylon freestanding signs that demonstrate conformance with Sections 27-613 and 27-614 of the Zoning Ordinance. Staff

notes that the application provides illustrative detail relative to sign locations and proposes building-mounted signs on the northern, southern, western, and eastern elevations of the building on proposed Parcel 1. In accordance with Section 27-613(a)(2), building-mounted signs may be located anywhere on a building that the Planning Board deems appropriate. Staff recommends that the building-mounted signs facing the residentially zoned property to the south and west is inappropriate and unnecessary for adequate identification. Therefore, a condition is included herein requiring the removal of the signs on the western and southern sides of the building on proposed Parcel 1.

Lighting

This DSP proposes building-mounted and pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site and demonstrates that the proposed lighting will not spillover onto adjacent neighboring properties. The submitted photometric plan shows that there is adequate lighting for users on-site and staff recommends approval of the lighting, as proposed.

Dumpster Enclosure

The applicant is proposing a 6-foot-high, painted masonry wall around the dumpster for Parcel 2 complementing the materials of the building. Parcel 1 proposes a compaction dumpster near the loading spaces. Staff finds that this is sufficient to screen the trash facilities from the public roadway.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-3 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the I-3 Zone. The proposed office, warehouse, and wholesale trade uses are permitted in the I-3 Zone.
 - b. Regulations in Section 27-474 of the Zoning Ordinance for the I-3 Zone concerning setbacks, net lot areas, lot frontage, building coverage, green area, density, and other requirements are reflected on the site plan. The DSP is also in conformance with the additional requirements in Section 27-471 of the Zoning Ordinance, which warrant discussion, as follows:
 - (f) **Regulations**
 - (1) **Additional regulations concerning this 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.**

- (2) Not more than twenty-five (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 fifteen 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.**
- (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.**

The DSP, as submitted, demonstrates less than 25 percent of the parking lot, and no loading spaces, within the yard to which each of the buildings' main entrances are oriented. In addition, no loading docks are on the side of the building facing a street.

(g) Warehousing.

- (1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:**
 - (A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).**
 - (B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).**
 - (C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:**

- (i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;
- (ii) That the traffic generated by the uses is not directed through residential neighborhoods;
- (iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the facility and may require that these features be compatible with surrounding land uses.

(D) The remainder of the park shall be devoted to other uses, in the case of (A), (B), or (C), above.

The DSP would qualify for up to 30 percent of the net tract area to be devoted to warehouse, wholesale, and distribution uses, as more than 30 percent green area is proposed that includes preservation of natural features. The proposed uses include approximately 167,997 square feet of warehouse and wholesale trade, which is less than the 30 percent of the net tract area allowed.

(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.**

The subject application provides access from Muirkirk Road which is an 80-foot collector right of way.

(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 application proposes 17.21 acres but adjoins I-3-zoned property to the east, which when combined, totals 39.07 acres.

- c. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed in accordance with the same design guidelines for a CSP as referenced in Section 27-274 of the Zoning Ordinance, regarding parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. Section 27-274 further requires the applicant to demonstrate the following, as summarized:

(2) Parking, loading, and circulation

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:**
- (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:**
- (C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:**

The subject DSP proposes surface parking lots for each development pod that are designed to provide safe, efficient vehicular and pedestrian circulation within the site. Parking spaces are located to provide convenient access on-site. Loading spaces are located to minimize conflicts with vehicles or pedestrians and are clearly marked and separated from customer and employee parking areas. Each development pod has a single ingress/egress point providing a safe transition from Muirkirk Road to the parking areas. Parcel pick up areas for Restaurant Depot were coordinated with other proposed traffic flows. The applicant proposes crosswalks for pedestrians

that span vehicular lanes. The applicant has introduced barrier free pathways to satisfy Americans with Disabilities Act (ADA) requirements. Regarding on-site circulation however, staff recommends an inter-parcel vehicular driveway to be shown on the plan to provide convenient circulation.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.

The proposed light fixtures include building-mounted and pole-mounted lighting throughout the parking lot, enhancing the site's design character. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, and site design character, and to improve safety, while not causing glare onto adjoining properties.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The applicant incorporated site design techniques to preserve environmentally sensitive areas. The proposed buildings incorporate design aesthetics that are modern, clean, and frame the public realm. Supplemental landscape and hardscape elements are incorporated into the design creating scenic views around the development.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

This DSP complies with the design guidelines outlined above. The required green area for this project is 25 percent and the application proposes approximately 46.17 percent.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

The applicant is not proposing site or streetscape amenities as part of this DSP, therefore, a condition has been included in the Recommendation section of this report to include benches, trash receptacles, bicycle racks, and other street furniture to enhance the visual unity of the site. The

amenities shall take into consideration the color, pattern, texture, and scale of structures on-site and, to the extent practical, structures on adjacent sites.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The applicant proposes development of a currently unimproved site. Grading is required and the applicant incorporates retaining walls to minimize disruption to the natural resources on the property.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

The DSP proposes dedicated loading areas for each development pod. All services are located away from the primary ingress/egress points but are conveniently located to the buildings being served. The applicant proposes screening with landscaping and fencing materials compatible with the site's design.

(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The proposed buildings integrate a variety of building materials, such as pre-cast concrete blocks, glass, and composite materials. Each building includes horizontal bandings and introduces visual interest, such as the angled wall along the northern elevation of Restaurant Depot. Architectural features are prominent at the corners of the buildings and the applicant proposes main entrances that are articulated through colors and materials. Staff notes that the applicant agreed to introduce art along the eastern elevation of the Restaurant Depot, but the elevations do not reflect that, so a condition is included herein.

d. **Variance**—The applicant has also requested a variance to the requirements of Section 27-465(a) of the Zoning Ordinance to allow the proposed retaining wall, in excess of 6 feet high, to be located within the required rear yard and to not meet the required setbacks for main buildings. Pursuant to Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

(1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;

The subject property is three-sided with a public street along its northernmost boundary. The southern boundary is adjacent to an existing regional SWM facility owned by Prince George’s County. The subject property is impacted by primary management area (PMA), which extends approximately 60 feet into the property’s southern boundary and an existing conservation easement created by the SWM facility with an encroachment of 65 feet in the same area. This adds to the irregularity in the shape of the developable area on the subject site. The Zoning Ordinance requires an additional building setback equal to the proposed building height adjacent to residentially zoned land. This, in addition to the normal 50-foot building setback, will result in an 86-foot building setback along the property line adjacent to the SWM facility. Regulatory constraints and severe slopes in excess of 40 feet from Muirkirk Road to rear of the property present design challenges and necessitate the need for large retaining walls to allow for efficient development on this site.

(2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

In order to create a developable area for industrial uses and proper site drainage, a large level pad must be created. The applicant is proposing a single slab consisting of 62,810 square feet for the Restaurant Depot on proposed Parcel 1. The physical and environmental constraints expressed in the aforementioned criterion can only be subjugated by the proposed retaining wall construction. The retaining wall along the southern property line is needed to permit truck and service vehicle access to the rear of the proposed Restaurant Depot building. The total length of the wall that exceeds six feet will be approximately 415 feet. Compliance with the Zoning Ordinance governing the setback of this retaining wall would unreasonably prevent the owner from using the property for the permitted industrial use given the other site constraints, Zoning Ordinance requirements, and needed infrastructure.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

The subject DSP presents no impairment to any applicable plans as a result of granting this variance. Staff is in support of the applicant’s request for a variance to Section 27-465(a).

e. **Departure from Design Standards DDS-665**—In conjunction with this DSP, the applicant has also filed DDS-665 requesting a reduction in the standard parking space size to 18 feet by 9 feet. The requirements of Section 27-558(a) of the Zoning Ordinance dictate a standard parking space to be a minimum of 19 feet by 9.5 feet. Pursuant to Section 27-239.01(b)(7) of the Zoning Ordinance, the Planning Board must make the following findings to approve this application:

(A) 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;

The following are the purposes, as listed in Section 27-550 of the Zoning Ordinance:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**
- (3) To protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The reduction in the parking space size for the entirety of the site will sufficiently provide off-street parking. Nine-foot widths have been incorporated into many new County developments and have functioned without incident. Staff notes that the new Zoning Ordinance provides for 9-foot by 18-foot parking spaces. Staff also notes that the use is required to have 219 parking spaces and the applicant is providing 332 spaces resulting in a surplus, totaling 113 spaces.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The departure of six inches in width by one foot in length is relatively insignificant on a space-by-space basis. As noted, this space size is contemplated by the newly adopted Zoning Ordinance.

The departure will enable the project to provide adequate parking on high-volume days when visitation to the Restaurant Depot tenant may increase.

- (iii) The departure is necessary in order to alleviate certain circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in order areas of the County which were predominantly developed prior to November 29, 1949;**

The applicant has utilized the proposed parking space sizes to have parking sufficient to accommodate visitation for various peak periods, which generally occur outside of peak-hour trip periods. Efficient, easily accessible parking is necessary and essential to customers/vendors coming to Restaurant Depot. As noted, the venue is going to be in close proximity to interstate infrastructure, and convenient, adequate parking is essential to its operations.

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

The proposed size reductions do not negatively impact the visual quality of the site. The reduced parking size will accommodate vehicles while allowing adequate parking spaces in the same amount of area, thus reducing the disturbed area. In addition, allowing the reduced-size parking space, multiplied by the total number of spaces, greatly reduces the amount of impervious surface needed, thus reducing stormwater runoff which benefits the environment. This DDS for parking space sizing and the accompanying DSP will allow for a national user that seeks an additional site in close proximity to interstate infrastructure.

Based on the analysis above, staff recommends that the Planning Board approve DDS-665 to allow standard parking spaces to be 9 feet wide by 18 feet long.

- 8. Zoning Map Amendment A-9953-C:** A-9953-C was approved on September 26, 2006 by the County Council of Prince George's County sitting as the District Council (Zoning Ordinance No. 14-2006) to rezone the property, referred to as Parcel B, from the R-R Zone to the I-3 Zone. The approval was subject to three conditions which are relevant to this application, as follows:

- 1. Before permits are issued, the applicant shall obtain approval of a detailed site plan, in accordance with Part 3, Division 9 of the Zoning Ordinance.**

The applicant meets this condition with the subject application.

- 2. Site plan review shall include architectural review, to ensure compatibility with the adjoining employment park.**

The subject application has submitted plans that include architectural elevations and staff finds the architecture, as proposed, is compatible with the adjacent employment park. A condition is contained herein to include public art and additional architectural treatments along elevations that are visible from Muirkirk Road.

3. The applicant shall show green area covering at least 25 percent of the net acreage of the site.

The DSP demonstrates conformance with this criterion. The applicant is proposing 46.17 percent of green area, a surplus of 21.17 percent above the requirement.

9. Conceptual Site Plan CSP-17005: CSP-17005 was approved on February 14, 2019 (PGCPB Resolution No. 19-23) for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218. District Council took final action on the CSP in an Order of Approval dated May 14, 2019, which included 18 conditions, which are applicable, as follows:

4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:

- a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.**
- b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.**
- c. A sidewalk connection between the two proposed buildings.**

The subject application proposes a standard sidewalk along the site's Muirkirk Road frontage and provides standard sidewalk connections from the public right-of-way to the entrances of the two proposed buildings. The applicant also integrates a sidewalk connection between the two parcels.

11. At the time of detailed site plan, the applicant shall provide landscaping and screening that effectively obscures the portion of the parking lot adjacent to Muirkirk Road.

The applicant proposes screening with landscaping, a retaining wall, and fencing materials compatible with the site's design. The applicant also filed an alternative compliance application, which proposed additional shade trees directly adjacent to the parking lot. Staff finds that the landscaping and screening effectively obscures the portion of the parking lot adjacent to Muirkirk Road.

12. At the time of detailed site plan, the applicant shall demonstrate that the project will conform to or exceed the green building requirements of Section 27-61600 through Section 27-61604 adopted by CB-013-2019.

The new Zoning Ordinance, adopted by Prince George’s County Council Bill CB-013-2019, requires applicants to demonstrate conformance to Section 27-61600 Green Building Standards by incorporating green building techniques. Per these requirements, the subject application is required to achieve a minimum of four points for non-residential development greater than 75,000 square feet. The applicant proposes a mix of green building techniques as provided in the scorecard noted below.

Table 27-61603(b) Green Building Point System	
	Points Earned
Energy Conservation	
Cool Roof (White Roof)	1.5 Points
Water Conservation and Water Quality	
All toilets have dual activated flushing	1.0 Point
Building Materials	
Source a minimum of 20%, by cost, of construction materials from recycled products manufactured, extracted, harvested, or recovered within 250 miles of the site.	1.5 Points
Low Impact Development	1.0 Point
Total Points	5.0 Points

The applicant proposes to achieve a minimum of 5.0 points towards the new ordinance’s Green Building Point System, exceeding the requirement of 4.0 points. Staff notes that the applicant cites low impact development as a credit with one point earned. The Green Building Point System scorecard, as noted in Table 27-61603(b) of Part 27-6 Development Standards does not identify low impact development as a metric. Therefore, a condition has been included in the Recommendation section of this report to revise the General Notes to clearly define what metric this refers to.

13. At the time of detailed site plan, the applicant shall demonstrate that it has made all reasonable efforts to minimize impervious surfaces, including the use of permeable pavement where feasible.

Although the applicant is proposing a surplus of parking spaces, the applicant also proposes reductions in the size of the parking spaces. Staff notes that the reduced-sized parking spaces multiplied by the total number of spaces, greatly reduces the amount of impervious surface needed and yields benefits to the environment in the form of reduced stormwater runoff. Staff concludes that the applicant has sufficiently made reasonable effort to minimize impervious surface.

14. **At the time of detailed site plan, if the applicant is still proposing a wholesale distribution use, the applicant shall calculate the percentage of the net tract area devoted to such use (including the associated parking and loading space) and demonstrate compliance with Section 27-471(g). In addition, if the applicant is still proposing a wholesale distribution use, no additional warehousing, wholesaling or distribution use shall be permitted.**

The subject application proposes a total net tract area of 15.13 acres, which takes into consideration 0.41 acre for floodplain area and 1.67 acres of right-of-way dedication. The applicant proposes office, wholesale trade, and warehouse uses for both development pods. The applicant is allowed to have a total permitted warehouse and wholesale trade area of 175,395 square feet and the subject application proposes a total area of 167,997 square feet. The percentage of net tract area is expressed in the table below:

Percentage of Net Tract Area		
	Building 'A' (in square feet)	Building 'B' (in square feet)
Total Warehouse and Wholesale Area	46,500	19,500
Total Area of Parking and Loading Compounds Associated with Warehouse and Wholesale Trade uses	51,766	50,231
Total Area Devoted to Warehouse and Wholesale Trade	98,266	69,731
Permitted Warehouse and Wholesale Trade		175,395
Proposed Warehouse and Wholesale Trade		167,997

Staff has evaluated the condition and notes that General Note 7 and General Note 11 demonstrate conformance to Section 27-471(g) relative to the percentage of the permitted net tract area devoted to the uses contained in this section.

15. **At the time of preliminary plan of subdivision, the applicant shall provide a traffic warrant study of the Muirkirk Road/Muirkirk Meadows Road intersection.**

A traffic warrant study was conducted by Prince George's County Department of Public Works and Transportation (DPW&T) for the subject intersection, and it concluded that a signal was needed. Subsequently, the applicant completed a warrant study. The studies indicated that it is unlikely a traffic signal will be approved by the County, but indicates that two warrants were met, which could result in DPW&T approving a traffic signal at the subject intersection. The decision to install a traffic signal rests with DPW&T. The PPS noted that the applicant would not be required to provide the signal with this application because the "Transportation Review Guidelines, Part 1" did not find this intersection to be

inadequate for transportation. Further, staff notes that the traffic signal warrant study that was done in May 2019, and provided by the applicant, satisfies this condition.

- 16. Any off-site tree mitigation shall be on nongovernmental property, and not on property that is undevelopable due to being in a floodplain, wetland, buffer, subject to any kind of easement or other similar restriction.**

The subject application proposes 1.06 acres of off-site woodland conservation. This requirement will be enforced at the time of permitting when the off-site requirement is demonstrated.

- 17. No loading shall be permitted along the west side of the property.**

The subject application proposes no loading along the west side of the property.

- 18. Retail uses shall not be permitted.**

This application does not include retail uses.

- 10. Preliminary Plan of Subdivision 4-18029:** PPS 4-18029 was approved on October 10, 2019 (PGCPB Resolution No. 19-117) subject to 14 conditions, which are applicable, as follows:

- 3. Total development within the subject property shall be limited to uses that would generate no more than 123 AM and 117 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The development densities being proposed are consistent with the approved PPS. Consequently, this trip cap has not been exceeded.

- 14. Prior to approval, the detailed site plan shall include the following requirements in the general notes:**

- a. The installation and maintenance of a sprinkler system that is National Fire Protection Association 13 Standards for the Installation of Sprinkler Systems compliant to mitigate the fire risk shall be provided. The installation of sprinklers shall not be waived.**
- b. The installation and maintenance of automated external defibrillators (AEDs) in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05) shall be provided for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.**

- c. **The installation and maintenance of bleeding control kits shall be provided for a sufficient number of bleeding control kits to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.**

The subject application is deficient in incorporating the aforementioned requirements in the general notes; therefore, a condition has been included in the Recommendation section of this report to include these requirements in the general notes.

- 11. **2010 Prince George’s County Landscape Manual:** This application is subject to the requirements of 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 required plantings and schedules are provided in conformance with the Landscape Manual, except for the requirements of Section 4.3. The applicant has filed a request for alternative compliance, AC-20005, as follows:

REQUIRED: Section 4.3(c)(2) Parking Lot Interior Planting Requirements for Parking Lots 7,000 Square Feet or Larger

Restaurant Depot Parking Lot	
Parking Lot Area (square feet)	123,877
Interior Landscaped Area Required	13 percent
Minimum Number of Shade Trees Required	57
Office/Warehouse Parking Lot	
Parking Lot Area (square feet)	92,597
Interior Landscaped Area Required	10 percent
Minimum Number of Shade Trees Required	36

PROVIDED: Section 4.3(c)(2) Parking Lot Interior Planting Requirements for Parking Lots 7,000 Square Feet or Larger

Restaurant Depot Parking Lot	
Interior Landscaped Area Provided	13.8 percent
Parking Lot Interior Shade Trees Provided	44
Parking Lot Perimeter Shade Trees Provided	17
Total Parking Lot Shade Trees Provided	61
Office/Warehouse Parking Lot	
Interior Landscaped Area Provided	11.66 percent
Parking Lot Interior Shade Trees Provided	32
Parking Lot Perimeter Shade Trees Provided	8
Total Parking Lot Shade Trees provided	40

Justification of Recommendation

The alternative design for the Restaurant Depot parking lot provides 77 percent of the required shade trees interior to the parking lot as required, and 0.8 percent more interior

planting area on the site than normal conformance. In addition, 17 shade trees are provided directly adjacent to the parking lot. When counted toward the interior shade tree requirement, the total number of trees exceeds what is required for normal conformance by 7 percent.

The alternative design for the office/warehouse parking lot provides 89 percent of the required shade trees interior to the parking lot as required, and 1.66 percent more interior planting area on the site than normal conformance. In addition, eight shade trees are provided directly adjacent to the parking lot. When counted toward the interior shade tree requirement, the total number of trees exceeds what is required for normal conformance by 8 percent.

While the proposed landscape design is not in strict conformance with Section 4.3(c)(2) Parking Lot Interior Planting Requirements in terms of location, the Alternative Compliance Committee finds that the applicant's proposal to be equally effective as it meets the purposes and objectives of Section 4.3(a) Parking Lot Requirements, and provides more than the minimum required for both the interior planting area and shade trees.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance AC-20005, for Park Place, as the proposed alternative landscape design is equally effective in fulfilling the requirements of Section 4.3(c)(2) Parking Lot Interior Planting Requirements of the Landscape Manual.

- 12. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is larger than 40,000 square feet in area, contains more than 10,000 square feet of woodlands, and has a previously approved tree conservation plan. The site has an approved Type 1 Tree Conservation Plan TCP1-010-2018-01 pending signature approval.

The site has a woodland conservation threshold of 15 percent or 2.52 acres. According to the worksheet, the woodland conservation requirement for this development is 4.04 acres. The TCP2 proposes to meet this requirement with 1.81 acres of preservation, 1.17 acres of natural regeneration, and 1.06 acres of off-site woodland conservation credits. The TCP2 must be revised to address multiple technical revisions, as conditioned herein.

- 13. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for 5,000 square feet of disturbance. Properties that are zoned I-3 are required to provide a minimum of 10 percent of the gross tract area in TCC. As 17.21 acres are zoned I-3, the required coverage would be 1.72 acres of TCC. The required schedule is shown on the plan showing this requirement being met through the provision of woodland preservation and proposed plantings.

- 14. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated November 4, 2019 (Stabler and Smith to Bush), incorporated herein by reference, the Historic Preservation Section

provided a discussion of the history of the property and indicated that a Phase I archeology survey was completed on the subject property in October 2018. No additional archeological investigations are recommended. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known significant archeological sites.

- b. **Community Planning**—In a memorandum dated January 30, 2020 (McCray to Bush), incorporated herein by reference, the Community Planning Division noted that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required.
- c. **Permits Review**—In a memorandum dated November 4, 2019, (Linkins to Bush), incorporated herein by reference, the Permits Review Section evaluated the DSP and offered comments relative to the requirement of a safety/rail fence and accompanying detail on the plan. Staff also noted that building signs for the Restaurant Depot and proposed warehouse is deficient in providing accurate sign details relative to the quantity of building-mounted signs reflected on the architectural elevations, therefore, a condition has been included in the Recommendation section of this report to revise the plan, architectural elevations, and sign details for consistency.
- d. **Transportation Planning**—In a memorandum dated January 24, 2020 (Burton to Bush), incorporated herein by reference, the Transportation Planning Section evaluated the DSP and concurrent DDS applications, provided a discussion of previous conditions of approval, as well as the following summarized discussion:

A DSP review from the standpoint of transportation, is usually focused on-site access and on-site vehicular circulation. This plan shows two full-movement access points on Muirkirk Road, whose locations are consistent with the CSP and PPS. Regarding on-site circulation however, staff has consistently recommended an inter-parcel vehicular driveway be shown on the plan, but it has never been provided. While this connection was not a condition of approval for the CSP or the PPS, it is the opinion of staff that this request is most relevant at the DSP phase of development. The applicant has provided two explanations for not providing the connection.

The end-user of Parcel 1 (Restaurant Depot) has expressed a desire to not have any connection to the adjacent parcel, as a means of enhancing the overall security of that business operation. The staff's primary goal in reviewing uses on multiple adjacent lots is to promote and maintain the County's policy that encourages connectivity between parcels and properties, where feasible.

Based on the proposed site layout, the applicant has designed the site with a 4-foot grade difference between Parcels 1 and 2. An assertion has been made that this grade difference is prohibitive of any driveway crossing. While a 4-foot grade differential may exist at some sections, this is not the case for the entirety of the parcel line. Staff has never insisted on a precise location of this future driveway. More broadly speaking, a regrading of the entire property is an integral aspect of any site design. This 4-foot grade differential is entirely within the control of the site

engineers. It is unreasonable to create a design constraint, and then cite the constraint as a basis for not being able to accommodate staff's recommendation. A redesign of the site to minimize the grade differential between the two parcels will solve or minimize this design constraint.

In closing, staff concludes that the provision of a vehicular access between the two parcels is achievable and recommends its provision as a condition of approval.

- e. **Subdivision Review**—In a memorandum dated November 1, 2019 (Sievers to Bush), incorporated herein by reference, the Subdivision and Zoning Section noted that Parcel 218 is a legal acreage parcel, pursuant to Section 24-107(c)(9) of the Subdivision Regulations; it is in its current configuration due to a lot line adjustment recorded in Prince George's County Land Records in Liber 38815 folio 610. Conformance with PPS 4-18029 is discussed in Finding 10 above.
- f. **Trails**—In a memorandum dated February 4, 2020 (Barnett-Woods to Bush), incorporated herein by reference, the Transportation Planning Section reviewed the DSP for conformance with the *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* to provide the appropriate pedestrian and bicycle transportation recommendations. Staff evaluated previous conditions of approval that have been incorporated into above findings as necessary. The Transportation Planning Section conducted an in-depth review of internal sidewalk and trail improvements and noted that the internal sidewalk network is comprehensive and connects the entrances of both proposed buildings to each other and to Muirkirk Drive. Crosswalks are indicated on the proposed plans at locations where the internal sidewalk crosses parking lot drive aisles and driveways. There are no crosswalks indicated crossing the site entrances on Muirkirk Drive. Conditions have been included in the Recommendation section of this report relative to adding crosswalks across the site entrances and bicycle parking on-site near the entrances of the proposed buildings.
- g. **Environmental Planning**—In a memorandum dated January 30, 2020 (Juba to Bush), incorporated herein by reference, the Environmental Planning Section provided the following summarized comments on the subject application:

Existing Conditions/Natural Resources Inventory

An approved Natural Resources Inventory, NRI-198-2017, was submitted with the application. There is PMA comprised of streams and wetlands (including their associated buffers), floodplain, and steep slopes. The forest stand delineation indicates the presence of one forest stand totaling 5.31 acres, with a high priority for preservation and restoration. The site has 4.92 acres of net tract woodland. Fourteen specimen trees are identified on the NRI, eleven of which are on-site.

Preservation of Regulated Environmental Features/Primary Management Area

The site contains regulated environmental features. Four impacts to the PMA/stream buffer and the 100-year floodplain were previously approved, which include: Impact A for 1,500 square feet of stream buffer impacts for eastern frontage improvements to Muirkirk Road; Impact B for 3, 520 square feet of stream buffer

impacts for the construction of a retaining wall and perimeter road; Impact C for 5,500 square feet of stream buffer, stream bed, and floodplain impacts for sanitary sewer connections; and Impact D for 1,500 square feet of floodplain and stream buffer impacts for road improvements and a stormwater outfall associated with western frontage improvements to Muirkirk Road. A statement of justification (SOJ) for these impacts was previously reviewed and approved by the Planning Board in conjunction with the approval of PPS 4-18029 and TCP1-010-2018-01. Impact B is consistent with the alternative design layout approved at time of Planning Board. The TCP2 proposes no additional impacts.

Specimen Trees

Section 25-122(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 Environmental Technical Manual.”

The specimen trees table identifies a total of 14 specimen trees, 11 of which are on-site. The specimen trees table rates Specimen Trees 1–7, 9, 13, and 14 as poor; Specimen Tree 12 as fair; Specimen Trees 8 and 10 are rated as good; and Specimen Tree 11 is rated as excellent. The current design proposes to remove Specimen Trees 1, 2, 4, 5, and 10. A Subtitle 25 Variance Application and an SOJ dated October 22, 2019, in support of a variance to remove 5 of the 11 specimen trees located on-site, was submitted.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the five specimen trees together; however, details specific to individual trees have also been provided in the following chart.

Specimen Tree	Common Name	DBH (in inches)	Condition	Disposition
1	Red Maple	36	Poor	Remove
2	Red Maple	35	Poor	Remove
4	Red Maple	37	Poor	Remove
5	Pitch Pine	33	Poor	Remove
10	Yellow Poplar	32	Good	Remove

In accordance with the approved PPS 4-18029, the eastern portion of the site was redesigned to reduce PMA impacts by 5,280 square feet associated with proposed grading for installation of a retaining wall. Specimen Trees 1, 2, 4, and 5 will be impacted by construction of this wall, the layout for which was approved with PPS 4-18029 and TCP1-010-2018-01. Specimen Tree 10 is located along the western half of the site and is proposed to be removed for construction of a parking lot.

Section 25-119(d)(1) contains six required findings to be made before a variance can be granted, as follows:

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

Specimen Trees 1, 2, 4, and 5 are located in an area of the site that is associated with existing steep slopes, PMA, and at the location determined to be the safest for sight distance along Muirkirk Road for construction of a required entrance to the site. The PMA, with its stream and stream buffer, as well as steep slopes, limits the developable area within this portion of the site. Any additional loss in developable area for specimen tree retention would result in the entrance not being constructed at this location, which would pose a safety issue for traffic along Muirkirk Road. However, Specimen Trees 4 and 5 are located within a proposed natural woodland regeneration area and would not pose a hazard to the proposed retaining wall if they were to be retained and converted into 12-foot-high snags for wildlife use.

Specimen Tree 10 is situated outside of the PMA within the developable area of the site. Retaining this tree would result in a significant reduction in building square footage on-site, would adversely impact on-site vehicular circulation, and would reduce the total number of parking spaces on-site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development. With the exception of Specimen Tree 10, all of these trees are in poor condition and would not realistically be viable in the long-term if left alone in a natural state on-site.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is premised on preserving existing natural features of the site and the necessity to implement additional grading and clearing to allow for adequate and safe development practices. This is not a condition or circumstance which was the result of any action by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from a condition relating to land or building use on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

The site is governed by SWM regulations that went into effect on May 5, 2010. The site contains two streams currently conveying a significant discharge of untreated stormwater runoff off-site. The loss of these specimen trees will not adversely affect the water quality.

The required findings of Section 25-119(d) have been adequately addressed for the removal of three Specimen Trees (1, 2, and 10), and the conversion of two Specimen Trees (4 and 5) into 12-foot-high snags for wildlife habitat.

Stormwater Management

The site has an approved SWM Concept Plan 19983-2018-00 and associated letter that is in conformance with the current code and valid until August 21, 2021. The plan shows the use of 20 micro-bioretenion facilities to treat the majority of stormwater before it leaves the site. However, an additional fee payment of \$43,840.00 in lieu of providing on-site attenuation/quality control measures is also required by the Department of Permitting, Inspections and Enforcement (DPIE). The water quantity requirement is conditioned to be provided by a regional facility.

Staff notes that there are bio-retention facilities that are not shown on the TCP2 that are shown on the approved SWM concept plan. There is one other discrepancy between the plans. As previously stated at the time of PPS review, an alternative design was submitted and approved by the Planning Board for PMA Impact B. Exhibit B submitted to the Planning Board showed revised grading associated with the proposed wall resulting in a reduction in PMA impacts from 8,800 square feet to 3,520 square feet. The Planning Board approved the alternative layout for reducing PMA impacts by 5,280 square feet with the PPS and TCP1. The plans were to be revised to reflect the alternative layout proposed by Exhibit B, prior to certification.

Although the DSP and TCP2 reflect this alternative layout as required, the approved SWM concept plan has not been revised to reflect this change. The final stormwater design must reflect this change prior to permit.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Christiana-Downer complex, Croom gravelly sandy loam, Issue-Urban land complex (occasionally flooded), Urban land-Russett-Christianiana complex, and Zekiah and Issue soils (frequently flooded). According to available information, no Marlboro clay exist on-site; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However,

there are no slopes of significant concern identified within the area of this soil type and the applicant is proposing to cut and fill the site to a 1 percent grade for a buildable area. A geotechnical review was not requested with this application. A soils report may be required by DPIE at time of permit.

- h. **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 the subject application.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**— In a memorandum dated November 12, 2019 (Giles to Bush), incorporated herein by reference, DPIE concluded that the final site layout and exact impervious area locations as reflected on the plans are deemed sufficient. They also noted that the DSP is consistent with the approved SWM Concept Plan 19983-2018-00. DPIE had no objection to the subject application and provided additional comments to the applicant that will be addressed through their separate permitting processes.
 - j. **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.
 - k. **Prince George's County Health Department**—In a memorandum dated November 4, 2019 (Adepoju to Bush), incorporated herein by reference, the Environmental Engineering/Policy Program of the Prince George's County Health Department completed a health impact assessment and noted that the applicant must demonstrate compliance with the County's Watershed Implementation Program. Staff also requested the applicant to demonstrate how the project will provide connections for safe pedestrian access to the site, which have been shown on the plan. The Health Department had no objection to the subject application and provided additional comments to the applicant.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated January 31, 2020 (Pramanik to Bush), WSSC provided comments to the applicant that will be addressed during their permitting process.
15. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features 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) of the Subdivision Regulations, as the proposed PMA impacts are consistent with the impacts approved in PPS 4-18029 and TCP1-010-2018-01.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Design Standards DDS-655 to allow standard parking spaces to be 9 feet wide by 18 feet long;
- B. APPROVE Detailed Site Plan DSP-19044, Type 2 Tree Conservation Plan TCP2-029-2019, and Alternative Compliance AC-20005 for Park Place, including variances to Section 25-122(b)(1)(G) and Section 27-465(a), subject to the following conditions:
 1. Prior to certification of the detailed site plan, the following revisions shall be made to the plan:
 - a. Provide an outdoor amenity space for employees, including picnic tables with shading at a minimum.
 - b. Revise the eastern architectural elevation to include art and relay visual interest through incorporating fork, knife, and spoon columns used to support the entrance canopy.
 - c. Add the horizontal dark gray band along the eastern elevation of the building on proposed Parcel 2.
 - d. Revise the general notes, architectural elevations, and site plan to reflect the accurate number of loading spaces and service doors for the building on proposed Parcel 2.
 - e. Provide benches, trash receptables, bicycle racks and other street furniture to enhance the visual unity of the site. The amenities shall take into consideration the color, pattern, texture, and scale of the structures on site.
 - f. Remove the building-mounted signs on the western and southern sides of the building on proposed Parcel 1.
 - g. Provide an inter-parcel vehicular driveway between proposed Parcels 1 and 2.
 - h. Provide general notes on the plans, in accordance with Condition 14 of Preliminary Plan of Subdivision 4-18029 (PGCPB Resolution No. 19-117).
 - i. Obtain signature approval of Preliminary Plan of Subdivision 4-18029.
 - j. Provide crosswalks across each of the site entrances from Muirkirk Drive.
 - k. Provide inverted-U style bicycle parking racks at locations convenient to the entrances of both buildings.

- i. Revise the General Notes to clearly define what Green Building Point System metric is referred to by low impact development.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Show woodlands as cleared within all proposed water and sewer easements.
 - b. Show all woodland conservation areas 10 feet from the top or bottom of all retaining walls.
 - c. Update the Woodland Conservation Worksheet, as necessary.
 - d. Have all property owners or property owner representatives complete the Property Awareness Certificates on each sheet of the TCP2.
 - e. Revise the location of all specimen tree signs in accordance with the Environmental Technical Manual.
 - f. Add the standard detail for Specimen Tree Signs per the Environmental Technical Manual to the plan.
 - g. Complete General Note 1 with the required grading permit information.
 - h. Revise General Note 3 by replacing all references to “The Department of Public Works and Transportation or the Department of Environmental Resources” with “The Department of Permitting, Inspections and Enforcement (DPIE).”
 - i. Indicate that Specimen Trees 4 and 5 will remain on-site and be converted into 12-foot-high snags for wildlife use in the disposition column of the Specimen Tree Table.
 - j. Complete and update the footnote underneath the Specimen Tree Table with the variance information consistent with the decision of the Planning Board.
 - k. Add the Liber and folio number of the recorded woodland and wildlife habitat conservation easement to the woodland and wildlife habitat conservation easement note on Sheet 1 of the TCP2.
 - l. Add the standard Afforestation/Reforestation notes to the plan.
 - m. Add the standard Four-Year Management Plan for Re/Afforestation area notes to the plan.
 - n. Add the standard off-site woodland conservation notes to the plan.
 - o. Add the standard invasive species notes to the TCP2. Include a copy of an Invasive Management Plan for this site from a qualified professional, as required.

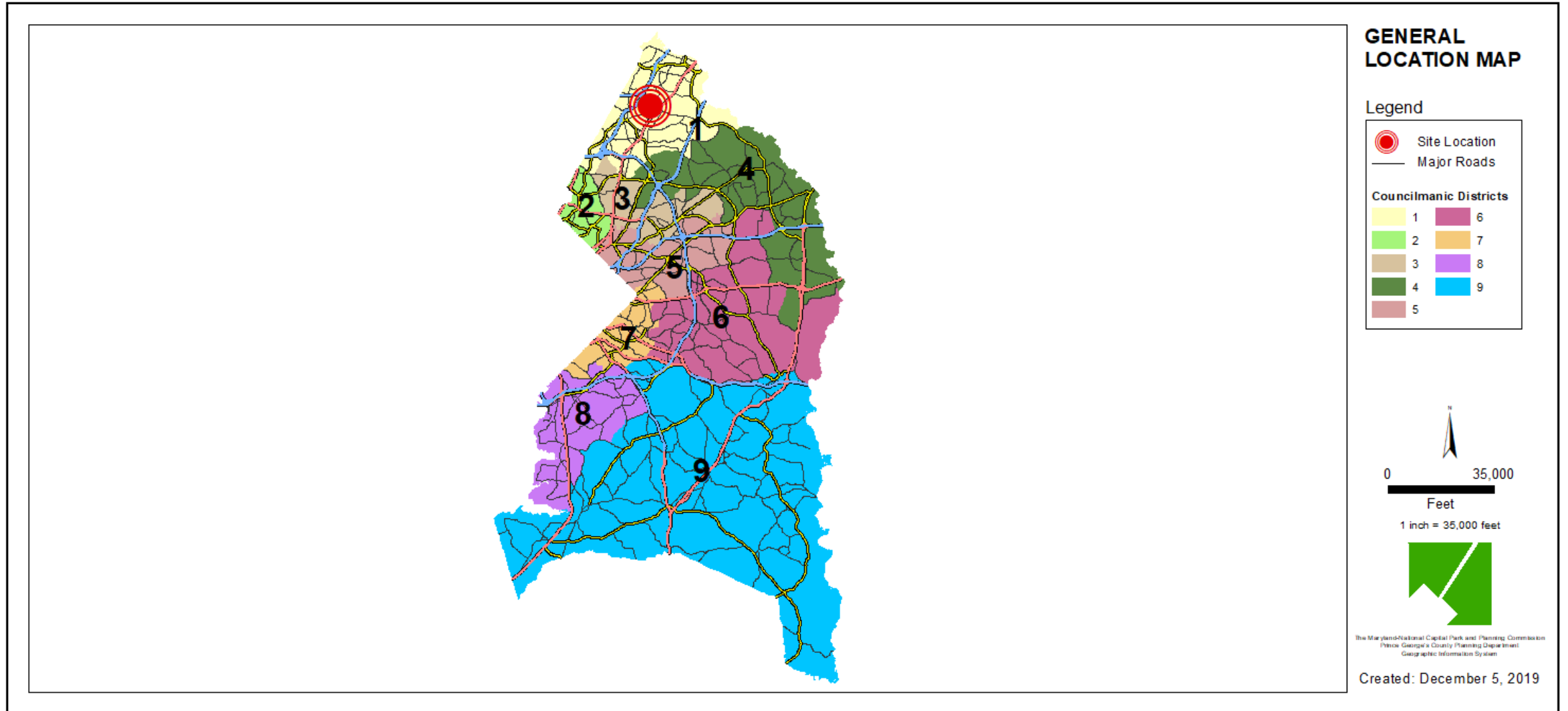
- p. The qualified professional must sign and date each sheet of the TCP2 once the above changes have been made.
- 3. Prior to issuance of the first grading permit, the final stormwater management plan shall be found to be consistent with the certified Type 2 Tree Conservation Plan TCP2-029-2019 and Detailed Site Plan DSP-19044.

ITEM: 5 & 6

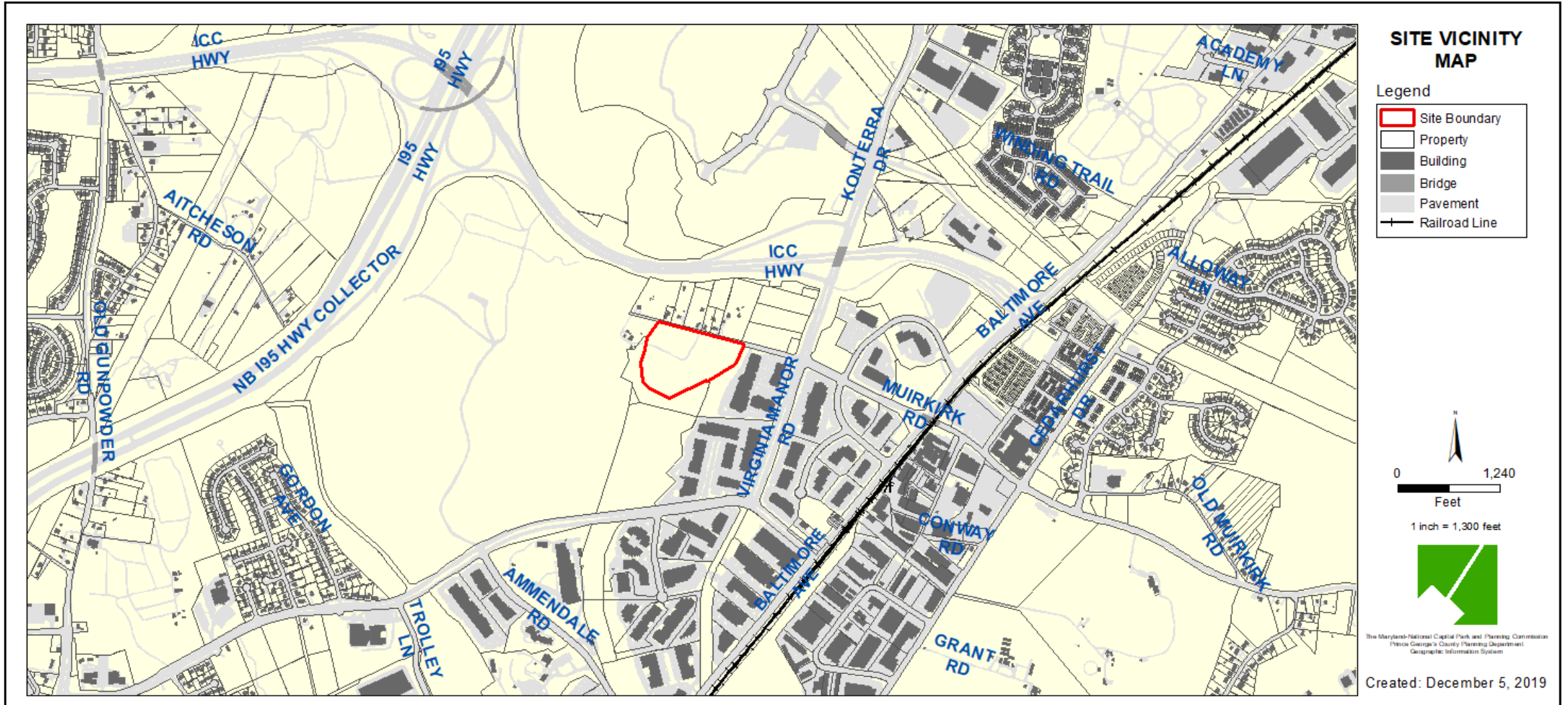
CASE: DSP-19044 & DDS-665

PARK PLACE

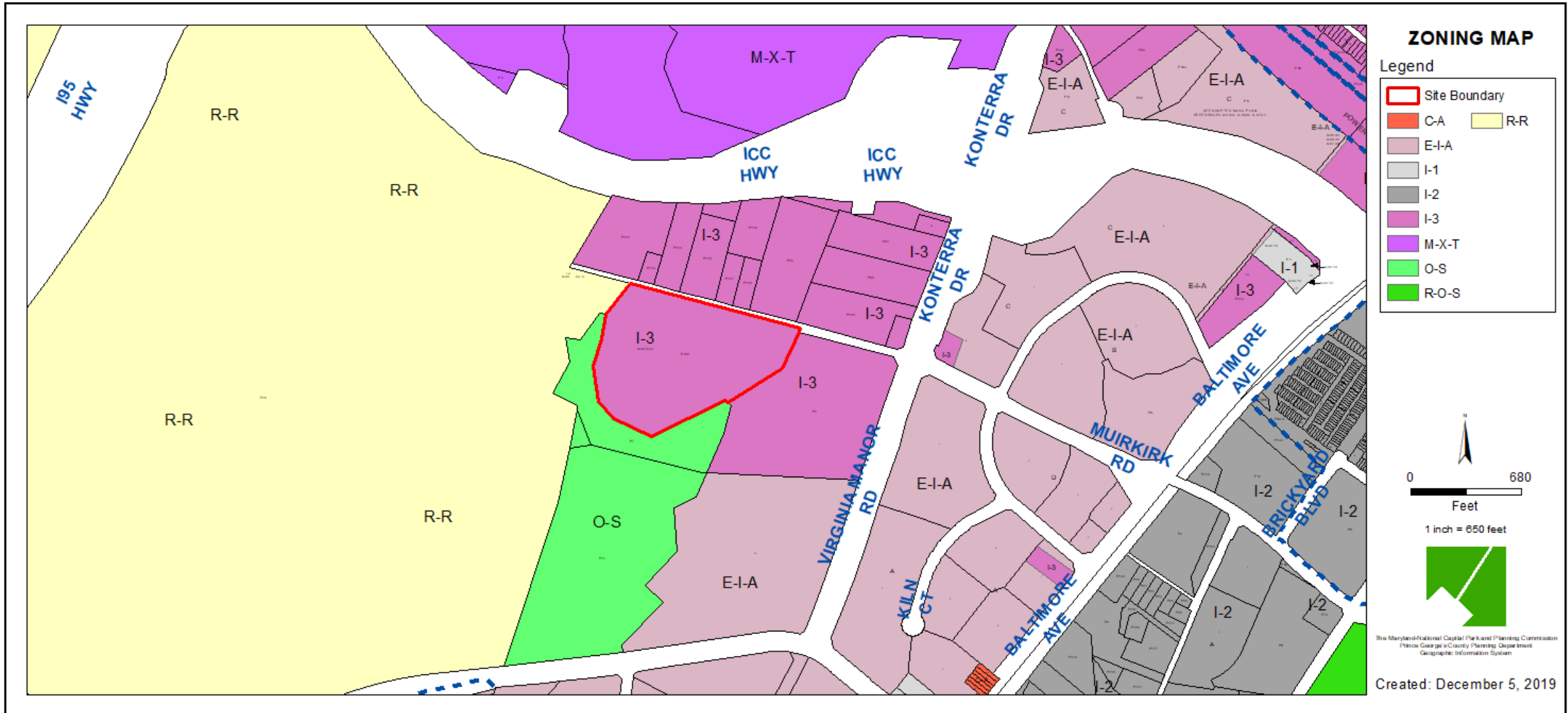
GENERAL LOCATION MAP



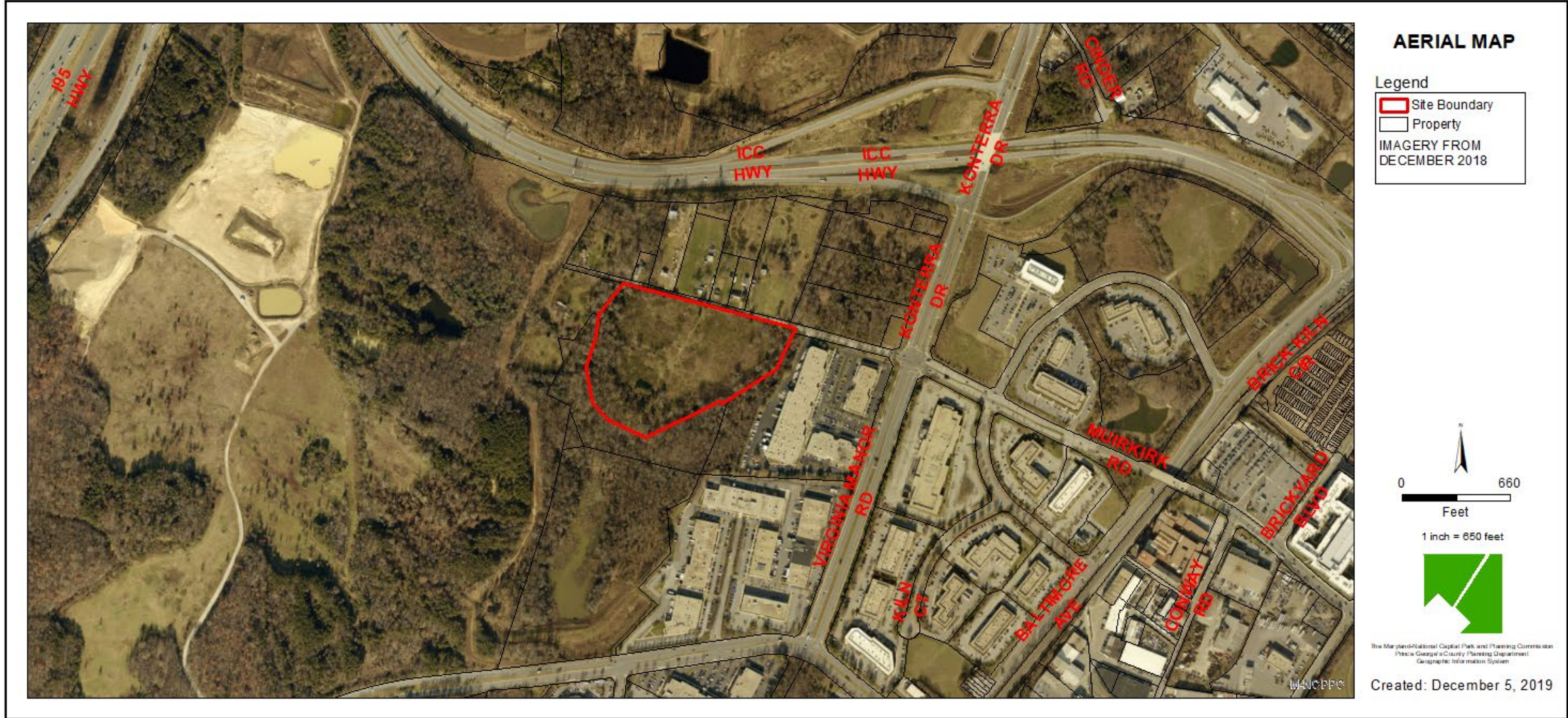
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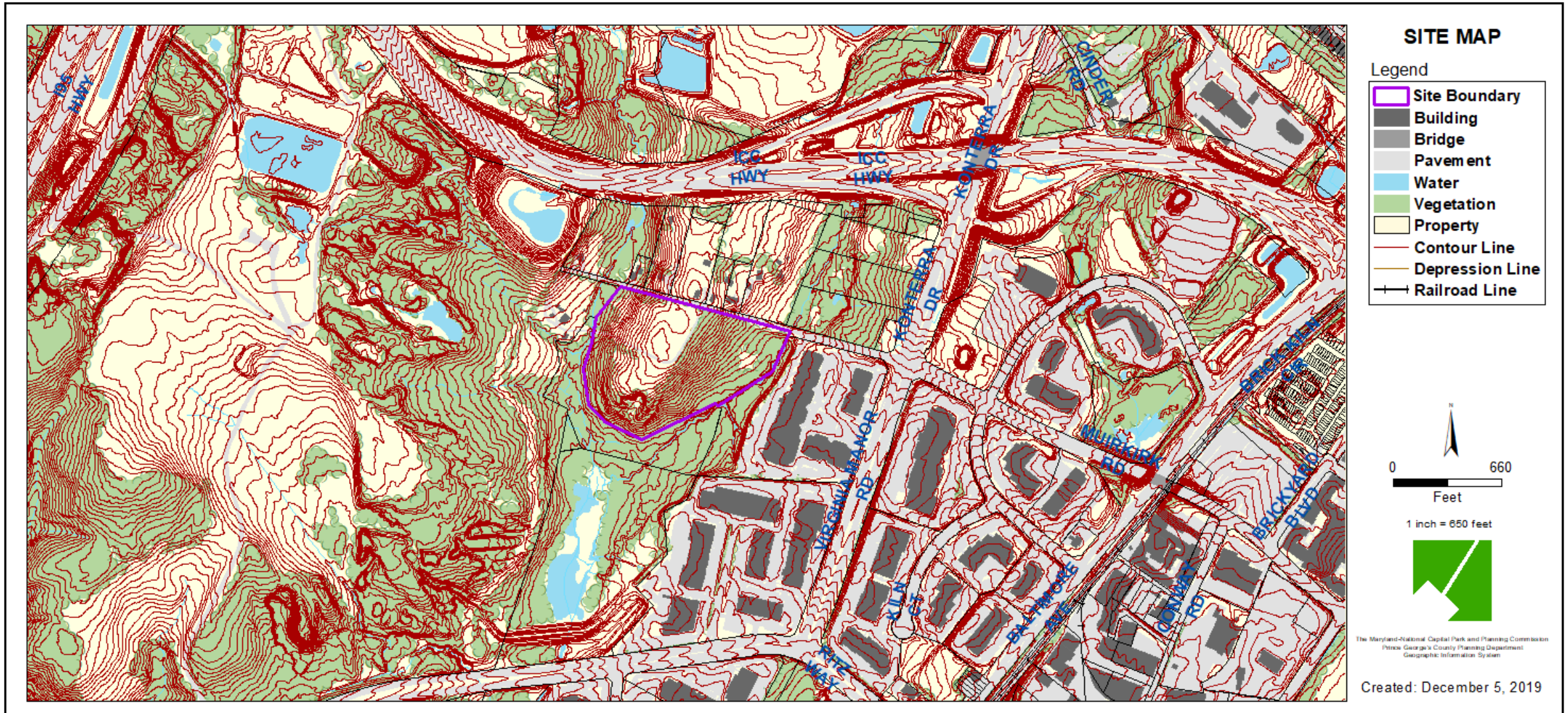
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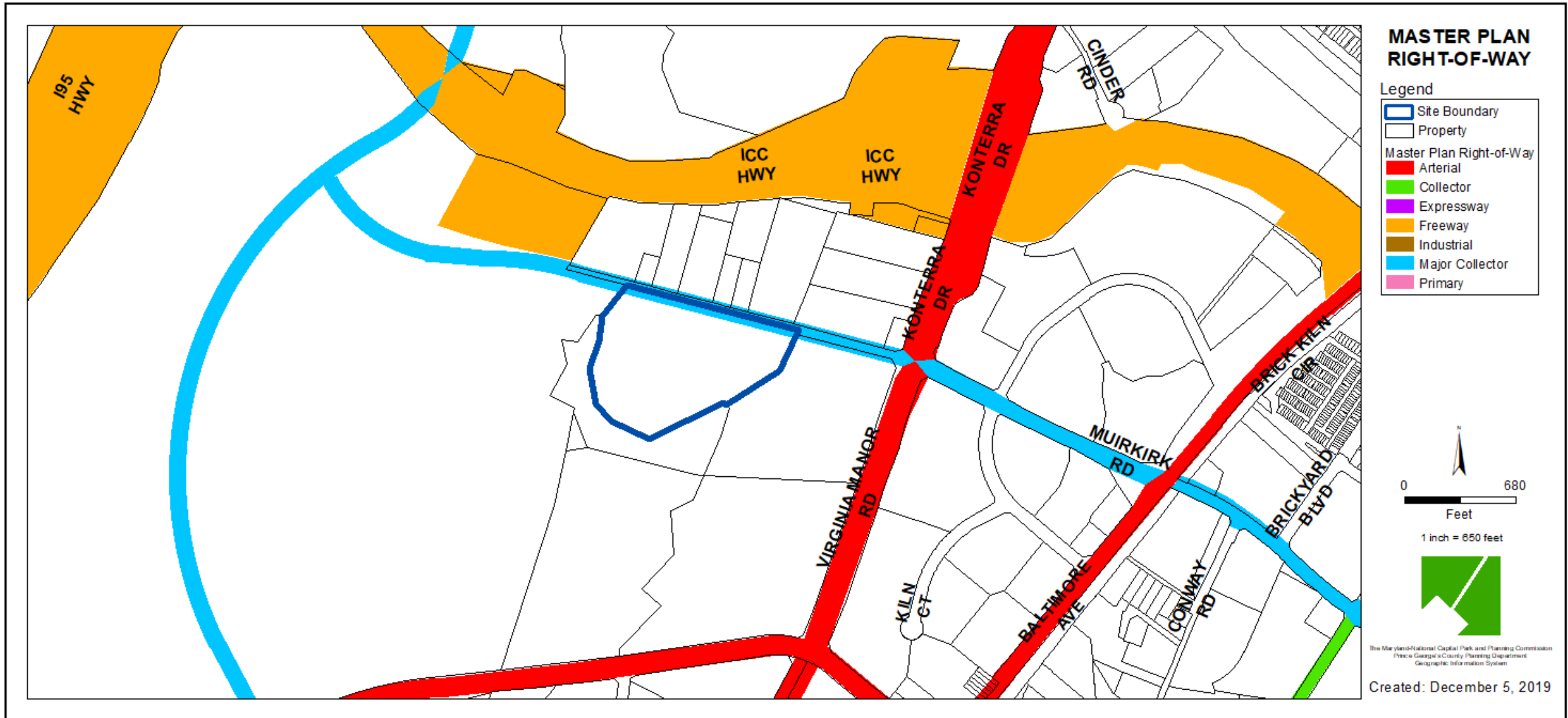
AERIAL MAP



SITE MAP



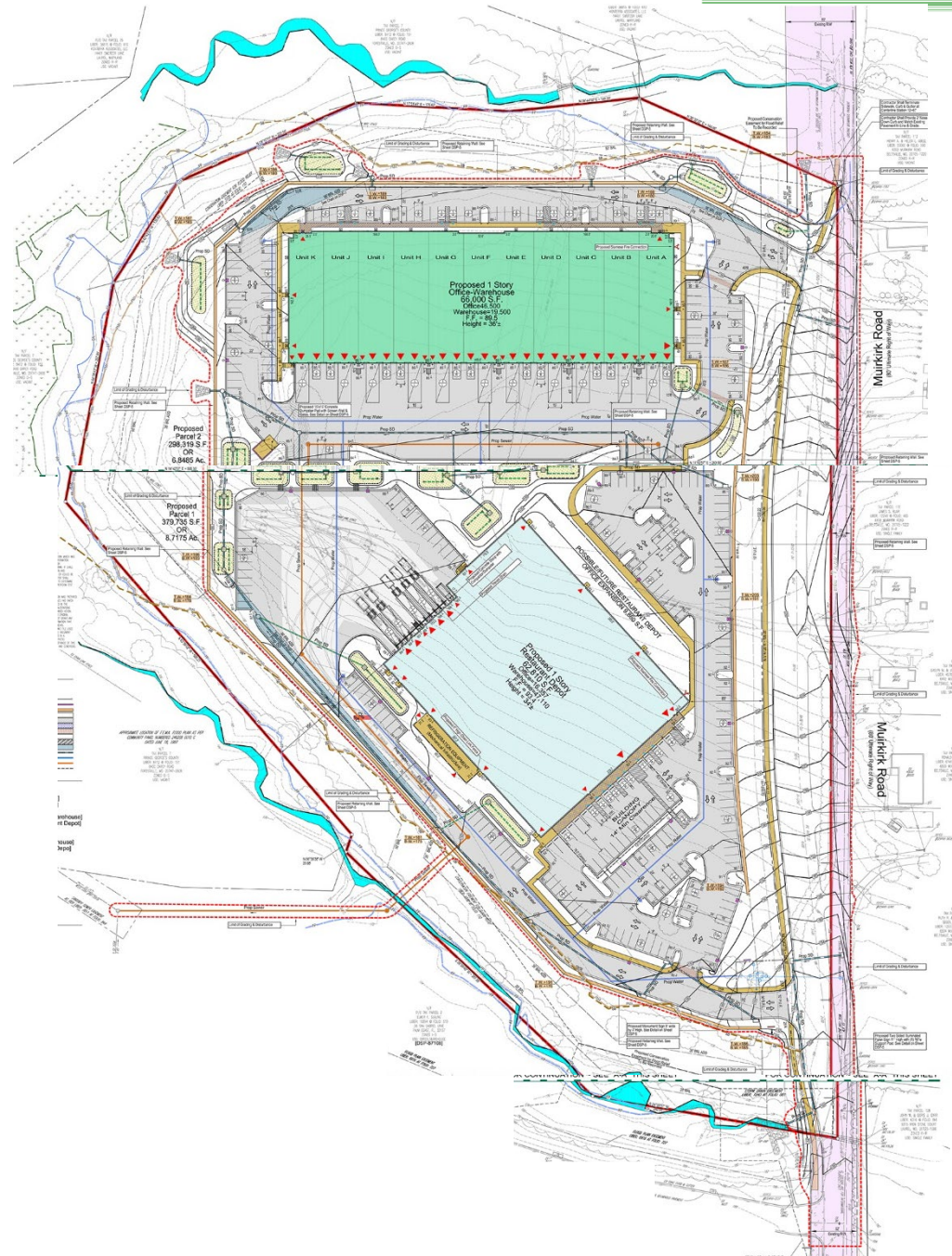
MASTER PLAN RIGHT-OF-WAY MAP



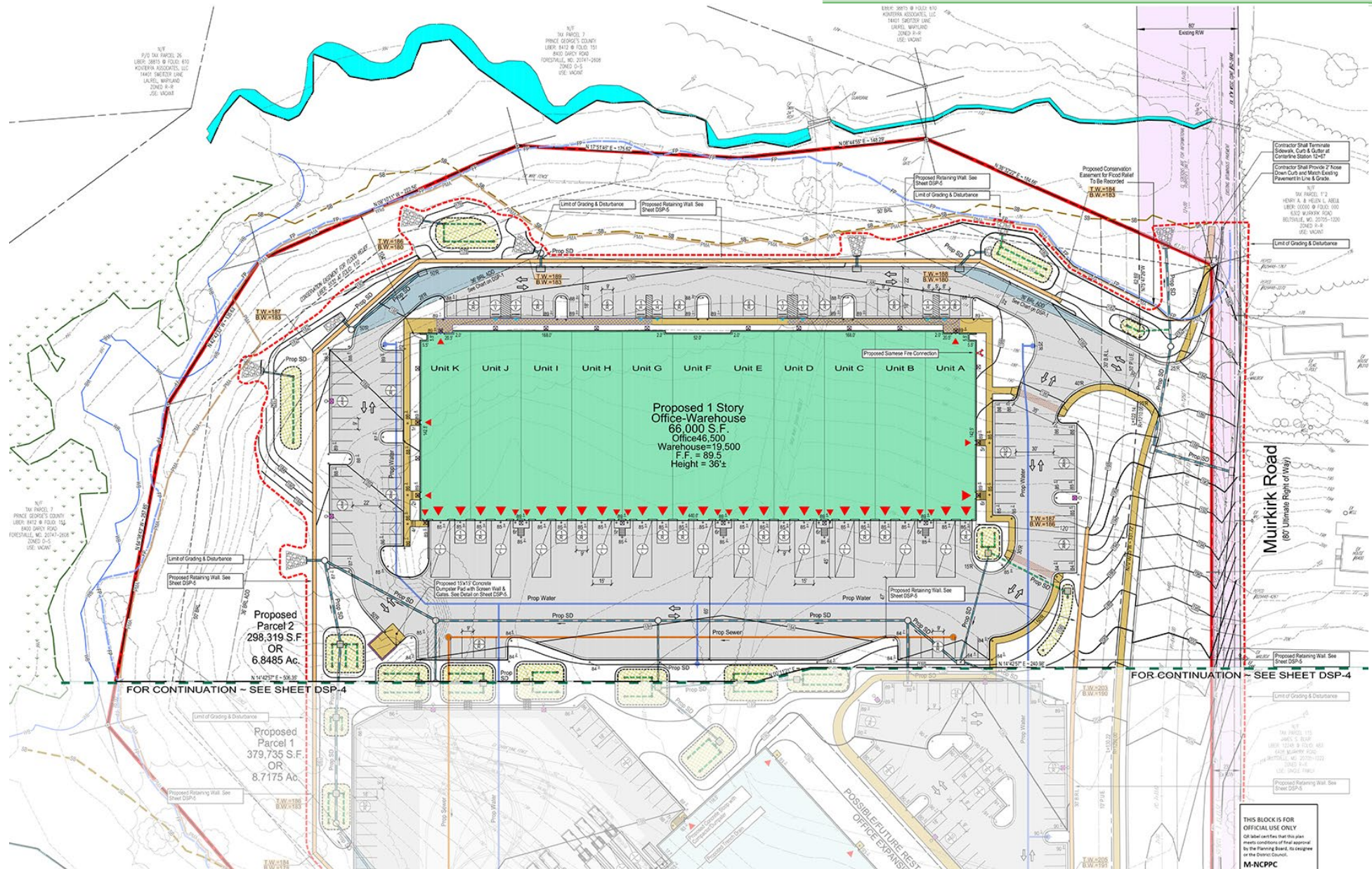
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



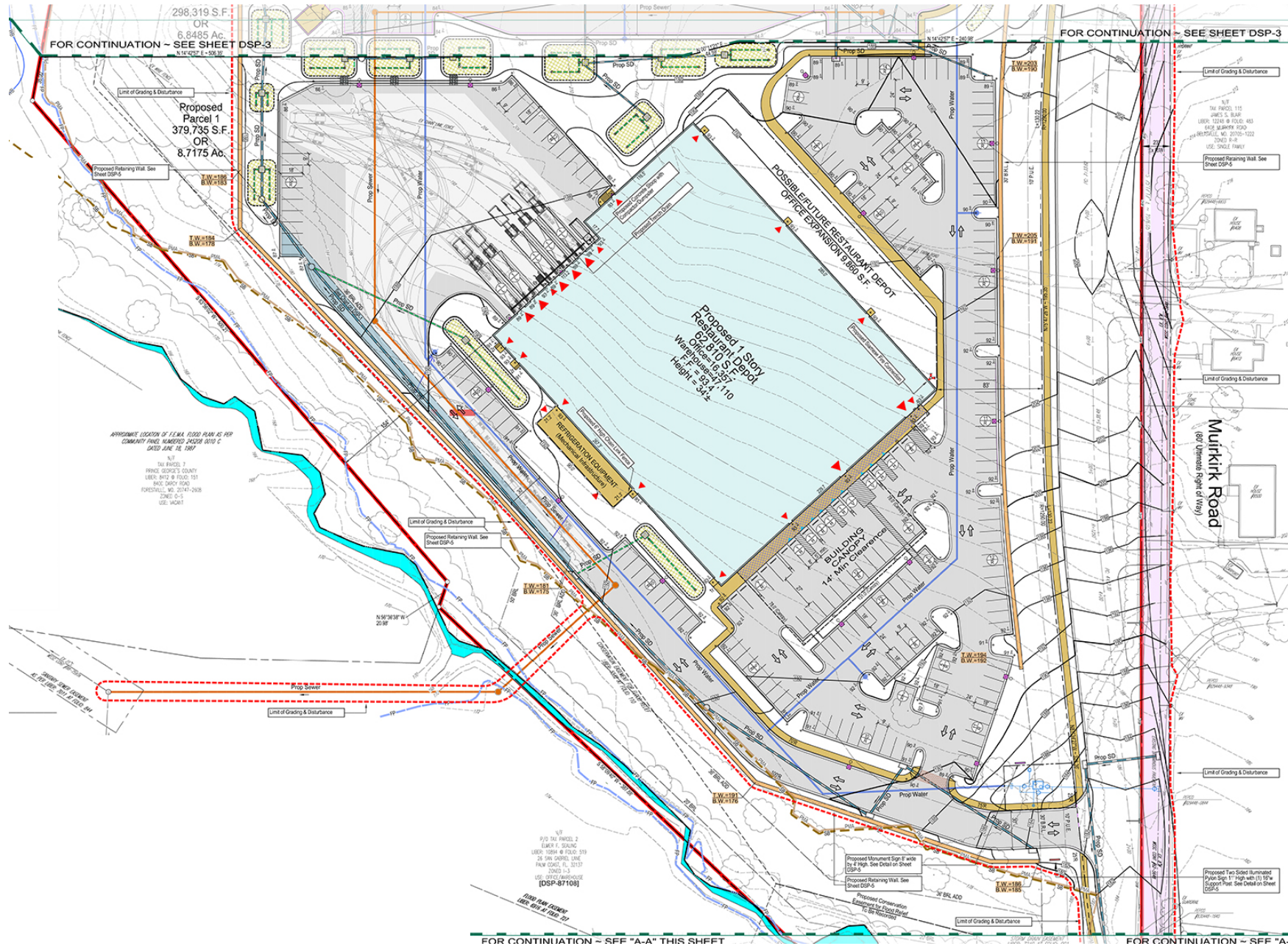
OVERALL SITE PLAN



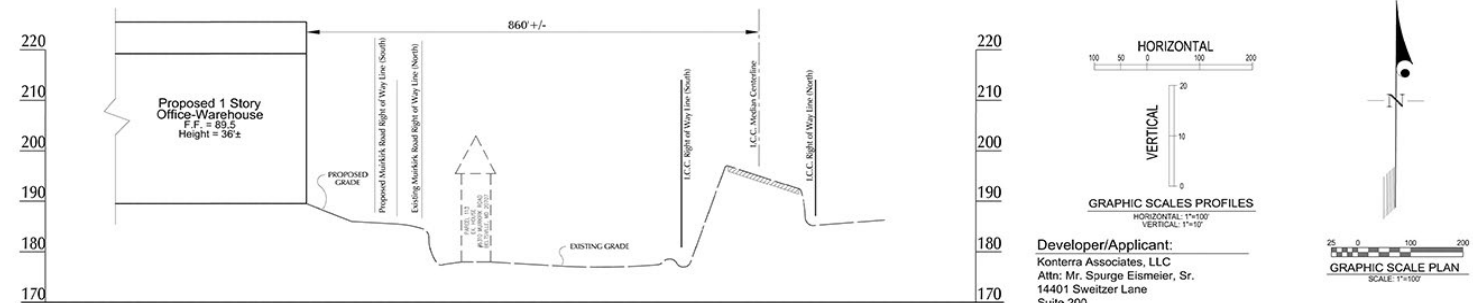
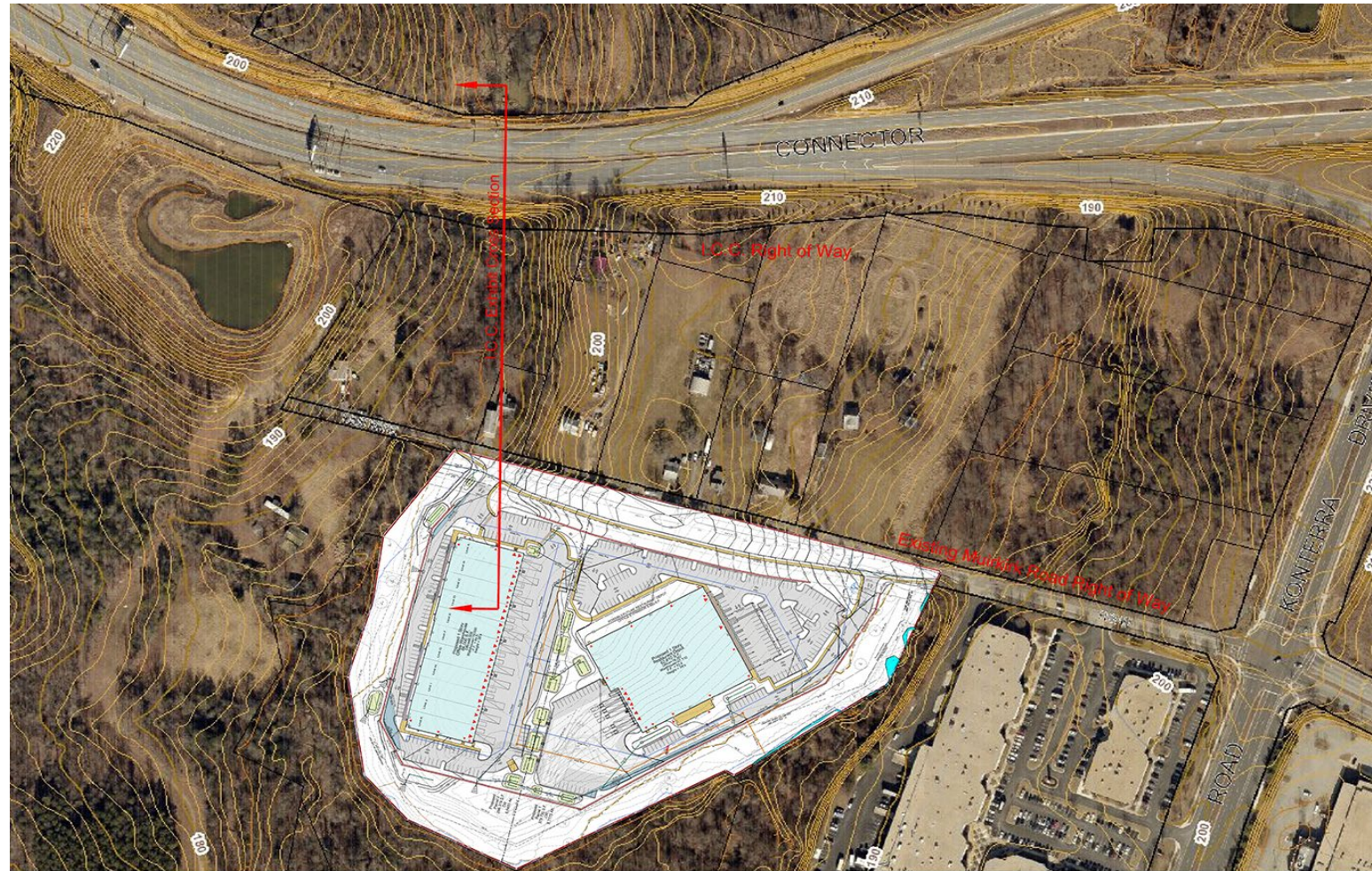
SITE PLAN



SITE PLAN

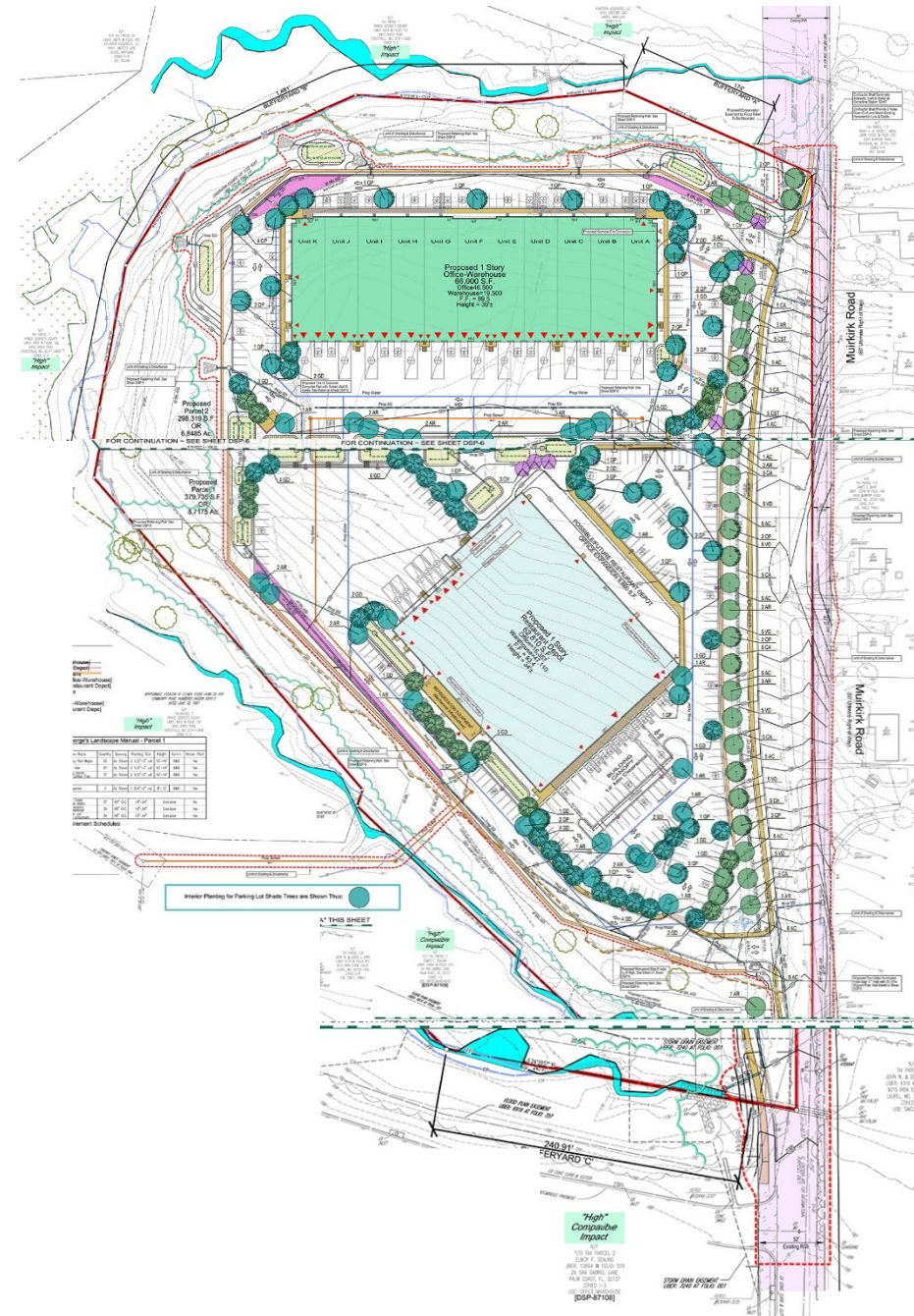


EXHIBIT

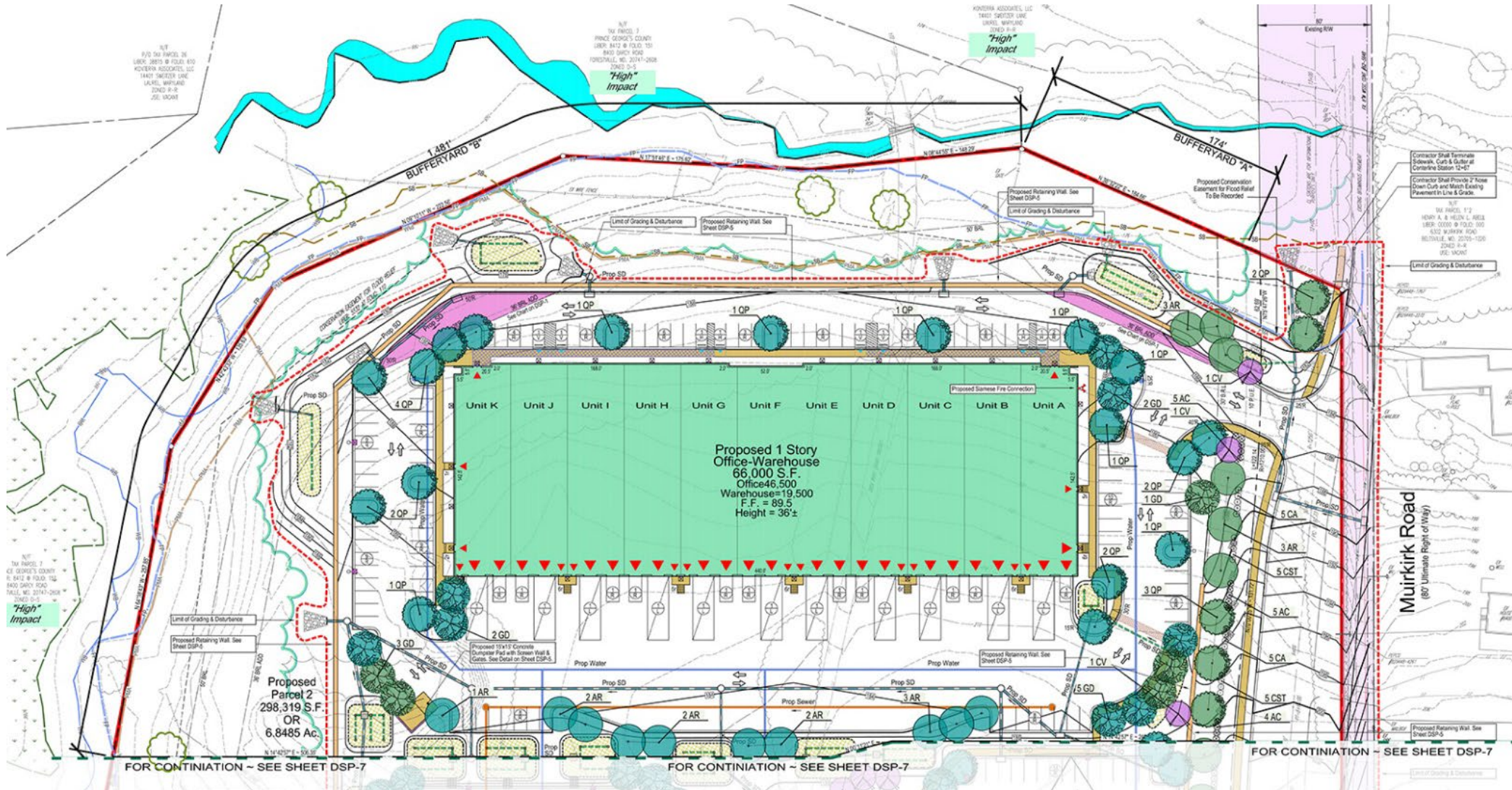


I.C.C. Exhibit Cross Section

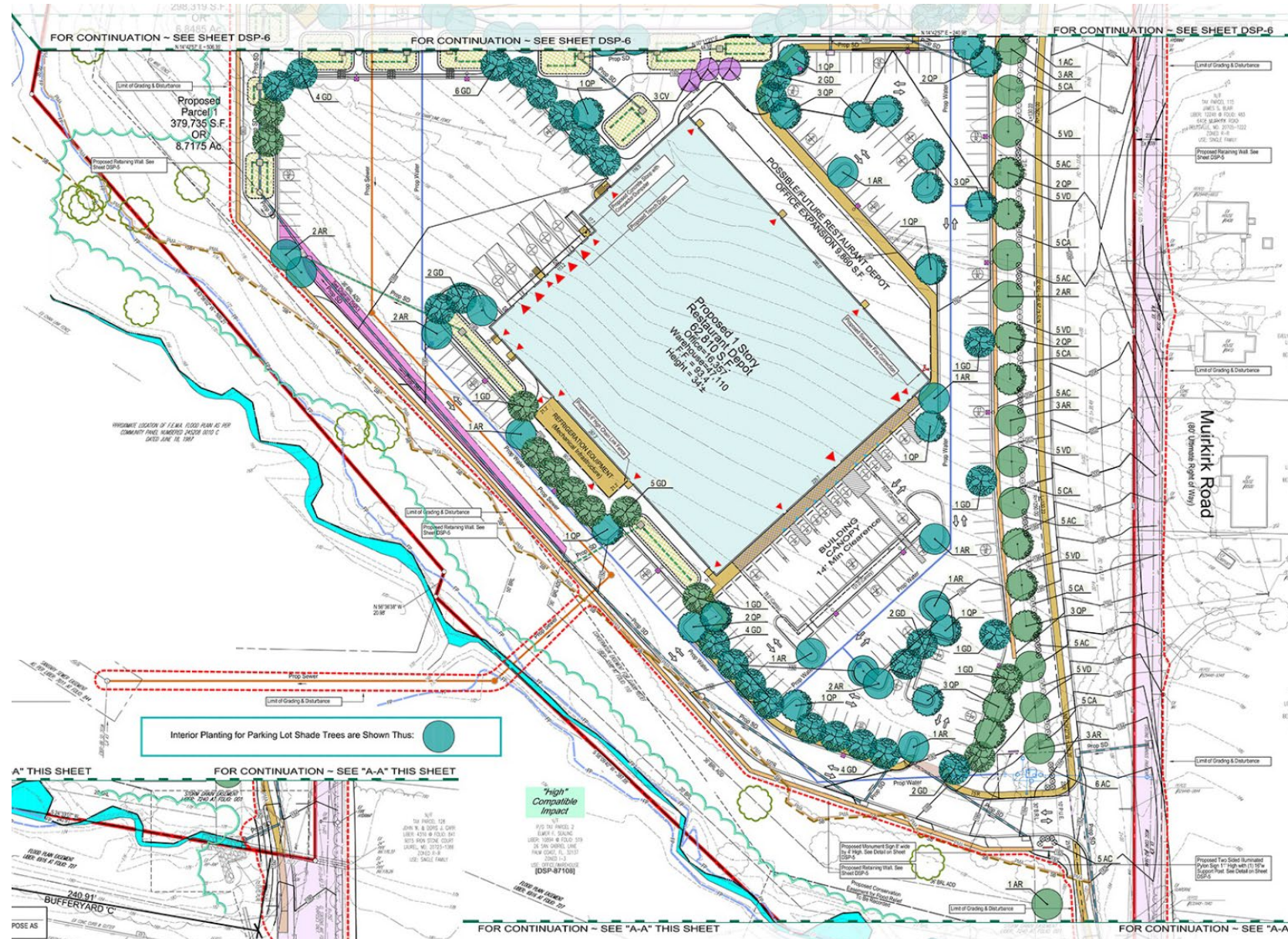
OVERALL LANDSCAPE PLAN



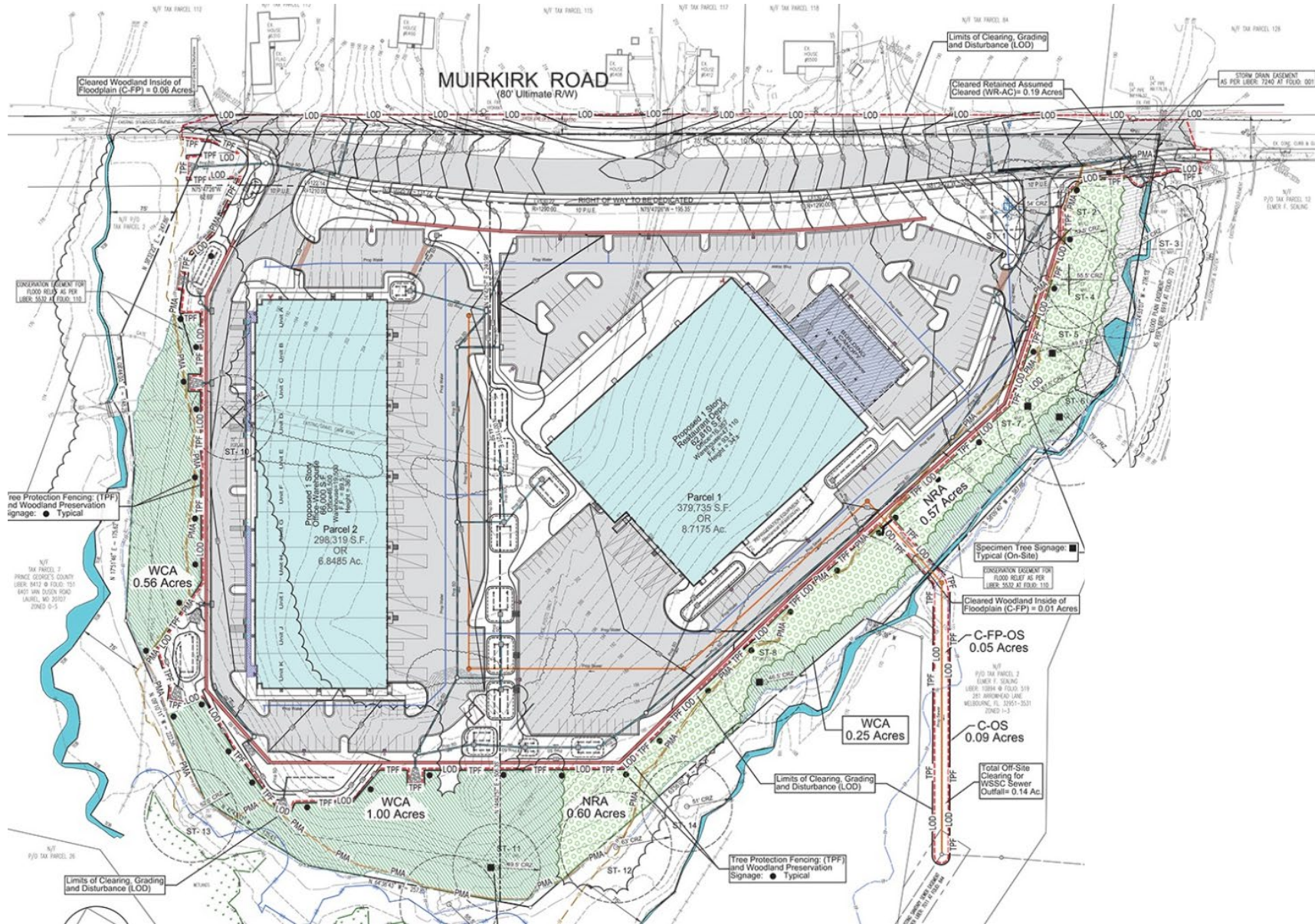
LANDSCAPE PLAN



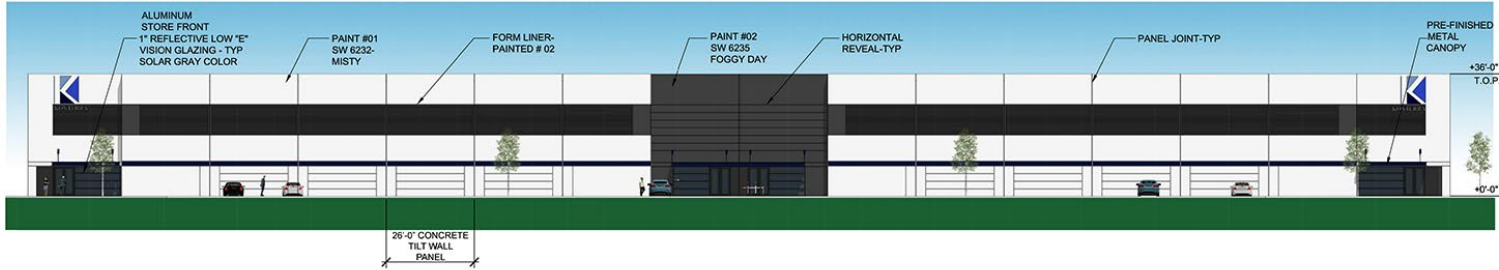
LANDSCAPE PLAN



TYPE 2 TREE CONSERVATION PLAN

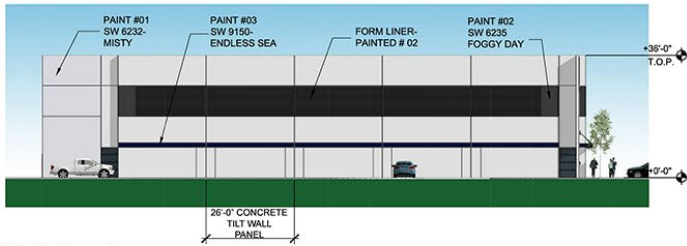


OFFICE-WAREHOUSE ARCHITECTURAL ELEVATIONS



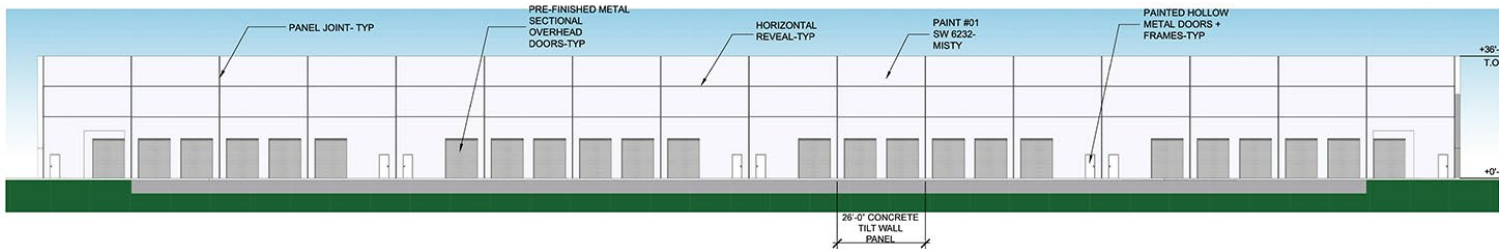
West Elevation

Scale = 1"=20'



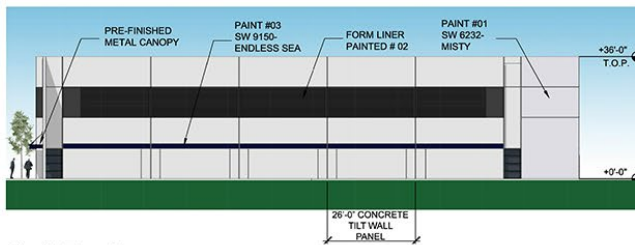
North Elevation

Scale = 1"=20'



East Elevation

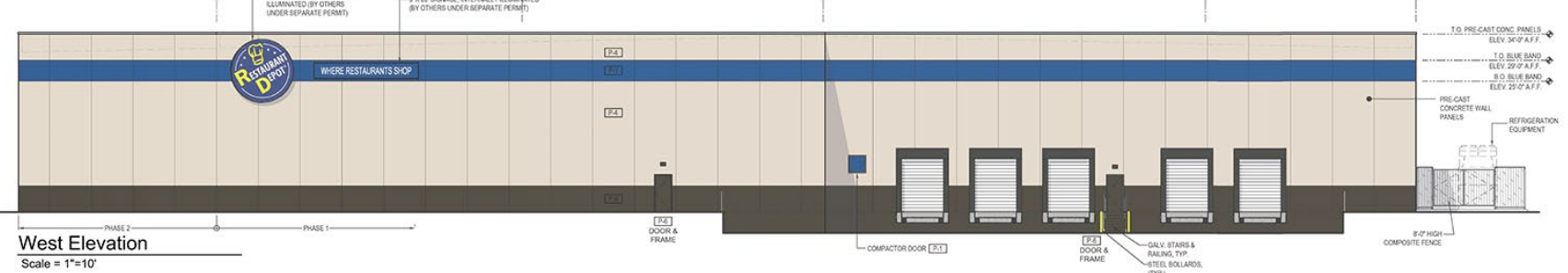
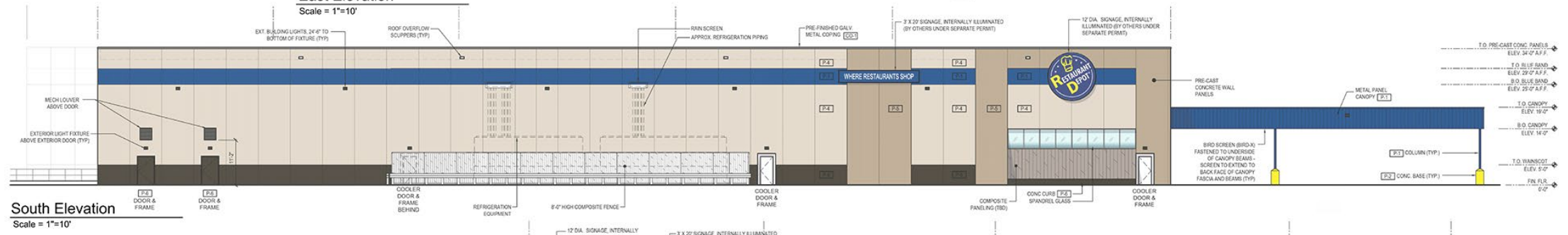
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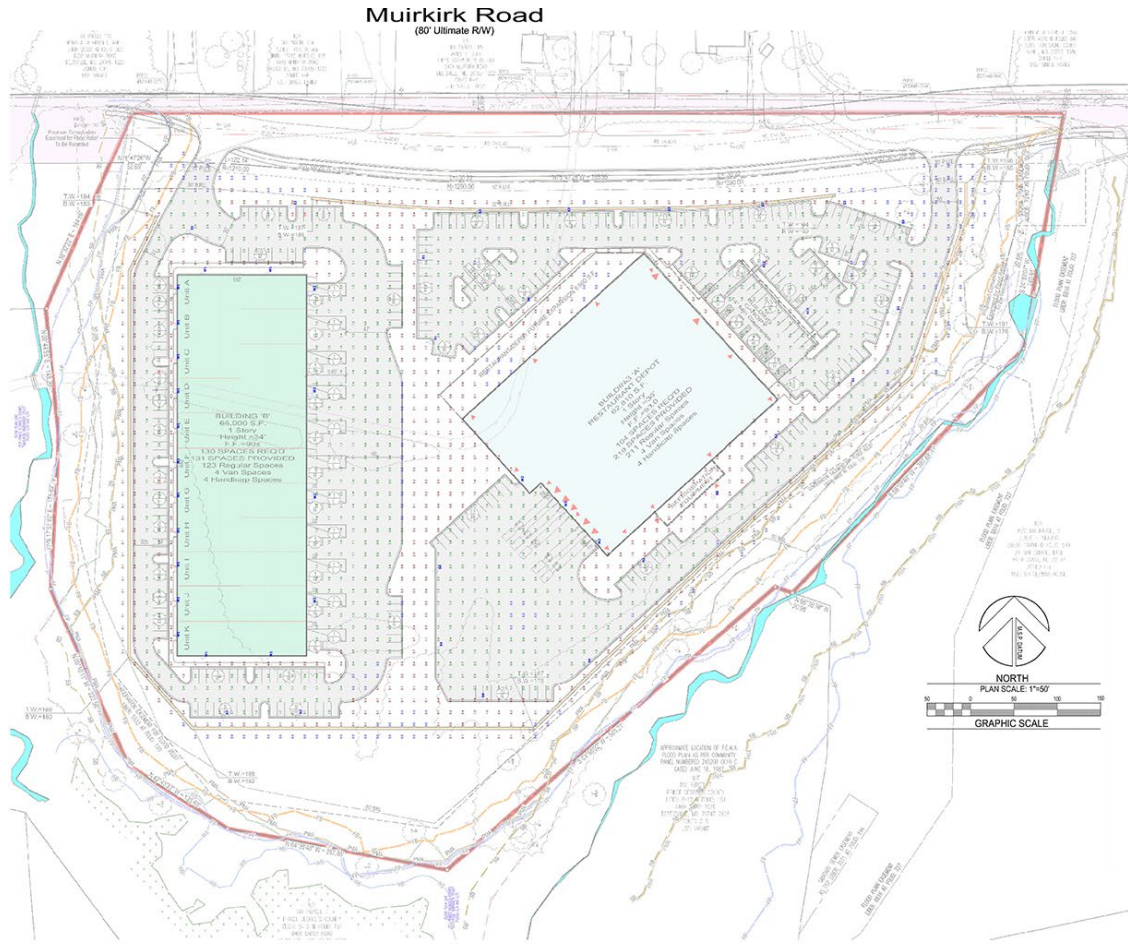
South Elevation

Scale = 1"=20'

RESTAURANT DEPOT ARCHITECTURAL ELEVATIONS



PHOTOMETRIC PLAN



Symbol	Label	Quantity	Manufacturer	Catalog	Description	Lamp	Number Lumens	Filename	Lumens Per Fixture	Light Loss Factor	Wattage
[Symbol]	S1	5	Lithonia Lighting	DSK1 LED P4 30K T2M RWOLT SPA DORNO	(3) DSK1 LED P4 30K T2M RWOLT @ 22'	LED	1	DSK1_LED_P4_30K_T2M_RWOLT.es	13964	0.9	125
[Symbol]	S2	3	Lithonia Lighting	DSK1 LED P4 30K T2M RWOLT SPA DORNO	(3) DSK1 LED P4 30K T2M RWOLT @ 22'	LED	1	DSK1_LED_P4_30K_T2M_RWOLT.es	13420	0.9	125
[Symbol]	S3	9	Lithonia Lighting	DSK1 LED P4 30K T2M RWOLT SPA DORNO	(3) DSK1 LED P4 30K T2M RWOLT @ 22'	LED	1	DSK1_LED_P4_30K_T2M_RWOLT.es	11026	0.9	125
[Symbol]	S4	5	Lithonia Lighting	DSK1 LED P4 30K T2M RWOLT SPA DORNO	(3) DSK1 LED P4 30K T2M RWOLT @ 22'	LED	1	DSK1_LED_P4_30K_T2M_RWOLT.es	13448	0.9	125
[Symbol]	S1,2	2	Lithonia Lighting	DSK1 LED P4 30K T2M RWOLT SPA DORNO	DSK1 LED P4 30K T4M RWOLT	LED	1	DSK1_LED_P4_30K_T4M_RWOLT.es	13164	0.9	250
[Symbol]	W1	15	Lithonia Lighting	KAXW LED P2 30K T2M RWOLT SPA DORNO	KAXW LED P2 30K T2M RWOLT @ 27'	LED	1	KAXW_LED_P2_30K_T2M_RWOLT.es	9098	0.9	79
[Symbol]	W2	7	Lithonia Lighting	DSK1 LED P2 30K T2M RWOLT SPA DORNO	(3) DSK1 LED P2 30K T2M RWOLT @ 30'	LED	1	DSK1_LED_P2_30K_T2M_RWOLT.es	22327	0.9	185

Description	Symbol	Area	Max	Min	Max/Min	Avg	Std
Building A Lot	[Symbol]	1.4 ac	2.9 f	0.2 f	19.5:1	7.0:1	
Building B Lot	[Symbol]	3.3 ac	3.6 f	0.2 f	18.0:1	6.5:1	
Site	[Symbol]	5.1 ac	5.2 f	0.8 f	N/A	N/A	

Description	# Luminaires	Total Watts	Area	Density
Power Density	43	5233.0W	0.817428	6433.0W/0.817428

D-Series Size 1 LED Area Luminaire

Specifications: [Symbol]

Type S-1 Not To Scale

D-Series Size 1 LED Area Luminaire

Specifications: [Symbol]

Type S-2 Not To Scale

D-Series Size 1 LED Area Luminaire

Specifications: [Symbol]

Type S-3 Not To Scale

D-Series Size 1 LED Area Luminaire

Specifications: [Symbol]

Type S-4 Not To Scale

D-Series Size 1 LED Area Luminaire

Specifications: [Symbol]

Type S-12 Not To Scale

D-Series Size 2 LED Area Luminaire

Specifications: [Symbol]

Type W-2 Not To Scale

KAXW LED Wall Luminaire

Specifications: [Symbol]

Type W-1 Not To Scale

Developer/Applicant:
 Konterra Associates, LLC
 Attn: Mr. Spurge Eisenmeyer, Sr.
 14401 Switzer Lane
 Suite 200
 Laurel, Maryland 20707
 Phone: 301-210-5230

- Index To Drawings:**
- DSP- 1 M-NCP&PC Cover Sheet
 - DSP- 2 M-NCP&PC Approval Sheet
 - DSP- 3 Detailed Site Plan [Office-Warehouse]
 - DSP- 4 Detailed Site Plan [Restaurant Depot]
 - DSP- 5 Detailed Site Plan [Notes & Details]
 - DSP- 6 Landscape & Lighting Plan [Office-Warehouse]
 - DSP- 7 Landscape & Lighting Plan [Restaurant Depot]
 - DSP- 8 Landscape Details & Schedules
 - DSP- 9 Photometric Lighting Plan
 - DSP- 10 Architectural Elevations [Office-Warehouse]
 - DSP- 11 Architectural Elevations [Restaurant Depot]

Photometric Plan in this Set for Information Only - Refer to Plan Prepared by Visual
Photometric Lighting Plan
 Parcel 218, Tax Map 13
 Liber: 38815 at Folio: 610
Park Place
 Vansville Election District No. 1
 Prince George's County, Maryland

<p>THIS BOOK IS FOR OFFICIAL USE ONLY. It is loaned to you for your use only. It is not to be distributed, copied, or otherwise used for any purpose other than that for which it was loaned to you.</p> <p>M-NCP&PC APPROVAL</p> <p>PROJECT NAME: PARK PLACE</p> <p>PROJECT NUMBER: DSP-19044</p> <p>Preparation of Approval and Plan Sets, Plans, and Approval Documents is the responsibility of the applicant.</p>	<p>DATE: 06/27/2020</p> <p>BY: JEC</p> <p>FOR: JEC</p> <p>SCALE: 1"=30'</p> <p>DATE: 06/27/2020</p> <p>BY: JEC</p> <p>FOR: JEC</p> <p>SCALE: 1"=30'</p> <p>DATE: 06/27/2020</p> <p>BY: JEC</p> <p>FOR: JEC</p> <p>SCALE: 1"=30'</p>	<p>DSP-9</p> <p>DATE: 06/27/2020</p> <p>BY: JEC</p> <p>FOR: JEC</p> <p>SCALE: 1"=30'</p> <p>DATE: 06/27/2020</p> <p>BY: JEC</p> <p>FOR: JEC</p> <p>SCALE: 1"=30'</p>
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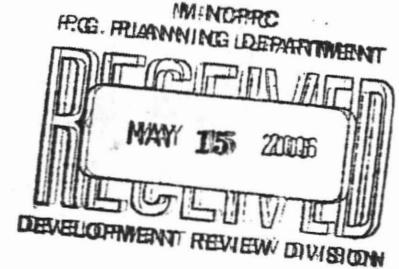
JJ

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

May 12, 2006

DISTRICT COUNCIL
ORAL ARGUMENT HEARING ON
APPEAL FILED TO THE DECISION OF THE
ZONING HEARING EXAMINER



TO: ALL PERSONS OF RECORD

RE: A-9953 The Sealing Property (Remand)

The Zoning Hearing Examiner's decision in the above referenced case was appealed to the District Council. The oral argument hearing has been scheduled on:

MONDAY, JUNE 12, 2006, 1:30 P.M.
COUNTY COUNCIL HEARING ROOM - FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND 20772

Testimony at the hearing will be limited to the facts and evidence contained within the record made at the hearing before the Zoning Hearing Examiner. Argument will be limited to thirty (30) minutes for each side, unless extended by the Chairman of the Council. There will also be a five (5) minute rebuttal for each side.

For information regarding oral argument procedures, please see Section 27-131 of the Zoning Ordinance, a copy of which is attached to this notice. Time limitations referred to therein will be followed and monitored.

Please note that free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

If you have further questions, please call the Clerk's Office at (301) 952-3600.

Redis C. Floyd
Clerk of the Council

SUBDIVISION 3. DISTRICT COUNCIL.

Sec. 27-131. Oral argument and appeals from Zoning Hearing Examiner's decision.

(a) **Authorization.**

(1) With the exception of zoning cases for which an alternative appeal process is otherwise specified, any person of record or the People's Zoning Counsel may file with the District Council, within thirty (30) days after the Zoning Hearing Examiner files his written decision in a zoning case:

(A) An appeal from the Zoning Hearing Examiner's decision in a special exception case finally decided by the Zoning Hearing Examiner;

(B) Exceptions to the Zoning Hearing Examiner's decision in any other zoning case;

or

(C) A request for oral argument before the District Council on either (A) or (B), above.

(b) **Form and content of request.**

(1) Exceptions, appeals, and requests for oral argument shall be submitted (in writing) to the Clerk of the District Council. A copy shall be sent by the submitter to all persons of record (by regular mail), and a certificate of service shall accompany the submission to the Clerk.

(2) Exceptions, appeals, and requests for oral argument shall be numbered in sequence and shall specify the error which is claimed to have been committed by the Examiner. Those portions of the record relied upon to support the claim shall be specified.

(c) **Council action.**

(1) The District Council shall consider the exception or appeal at the time it takes final action on the case.

(2) The District Council may conduct oral argument in those zoning cases which the District Council elects to review and in those zoning cases in which an appeal or exceptions are not filed and the Council must make the final decision.

(d) **Opposition persons of record.**

(1) When a request for oral argument is filed by a person of record, all other persons of record may also make oral argument or written submission in opposition. Copies of any written material to be submitted in support of this opposition position shall be filed with the Clerk of the Council (along with a certification of service upon the persons requesting oral argument) no later than five (5) days before the oral argument date.

(e) **Time limitation for speakers.**

(1) Oral argument at the hearing shall be limited to thirty (30) minutes for each side, unless extended by the Chairman of the Council. Persons wishing to give oral argument shall advise the Clerk of the Council prior to the hearing. Prior to the hearing, the Chairman shall divide the time, as deemed appropriate, and advise the speakers accordingly.

(f) **New evidence.**

(1) Persons of record may not introduce evidence not already in the record. The Council may, however, either upon written request by a person of record or upon its own motion, remand a case to the Zoning Hearing Examiner for the purpose of reopening the record to receive and evaluate additional evidence. (See Section 27-133.) In addition, the Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision.

(g) Order of presentation.

(1) The order of presentation before the Council (unless otherwise specified by the Chairman) shall be:

(A) Orientation by the Technical Staff and the Principal Counsel to the District Council (or an authorized representative);

(B) Oral argument against the decision of the Examiner;

(C) Oral argument in favor of the decision of the Examiner;

(D) Rebuttal by those against the decision;

(E) Rebuttal by those in favor of the decision.

(2) Oral argument shall be limited to persons of record, the People's Zoning Counsel, and those individuals who testified before the Zoning Hearing Examiner.

(CB-4-1989; CB-56-1993; CB-99-1996; CB-61-1997; CB-1-2004)



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

August 25, 2006

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of the Revised Zoning Ordinance No. 14 - 2006 granting preliminary conditional zoning approval of A-9953-C The Sealing Property (On Remand), is attached.

In compliance with the provisions of Section 27-157(b) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on November 8, 2006.

CERTIFICATE OF SERVICE

This is to certify that on August 25, 2006, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

Redis C. Floyd
Clerk of the Council

(5/99)

Case No.: A-9953-C

Applicant: Manekin Corp., LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 14 - 2006

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, with conditions.

WHEREAS, Application No. A-9953-C was filed, to rezone from the R-R to the I-3 Zone a property described as approximately 22.89 acres of land on the south side of Muirkirk Road, about 730 feet west of its intersection with Virginia Manor Road, Beltsville; and

WHEREAS, the zoning plat for the subject property divides the property into 2 parcels, Parcel A, 236,794 sq. ft. fronting on Muirkirk Road, and Parcel B, 760,376 sq. ft. also fronting on Muirkirk, separated from Parcel A by a stream valley;

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff, which filed recommendations with the District Council; and

WHEREAS, a public hearing on the application was held before the Zoning Hearing Examiner, who filed a report with recommendations with the District Council; and

WHEREAS, the District Council, after a remand for additional evidence, has determined from the record that the property should be rezoned in part, and the remainder of the case should be remanded, to be included as part of the Subregion I Master Plan and Sectional Map Amendment proceedings; and

WHEREAS, by this action, the District Council approves the I-3 Zone for Parcel B, 760,376 sq. ft., and remands the case as to Parcel A, 236,794 sq. ft.

*DSP-19044
is only for Parcel B*

WHEREAS, to protect adjacent properties and the surrounding neighborhood, the rezoning herein is approved with conditions; and

WHEREAS, as the basis for this action, the District Council adopts in part the report of the Zoning Hearing Examiner as its findings and conclusions in this case, as well as the report of the Technical Staff, as follows:

A. The District Council agrees with and adopts the Examiner's findings (Decision dated March 15, 2006) on pages 2 (paragraph 1) and 3 (paragraphs 2, 3, 4, 5, 6 and 7).

B. The District Council agrees with the Technical Staff's finding that the subject property would have been considered for the I-3 Zone at the time of the Subregion I Master Plan and SMA, if transportation capacity had not been an issue. The District Council does not agree that the entire subject property is necessarily appropriate for employment development. The District Council finds that Parcel A is separated from Parcel B by an environmental feature which orients Parcel A toward the property to the west, rather than to the existing employment park which abuts Parcel A.

C. The District Council further finds that the applicant has provided evidence in the record sufficient to support the conclusion that the reduction in industrial zoning inventory now provides additional transportation holding capacity. Specifically, the Transportation Planning Section found that three changes had occurred, including the Pines of Laurel development, the Errigo Property, and the Longwood/PEPCO Tract. The Technical Staff Report cited other changes which also reduce the transportation demands in Subregion I, such as the elimination of Employment Area 2 for employment development. The applicant further presented evidence, and the Council finds, as to Employment Area 5, that the Master Plan assumed 146 more acres of employment

development than actually existed. The District Council finds, from the totality of the evidence, that sufficient changes have occurred in the transportation holding capacity to support the rezoning of the subject property.

D. The applicant provided sufficient evidence, and the Council finds, that there was a substantial increase in development of employment land between 1995 and 2000, exceeding the absorption rate assumed in the Master Plan. From the economic analysis and testimony presented by the applicant, the District Council finds that the Master Plan mistakenly assumed that the supply of land zoned for employment exceeded the demand. The Plan erroneously underestimated the absorption rate.

E. The District Council further finds that employment development of the subject property is more compatible, from a land use perspective, than residential development in the R-R Zone.

F. The District Council concludes that the modifications to the transportation holding capacity, together with mistaken assumptions about the absorption of industrial land, support the Council's decision to rezone the portion of the subject property designated as Parcel B. The District Council agrees that the record here indicates changes in neighborhood character and Master Plan and SMA errors. The District Council concludes that the neighborhood changes support the proposed rezoning but are not sufficient to change its character. The District Council instead has determined that the subject property should be rezoned because of mistaken Master Plan assumptions, recommendations that retained the subject property in the R-R Zone, in the SMA.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince

George's County, Maryland, is hereby amended by rezoning in part the property which is the subject of A-9953-C, so that Parcel B only is reclassified from the R-R to the I-3 Zone.

SECTION 2. The portion of the subject property not rezoned shall be reexamined again as part of the Subregion I Master Plan and Sectional Map Amendment proceedings for Laurel, Beltsville, and Vicinity.

SECTION 3. Application A-9953-C is approved subject to the following conditions:

1. Before permits are issued, the applicant shall obtain approval of a detailed site plan, in accordance with Part 3, Division 9, of the Zoning Ordinance.

2. Site plan review shall include architectural review, to ensure compatibility with the adjoining employment park.

3. The applicant shall show green area covering at least 25 per cent of the net acreage of the site.

SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall become effective initially on the date of its enactment, and the rezoning approved herein shall become effective when the applicant accepts in writing the conditions in Section 3.

Enacted this 10th day of August, 2006, for initial approval, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Hendershot, Knotts and Peters

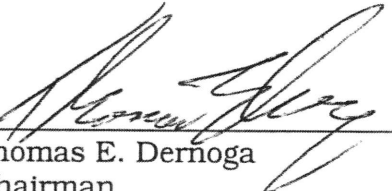
Opposed:

Abstained:

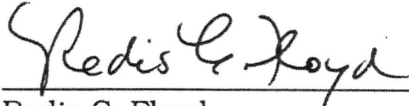
Absent: Council Member Harrington

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: 
Thomas E. Dernoga
Chairman

ATTEST:


Redis C. Floyd
Clerk of the Council

MANEKIN LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA MD 21046-2145

THOMAS H HALLER ESQ
4640 FORBES BLVD
LANHAM MD 20706

RESOLUTION

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Conceptual Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on February 14, 2019, regarding Conceptual Site Plan CSP-17005 for Park Place, the Planning Board finds:

1. **Request:** The subject application proposes a conceptual site plan (CSP) for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218. As envisioned, the proposed development will be an expansion to the existing Park Place industrial development immediately to the east, as approved and constructed in accordance with Detailed Site Plan DSP-87108.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	I-3	I-3
Use(s)	Vacant	Warehouse/retail
Acreage	17.21	17.21
Parcels	1	1
Square Footage/GFA	-	131,810

3. **Location:** The subject property is located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor in Laurel, Maryland.
4. **Surrounding Uses:** The subject property is bounded to the north by the public right-of-way of Muirkirk Road with residentially developed, Planned Industrial/Employment Park (I-3) zoned property beyond; to the east by I-3-zoned property developed with industrial uses; to the south by vacant, wooded property, zoned Open Space (O-S) and owned by Prince George’s County Government; and to the northwest by property zoned Rural Residential (R-R) developed with residential uses.
5. **Previous Approvals:** This property was rezoned from the R-R Zone to the I-3 Zone via Zoning Map Amendment A-9953-C, approved by the Prince George’s County District Council on August 10, 2006. Detailed Site Plan DSP-87108 was approved on October 1, 1987 (PGCPB Resolution No. 87-452) for 179,560 square feet of office/warehouse space in the I-3 Zone. Detailed Site Plan DSP-87108 encompassed 39.07 acres across three parcels, all fronting Muirkirk Road, the 5.68-acre vacant residentially zoned property to the west, the 17.21-acre subject property (Parcel 218), and the 16.18-acre developed Park Place Industrial Park to the east. The overall 39.07-acre property was envisioned for industrial office/warehouse uses. The proposed development will be an expansion to the existing Park Place development.

The site has an approved Stormwater Management Concept Plan (19983-2018-00) and associated letter, which is valid until August 21, 2021. The approved concept plan is consistent with the CSP.

6. **Design Features:** The applicant proposes a flexible industrial office/warehouse development on Parcel 218. The subject property is to be developed with two pods: one on the east including a 65,810-square-foot building for a restaurant depot facility, and one on the west including a 66,000-square-foot flexible office/warehouse building.

The submitted CSP shows a proposed schematic development plan for the property. The overall property is shaded with two potential development envelopes, separated by green area, and surrounded by green area serving as a boundary to the adjoining residentially and industrially zoned properties. Access to the site is shown at the northwest and northeast points of the property along Muirkirk Road. Each building will have a separate ingress/egress. Pedestrian circulation and landscape buffers will have to be further specified at the time of DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the I-3 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.
 - a. The application is subject to the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones. The proposed office/warehouse uses are permitted in the I-3 Zone.
 - b. The subject application has been reviewed for conformance with the applicable requirements of Section 27-471 of the Zoning Ordinance, which provides additional regulations for development in the I-3 Zone. Most of these requirements will be reviewed at the time of DSP, when specific buildings, landscaping, and parking and loading designs are provided. It also includes the following requirements relevant to a CSP:

(d) Site plans.

- (1) A Conceptual Site Plan and a Detailed Site Plan shall be approved for all uses and improvements, in accordance with Part 3, Division 9, of this Subtitle.**

The submitted CSP was reviewed in accordance with Part 3, Division 9, of this Subtitle.

(g) Warehousing.

(1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:

(A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).

(B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).

(C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:

(i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;

(ii) That the traffic generated by the uses is not directed through residential neighborhoods;

(iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the facility and may require that these features be compatible with surrounding land uses.

- (D) The remainder of the park shall be devoted to other uses, in the case of (A), (B), or (C), above.**

The CSP proposes warehouse uses that will be subject to this requirement and evaluated at the time of DSP.

(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.**

The CSP has frontage on and proposes direct access to Muirkirk Road, which has a proposed 80-foot-wide right-of-way, as reflected on the CSP.

(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 less than 25 acres total, but adjoins property that is zoned I-3 to the east, which when combined is at least 25 acres.

c. The following conditions of Zoning Map Amendment A-9953-C warrant discussion:

- 1. Before permits are issues, the applicant shall obtain approval of a detailed site plan, in accordance with Part 3, Division 9 of the Zoning Ordinance.**

A DSP will be required for this development, prior to issuance of permits.

- 2. Site Plan review shall include architectural review, to ensure compatibility with the adjoining employment park.**

This will be reviewed at the time of DSP when architecture is provided.

- 3. The applicant shall show green area covering at least 25 percent of the net acreage of the site.**

Conformance with this requirement must be demonstrated at the time of DSP when specific site improvements are proposed. Priority shall be given for preserving green area occupied by existing woodlands and regulated environmental features, rather than through proposed landscaping on-site.

d. The CSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. As the project moves through the DSP process and is refined as to the development details, further review for conformance with the site design guidelines will be required.

In accordance with Section 27-274(a)(2), Parking, loading, and circulation, that provides guidelines for the design of surface parking facilities, the proposed buildings are being oriented such that they front on Muirkirk Road, with parking located at the sides of the proposed buildings near the uses served. The parking is located as near as possible to the uses they serve for both building uses. Parking, loading, and circulation will be further evaluated at the time of DSP.

In accordance with Section 27-274(a)(4), Views, the proposed development pods preserve environmentally sensitive areas, to the maximum extent possible. Supplemental landscape/hardscape elements will be incorporated to protect environmental areas and create scenic settings, with natural views, from all public space areas within and around the development.

In accordance with Section 27-274(a)(5), Green area, on-site green areas will be designed to complement other site activity areas and be appropriate in size, shape, location, and fulfill their intended use. Conceptual green areas, as shown, are easily accessible and link major site destinations such as buildings and parking areas. Green areas will be provided on-site and will be accentuated by elements, such as landscaping and street furniture, at the time of DSP.

In accordance with Section 27-274(a)(7), Grading, the proposed conceptual grading minimizes disturbance to all environmentally sensitive areas, to the maximum extent possible, under the site conditions such as topography and natural resources. This will be further evaluated at the time of DSP.

e. Section 27-579(b) of the Zoning Ordinance reads as follows:

(b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan).

The proposed development will require loading spaces and is adjacent to residentially zoned land to the south and west. Conformance with this requirement will be reviewed and addressed at the time of DSP.

8. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is subject to a new CSP and will be subject to a new preliminary plan of subdivision (PPS). A Type 1 Tree Conservation Plan (TCP1-010-2018) was submitted with this CSP application.

The site has an overall woodland conservation threshold of 15 percent or 2.52 acres. According to the worksheet, the woodland conservation requirement for this development is 4.08 acres. The TCP1 proposes to meet this requirement through a combination of 1.81 woodland preservation, 1.05 acres of natural regeneration, and 1.22 acres in off-site woodland conservation banks.

The submitted TCP1 requires technical revisions, and conditions requiring revisions are included in this resolution.

9. **Other site-related regulations:** Additional regulations are applicable to site plan review that require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:

a. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) at the time of DSP. Specifically, the site is subject to Section 4.2, Requirements for Landscaped 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.

- b. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, 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 I-3 are required to provide a minimum of 10 percent of the gross tract area in TCC. As 17.21 acres are zoned I-3, the required coverage would be 1.72 acres of TCC. Conformance to the requirements of the Tree Canopy Coverage Ordinance will be reviewed at the time of DSP.

10. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Historic Preservation**—The Planning Board adopted herein by reference a memorandum dated December 12, 2018 (Stabler/Smith to Thompson), which provided a discussion of the history of the property and indicated that this area has not been previously surveyed for archeological resources. There is a moderate to high probability that prehistoric and historic archeological resources will be identified on the subject property. In accordance with the Prince George's County Planning Board's directives, as described in the 2005 "Guidelines for Archeological Review," and consistent with Sections 24-104, 24-121(a)(18), and 24-135.01, of the Subdivision Regulations, the subject property shall be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples.

Therefore, conditions are included in this resolution ensuring appropriate analysis in future phases of the development.

- b. **Community Planning**—The Planning Board adopted herein by reference a memorandum dated December 13, 2018 (White to Thompson), which noted that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required.
- c. **Transportation Planning**—The Planning Board adopted herein by reference a memorandum dated January 15, 2019 (Burton to Thompson), which noted that Muirkirk Road is a master plan collector facility, and the submitted CSP reflects adequate right-of-way of 40 feet from the centerline of Muirkirk Road. Access to the site and circulation within the site are acceptable. There are no outstanding transportation-related conditions that govern or restrict the development of this site. The site plan proposes two development pods, each with its own access to Muirkirk Road; however, no connection between the buildings is being proposed. This connection is supported, and will be recommended at the time of DSP. No traffic study or adequacy-related findings are required by Subtitle 27 of the Prince George's County Code.

- d. **Subdivision Review**—The Planning Board adopted herein by reference a memorandum dated January 14, 2019 (Turnquest to Thompson) which noted that Parcel 218 is a legal acreage parcel, pursuant to Section 24-107(c)(9) of the Subdivision Regulations; it is in its current configuration due to a lot line adjustment recorded in Prince George’s County Land Records in Liber 38815 folio 610. In accordance with Section 24-107(c), a PPS is required for the development of more than 5,000 square feet of gross floor area and the site does not meet any of the standards for an exemption. The property has not been the subject of a previously approved PPS or record plat. All bearings and distances must be clearly shown on the CSP and must be consistent with the legal description of the property.
- e. **Trails**—The Planning Board adopted herein by reference a memorandum dated January 15, 2019 (Lewis-DeGrace to Thompson), which reviewed the CSP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The MPOT includes one master plan trail recommendation along Muirkirk Road. The area master plan also recommends sidewalks and bike lanes along Muirkirk Road. The vision of both plans is to provide walkable areas, especially in proximity to transit. Sidewalk connections between the two proposed buildings and the internal sidewalk network will be further evaluated at the time of PPS and DSP.
- f. **Environmental Planning**—The Planning Board adopted herein by reference a memorandum dated January 10, 2019 (Juba to Thompson), which provided the following summarized comments:

Existing Conditions/Natural Resources Inventory

An approved Natural Resources Inventory, NRI-198-2017, was submitted with the application. There is a primary management area (PMA) comprised of streams and wetlands (including their associated buffers), floodplain, and steep slopes. The forest stand delineation indicates the presence of one forest stand totaling 5.31 acres, with a high priority for preservation and restoration. The site has 4.92 acres of net tract woodland. Fourteen specimen trees are identified on the NRI, eleven of which are on-site.

According to the TCP1, impacts to the PMA (stream buffer and floodplain) are proposed for stormwater management, vehicular circulation, sewer connections, road dedication, and a retaining wall. A statement of justification has been received to allow for four separate impacts, hereon known as impacts A, B, C, and D, totaling 17,300 square feet within the PMA, inclusive of the stream buffer and floodplain. The applicant is requesting the following impacts described below:

Impact A

Impact A is proposed for disturbance to the 75-foot-wide minimum stream buffer for road improvements and a stormwater outfall required for a realignment of Muirkirk Road, along the frontage of the site. Impact A totals 1,500 square feet. This impact is required by Prince George's County as part of the development of this site. The Planning Board supports this impact.

Impact B

Impact B is proposed for disturbance of the 75-foot-wide minimum stream buffer, for a retaining wall and a perimeter road to access parking and the loading dock of proposed Building A. Impact B totals 2,800 square feet. During the review of this impact, it was determined that the road could not be located farther away from the PMA due to the topography of the site. The location of the entrance is intended to provide the safest site distance along Muirkirk Road.

While the Planning Board supports the portion of the retaining wall impact to support the location of the entrance, the portion of the wall to accommodate the access road is not considered a necessary impact. In a meeting with the applicant on January 9, 2019, staff agreed to evaluate the impact in the next phase of development, when the applicant will provide alternative designs to explore if the impact can be minimized or avoided.

Impact C

Impact C is proposed for disturbance of the 75-foot-wide minimum stream buffer, stream bed, and floodplain to accommodate a proposed sanitary sewer connection linking to an existing sewer line located off-site on Parcel 2. It appears that this is the most viable option to provide public sewer access, which is necessary for the development of the site. The Planning Board supports this impact.

Impact D

Impact D is proposed for the disturbance of 100-year floodplain and the 75-foot-wide minimum stream buffer associated with road improvements and a stormwater outfall required for a realignment of Muirkirk Road, along the frontage of the site. This impact is shown to total 1,500 square feet. The Planning Board supports this impact.

After evaluating the applicant's request, the Planning Board fully supports impacts A, C, and D, as anticipated. The portion of impact B that is necessary for the road entrance is supported; however, the portion for the perimeter access road is not approved at this time.

Specimen Trees

Section 25-122(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."

A Subtitle 25 Division 2 Variance application and a statement of justification dated October 17, 2018, in support of a variance to remove 5 of the 11 specimen trees located on-site, was submitted. A full evaluation of the need to remove specimen trees has not been completed with the CSP application because there are concerns regarding the location of the final limits of disturbance, with respect to potential PMA impacts and woodland conservation areas. There are specimen trees located inside and outside of the PMA that have been requested to be removed. A full evaluation regarding specimen tree removal should be provided at a future stage of development review, when more detailed information is available.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer complex, Croom gravelly sandy loam, Issue-Urban land complex (occasionally flooded), Urban land-Russett-Christiana complex, and Zekiah and Issue soils (frequently flooded).

According to available information, no Marlboro clay exist on-site; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, there are no slopes of significant concern identified within the area of this soil type, and the applicant is proposing to cut and fill the site to a one percent grade for a buildable area. A geotechnical review was not requested with this application, but may be required for review with a future development application.

- g. **Prince George's County Fire/EMS Department**—The Planning Board adopted herein by reference a memorandum dated November 26, 2018 (Reilly to Thompson), which offered comments relative to the requirements necessary for proper fire service to the property. These issues relative to drive aisle widths, clearance heights, hydrant locations, and maneuverability will be reviewed at the time of DSP, when specific site details are provided.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on the subject application.
- i. **Prince George's County Police Department**—The Police Department did not offer comments on the subject application.
- j. **Prince George's County Health Department**—The Health Department did not offer comments on the subject application.
- k. **Washington Suburban Sanitary Commission (WSSC)**— WSSC did not offer comments on the subject application.

11. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP, if approved with the proposed conditions below, represents a most 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.
12. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Based on the level of design information currently available, and the conditions, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the impact exhibits and the tree conservation plan submitted for proposed Impacts A, C, D and the portion of Impact B necessary for vehicular entrance to the site. The remaining portion of Impact B shall be re-evaluated, with additional information, at the time of PPS, if requested.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 1 Tree Conservation Plan TCP1-010-2018, and further APPROVED Conceptual Site Plan CSP-17005 for the above described land, subject to the following conditions:

1. Prior to certification of the conceptual site plan, the following revisions shall be made to the plan:
 - a. Delineate the boundary and label the bearings and distances on all sheets of the plan.
 - b. Revise General Note 2 to provide the correct tax map and grid numbers.
 - c. The vicinity map should be revised to reflect the boundary of the subject site.
 - d. Remove all site notes relevant to the details of Detailed Site Plan DSP-87108 and Permit 1113-89-CGU.
 - e. Remove all site development detail notes.
2. Prior to certification of the conceptual site plan, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
 - a. Revise the amount of total off-site woodlands cleared in the TCP worksheet to include the area of woodlands being cleared inside and outside of the floodplain. Update the plan and worksheet to provide for any additional woodland conservation requirement.

- b. Revise the vicinity map of the TCP1 to match the area of the application.
 - c. Remove the overall property map from the TCP1.
 - d. Relocate the woodland preservation labels off-site, so they do not obscure underlying site features.
 - e. Revise General Note 10 to indicate that the plan is not grandfathered.
 - f. Have the qualified professional sign and date the TCP worksheet and sign and date the certification block on the plan.
 - g. Update the TCP approval block with the correct TCP case number (TCP1-010-2018).
3. At time of the submission of the preliminary plan of subdivision application, the applicant shall provide alternative layouts demonstrating how proposed Impact B can be reduced or eliminated.
 4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:
 - a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.
 - b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.
 - c. A sidewalk connection between the two proposed buildings.
 5. Prior to approval of the preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 "Guidelines for Archeological Review," shall be provided to determine if any cultural resources are present. Evidence of the Maryland-National Capital Park and Planning Commission's concurrence with the final Phase I report and recommendations is required prior to signature approval of the PPS.
 6. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Prince George's County Planning Board approval of the final plat, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.

7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or approval of any grading permits.
8. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I and Phase II archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and the implementation of public outreach measures.
9. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts or existing easements that are to remain, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
10. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

PGCPB No. 19-23
File No. CSP-17005
Page 14

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, February 14, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of March 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:IRT:gh

Case No.: CSP-17005
Park Place

Applicant: Konterra Associates LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that Conceptual Site Plan 17005, for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218 (as envisioned, the proposed development will be an expansion to the existing Park Place industrial development immediately to the east, as approved and constructed in accordance with Detailed Site Plan DSP-87108), located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Van Dusen Road, in Councilmanic District 1, be and the same is hereby conditionally APPROVED.

As the basis for this final decision, the District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in PGCPB No. 19-23.

CSP-17005 and Type 1 Tree Conservation Plan TCP1-010-2018, are approved subject to the following conditions:

1. Prior to certification of the conceptual site plan, the following revisions shall be made to the plan:
 - a. Delineate the boundary and label the bearings and distances on all sheets of the plan.
 - b. Revise General Note 2 to provide the correct tax map and grid numbers.
 - c. The vicinity map should be revised to reflect the boundary of the subject site.
 - d. Remove all site notes relevant to the details of Detailed Site Plan DSP-87108 and Permit 1113-89-CGU.

- e. Remove all site development detail notes.
2. Prior to certification of the conceptual site plan, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
 - a. Revise the amount of total off-site woodlands cleared in the TCP worksheet to include the area of woodlands being cleared inside and outside of the floodplain. Update the plan and worksheet to provide for any additional woodland conservation requirement.
 - b. Revise the vicinity map of the TCP1 to match the area of the application.
 - c. Remove the overall property map from the TCP1.
 - d. Relocate the woodland preservation labels off-site, so they do not obscure underlying site features.
 - e. Revise General Note 10 to indicate that the plan is not grandfathered.
 - f. Have the qualified professional sign and date the TCP worksheet and sign and date the certification block on the plan.
 - g. Update the TCP approval block with the correct TCP case number (TCP1-010-2018).
 3. At time of the submission of the preliminary plan of subdivision application, the applicant shall provide alternative layouts demonstrating how proposed Impact B can be reduced or eliminated, including reducing the size of the proposed buildings so as to minimize or avoid proposed Impact B.
 4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:
 - a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.
 - b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.
 - c. A sidewalk connection between the two proposed buildings.

5. Prior to approval of the preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 "Guidelines for Archeological Review," shall be provided to determine if any cultural resources are present. Evidence of the Maryland-National Capital Park and Planning Commission's concurrence with the final Phase I report and recommendations is required prior to signature approval of the PPS.
6. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Prince George's County Planning Board approval of the final plat, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or approval of any grading permits.
8. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I and Phase II archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and the implementation of public outreach measures.
9. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts or existing easements that are to remain, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
10. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

11. At the time of detailed site plan, the applicant shall provide landscaping and screening that effectively obscures the portion of the parking lot adjacent to Muirkirk Road.
12. At the time of detailed site plan, the applicant shall demonstrate that the project will conform to or exceed the green building requirements of Section 27-61600 through Section 27-61604 adopted by CB-013-2019.
13. At the time of detailed site plan, the applicant shall demonstrate that it has made all reasonable efforts to minimize impervious surfaces, including the use of permeable pavement where feasible.
14. At the time of detailed site plan, if the applicant is still proposing a wholesale distribution use, the applicant shall calculate the percentage of the net tract area devoted to such use (including the associated parking and loading space) and demonstrate compliance with Section 27-471(g). In addition, if the applicant is still proposing a wholesale distribution use, no additional warehousing, wholesaling or distribution use shall be permitted.
15. At the time of preliminary plan of subdivision, the applicant shall provide a traffic warrant study of the Muirkirk Road/Muirkirk Meadows Road intersection.
16. Any off-site tree mitigation shall be on nongovernmental property, and not on property that is undevelopable due to being in a floodplain, wetland, buffer, subject to any kind of easement or other similar restriction.
17. No loading shall be permitted along the west side of the property.
18. Retail uses shall not be permitted.

Ordered this 14th day of May, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Todd M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

R E S O L U T I O N

WHEREAS, Konterra Associates, LLC is the owner of a 17.21-acre parcel of land known as Parcel 218, said property being in the 1st Election District of Prince George’s County, Maryland, and being zoned Planned Industrial/Employment Park (I-3); and

WHEREAS, on June 21, 2019, Konterra Associates, LLC filed an application for approval of a Preliminary Plan of Subdivision for 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-18029 for Park Place was presented to the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 10, 2019 for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George’s County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on October 10, 2019, the Prince George’s County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George’s County Code, the Prince George’s County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-010-2018-01, and further APPROVED Preliminary Plan of Subdivision 4-18029 for 2 parcels, with the following conditions:

1. Prior to signature approval of this preliminary plan of subdivision, the following revisions shall be made to the plan:
 - a. Revise General Note 2 to provide the correct tax map and grid designations.
 - b. Revise General Note 5 to delete “pending.”
 - c. Revise General Note 23 to indicate approval of CSP-17005.
2. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan (19983-2018-00), or any subsequent revisions.
3. Total development within the subject property shall be limited to uses that would generate no more than 123 AM and 117 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.

4. Prior to approval of any building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100 percent funded in a Capital Improvement Program/Consolidated Transportation Program, or otherwise provided by the applicant, the applicant's heirs, successors and/or assignees:

Konterra Drive and Muirkirk Road intersection:

- a. Add a second southbound left turn lane at the intersection.
 - b. Modify the westbound center lane to provide a shared left-through-right turn lane.
5. Prior to approval of any building permits, the applicant, the applicant's heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Prince George's County Department of Public Works and Transportation for the placement of a bikeway sign(s) along Muirkirk Road. A note shall be placed on the final plat for payment to be received prior to approval of the first building permit.
6. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
 - a. To reflect the alternative layout proposed for minimizing primary management area Impact B as reflected in Exhibit B submitted by the applicant.
 - b. Show the proposed lot lines.
 - c. Show woodlands as cleared within all proposed water and sewer easements.
 - d. Update General Note 1 with the PPS case number.
 - e. Update the woodland conservation worksheet, as follows:
 - (1) Reflect the reduction of on-site clearing resulting from the minimization of "Impact B";
 - (2) Update clearing values resulting from proposed water and sewer easements;
 - (3) Revise off-site woodlands cleared and include woodlands cleared inside and outside of the floodplain; and
 - (4) Indicate how any additional woodland conservation requirements will be satisfied.
 - f. Revise General Note 10 to indicate that the plan is not grandfathered.

- g. Revise the vicinity map of the TCP1 to match the area of the application.
 - h. Remove the overall property map from the TCP1.
 - i. Relocate the woodland preservation labels off-site, so they do not obscure underlying site features.
 - j. Add the TCP1 approval block to the plan.
 - k. Remove the area labeled as “Restaurant Depot Future Expansion 9,860 square feet” from the TCP1.
 - l. Have the qualified professional sign and date the TCP1 worksheet, and sign and date their certification block on the plan.
 - m. Show the location of all specimen trees listed in the specimen tree table.
7. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-010-2018-01). The following note shall be placed on the final plat of subdivision:
- “This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-010-2018-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”
8. Prior to issuance of permits for this subdivision, 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 Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and Folio reflected on the Type 2 Tree Conservation Plan, when approved.”
9. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

10. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
11. Substantial revision to the uses on the subject property that affect Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.
12. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Grant 10-foot-wide public utility easements along all public rights-of-way.
 - b. Obtain water and sewer Category 3 through the administrative amendment procedure.
 - c. Dedicate right-of-way as depicted on the master plan and the preliminary plan of subdivision.
13. Prior to issuance of a use and occupancy permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide:
 - a. The installation and maintenance of a sprinkler system that is National Fire Protection Association 13 Standards for the Installation of Sprinkler Systems compliant to mitigate the fire risk. The installation of sprinklers shall not be waived.
 - b. The installation and maintenance of automated external defibrillators (AEDs) in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05) shall be required for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.
 - c. The installation and maintenance of bleeding control kits shall be required for a sufficient number of bleeding control kits to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.
14. Prior to approval, the detailed site plan shall include the following requirements in the general notes:
 - a. The installation and maintenance of a sprinkler system that is National Fire Protection Association 13 Standards for the Installation of Sprinkler Systems compliant to mitigate the fire risk shall be provided. The installation of sprinklers shall not be waived.

- b. The installation and maintenance of automated external defibrillators (AEDs) in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05) shall be provided for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.
- c. The installation and maintenance of bleeding control kits shall be provided for a sufficient number of bleeding control kits to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located on the south side of Muirkirk Road, approximately 650 feet west of the Muirkirk Road and Virginia Manor Road/Konterra Road intersection. This preliminary plan of subdivision (PPS) includes Parcel 218, which is a legal acreage parcel pursuant to Section 24-107(c)(9) of the Subdivision Regulations. The parcel is in its current configuration due to a lot line adjustment recorded in the Prince George's County Land Records, in Liber 38815 folio 610.

The subject property is 17.21 acres, and was rezoned to the Planned Industrial/Employment Park (I-3) Zone, pursuant to the approval of Zoning Map Amendment A-9953-C. This plan includes two parcels for 128,810 square feet of flexible industrial space to be used for an office/warehouse/wholesale trade facility office; the site is currently vacant.

A variance was filed to Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) for the removal of five specimen trees on the subject site. The request was subsequently withdrawn on August 30, 2019, and the variance will be evaluated at the next stage of development.

3. **Setting**—The property is located on Tax Map 9 in Grids C-4 and D-4 and Tax Map 13 in Grid C-1, is in Planning Area 60, and is zoned I-3. The subject site is irregularly shaped and is bounded by Muirkirk Road to the north. Properties beyond Muirkirk Road are zoned I-3 and are developed with residential and agricultural uses. An abutting property to the east is zoned I-3 and is developed with an industrial use, property to the south is zoned Open Space (O-S) and is vacant, and property to the west is zoned Rural Residential (R-R) and has residential uses.

4. **Development Data Summary**—The following information relates to the subject PPS application and the approved development.

	EXISTING	APPROVED
Zone	I-3	I-3
Use(s)	Vacant	Flexible Industrial space for Office, Warehouse, Wholesale
Acreage	17.21	17.21
Lots	0	0
Parcels	1	2
Gross Floor Area	0	128,810
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee on July 12, 2019.

5. **Previous Approvals**—This property was rezoned from the R-R Zone to the I-3 Zone via A-9953-C, approved by the Prince George’s County District Council on August 10, 2006. There are no conditions of approval applicable to this application.

Conceptual Site Plan CSP-17005 was approved by District Council, with conditions, on May 14, 2019, for development of 131,810 square feet of flexible industrial space for office/warehouse uses. The following conditions are applicable to this PPS application:

3. **At time of the submission of the preliminary plan of subdivision application, the applicant shall provide alternative layouts demonstrating how proposed Impact B can be reduced or eliminated, including reducing the size of the proposed buildings as to minimize or avoid proposed Impact B.**

The applicant provided an alternative layout demonstrating how Impact B shown on CSP-17005 can be reduced and eliminated. This is further detailed in the Environmental finding of this resolution.

5. **Prior to approval of the preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George’s County Planning Board’s 2005 “Guidelines for Archeological Review,” shall be provided to determine if any cultural resources are present. Evidence of the Maryland-National Capital Park and Planning Commission’s concurrence with the final Phase I report and recommendations is required prior to signature approval of the PPS.**

- 6. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Prince George's County Planning Board approval of the final plat, the applicant shall provide a plan for:**
 - a. Evaluating the resource at the Phase II level, or**
 - b. Avoiding and preserving the resource in place.**
- 7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or approval of any grading permits.**

A Phase I archeology survey was completed on the property as detailed in the Historic finding of this resolution. Conditions 5–7 have been satisfied.

- 15. At the time of preliminary plan of subdivision, the applicant shall provide a traffic warrant study of the Muirkirk Road/Muirkirk Meadows Road intersection.**

In a September 26, 2019 email from the Department of Public Works and Transportation (DPW&T), information regarding a traffic signal warrant study at this location was provided. In January 2018, a signal warrant study was conducted by DPW&T for the subject intersection, and a signal was found to be warranted. In May 2019, the applicant completed a more recent traffic signal warrant study for the subject intersection and provided this study. While the study indicates that “it is unlikely a traffic signal will be approved by the County” (Guckert to McCoy, May 2019), it does indicate that two warrants were met, which could result in DPW&T approving a traffic signal at the subject intersection. It is at the discretion of DPW&T whether or not a traffic signal be installed at this location.

While the 2018 signal warrant study indicated that a signal would be warranted, and the 2019 study indicated that a signal may be warranted, the applicant would not be required to provide the signal with this application because the “Transportation Review Guidelines, Part 1” (Guidelines) did not find this intersection to be inadequate for transportation. Pursuant to the Guidelines, when an intersection operates with a delay greater than 50 seconds, a second analysis using the critical lane volume (CLV) methodology is required. If the results of the second analysis show a CLV of less than 1150, the intersection is deemed to be operating adequately, and no further action is required. The results of the traffic study show that the intersection operates with CLVs of 958 and 911 during the AM and PM peak hours, respectively. Consequently, from the standpoint of transportation adequacy and per the Guidelines, the intersection is found to be adequate, and a signal warrant study would not have been necessary, since these CLVs fall below the adequacy threshold of 1150. Additionally, Condition 15 of the CSP did not

require any improvements to be made should a signal be warranted, only that the signal warrant study be completed.

The Planning Board, therefore, concludes that the traffic signal warrant study that was done in May 2019, and provided by the applicant, satisfies Condition 15 of CSP-17005.

6. **Community Planning**—The *Plan Prince George's 2035 Approved General Plan* (Plan 2035) locates the subject site in the Established Communities policy area. The vision for the Established Communities area is to accommodate context-sensitive infill and low- to medium-density development, and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*, (Subregion 1 Master Plan and SMA) retained the I-3 zoning and recommends industrial land uses on the subject property. Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this plan conforms to the industrial land use recommendation of the master plan.

7. **Stormwater Management**—An approved Stormwater Management (SWM) Concept Plan (19983-2018-00) and associated letter, that is in conformance with the current code and valid until August 21, 2021, was submitted with the subject application. The plan shows the use of 20 micro-bioretenion facilities to treat the majority of stormwater before it leaves the site. However, an additional fee-in-lieu of providing on-site attenuation/quality control measures is also required by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The water quantity requirement is conditioned to be provided by a regional facility. The approved concept plan is consistent with the PPS.

Development must be in conformance with the approved SWM concept plan, or subsequent revisions, to ensure that on-site or downstream flooding does not occur.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, this PPS is exempt from the mandatory dedication of parkland requirement because it consists of nonresidential development.
9. **Trails**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 1 Master Plan and SMA, in order to implement planned trails, bikeways, and pedestrian improvements. The site is not located within either a center, or corridor, and is not subject to Section 24-124.01 of the Subdivision Regulations and the "Transportation Review Guidelines, Part 2."

One master plan trail/bikeway impacts the application; a planned bicycle lane is recommended by the master plan along Muirkirk Road. The planned bicycle lane along Muirkirk Road per the MPOT, warrants a bikeway signage fee to accommodate future bicycle improvements. The submitted plans indicate additional right-of-way dedication. This dedication will provide the space necessary for the bicycle lanes.

The complete streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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 adjacent development (Detailed Site Plan DSP-87108) to the east has an eight-foot-wide asphalt sidepath constructed along its frontage on Muirkirk Road. This was constructed per Condition 1 of DSP-87108, which required an eight-foot hard surface path within the right-of-way. However, this sidepath does not appear to meet current county standards and specifications due to an insufficient buffer, or green space between the path and the curb and the asphalt surface (DPW&T recommends concrete). Basic Plan A-9953-C for the subject site included no conditions of approval related to bicycle, pedestrian, or trail access. Because the applicable master plan recommends a standard sidewalk and designated bicycle lanes along Muirkirk Road, this was recommended for the frontage of the subject site at the time of CSP-17005. Provision of a standard sidewalk and designated bicycle lanes along the site's frontage of Muirkirk Road shall be demonstrated prior to acceptance of the DSP.

10. **Transportation**—The PPS is required to subdivide an existing parcel into two parcels to support the development of office/warehouse/wholesale retail facilities. Access and circulation for the subject site is provided by means of driveways from the existing public roadway, Muirkirk Road.

The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation per Section 24-124(a)(6), is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the “Transportation Review Guidelines, Part 1.”

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all

movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

The table summarizes trip generation in each peak-hour that will be used for the analysis and for formulating the trip cap for the site:

Trip Generation Summary, 4-18029; Park Place						
Proposed Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
96,610 square feet Warehousing	31	8	39	8	31	39
42,060 square feet General Office	76	8	84	15	63	78
Total Traffic	107	16	123	23	94	117

An August 2019 traffic impact study (TIS) was submitted and accepted as part of the application documentation. The following tables represent the results of the analyses of critical intersections under existing, background, and total traffic conditions.

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
Konterra Drive and MD 200 Westbound On-Ramp	736	525	A	A
Konterra Drive and MD 200 Eastbound On-Ramp	1058	1019	B	B
Konterra Drive and Muirkirk Road	1334	1133	D	B
Muirkirk Road and Muirkirk Meadows Drive	876	811	A	A
US 1 and Muirkirk Meadows Drive	863	826	A	A
US 1 and Ritz Way	896	757	A	A
Virginia Manor and Ritz Way	619	709	A	A

In evaluating the effect of background traffic, three background developments in the area plus a growth of 0.5 percent per year for three years that was applied to the through traffic volumes were included. Based on the regional growth, a second analysis was done.

The table shows the results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	Konterra Drive and MD 200 Westbound On-Ramp	870	1191	A
Konterra Drive and MD 200 Eastbound On-Ramp	1228	1396	C	D
Konterra Drive and Muirkirk Road	1503	1413	E	D
<i>With improvements</i>	<i>1053</i>	<i>1158</i>	<i>B</i>	<i>C</i>
Muirkirk Road and Muirkirk Meadows Drive	928	893	A	A
US 1 and Muirkirk Meadows Drive	885	837	A	A
US 1 and Ritz Way	984	902	A	A
Virginia Manor and Ritz Way	873	1071	A	B

Regarding the total traffic scenario, the trip generation, as computed above, was applied to the local transportation network. Total traffic analysis indicates the following results:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	Konterra Drive and MD 200 Westbound On-Ramp	887	1206	A
Konterra Drive and MD 200 Eastbound On-Ramp	1270	1422	C	D
Konterra Drive and Muirkirk Road	1534	1486	E	E
<i>with improvements</i>	<i>1084</i>	<i>1234</i>	<i>B</i>	<i>C</i>
Muirkirk Road and Muirkirk Meadows Drive	958	911	A	A
US 1 and Muirkirk Meadows Drive	895	851	A	A
US 1 and Ritz Way	985	904	A	A
Virginia Manor and Ritz Way	893	1081	A	B
West Access and Muirkirk Road	8.7 seconds	9.3 seconds	n/a	n/a
East Access and Muirkirk Road	8.7 seconds	9.6 seconds	n/a	n/a

Results show that all of the intersections will operate adequately under total traffic conditions, except for the Konterra Drive and Muirkirk Road intersection. To address this inadequacy, the TIS has recommended the following improvements:

- Add a second southbound left turn lane at the intersection.
- Modify the westbound center lane to provide a shared left-through-right turn lane.

The table above shows that with these improvements, the intersection will operate with adequate LOS.

The property has frontage on Muirkirk Road, which is to be upgraded to a major collector road (MC-106) within a right-of-way of 80–100 feet. The plan shows dedication, which is consistent with the master plan recommendation and is deemed acceptable.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required, in accordance with Section 24-124.

11. **Schools**—The PPS has been reviewed for impact on school facilities, in accordance with Section 24-122.02 of the Subdivision Regulations, and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and it was determined that the subdivision is exempt from a review for schools because it is a nonresidential use.
12. **Public Facilities**—In accordance with Section 24-122.01, police facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section dated August 16, 2019 (Saunders Hancock to Turnquest), incorporated by reference herein.
13. **Fire and Rescue**—This PPS has been reviewed for adequacy of fire and rescue services, in accordance with Section 24-122.01(d).

The Deputy Fire Chief Dennis C. Wood, Emergency Services Command of the Prince George’s County Fire/EMS Department, stated in writing on February 2, 2018, that a five-minute total response time is recognized as the national standard for Fire/EMS response times. The five-minute total response time arises from the 2016 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 non-residential subdivision applications.

Deputy Fire Chief James V. Reilly stated in writing that the subject project was determined to have a response time over five minutes from the closest Fire/EMS station, 831, which is located at 7911 Prince George’s Avenue, in Beltsville.

The Planning Board approves three measures to mitigate the failure of the response time standards, as follows:

- a. The installation and maintenance of a sprinkler system that is NFPA 13 Standards for the Installation of Sprinkler Systems compliant to mitigate the fire risk. The installation of sprinklers shall not be waived.
- b. The installation and maintenance of automated external defibrillators, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05). A sufficient number of AEDs shall be installed so that any employee is no more than 500 feet from an AED.

- c. The installation and maintenance of bleeding control kits is required because uncontrolled hemorrhage is also a time sensitive life threat. The requirement includes that a sufficient number of bleeding control kits be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.

The three measures will mitigate the failure of the response time standards, and adequate facilities will exist to serve the site.

14. **Water and Sewer**—Section 24-122.01(b)(1) 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 2008 *Water and Sewer Plan* designates the subject property in water and sewer Category 4, inside the sewer envelope, in the Growth Tier, and within Tier 1, under the Sustainable Growth Act. Category 3, obtained through the administrative amendment procedure, must be approved before approval of the final plat.

15. **Use Conversion**—The total development included in this PPS includes 128,810 square feet of industrial development in the I-3 Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.

16. **Public Utility Easement (PUE)**—Section 24-122(a) requires that when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The subject site fronts on the public right-of-way of Muirkirk Road. The required PUEs are delineated on the PPS.

17. **Historic**—A Phase I archeology survey was completed on the subject property, in October 2018. One archeological site, 18PR1132, a historic artifact scatter associated with a former house site, was identified. No additional archeological investigations are required. The subject property does not contain, and is not adjacent to any Prince George’s County historic sites or resources. This plan will not impact any historic sites, historic resources, or known significant archeological sites. Conditions 5, 6, 7, and 8 of PGCPB Resolution No. 19-23 have been satisfied. This plan will not impact any historic sites, resources, or known archeological sites.

18. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
A-9953C	N/A	District Council	Approved	9/26/2006	Z. O. No. 14-2006
DSP-08024	TCPII-035-2009	Planning Director	Dismissed	4/28/2015	NA
N/A	NRI-198-2017	Staff	Approved	3/26/2018	N/A
CSP-17005	TCP1-010-2018	Planning Board	Approved	9/24/2018	N/A
4-18029	TCP1-010-2018-01	Planning Board	Pending	Pending	Pending

Grandfathering

This project is not grandfathered, with respect to the environmental regulations contained in Subtitles 24 and 27 that came into effect on September 1, 2010, because the application is for a new PPS. This project is subject to the WCO and the Environmental Technical Manual.

Plan 2035

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, the Established Communities of the General Plan Growth Policy, and within Employment/Industrial category of the General Plan Generalized Future Land Use as designated by Plan 2035.

Master Plan Conformance

The site is located within the Subregion 1 Master Plan and SMA. This application falls immediately outside of Focus Areas 2 and 3 within the SMA. The Environmental Infrastructure section of the master plan contains guidelines which have been determined to be applicable to the current project. The text in **BOLD** is text from the master plan, and the plain text provides the findings of the Planning Board on the PPS’s conformance to the guidelines.

POLICY 1: Protect, preserve and enhance the identified green infrastructure network within the Subregion 1 plan area.

This project is entirely situated on regulated and evaluation areas within the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George’s County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan). Measures to protect, preserve, and enhance these areas are discussed further.

POLICY 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

POLICY 3: Implement the State Storm Water Management Act of 2007 in Subregion 1 as of the adoption of this Plan to enhance the water quality and control flooding in the Anacostia and Patuxent River watersheds.

An approved SWM Concept Letter and associated plan (19983-2018-0) from DPIE was issued, in conformance with the provisions of the Prince George's County Code and state regulations.

POLICY 4: Implement more environmentally sensitive building techniques and reduce overall energy consumption.

Green building techniques and energy conservation techniques shall be applied as appropriate. The use of alternative energy sources such as solar and wind is also encouraged.

POLICY 5: Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.

The site is adjacent to existing single-family homes and regulated environmental features. The use of alternative lighting technologies, such as full cut-off optic fixtures, is encouraged to minimize light intrusion onto adjacent properties.

Countywide Green Infrastructure Plan

The Green Infrastructure Plan was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. The Green Infrastructure Plan indicates that the perimeter of the site, except for the frontage along Muirkirk Road, contains a regulated area within the designated network. The remainder of the site is mapped as an evaluation area.

The following policies and strategies are applicable to the subject application:

POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**
 - a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**

- c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**
- e. Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
- f. Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**
- b. Prioritize use of public funds to preserve, enhance, connect, restore and protect critical ecological systems.**

The site contains a regulated area that is located within the Indian Creek subwatershed of the Anacostia River, and in a stronghold watershed. There are four impacts to regulated environmental features, which may result in the loss of habitat and eco-system services. The majority of the regulated area will remain intact. No sensitive species project review areas or special conservation areas are located on or within the vicinity of the subject site.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

No network gaps have been identified on the subject site. No mitigation has been identified for impacting the green infrastructure network at this time.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
 - a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**
 - b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

The site is currently undeveloped, and most of the regulated area will not be directly impacted by the development. A large retaining wall will be installed around the perimeter of the regulated area, which may impede movement of wildlife on and across the site. The use of arched and bottomless culverts, or bridges, are required for the road improvements that cross over the two existing streams, which traverse the site. The Green Infrastructure Plan will not be significantly impacted by transportation improvements. No master-planned trails are proposed through the regulated area of the site.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

Conservation easements are required for the subject application to protect areas identified within the primary management area (PMA).

A required woodland conservation easement will be placed over all areas proposed for preservation and natural regeneration, prior to the Type 2 tree conservation plan (TCP2) approval.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The current project has an approved SWM Concept Letter and plan (19983-2018-00). Only outfalls necessary to safely convey stormwater off-site are being proposed within the regulated environmental features and their buffers. The approved SWM concept plan indicates that all micro-bioretenment areas are outside of these regulated areas. Only outfall pipes and the associated outfall structures are within the boundaries of these regulated areas.

POLICY 7: Preserve, enhance, connect, restore and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

The woodland conservation threshold for the site will be met on-site. Use of appropriate planting techniques and the planting of native species is encouraged by both the 2010 *Prince George's County Landscape Manual* (Landscape Manual), and the WCO.

Natural Resource Inventory/Existing Conditions

An approved Natural Resources Inventory, NRI-198-2017, was submitted with the application. There is PMA comprised of streams and wetlands including their associated buffers, floodplain, and steep slopes located on-site. The forest stand delineation indicates the presence of one forest stand totaling 5.31-acres with a high priority for preservation and restoration. The site has 4.92 acres of net tract woodland. Fourteen specimen trees are identified on the NRI, eleven of which are on-site. No revisions to the TCP1 are required for conformance with the NRI.

Woodland Conservation

This site is subject to the provisions of the WCO because the site is larger than 40,000 square feet in area, contains more than 10,000 square feet of woodlands, and has a previously approved Type 1 tree conservation plan (TCP1). TCP1-010-2018 was approved with CSP-17005. A revised TCP1-010-2018-01 was submitted with the current application.

The site has a woodland conservation threshold of 15 percent, or 2.52 acres. According to the worksheet, the woodland conservation requirement for this development after clearing is 4.08 acres. The TCP1 meets this requirement with 1.81 acres of preservation, 1.05 acres of natural regeneration, and 1.22 acres of off-site woodland conservation credits.

There are several technical revisions that need to be addressed on the TCP1 plan prior to signature approval. These revisions are specified further in this resolution.

Regulated Environmental Features/Primary Management Area

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary, and sufficient to reasonably develop the site, in conformance with the County Code. Impacts to regulated environmental features must first be avoided, and then minimized. The statement of justification (SOJ) must address how each impact has been avoided and/or minimized.

Statement of Justification

An SOJ and associated exhibits were submitted for four impacts, identified as Impacts A–D originally totaling 17,300 square feet. Revised Impact “Exhibit B,” received on August 16, 2019, depicts a reduction in impacts to 12,020 square feet.

Analysis of Impacts

The SOJ includes a request for the following impacts described below:

Impact A: Eastern Frontage Improvements to Muirkirk Road

Impact A is for the disturbance of 1,500 square feet of a stream buffer resulting from road improvements, and a stormwater outfall required for a re-alignment of Muirkirk Road, along the frontage of the site. This impact is required by Prince George’s County as part of the development of this site, has been determined to be necessary and unavoidable, and has been minimized to the extent possible. Impact A is approved.

Impact B: Construction of a Retaining Wall and Perimeter Road

Impact B is for the disturbance of 8,800 square feet of a stream buffer for construction of a retaining wall, and a perimeter road to access parking and the loading dock of proposed Building ‘A,’ on Parcel 1. It was determined that the road could not be located farther away from the PMA because of the topography of the site. The location of the entrance is determined by the safest sight distance along Muirkirk Road. The portion of the wall proposed to accommodate the access road was not considered a necessary impact when originally proposed at time of CSP, and it was determined that the location of the impact would be evaluated during the next phase of development, when the applicant was required to provide alternative designs to explore if the impact could be minimized or avoided.

An alternative design layout labeled as Exhibit B was submitted with this PPS, as required by Condition 3 of CSP approval. Exhibit B shows a decrease in grading associated with the proposed wall, resulting in a reduction in PMA impacts from 8,800 square feet to 3,520 square feet. The alternative design layout for Impact B is approved, as it will reduce the PMA impacts by 5,280 square feet. The PPS and TCP1 shall be revised accordingly, to reflect the alternative layout delineated on Exhibit B, prior to signature approval. Impact B is approved, as shown on revised Exhibit B.

Impact C: Sanitary Sewer Connections

Impact C is for the temporary disturbance of the PMA consisting of stream buffer, stream bed, and floodplain to accommodate a sanitary sewer connecting to an existing sewer line located off-site on Parcel 2, located east of the subject site, totaling 5,500 square feet. It appears that this is the most viable option to provide public sewer access, which is necessary for the development of the site, and that impacts have been minimized. Impact C is approved.

Impact D: Western Frontage Improvements to Muirkirk Road

Impact D is for the disturbance of 100-year floodplain, and the 75-foot-wide minimum stream buffer associated with road improvements and a stormwater outfall required for a re-alignment of Muirkirk Road, along the frontage of the site. This impact is shown to total 1,500 square feet. Impact D is approved.

Impact A for eastern frontage improvements to Muirkirk Road, Impact C for sanitary sewer connections, and Impact D for western frontage improvements to Muirkirk Road are approved, as shown. Impact B is approved, as depicted on the alternative layout presented by the applicant in Exhibit B for Impact B. The impacts are for 0.28 acre (12,020 square feet) of PMA impacts.

Based on the level of design information currently available, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. The limits of disturbance (LOD) shown on revised Exhibit B, show an alternative design reducing Impact B from 8,800 square feet to 3,520 square feet. The PMA impacts total 12,020 square feet.

Specimen Trees

Section 25-122(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.”

A Subtitle 25 Variance Application and an SOJ dated October 17, 2018, in support of a variance to remove 5 of the 11 specimen trees located on-site, was submitted. A full evaluation of the need to remove specimen trees has not been completed with the current PPS application because there are concerns regarding the location of the final LOD with respect to potential PMA impacts and woodland conservation areas. A full evaluation of the current variance request for specimen tree removal is deferred until review of the DSP and TCP2 when more detailed grading information will be available.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer complex, Croom gravelly sandy loam, Issue-Urban land complex (occasionally flooded), Urban land-Russett-Christian complex, and Zekiah and Issue soils (frequently flooded).

According to available information, no Marlboro clay exist onsite; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, there are no slopes of significant concern identified within the area of this soil type, and the applicant is proposing to cut and fill the site to a one percent grade for a buildable area. A geotechnical review was not requested with this application, but may be required for review with a future development application.

No further action is needed as it relates to this application. A soils report may be required by DPIE in future phases of development.

19. **Urban Design**—Conformance with the following Zoning Ordinance regulations is required for the site development at the time of the required DSP review including, but not limited to, the following:

- Section 27-471, I-3 Zone requirements;
- Section 27-473, regarding the uses permitted in the I-3 Zone;
- Section 27-474, regarding regulations in the I-3 Zone;
- Part 11, Off-street Parking and Loading; and
- Part 12, Signs

Conformance with the 2010 Prince George’s County Landscape Manual

In accordance with Section 27-471(b) of the Zoning Ordinance, the development is subject to the Landscape Manual. Specifically, this property is subject to the requirements of 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. Conformance with the applicable landscaping requirements will be determined at time of DSP.

Conformance with the Tree Canopy Coverage Ordinance

Section 25-127(a)(1) of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires that developments that propose 5,000 square feet, or greater, of gross floor area, or disturbance, shall be in compliance with this Division. Tree canopy coverage requirements are based on the gross tract area, and by zone. The subject application is required to provide a minimum 10 percent of tree canopy coverage. For a property of 17.21 acres, the required tree canopy coverage would be 1.72 acres. Compliance with this requirement will be further evaluated at time of DSP.

Other Design Issues

On the TCP1, the applicant shows two building footprints surrounded by two surface parking lots that are not connected. Even though specific site layout is not part of this PPS review, there are serious concerns about the isolated site design for the two buildings. Further review of all site improvements including on-site circulation will be carried out at time of DSP.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

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PGCPB No. 19-117
File No. 4-18029
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, October 10, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of October 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:AT:gh

**Statement of Justification
Park Place
Detailed Site Plan DSP-19044
Revised 10/24/19**

Applicant:

Konterra Associates, LLC
14401 Sweitzer Lane
Suite 200
Laurel, MD 20707

Attorney:

Gingles LLC
14401 Sweitzer Lane
Suite 570
Laurel, MD 20707
240-280-1513
Contact: André Gingles

Engineer/ Planner:

Joyce Engineering Corporation
10766 Baltimore Avenue
Beltsville, MD 20705
301-595-4353
Contact: Richard McGill, PE

Case Name & Number: Park Place, DSP-19044

Description of Proposed Use:

The nature of the proposed application is to develop 128,810 square feet of flexible industrial space to be used for Office/Warehouse/Distribution on a portion of a parcel of land described as Parcel 218. One of the proposed buildings, building 'A', will be a new location for 'Restaurant Depot', an existing County business seeking to expand within the County. The second building, building 'B', is Office/Warehouse/Distribution flex-space. The subject application proposes 361 parking spaces to support the subject development.

Description and Location of the Subject Property:

The subject property is a portion of Parcel 218 encompassing 17.21 acres of the overall 39.07 Acres of which 33.39 Acres is zoned I-3. Parcel 218 is shown on Tax Map 13, Grid B-1 and is situated in the southwest quadrant (approximately 650 feet west) of the Muirkirk Road/Van Dusen Road intersection. As envisioned, the proposed development will be an expansion to the existing Park Place development immediately to the east as approved and constructed in accordance with DSP 87108 in the I-3 zone.

Description of Applicable Code:

1. The purposes of the I-3 zone, expressed in Section 27-471, are as follows:
 - (A) 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;
 - (B) To 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;
 - (C) To permit uses which, when compared to the uses permitted in other Industrial Zones, will minimize detrimental effects on uses of adjacent land, especially where adjacent land is being used commercially; and
 - (D) To provide development standards which assure the compatibility of proposed land uses with surrounding land uses, maximize open space so as to create a park-like setting, and improve the overall quality of industrial/employment areas in Prince George's County.

Comment: The proposed development consisting of two buildings will occupy multiple businesses expected to generate approximately 125 employment positions at this location. The access proximity to major roadways is a much desired location and ease of commuting for many of its employees of which primarily commute from the north and central parts of the County. This portion of the development park is compatible with previously developed portion and will operate in a similar fashion. The subject development also preserves environmentally sensitive areas along the perimeter of the property to the maximum extent possible. This allows for a most desirable employment park which attracts variety of businesses looking for a quality of living work place. Most of the existing commercial uses in the nearby vicinity are "supportive or

complimentary” to the employment activity occurring, thus allowing the employment character to remain and negate any detrimental impact. The CSP evidences a park-like setting of building and parking retaining much of a wooded buffer west and south of the proposed new development.

2. Landscaping, screening, and buffering of development in the I-3 Zone shall be provided as set forth in the Landscape Manual.

- (1) Additional buffering and screening may be required to protect the park-like setting of the Planned Industrial/Employment Park from adjoining or interior incompatible land uses.

Comment: The DSP evidences how the Landscape Manual regulations will be satisfied for the proposed development. Residential zoned property exists along the western and southern boundary. The proposed development demonstrates preservation on the environmentally sensitive areas along the boundary/property line to the maximum extent possible. Much of the perimeter area will be in a dedicated woodland preservation easement in perpetuity. The woodland preservation also provides a buffer consistent with the requirements of the Prince George’s County Landscape Manual.

3. Outside uses. With the exception of off-street parking and loading areas, recreational facilities (unless otherwise provided), airports, agricultural uses, sidewalk cafés (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.

Comment: No outdoor storage is proposed.

4. Site plans.

- (1) A Detailed Site Plan shall be approved for all uses and improvements, in accordance with Part 3, Division 9, of this Subtitle.
- (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall show the design and size of lettering, lighting, and all other features of signs proposed (except those for directional or informational purposes containing not more than four (4) square feet). These signs shall be reviewed and approved or disapproved at the same time the Detailed Site Plan is acted upon.

Comment: The DSP is the subject of this Statement of Justification, the requirements noted above will be addressed.

5. 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.
- (2) Not more than twenty-five (25%) of any parking lot areas and no loading space areas 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 fifteen 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.

- (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.

Comment: Planning Board approval requested to exceed the twenty five percent, 25% by 7,461 Square feet or 1.52% of surface parking area for a total of 26.52% for the overall development. This request is based on the surface parking overage approved by the Planning Board under the original DSP (DSP87108) by 8.33%.

6. Warehousing.

- (1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:
 - (A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).
 - (B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).
 - (C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:
 - (i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;
 - (ii) That the traffic generated by the uses is not directed through residential neighborhoods;
 - (iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the facility and may require that these features be compatible with surrounding land uses.
 - (D) The remainder of the park shall be devoted to other uses, in the case of (A), (B), or (C), above.

Comment: The Restaurant Depot Use will include some warehousing, wholesaling and distribution. This activity will conform to the requirements of "B" as shown on the Table included on the DSP sheets.

7. 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.

Comment: The property has access from Muirkirk Road, an 80-foot ROW (Collector).

8. 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.

Comment: The development in its entirety (39.07 Acres) meets the requirement under item (1)

Sec. 27-273. - Submittal Requirements.

- (a) The Detailed Site Plan shall be submitted to the Planning Board by the owner of the property (or his authorized representative).
- (b) The Detailed Site Plan shall be prepared by an engineer, architect, landscape architect, or urban planner.
- (c) Upon filing the Plan, the applicant shall pay to the Planning Board a fee to help defray the costs related to processing the Plan. The scale of fees shall be determined by the Planning Board. A reduction in the fee may be permitted by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.
- (d) If more than one (1) drawing is used, all drawings shall be at the same scale (where feasible).
- (e) A Detailed Site Plan shall include the following:
 - (1) Location map, north arrow, and scale;
 - (2) Boundaries of the property, using bearings and distances (in feet) around the periphery;
 - (3) Zoning categories of the subject property and all adjacent properties;
 - (4) General locations and types of major improvements that are within fifty (50) feet of the subject property, and a general description of all land uses on adjacent properties;
 - (5) Existing topography, at not more than two (2) foot contour intervals;
 - (6) An approved Natural Resource Inventory (NRI);
 - (7) Street names, right-of-way and pavement widths of existing streets and interchanges within and adjacent to the site; and
 - (8) Existing rights-of-way and easements (such as railroad, utility, water, sewer, access, and storm drainage);
 - (9) Existing site and environmental features as shown on the approved NRI;
 - (10) A Type 1 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual or a Standard Letter of Exemption;
 - (11) Proposed system of internal streets, including right-of-way widths;

- (12) Proposed lot lines and the land use proposed for each lot;
- (13) General locations of areas of the site where buildings and parking lots are proposed to be located, and the general orientation of buildings on individual lots; and
- (14) A stormwater concept plan approved or submitted for review pursuant to Section 4-322 of this Code;
- (15) A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.

Comment: All of the above submittal requirements have been completed, by Applicant, Engineer or his authorized representative.

Sec. 27-274. - Design guidelines.

(a) The Detailed Site Plan shall be designed in accordance with the following guidelines:

(1) General.

- (A) The Plan should promote the purposes of the Detailed Site Plan.
- (B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:
 - (i) Parking lots should generally be provided to the rear or sides of structures;
 - (ii) Parking spaces should be located as near as possible to the uses they serve;
 - (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;
 - (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and
 - (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:
 - (i) Loading docks should be oriented toward service roads and away from major streets or public view; and
 - (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:
- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;
 - (ii) Entrance drives should provide adequate space for queuing;
 - (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;
 - (iv) Parking areas should be designed to discourage their use as through-access drives;
 - (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;
 - (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;
 - (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;
 - (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
 - (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
 - (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
 - (xi) Barrier-free pathways to accommodate the handicapped should be provided.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:
- (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;
 - (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;
 - (iii) The pattern of light pooling should be directed on-site;
 - (iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;
 - (v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and
 - (vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

(5) Green area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:
- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;
 - (ii) Green area should link major site destinations such as buildings and parking areas;
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;
 - (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;
 - (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;
 - (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and
 - (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.
- (B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:
- (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;
 - (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;
 - (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;
 - (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;
 - (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;
 - (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and
 - (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable,

grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;
- (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;
- (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;
- (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and
- (v) Drainage devices should be located and designed so as to minimize the view from public areas.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:
 - (i) Service areas should be located away from primary roads, when possible;
 - (ii) Service areas should be located conveniently to all buildings served;
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and
 - (iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

(9) Public spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:
 - (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;
 - (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;
 - (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;
 - (iv) Public spaces should be readily accessible to potential users; and
 - (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.
- (C) These guidelines may be modified in accordance with Section 27-277.

Comment: All of the above design guidelines have been completed as applicable to the subject application, by Applicant, Engineer or his authorized representative. Specifically with regards to the following:

General – The Detailed Site Plan clearly promotes the purposes of the Plan.

Parking, loading, and circulation - Surface parking lots are located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces are located to provide convenient access to major destination points on the site. Further parking to the extent practical is placed in the sides and rear of the buildings, and drive aisles are designed to minimize pedestrian interface with parking and avoid large parking expanses. Loading areas are visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. Loading docks are oriented toward service roads and away streets or public view; and loading areas are clearly marked and separated from parking areas. Vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers. The location, number and design of driveway entrances to the site are minimize conflict with off-site traffic, and provide a safe transition into the parking lot, with entrance drives providing adequate space for queuing. The site circulation patterns are designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated. Parking areas were designed to discourage their use as through-access drives. Parcel pick-up areas were coordinated with other on-site traffic flows. Crosswalks for pedestrians that span vehicular lanes are well identified by the use of signs, pavement striping, identifying pavement material, or similar techniques. Barrier-free pathways to accommodate the handicapped have been provided in accordance with the Federal Guidelines for the ADA.

Lighting - Adequate illumination for night-time use is provided. The proposed light fixtures enhance the site's design character. Lighting shall be used to illuminate pedestrian travels ways, such as entrances, parking lots, pathways and public access routes. Light pole heights will be in conformance with the zoning and permitting requirements with lighting elements (LED) casting direct light downward as to not shed light on adjacent properties.

Views - Site design techniques and layout was used to preserve environmentally sensitive areas to the maximum extent possible. Supplemental landscape / hardscape elements have been incorporated to protect environmental areas and create scenic setting with natural views from all work place areas, public space areas within and around the development.

Green area - On-site green areas were designed to complement other site activity areas and designed to be appropriate in size, shape, location, and fulfill their intended use. Green areas are easily accessible and link major site destinations such as buildings and parking areas. The application demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Site and streetscape amenities – All site and streetscape amenities are designed to contribute to an attractive, coordinated development and enhance the use and enjoyment of the site. Light fixtures, benches, trash receptacles, bicycle racks and other street furniture shall be coordinated in order to enhance the visual unity of the site. The amenities shall take into consideration the color, pattern, texture, and scale of structures on the site, and to the extent practical, structures on adjacent sites, and pedestrian areas.

Grading – The proposed grading, as designed with retaining walls, minimizes disturbance to all environmentally sensitive areas to the maximum extent possible under the site conditions such as topography, natural and cultural resources which may be on or adjacent to the subject property. Slopes and berms visible from streets and other public areas are graded to appear as naturalistic forms. Slope ratios and the length of slopes are varied to increase visual interest and relate manmade landforms to the shape of the natural terrain.

Service areas - Service areas are accessible, but unobtrusive. All service areas are located away from primary access points, but are located conveniently to buildings being served. Further service areas are screened or enclosed with materials compatible with the primary structure.

Public spaces – Because of the site utilization “public” spaces such as plaza’s are not proposed or warranted.

Architecture – The proposed architecture of the buildings will provide a variety of building materials, with a unified, harmonious appearance from public roadways. Additionally, the architecture has been revised to evidence compatibility with the adjoining employment park to the east as required by A-9953-C and enhanced to address M-NCPCC comments. The Park Place Buildings propose a 2-story appearance with white coloring of the materials—both items characteristic of the buildings in the adjacent park. The Park Place building also includes a “building banding” like the adjacent park although Park Place uses the Restaurant Depot identifiable “blue” color as opposed to red in the adjacent park. We note the adjacent park has multiple tenants unlike the single large tenant who uses blue and yellow as part of its company identification. Transparent materials are added to portions of the East and North Elevations which are the elevations visible to some degree from the single public street, Muirkirk Road—similar to the use of transparent materials for the multiple tenants of the adjacent building. Building materials of Park Place are compatible to the adjacent park, but feature a more updated version of pre-cast concrete blocks, panels and base. Revised Elevations and Architectural design accompany the revised submittal.

Conclusion:

In conclusion, the Applicant submits that the proposed DSP represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development and its intended use. Additionally, the application is in conformance with the original approved DSP intent (DSP87108), as approved and constructed, and the recently approved CSP (17005).

In addition, the DSP conforms to all of the “Order of Approval with Conditions”, as determined by the District Council at their hearing of May 14th 2019. Specifically, the DSP reflects:

- a. A standard sidewalk and designated bike lane along the subject sites entire frontage of Muirkirk Road. (Unless modified by the Prince George’s County Department of Public Works and Transportation and the County Department of Permitting, Inspections and enforcement – as part of plan approval process.**
- b. Sidewalk connections from the public rights of way to the entrances of the proposed buildings.**
- c. A sidewalk connection between the two proposed buildings – via the public sidewalk noted in item (a) above.**
- d. The applicant provides landscaping and screening that effectively obscures the portion of the parking lot adjacent to Muirkirk Road.**
- e. The project conforms to Section 27-61600 thru 27-61604.**
- f. The DSP reflects modifications (to the extent practical) a reduction in impervious surfaces.**


The findings for a Detailed Site Plan can be made by this submission. Therefore, the Applicant requests the approval of the DSP.


301-952-3972

January 30, 2020

MEMORANDUM

TO: Jonathan Bush, Senior Planner, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Andrew McCray, Senior Planner, Long-Range Planning Section, Community Planning Division 

SUBJECT: **DSP-19044 Park Place**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone.

Location: Approximately 650 feet west of the Muirkirk Road and Virginia Manor Road/Konterra Road intersection

Size: 17.21

Existing Uses: Vacant

Proposal: The applicant proposes to develop two lots into 62,810 square feet of office and 66,000 square feet warehouse space

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low- to - medium density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met. (Pg. 20)

Master Plan: Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62, and 64) recommends industrial land use for the subject property.

Planning Area: 60

Community: Northwestern Area

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

ADDITIONAL INFORMATION

Pursuant to Case No. A-9953-C (2006), the applicant should address the following condition:

2. "Site plan review shall include architectural review, to ensure compatibility with the adjoining employment park." (Pg. 4)

Countywide Planning Division
Environmental Planning Section

301-952-3650

January 30, 2020

MEMORANDUM

TO: Jonathan Bush, Senior Planner, Urban Design Section

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section

Order MKR
MNS

SUBJECT: Park Place; DSP-19044 & TCP2-029-2019

The Environmental Planning Section (EPS) has reviewed the above referenced Preliminary Plan of Subdivision and Type 2 Tree Conservation Plan (TCP2) received on October 2, 2019. Comments were delivered to the applicant at the Subdivision Review Committee (SDRC) on October 18, 2019. The EPS received revised plans and information on October 30, 2019 and on January 3, 2020. The EPS recommend approval of Detailed Site Plan DSP-19044 and TCP2-029-2019 subject to findings and conditions listed at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resource Inventory#	Authority	Status	Action Date	Resolution Number
A-9953C	N/A	District Council	Approved	9/26/2006	Z. O. NO. 14-2006
DSP-08024	TCPII-035-2009	Planning Director	Dismissed	4/28/2015	NA
N/A	NRI-198-2017	Staff	Approved	3/26/2018	N/A
CSP-17005	TCP1-010-2018	Planning Board	Approved	9/24/2018	N/A
4-18029	TCP1-010-2018-01	Planning Board	Approved	10/10/2019	19-117
DSP-19044	TCP2-029-2019	Planning Board	Pending	Pending	Pending

Proposed Activity

This detailed site plan proposes to develop 128,810 square feet of flexible industrial space for office/warehouse distribution.

Grandfathering

The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the application has a preliminary plan approved after September 2010.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Conformance with A-9953C.

The following condition applies during the preparation and review of the Detailed Site Plan:

- 1. The applicant shall show green area covering at least 25 percent of the net acreage of the site.**

Priority is given for preserving green area occupied by existing woodlands and regulated environmental features rather than through crediting proposed landscaping on-site. Compliance with this condition will be reviewed by the Urban Design Section.

Conformance with CSP-17005

There are no environmentally related conditions from CSP-17005 that are applicable to this Detailed Site Plan application.

Conformance with 4-18029

- 2. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan (19983-2018-00), or any subsequent revisions.**

Conformance of this detailed site plan with the approved Stormwater Management Concept Plan is discussed below in the stormwater management section of this report.

Environmental Review

Existing Conditions/Natural Resource Inventory

The applicant submitted an approved Natural Resources Inventory, NRI-198-2017, with the application. There is Primary Management Area (PMA) comprised of streams and wetlands including their associated buffers, floodplain, and steep slopes located on-site. The Forest Stand

Delineation (FSD) indicates the presence of one forest stand totaling 5.31-acres with a high priority for preservation and restoration. The site has 4.92 acres of net tract woodland. There are 14 specimen trees on the NRI, 11 of which are on-site. The TCP2 requires no revisions to be in conformance with the NRI.

Woodland Conservation

This site is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is larger than 40,000 square feet in area, contains more than 10,000 square feet of woodlands, and has a previously approved Tree Conservation Plan. The site has an approved Type 1 Tree Conservation Plan (TCP1-010-2018-01) pending signature approval.

The site has a woodland conservation threshold of 15 percent or 2.52 acres. According to the worksheet, the woodland conservation requirement for this development is 4.04 acres. The TCP2 proposes to meet this requirement through with 1.81 acres of preservation, 1.17 acres of natural regeneration, and 1.06 acres of off-site woodland conservation credits.

The TCP1 must be revised to address multiple technical revisions. These revisions must be addressed prior to signature approval of the TCP1 and PPS. The recommended conditions specify these revisions at the end of this memorandum.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-285(b)(4) of the Zoning Ordinance requires the following finding: "The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5)."

A statement of justification was submitted and reviewed as part of the Preliminary Plan of Subdivision, 4-16004. No new impacts are being proposed with the current application, no new statement of justification is needed.

The site contains regulated environmental features. Four impacts to the PMA/stream buffer and the 100-year floodplain were previously approved, which include: 1) Impact A for 1,500 square feet of stream buffer impacts for eastern frontage improvements to Muirkirk Road, 2) Impact B for 3, 520 square feet of stream buffer impacts for the construction of a retaining wall and perimeter road, 3) Impact C for 5, 500 square feet of stream buffer, stream bed, and floodplain impacts for sanitary sewer connections, and 4) Impact D for 1,500 square feet of floodplain and stream buffer impacts for road improvements and a stormwater outfall associated with western frontage improvements to Muirkirk Road. A statement of justification for these impacts was previously reviewed and approved by the Planning Board in conjunction with the approval of Preliminary Plan 4-18029 and Type 1 Tree Conservation Plan TCP1-010-2018-01. Impact B is consistent with the alternative design layout approved at time of Planning Board. The TCP2 proposes no additional impacts.

The proposed PMA impacts shown on DSP-190144 and TCP2-029-2019 are consistent with previously approved impacts of PPS 4-18029 and TCP1-010-2018-01.

Specimen Trees

Section 25-122(b)(1)(G) 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 Environmental Technical Manual.”

The specimen trees table identifies a total of 14 specimen trees, 11 of which are on-site. The specimen trees table rates Specimen Trees 1-7, 9, 13, and 14 as poor; Specimen Tree 12 as fair; Specimen Trees 8 and 10 are rated as good; and Specimen Tree 11 is rated as excellent. The current design proposes to remove Specimen Trees 1-2, 4-5, and 10.

A Subtitle 25 Variance Application and a statement of justification dated October 22, 2019, in support of a variance to remove five of the 11 specimen trees located on-site, was submitted.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for the five (5) specimen trees together; however, details specific to individual trees has also been provided in the following chart.

SPECIMEN TREE SCHEDULE SUMMARY

Specimen Tree	Common Name	DBH (in inches)	Condition	Disposition
1	Red Maple	36	Poor	Remove
2	Red Maple	35	Poor	Remove
4	Red Maple	37	Poor	Remove
5	Pitch Pine	33	Poor	Remove
10	Yellow Poplar	32	Good	Remove

Statement of Justification Request

A variance from Section 25-122(b)(1)(G) is requested for the clearing of five specimen trees on-site. The site is mostly undeveloped except for a U-Shaped area of Regulated Environmental Features (REF) lining the boundary of the site up to Muirkirk Road.

In accordance with the approved PPS (4-18029), the eastern portion of the site was redesigned to reduce PMA impacts by 5, 280 square feet associated with proposed grading for the installation of a retaining wall.

Specimen trees #1, 2, 4, and 5 will be impacted by the construction of this wall, the layout for which was approved during Planning Board with PPS 4-18029 and TCP1-010-2018-01.

Specimen tree #10 is located along the western half of the site and is proposed to be removed for the construction of a parking lot.

This variance is requested to the WCO, which requires under Section 25-122 of the Prince George’s County Zoning Ordinance, that “woodland conservation shall be designed as stated in this Division unless

a variance is approved by the approving authority for the associated case.” The Subtitle Variance Application form requires a SOJ of how the findings are being met.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The submitted SOJ seeks to address the required findings for the specimen trees. The text in **BOLD**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

Specimen trees #1, 2, 4, and 5 are located in an area of the site that is associated with existing steep slopes, PMA, and at the location determined to be the safest for sight distance along Muirkirk Road for construction of a required entrance to the site. The PMA with its stream and stream buffer, as well as steep slopes limits the developable area within this portion of the site. Any additional loss in developable area for specimen tree retention would result in the entrance not being constructed at this location, which would pose a safety issue for traffic along Muirkirk Road. However, specimen trees #4, and 5 are located within a proposed natural woodland regeneration area and would not pose a hazard to the proposed retaining wall if they were to be retained and converted into 12-foot-high snags for wildlife use.

Specimen tree #10 is situated outside of the PMA within the developable area of the site. Retaining this tree would result in a significant reduction in building square footage on-site, would adversely impact on-site vehicular circulation and reduce the total number of parking lots on-site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development. With the exception of Specimen Tree#10 all of these trees are in poor condition and would not realistically be viable in the long-term if left alone in a natural state on-site.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is premised on preserving existing natural features of the site and the necessity to implement additional grading and clearing to allow for adequate and safe development practices. This is not a condition or circumstance which was the result of any action by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

The site is governed by the SWM regulations that went into effect on May 5, 2010. The site contains two streams currently conveying a significant discharge of untreated stormwater runoff off-site. The loss of these specimen trees will not adversely affect the water quality.

Summary

Based on the information submitted, the removal of specimen trees #1, 2, and 10 is supported. It is further recommended that specimen trees #4, and 5 be converted into 12-foot-high snags to remain within the proposed natural regeneration area for wildlife use.

Stormwater Management

The site has an approved Stormwater Management (SWM) Concept Plan #19983-2018-00 and associated letter that is in conformance with the current code and valid until August 21, 2021. The plan shows the use of 20 micro-bioretenion facilities to treat the majority of stormwater before it leaves the site. However, an additional fee payment of \$43,840.00 in lieu of providing on-site attenuation/quality control measures is also required by the Department of Permitting, Inspections and Enforcement (DPIE). The water quantity requirement is conditioned to be provided by a regional facility.

There are a couple of bio-retention facilities that are not shown on the TCP2 that are shown on the approved stormwater concept plan. There is one other discrepancy between the plans. As previously stated at the time of preliminary plan review, an alternative design was submitted and approved by the Planning Board for PMA Impact B. "Exhibit B" submitted to the Planning Board showed revised grading associated with the proposed wall resulting in a reduction in PMA impacts from 8,800 square feet to 3,520 square feet. The Planning Board approved the alternative layout for reducing PMA impacts by 5, 280 square feet with the preliminary plan and TCP1. The plans were to be revised to reflect the alternative layout proposed by "Exhibit B" prior to certification.

Although the DSP and TCP2 reflect this alternative layout as required, the approved stormwater concept plan has not been revised to reflect this change. The final stormwater design must reflect this change prior to permit.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Christiana-Downer complex, Croom gravelly sandy loam, Issue-Urban land complex (occasionally flooded), Urban land-Russett-Christian complex, and Zekiah and Issue soils (frequently flooded). According to available information, no Marlboro clay exist on-site; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, there are no slopes of significant concern identified within the area of this soil type and the

applicant is proposing to cut and fill the site to a 1 percent grade for a buildable area. A geotechnical review was not requested with this application.

No further action is needed as it relates to this application. A soils report may be required by the Prince George's County Department of Permits, Inspections and Enforcement (DPIE) at time of permit.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of Detailed Site Plan DSP-19044 and Type 2 Tree Conservation Plan TCP2-029-2019 subject to the following findings and conditions:

Recommended Findings

1. Based on the level of design information currently available and the recommended conditions, the Regulated Environmental Features (REF) on the subject property have been preserved and/or restored to the fullest extent possible in accordance with approved Preliminary Plan of Subdivision 4-18029 and TCP1-010-2018-01.
2. The required findings of Section 25-119(d) have been adequately addressed for the removal of three specimen trees (#1, 2, and 10), and the conversion of two specimen trees (#4 and 5) into 12-foot-high snags for wildlife habitat.

Recommended Conditions

1. Prior to certification of the Detailed Site Plan, the TCP2 shall be revised as follows:
 - a. Show woodlands as cleared within all proposed water and sewer easements.
 - b. Show all woodland conservation areas 10 feet from the top or bottom of all retaining walls.
 - c. Update the Woodland Conservation Worksheet as necessary.
 - d. Have all property owners or property owner representatives complete the Property Awareness Certificates on each sheet of the TCP2.
 - e. Revise the location of all specimen tree signs in accordance with the Environmental Technical Manual (ETM).
 - f. Add the standard detail for Specimen Tree Signs per the Environmental Technical Manual (ETM) to the plan.
 - g. Complete General Note#1 with the required grading permit information.
 - h. Revise General Note#3 by replacing all references to "The Department of Public Works and Transportation or the Department of Environmental Resources" with "The Department of Permitting, Inspections and Enforcement (DPIE)."
 - i. Indicate that specimen trees #4 and 5 will remain on-site and be converted into 12-foot-high snags for wildlife use in the disposition column of the Specimen Tree Table.
 - j. Complete and update the footnote underneath the Specimen Tree Table with the variance decision information consistent with the decision of the Planning Board.
 - k. Add the liber and folio number of the recorded woodland and wildlife habitat conservation easement to the woodland and wildlife habitat conservation easement note on Sheet 1 of the TCP2.

- l. Add the standard Afforestation/Reforestation notes to the plan.
 - m. Add the standard Four-Year Management Plan for Re/Afforestation area notes to the plan.
 - n. Add the standard off-site woodland conservation notes to the plan.
 - o. Add the standard invasive species notes to the TCP2. Include a copy of an Invasive Management Plan for this site from a qualified professional as required.
 - p. The qualified professional must sign and date each sheet of the TCP2 once the above changes have been made.
2. Prior to issuance of the first grading permit, the final stormwater management (SWM) plan shall be consistent with the certified Type 2 Tree Conservation Plan (TCP2-029-2019) and Detailed Site Plan (DSP-19044).

If you have any questions concerning this review, please contact me by e-mail at marc.juba@ppd.mncppc.org or call 301-883-3239.

November 4, 2019

MEMORANDUM

TO: Jonathan Bush, Subdivision and Zoning Section, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division **HB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-19044: Park Place

The subject property comprises 17.21 acres, approximately 650 feet west of the Muirkirk Road and Virginia Manor Road/Konterra Road Intersection. The subject application proposes the development of 128,810 square feet of office and warehouse use on two lots. The subject property is Zoned I-3.

A Phase I archeology survey was completed on the subject property in October 2018. One archeological site, 18PR1132 – an historic artifact scatter associated with a former house site – was identified. No additional archeological investigations are recommended. The subject property does not contain and is not adjacent to any Prince George’s County Historic Sites or Resources. This proposal will not impact any historic sites, historic resources or known significant archeological sites. Conditions 5, 6, 7, and 8 of PGCPB No. 19-23 have been satisfied. Historic Preservation staff recommends approval of DSP-19044: Park Place with no conditions.

January 24, 2020

MEMORANDUM

TO: Jonathan Bush, Urban Design Section, Development Review Division
VIA:  Tom Masog, Transportation Section, Countywide Planning Division
FROM:  Glen Burton, Transportation Section, Countywide Planning Division
SUBJECT: **DSP-19044, DDS-665: Park Place**

The Transportation Planning Section has reviewed the Detail Site Plan (DSP)-19044 and the departure of design standards (DDS) applications referenced above. This proposed development was the subject of a previously approved Preliminary Plan of Subdivision (PPS) 4-18029. This application proposes two parcels, both of which are proposed to be developed as flexible industrial spaces for office, warehouse, and retail.

Background

Pursuant to PGCPB No. 19-117, the subject property is the subject of an approved preliminary plan of subdivision that was approved on October 10, 2019. The development was approved with multiple conditions, including the following that pertain to transportation:

3. *Total development within the subject property shall be limited to uses that would generate no more than 123 AM and 117 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.*

Status: The development densities being proposed are consistent with the approved PPS. Consequently, this trip cap has not been exceeded.

4. *Prior to approval of any building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100 percent funded in a Capital Improvement Program/Consolidated Transportation Program, or otherwise provided by the applicant, the applicant's heirs, successors and/or assignees:*

Konterra Drive and Muirkirk Road intersection:

- a. *Add a second southbound left turn lane at the intersection.*

b. *Modify the westbound center lane to provide a shared left-through-right turn lane.*

Status: These improvements have not been implemented as of this writing; therefore, the condition is still valid.

Site Plan Review

A DSP review from the standpoint of transportation, is usually focused on site access and on-site vehicular circulation. This plan shows two full-movement access points on Muirkirk Road, whose locations are consistent with conceptual site plan (CSP) and preliminary plan phases of the development. Regarding on-site circulation however, staff has consistently requested an inter-parcel vehicular driveway to be shown on the plan, and the applicant has not been compliant. This request was made at the two previous phases of the development with similar non-compliance from the applicant. While this connection was not a condition of approval for the CSP or the PPS, it is the opinion of staff that this request is most relevant at the DSP phase of any development. The applicant has provided two explanations for their non-compliance;

- The end-user of Parcel 1 (Restaurant Depot) has expressed a desire to not have any connection to the adjacent parcel, as a means of enhancing the overall security of that business operation. The staff's primary goal in reviewing uses on multiple adjacent lots is to promote and maintain the County's policy that encourages connectivity between parcels and properties where feasible.
- Based on the proposed site layout, the applicant has designed the site with a 4-foot grade difference between Parcels 1 and 2. An assertion has been made that this grade difference is prohibitive of any driveway crossing. While a 4-foot grade differential may exist at some sections of the property line, this is not the case for the entirety of the property line. Staff has never insisted on a precise location of this future driveway. More broadly speaking, a regrading of the entire property is an integral aspect of any site design. This 4-foot grade differential is entirely within the control of the site engineers. It is unreasonable to create a design constraint, and then cite the constraint as a basis for not being able to accommodate the request of staff. A redesign of the site to minimize the grade differential between the two parcels will solve or minimize this design constraint.

In closing, staff concludes that the provision of a vehicular access between the two parcels is achievable and recommend its provision as a condition of approval.

Parking and DDS-665

The applicant has prepared a parking schedule that shows a total of 316 spaces being provided, while the code only requires 212 spaces. The spaces being provided (except for the handicap spaces) are all based on a reduced dimension of 9' x 18' instead of the Ordinance-required 9.5' x 19'. Pursuant to Section 27-587 of the Zoning Ordinance, the applicant is proposing to reduce the size of the proposed parking spaces to 9 feet by 18 feet rather than the standard size of 9.5 feet by 19 feet. The applicant has submitted a statement of justification (SOJ) to address the required findings for a DDS, indicated in Sec. 27-587 and 27-239.01(b)(7)(A).

(A) 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;

Comment: The reduction in size to the proposed size for the entirety of the development will sufficiently provide off-street for all the needs of the project. Nine-foot widths have been used for much of the new development in the County and have functioned without incident in a variety of locations. Additionally, the newly adopted Zoning Ordinance provides for 9' by 18' spaces in various instances.

- ii. The departure is the minimum necessary, given the specific circumstances of the request;

Comment: The departure of six inches in width by one foot in length is relatively insignificant on a space by space basis. As noted, this space size is contemplated by the newly adopted Zoning Ordinance, as well as smaller space sizes. The departure will enable the project to provide adequate parking on some high-volume days when visitation to Restaurant Depot may increase.

- 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;

Comment: The applicant has utilized the proposed parking space sizes and other locations and desires to have parking sufficient to accommodate visitation for various peak periods—which generally occur outside of peak-hour trip periods. Efficient, easily accessible parking is necessary and essential to customers/vendors coming to Restaurant Depot. As noted, the venue is going to be in close proximity to interstate infrastructure, and convenient, adequate parking is essential to its operations.

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

Comment: The size reductions proposed by the departure do not negatively affect the visual quality of the site—particularly since much of the parking is to the rear of the building. The reduced parking space size will still accommodate vehicles while allowing adequate parking spaces in the same amount of area, thus reducing the disturbed area. Additionally, allowing the reduced sized parking space, multiplied by the total number of spaces, greatly reduces the amount of impervious surface needed per space, thus reducing stormwater runoff which benefits the environment. This DDS for parking space sizing and accompanying DSP will allow for a national user that seeks an additional site in close proximity to interstate infrastructure.

TRANSPORTATION STAFF CONCLUSIONS

The Transportation Planning Section concludes that the detailed site plan, including the DDS application, is deemed acceptable from the standpoint of transportation if it is approved with the following condition, that a vehicular access be provided between Parcels 1 and 2 prior to signature approval.

February 4, 2020

MEMORANDUM

TO: Johnathan Bush, Development Review Division

FROM: Bryan Barnett-Woods, Transportation Planning Section, ^{BRW: BW} Countywide Planning Division

SUBJECT: **Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance**

The following detailed site plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved 2010 Subregion 1 Master Plan and Sectional Map Amendment* (area master plan) to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-19044

Development Case Name: Park Place

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.*	<input checked="" type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input type="checkbox"/>	M-NCPPC – Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input checked="" type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input type="checkbox"/>

Detailed Site Plan Background	
Building Square Footage (non-residential)	
Number of Units (residential)	N/A
Abutting Roadways	Muirkrik Road
Abutting or Nearby Master Plan Roadways	Virginia Manor Road
Abutting or Nearby Master Plan Trails	Muirirk Road bicycle lane
Proposed Use(s)	Office, Warehouse
Zoning	I-3
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	A-9953-C CSP-17005 4-18029

Previous Conditions of Approval

Basic Plan A-9953-C for the subject site included no conditions of approval related to bicycle, pedestrian, or trail transportation.

Approved CSP-17005 included the following conditions related to bike and pedestrian access:

4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:
 - a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.
 - b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.
 - c. A sidewalk connection between the two proposed buildings.

Comment: The submitted detailed site plan includes a sidewalk along the frontage of Muirkirk Road, a sidewalk connection between the right-of-way and both building entrances, and a sidewalk connecting the two proposed buildings.

Approved Preliminary Plan 4-18029 included a condition of approval related to bikeway signage along Muirkirk Road.

6. Prior to approval of any building permits, the applicant, the applicant's heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Prince George's County Department of Public Works and Transportation for the placement of a bikeway sign(s) along Muirkirk Road. A note shall be placed on the final plat for payment to be received prior to approval of the first building permit.

Comment: This condition is still in effect and does not need to be reiterated as a condition of approval for this detailed site plan.

Review of Internal Sidewalk and Trail Improvements

The internal sidewalk network is comprehensive, connects the entrances of both proposed buildings to each other and to Muirkirk Drive. Crosswalks are indicated on the proposed plans at locations where the internal sidewalk crosses parking lot drive aisles and driveways. There are no crosswalks indicated crossing the site entrances on Muirkirk Drive.

Compliance with the 2009 Countywide Master Plan of Transportation and the Approved 2010 Subregion 1 Master Plan and Sectional Map Amendment (area master plan)

In addition to the recommended sidewalks and bike lanes along Cherrywood Lane, the MPOT also includes a Complete Streets that reinforces the need for sidewalks and on-road bicycle facilities as new development occurs. Policy 2 and 4 from the Complete Streets element is copied below (page 8):

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.

POLICY 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities.

The area master plan includes multiple strategies related to bicycle and pedestrian access that impact the subject site. A relevant strategy is copied below (page 58):

Provide continuous sidewalks and designated bike lanes along Muirkirk Road to improve access to the Muirkirk MARC Station.

Comment: The internal and frontage sidewalks shown on the DSP provide appropriate pedestrian facilities. Staff recommend additional crosswalks crossing the driveways of the subject site at Muirkirk Drive.

The subject is located near the end of Muirkirk Drive, which has a recommended bicycle lane. While the subject site is only a portion of Muirkirk Drive, additional right-of-way for this road was dedicated as part of the subject site's preliminary plan of subdivision (PPS) and the road is proposed to be built as part of this development. This provides the opportunity to include the bicycle lane as part of this roadway construction project. The bicycle lanes beyond the extent of the subject site, and connecting to this section of roadway would likely be installed as a future capital improvement, or roadway maintenance project by the Department of Public Works & Transportation (DPW&T) and will further connect to the bike lanes along Virginia Manor Road. Staff recommend that a bicycle lane be provided along the subject site frontage, subject to modification by the permitting and operating agencies.

Lastly, bicycle parking is a key component to creating bicycle-friendly roadways and facilities. Staff recommend that bicycle parking be provided on site near the entrances of the proposed buildings.

Recommended Conditions of Approval

1. Prior to certification, the detailed site plan shall be revised to include:
 - a. crosswalks crossing each of the site entrances along Muirkirk Drive, and
 - b. inverted-U style bicycle parking racks at locations convenient to the entrances of both buildings.
2. The applicant, their heirs, and or assignees shall provide a bicycle lane along the subject site frontage of Muirkirk Drive, subject to modification with written correspondence by the Department of Permits, Inspections and Enforcement and the Department of Public Works & Transportation.

November 1, 2019

MEMORANDUM

TO: Jonathan Bush, Senior Planner, Urban Design Section

VIA: Sherri Conner, Supervisor, Subdivision and Zoning Section *sc*

FROM: Tom Sievers, Senior Planner, Subdivision and Zoning Section *TS*

SUBJECT: DSP-19044, Park Place

The subject property is located on Tax Map 9 in Grids C4 and D4 and Tax Map 13 in Grid C1, along the south side of Muirkirk Road, approximately 680 feet west of Van Dusen Road, and is currently vacant. The property is 17.21 acres and is zoned Planned Industrial/Employment Park (I-3), pursuant to the approved zoning map amendment A-9953-C. The site includes Parcel 218 which is a legal acreage parcel pursuant to Section 24-107(c)(9) of the Subdivision Regulations; it is in its current configuration due to a lot line adjustment recorded in the Land Records in Liber 38815 folio 610. The site is subject to the 2010 *Approved Subregion 1 Master Plan*.

The applicant has submitted this detailed site plan (DSP) for the approval of 128,810 square feet of flexible industrial space to be used for office/warehouse/distribution.

The site is the subject of preliminary plan of subdivision (PPS) 4-18029, approved by the Planning Board on October 10, 2019, for the creation of two parcels, subject to 14 conditions for the development of 128,810 square feet of flexible industrial space. Of the 14 conditions in the approved PPS (PGCPB Resolution No. 19-117) the following are applicable to this application:

11. **Substantial revision to the uses on the subject property that affect Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.**

The proposed development in this application is consistent with the approved PPS.

14. **Prior to approval, the detailed site plan shall include the following requirements in the general notes:**

- a. **The installation and maintenance of a sprinkler system that is National Fire Protection Association 13 Standards for the Installation of Sprinkler Systems**

compliant to mitigate the fire risk shall be provided. The installation of sprinklers shall not be waived.

- b. The installation and maintenance of automated external defibrillators (AEDs) in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05) shall be provided for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.**
- c. The installation and maintenance of bleeding control kits shall be provided for a sufficient number of bleeding control kits to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.**

The notes do not appear on the cover page under the detailed site development notes, nor do they appear to be placed anywhere else in the plans. Conformance with this condition must be demonstrated.

The site is also the subject of a Conceptual Site Plan (CSP) 17005 approved by the Prince George's County Planning Board on March 17, 2019 subject to 10 conditions. Of the 10 conditions in the approved CSP, the following are applicable to this application:

- 4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:**
 - a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.**
 - b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.**
 - c. A sidewalk connection between the two proposed buildings.**

Conformance with Condition 4 should be reviewed and determined by the Transportation Planning Section.

Plan Comments

- 1. Revise General Note 2 to provide the correct tax map and grid designations. Only Tax Map 13 is shown on the note, but a portion of the parcels also lie in Tax Map 9.
- 2. The PPS 4-18029 has not yet received signature approval which should be completed prior to certification of the DSP.
- 3. Prior to the approval of permits, the applicant will be required to obtain approval of a final plat for the subdivision.

Recommended Conditions

1. Prior to certification, the detailed site plan shall be revised as follows:
 - a. Provide general notes on the plans in accordance with Condition 14 of Preliminary Plan of Subdivision 4-18029
 - b. Revise the General Note 2 to indicate the site's location within Tax Map 9, in addition to Tax Map 13.
2. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors and/or assigns shall obtain signature approval of Preliminary Plan of Subdivision 4-18029.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the approved preliminary plan of subdivision with the conditions recommended. All bearings and distances must be clearly shown on the DSP and be consistent with the record plat or permits will be placed on hold until the plans are revised. There are no other subdivision issues at this time.

November 4, 2019

MEMORANDUM

TO: Jonathan Bush, Urban Design Section

FROM: John Linkins, Permit Review Section

SUBJECT: Park Place, DSP-19044

1. The height of the proposed retaining walls varies between one and fifteen feet as shown on the revised plans provided. A safety rail/fence is required, please provide a revised or additional detail sheet to include the safety rail/fences.
2. The proposed parking spaces are shown as nine feet by eighteen feet. The same depth of eighteen feet is shown for the required accessible spaces. Standard pace size is nine and a half feet by nineteen feet. The plan should be revised to meet the requirements of Part 11 Parking and Loading size requirements.
3. The Proposed building signs for the office/warehouse (Restaurant Depot) indicate one building mounted sign to be located on the wall facing the street. The architectural elevations show proposed signs on all building elevations. Please clarify and revise the detail sheet accordingly.
4. The size of the Restaurant Depot Logo has been incorrectly calculated as 144 sq. ft. The

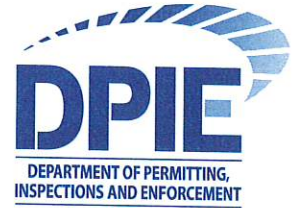
actual size should be noted as 113.10 sq. ft. adding the 60 sq. ft. lettering sign panel, the total will be 173.10 sq. ft. not the 204 sq. ft. shown.

5. The proposed warehouse sign detail indicates that no signs will be placed on the building however; the architectural elevation shows signs the left and right ends of the West building elevation. Notably the North building elevation faces the street.
6. The total area of the pylon and monuments signs are within the allowed calculations for freestanding signs.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

November 12, 2019

TO: Jonathan Bush, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Park Place
Detailed Site Plan No. DSP-19044

CR: Muirkirk Road

mg 11/13/19

In response to the Detailed Site Plan No. DSP-19044 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at 6401 Muirkirk Road on the south side of Muirkirk Road, approximately 680 feet west of Konterra Road. Muirkirk Road at the property frontage is a County-maintained "other public" roadway. The applicant shall dedicate right-of-way and improve Muirkirk Road to the master planned standard, a major collector road.
- The applicant is proposing a development of 128,810 square feet of flexible industrial space to be used for office, warehouse, and distribution.
- The Detailed Site Plan (DSP) is consistent with the approved Stormwater Management Concept Plan No. 19983-2018-00, dated August 21, 2018.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout, exact impervious area locations are shown on plans.
- b) Exact acreage of impervious areas has not been provided.
- c) Proposed grading is shown on plans.
- d) Stormwater volume computations have not been provided.

Mr. Jonathan Bush
November 12, 2019
Page 2

e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.

If you have any questions or require additional information, please contact Mr. Steve Snyder, P.E., the District Engineer for the area, at 301.883.5710.

MCG:DJK:csw

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Konterra Associates, LLC., 14401 Sweitzer Lane, Suite 200,
Laurel, Maryland 20707
Joyce Engineering Corporation, 10766 Baltimore Avenue,
Beltsville, Maryland 20705



Division of Environmental Health/Disease Control

Date: November 4, 2019

To: Jonathan Bush, Urban Design, M-NCPPC

From: Adebola Adepoju, ^{AA} Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-19044, Park Place

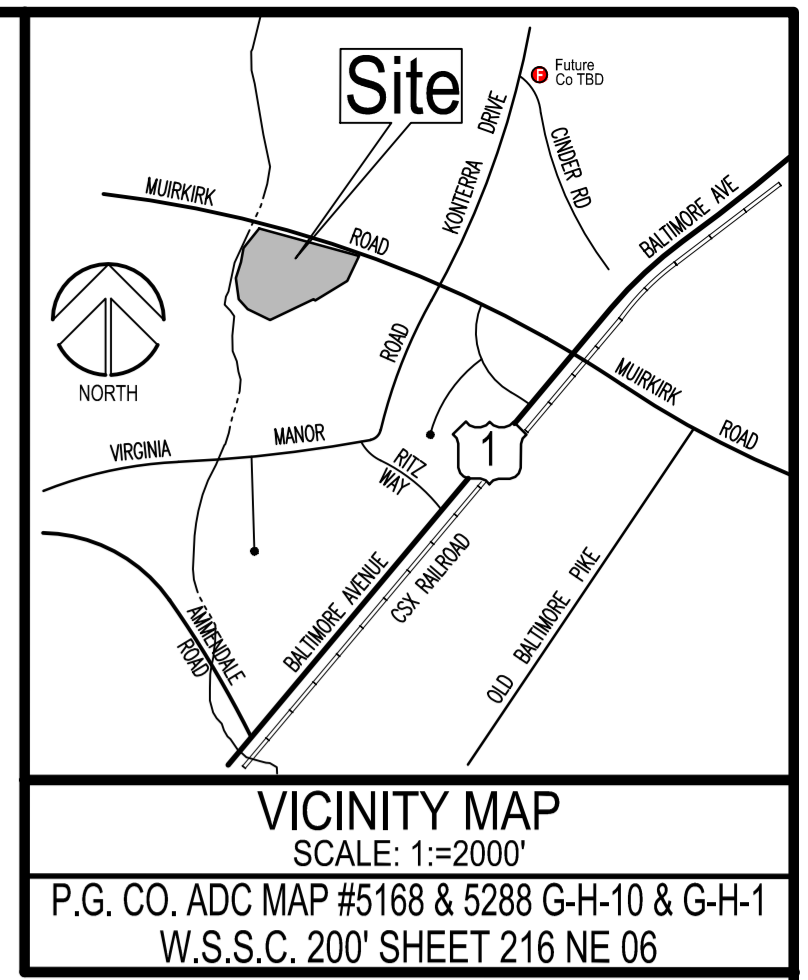
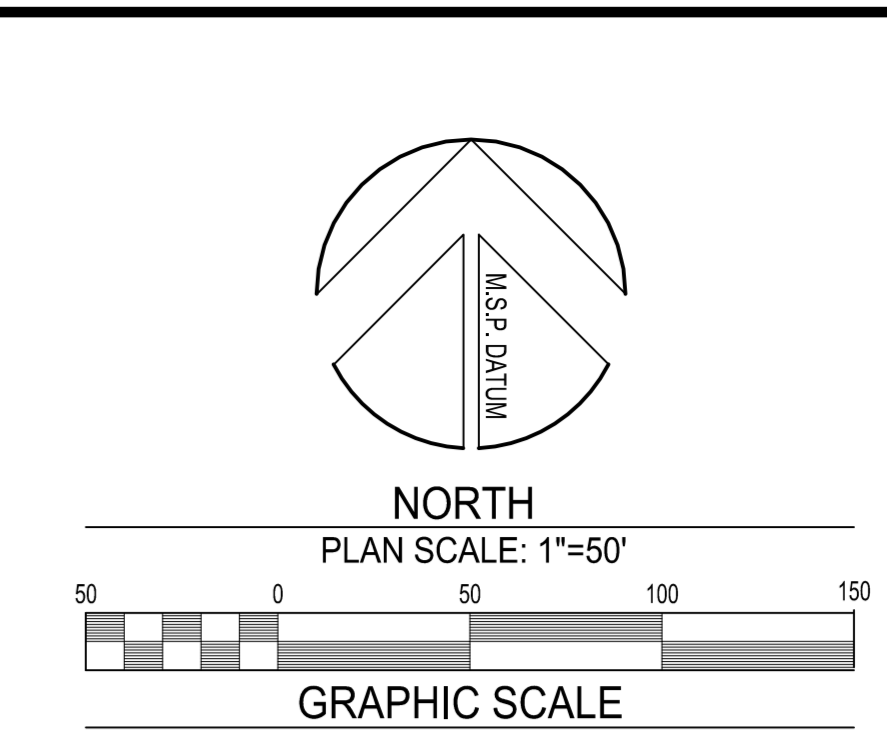
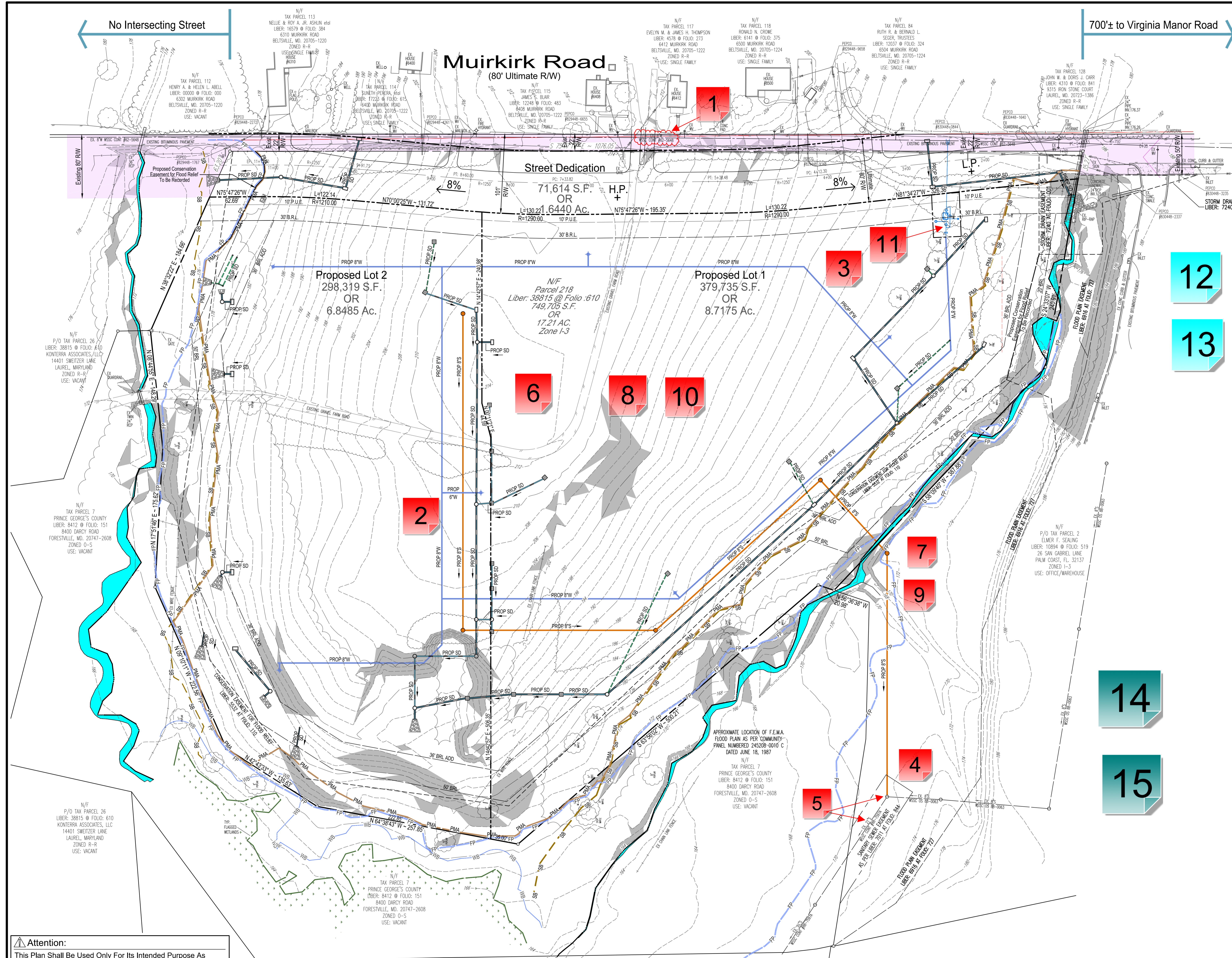
The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for Park Place and has the following comments / recommendations:

1. Conversion of large areas of open space into impervious surface is proposed. Demonstrate that the site is in compliance with the County's Watershed Implementation Plan (WIP).
2. Scientific research has demonstrated that a high quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes. ***Indicate how the project will provide connections for safe pedestrian access to the site via the existing pedestrian.***
3. Living in proximity to green space is associated with reduced self-reported health symptoms, better self-rated health, and higher scores on general health questionnaires.
4. Increased traffic volumes in the area can be expected as a result of this project.
5. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
6. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



- GENERAL NOTES:**
- SUBJECT PROPERTY: PARCEL 218, LIBER: 38815 @ FOLIO: 610
 - TAX MAP: 13, GRID: B1
 - WSSC 2007 SHEET NUMBER: 216 NE 06
 - PURPOSE: SUBDIVISION OF PARCEL 218, PARK PLACE LOTS 1 AND 2
 - PRIOR APPROVALS: SP - 87049, CSP-17005 (PENDING) AND SDCP-19983-2018
 - GROSS TRACT AREA: 17.21 ACRES OR 749,705 S.F.
TOTAL AREA OF ROAD DEDICATION: 1.84 ACRES OR 71,614 S.F.
TOTAL AREA OF FLOOD PLAIN: 0.41 ACRES OR 17,860 S.F. (PER FLOOD PLAN STUDY 2019091)
NET TRACT AREA: 15.16 ACRES OR 666,231 S.F.
TOTAL AREA OF LOTS: 15.57 ACRES OR 678,091 S.F.
 - AREA OF ENVIRONMENTAL REGULATED FEATURES: 7.66 ACRES (SEE NRI)
 - AREA OF 100 YEAR FLOOD PLAIN: 0.41 ACRES OR 17,860 SQUARE FEET
 - AREA OF ROAD DEDICATION: 1.84 ACRES OR 71,614 S.F.
 - EXISTING ZONING: PARCEL 218: 17.21 ACRES - ZONED I-3
 - PROPOSED USE: PARCEL 218, PARK PLACE LOTS 1 AND 2: OFFICE, WAREHOUSE AND RESTAURANT DEPOT (WHOLESALE RETAIL);
1 PROPOSED BUILDING: 68,000 GFA (LOT 1)
1 PROPOSED BUILDING: 62,810 GFA (LOT 2)
TOTAL GROSS FLOOR AREA: 128,810 GFA (TOTAL)
 - MINIMUM LOT SIZE REQUIRED PER ZONING & SUBDIVISION REGULATIONS:
LOTS 1 AND 2, PARK PLACE: NOT APPLICABLE
LOT 1: 8,717.5 ACRES
LOT 2: 6,848.5 ACRES
 - MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE:
LOTS 1 AND 2, PARK PLACE: NOT APPLICABLE
LOT 1: 754.43'
LOT 2: 344.27'
 - EXISTING GROSS FLOOR AREA - LOTS 1 AND 2, PARK PLACE: NONE
 - DEVELOPMENT OF THIS SITE SHALL BE IN CONFORMANCE WITH STORM WATER MANAGEMENT CONCEPT NUMBER SDCP-19983-2018S AND ANY SUBSEQUENT REVISIONS THERE TO.
 - WATER & SEWER CATEGORY DESIGNATION:
EXISTING: W-4 & S-4
PROPOSED: W-3 & S-3
 - SUSTAINABLE GROWTH TIER: DEVELOPING
 - MILITARY INSTALLATION OVERLAY ZONE: N/A
 - AVIATION POLICY AREA: N/A
 - MANDATORY PARK DEDICATION: N/A
 - THERE ARE NO CEMETERIES OR GRAVES LOCATED ON, OR ADJACENT TO THIS SITE.
 - THERE ARE NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES LOCATED ON, OR ADJACENT TO THIS SITE, HOWEVER A PHASE 1 ARCHEOLOGY STUDY IS BEING PREPARED BY SANTEE.
 - TYPE ONE TREE CONSERVATION PLAN: TCP1-009-09
 - TYPE TWO TREE CONSERVATION PLAN: REQUIRED (PENDING APPROVAL WITH CSP-17005).
 - THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
 - STREAMS: 444 LINEAR FEET PER APPROVED NRI-198-17.
 - NRI APPROVAL # NRI-027-09.
 - SOILS INFORMATION:
CC CHRISTIANA-DOWNER COMPLEX, 5% TO 10% SLOPES
C/C CROOM GRAVELLY SANDY LOAM, 5% TO 10% SLOPES
C/E CROOM GRAVELLY SANDY LOAM, 15% TO 20% SLOPES
I/I ISSUE URBAN LAND COMPLEX, OCCASIONALLY FLOODED
ZS ZEKIAH AND ISSUE SOILS, FREQUENTLY FLOODED
 - BOUNDARY SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY OTHERS AND IN ACCORDANCE WITH PER FIELD DATA FROM FEBRUARY 2007 BY: JOYCE ENGINEERING CORPORATION, 10768 BALTIMORE AVENUE, BELTSVILLE, MARYLAND 20705
 - THE SUBJECT PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
 - A CROSS UTILITY (STORM DRAIN, WATER & SEWER) EASEMENTS FOR LOTS 1 AND 2 SHALL BE RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS.

12
13

14

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Attention:
This Plan Shall Be Used Only For Its Intended Purpose As Noted In The Title Block.

Existing Legend	
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	UTILITY POLE
	WIRE FENCE
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	GRAVEL PAVEMENT
	RIP-RAP OUTFALL
	ASPHALT CURB
	RETAINING WALL
	CONCRETE CURB
	WATER LINE
	SEWER MAIN
	STORM DRAIN
	SIGN
	EXISTING TREE LINE
	PROPERTY CORNER
	PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	OVERHEAD WIRES
	EXISTING CONTOUR 10'
	EXISTING CONTOUR 2'
	EXISTING TREE W/ SIZE

Environmental Legend	
	Wetlands
	Wetlands Buffer (25')
	Regulated Stream
	Stream Buffer (75')
	Slopes > 15%
	100 Year Floodplain
	PMA - Primary Management Area

Developer/Applicant:
Konterra Associates, LLC
Attn: Mr. Spurge Eismeier, Sr.
14401 Sweitzer Lane
Suite 200
Laurel, Maryland 20707
Phone: 301-210-5230



REVISIONS:		

DESIGN: WAJ	DATE: July 2017	JOB No.: 017016
DRAFT: HAL	COMP: CW	SCALE: 1"=50'
CHECK: JEC	SURVEY: JEC	SHEET: 1 OF 1

PP-1

1 - Material

Created by: Mahbub Pramanik
On: 07/09/2019 03:43 PM

Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

----- 0 Replies -----

2 - Proper protection

Created by: Mahbub Pramanik
On: 07/09/2019 03:45 PM

Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities.

----- 0 Replies -----

3 - Minimum horizontal separation

Created by: Mahbub Pramanik
On: 07/09/2019 03:56 PM

Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

----- 0 Replies -----

4 - Service Connection with 15" & larger main

Created by: Mahbub Pramanik
On: 07/09/2019 04:10 PM

Service connections to WSSC sewer mains 15-inch up to 27-inch require special review and approval. Contact the WSSC Permit Services Unit at (301) 206-4003 for application procedures. Service connections to WSSC sewer mains 30-inch or larger are not allowed.

----- 0 Replies -----

5 - Material, Type of MH and Invert

Created by: Mahbub Pramanik
On: 07/09/2019 04:12 PM

Add material type in the label
Label Type of connecting Manhole (concrete or brick)
Show field invert

----- 0 Replies -----

6 - Easement agreement

Created by: Mahbub Pramanik
On: 07/09/2019 04:52 PM

A shared easement agreement may be required for water and sewer lines.

----- 0 Replies -----

7 - Environmental Impacts

Created by: Mahbub Pramanik
On: 07/09/2019 05:02 PM

The proposed sewer outfall impacts stream buffers, 100 year flood plain, steep slopes and possibly large trees. Main alignment may need adjustment in the design stage of the WSSC Development Services System Integrity review process. See WSSC 2017 Pipeline Design Manual Part Three, Section 23

----- 0 Replies -----

8 - ESA

Created by: Mahbub Pramanik
On: 07/09/2019 05:06 PM

An Environmental Site Assessment report may be required for the proposed site.

----- 0 Replies -----

9 - Pipeline Stream crossing

Created by: Mahbub Pramanik
On: 07/09/2019 05:07 PM

Follow general guidelines for stream crossing cases presented in WSSC 2017 Pipeline Design Manual Part Three, Section 9

----- 0 Replies -----

10 - Test Pit

Created by: Mahbub Pramanik
On: 07/11/2019 10:20 AM

There is a 8- inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI). Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.

----- 0 Replies -----

11 - Label Vault

Created by: Mahbub Pramanik
On: 07/11/2019 10:26 AM

Label vault and show limits of WSSC Easement.

----- 0 Replies -----

12 - 1 - WSSC Plan Review Comments

Created by: Mary Mapes
On: 07/08/2019 12:22 PM

WSSC Plan Review Comments
4-18029 - Park Place

----- 0 Replies -----

13 - 2 - WSSC Standard Comments for all Plans

Created by: Mary Mapes
On: 07/08/2019 12:24 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSC's system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

----- 0 Replies -----

14 - HPA

Created by: Mahbub Pramanik
On: 07/09/2019 05:21 PM

Hydraulic Planning Analysis may be requested from WSSC for pre-review of a proposed onsite system to address adequate flow and/or capacity concerns.

----- 0 Replies -----

15 - W-4 & S-4

Created by: Mahbub Pramanik
On: 07/09/2019 05:30 PM

Projects in Service Category W-4 and/or S-4 can have complete Hydraulic Planning Analysis performed however the design plans cannot be approved until the property is designated W-3 and/or S-3.

----- 0 Replies -----

EXHIBIT'S LIST
2/27/20 PGCPB REGULAR MEETING
ITEM 5
DETAILED SITE PLAN DSP-19044
PARK PLACE

Applicant's Exhibit No. 1:

Applicant's Proposed Revisions to Conditions (2 pages)

Staff's Exhibit No. 1:

Revised Condition (1 page)

Item 5 AEL

REC'D BY PGCPB ON 2-27-20
ITEM # 5+6 CASE # DSP-19044
EXHIBIT # App'l Ex. No. 1
DDS-665

**APPLICANT'S PROPOSED REVISIONS TO CONDITIONS
DSP-19044, DDS-665 & AC-20005
Park Place**

1. Prior to certification of the detailed site plan, the following revisions shall be made to the plan:
 - a. Provide an outdoor amenity space for employees, including picnic tables with shading at a minimum.
 - b. [Revise the eastern architectural elevation to include art and relay visual interest through incorporating fork, knife, and spoon columns used to support the entrance canopy.]
 - c. Add the horizontal dark gray band along the eastern elevation of the building on proposed Parcel 2.
 - d. Revise the general notes, architectural elevations, and site plan to reflect the accurate number of loading spaces and service doors for the building on proposed Parcel 2.
 - e. Provide benches, trash receptables, bicycle racks and other street furniture to enhance the visual unity of the site. The amenities shall take into consideration the color, pattern, texture, and scale of the structures on site.
 - f. Remove the building-mounted signs on the western and southern sides of the building on proposed Parcel 1.
 - g. [Provide an inter-parcel vehicular driveway between proposed Parcels 1 and 2.]
 - h. Provide general notes on the plans, in accordance with Condition 14 of Preliminary Plan of Subdivision 4-18029 (PGCPB Resolution No. 19-117).
 - i. Obtain signature approval of Preliminary Plan of Subdivision 4-18029.
 - j. Provide crosswalks across each of the site entrances from Muirkirk Drive.
 - k. Provide inverted-U style bicycle parking racks at locations convenient to the entrances of both buildings.
 - l. Revise the General Notes to clearly define what Green Building Point System metric is referred to by low impact development.

2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Show woodlands as cleared within all proposed water and sewer easements.
 - b. Show all woodland conservation areas 10 feet from the top or bottom of all retaining walls.

see staff
A new

- c. Update the Woodland Conservation Worksheet, as necessary.
 - d. Have all property owners or property owner representatives complete the Property Awareness Certificates on each sheet of the TCP2.
 - e. Revise the location of all specimen tree signs in accordance with the Environmental Technical Manual.
 - f. Add the standard detail for Specimen Tree Signs per the Environmental Technical Manual to the plan.
 - g. Complete General Note 1 with the required grading permit information.
 - h. Revise General Note 3 by replacing all references to "The Department of Public Works and Transportation or the Department of Environmental Resources" with "The Department of Permitting, Inspections and Enforcement (DPIE)."
 - i. Indicate that Specimen Trees 4 and 5 will remain on-site and be converted into 12-foot-high snags for wildlife use in the disposition column of the Specimen Tree Table.
 - j. Complete and update the footnote underneath the Specimen Tree Table with the variance information consistent with the decision of the Planning Board.
 - k. Add the Liber and folio number of the recorded woodland and wildlife habitat conservation easement to the woodland and wildlife habitat conservation easement note on Sheet 1 of the TCP2.
 - l. Add the standard Afforestation/Reforestation notes to the plan.
 - m. Add the standard Four-Year Management Plan for Re/Afforestation area notes to the plan.
 - n. Add the standard off-site woodland conservation notes to the plan.
 - o. Add the standard invasive species notes to the TCP2. Include a copy of an Invasive Management Plan for this site from a qualified professional, as required. 30 DSP-19044, DDS-665, & AC-20005.
 - p. The qualified professional must sign and date each sheet of the TCP2 once the above changes have been made.
3. Prior to issuance of the ^{ROKSL}~~[first]~~final grading permit, the final stormwater management plan shall be found to be consistent with the certified Type 2 Tree Conservation Plan TCP2-029-2019 and Detailed Site Plan DSP-19044.

Proposed New Language is **Green Bold Underlining**
Proposed Deletions is **[Red Brackets]**

REC'D BY PGCPB ON 2-27-20
ITEM # 5+6 CASE # DSP-19046
EXHIBIT # Staff Ex No. 1

Staff's Exhibit #1: Revised Condition 1.g.

Provide an inter-parcel vehicular driveway between proposed Parcels 1 and 2 that includes removable bollards or other similar temporary barrier to separate the two parcels. These bollards shall be located on the Parcel 1 side of the driveway and be removable by emergency vehicles or a tenant.