

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



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

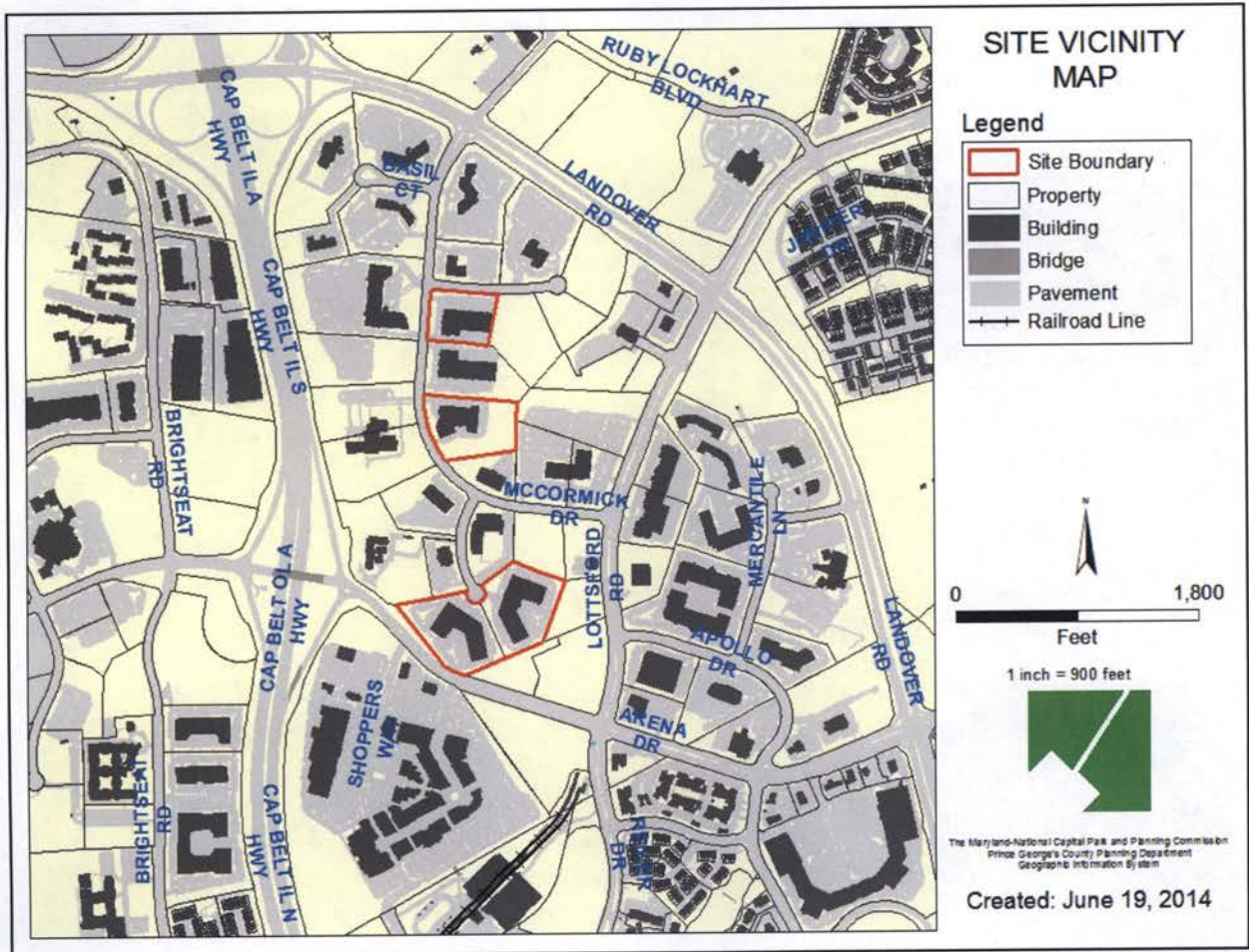
Detailed Site Plan
Detailed Site Plan
Detailed Site Plan
Detailed Site Plan

DSP-81052-02
DSP-85014-02
DSP-85098-03
DSP-85099-02

Application	General Data	
Project Name: Inglewood Business Park, Lot 6, Lot 13A, Lot 40 and Lot 41 Location: 9301 Peppercorn Place 1441 McCormick Drive 1220 Caraway Court 1221 Caraway Court Upper Marlboro, MD 20774 Applicant/Address: 3510 Inglewood, LLC 10 East Baltimore Street, Suite 101 Baltimore, MD 21202	Planning Board Hearing Date:	07/31/14
	Staff Report Date:	07/15/14
	Date Accepted:	05/12/14
	Planning Board Action Limit:	Waived
	Plan Acreage:	4.34/6.51/6.76 6.57
	Zone:	C-O/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area: 260,000	52,500/50,000/ 80,500/77,500
	Planning Area:	73
	Council District:	06
	Election District	13
	Municipality:	NA
200-Scale Base Map:	203NE08	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of July 17, 2014 to July 31, 2014. Addition of uses as authorized by Section 27-548.26(b) of the Zoning Ordinance.	Informational Mailing:	12/24/13
	Acceptance Mailing:	05/07/14
	Sign Posting Deadline:	06/17/14

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-81052-02, Inglewood, Lot 6
Detailed Site Plan DSP-85014-02, Inglewood, Lot 13A
Detailed Site Plan DSP-85098-03, Inglewood, Lot 40
Detailed Site Plan DSP-85099-02, Inglewood, Lot 41

The Urban Design staff has completed its review of the subject applications and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

1. The requirements of the Prince George's County Zoning Ordinance as follows:
 - a. Section 27-461 regarding permitted uses in commercial zones;
 - b. Section 27-462 regarding regulations in commercial zones;
 - c. Section 27-285(b) regarding required findings for detailed site plans;
 - d. Section 27-548.26 (b) regarding the addition of uses in a Development District Overlay Zone.
2. The requirements of Detailed Site Plans DSP-81052 and DSP-81052-01 for Lot 6; DSP-85014 and DSP-85014-01 for Lot 13A; DSP-85098, DSP-85098-01, and DSP-85098-02 for Lot 40; and DSP-85099 and DSP-85099-01 for Lot 41.
3. The requirements of the 2010 *Prince George's County Landscape Manual*.
4. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
5. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
6. Referral comments.

FINDINGS

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

1. **Request:** Addition of uses as authorized by Section 27-548.26(b) of the Prince George's County Zoning Ordinance, and the application of I-3 (Planned Industrial/Employment Park) instead of C-O (Commercial Office) zoning regulations in evaluating modifications of the subject properties defined as exempt from development district standards on pages 113 and 114 of the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA).

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-O/D-D-O	C-O/D-D-O
Use(s)	Office, Distribution, Storage, Warehouse, Public School, Place of Worship	Any use currently permitted in the C-O Zone or authorized by this approval*
Acreage	4.34/6.51/6.76/6.57	4.34/6.51/6.76/6.57
Lots	1, each	1, each
Square Footage/GFA	52,500/50,000/80,500/ 77,500	52,500/50,000/80,500/ 77,500

*No new uses are proposed to be established on any of the four sites at the present time as part of these applications.

3. **Location:** The site is in Planning Area 73, Council District 6. More specifically, they are located as follows:

Case Number	Address	Location
DSP-81052-02	9301 Peppercorn Place	In the southeastern quadrant of the intersection of McCormick Drive and Peppercorn Place
DSP-85014-02	1441 McCormick Drive	On the eastern side of McCormick Drive, approximately 700 feet south of its intersection with Peppercorn Place.
DSP-85098-03	1220 Caraway Court	On the southern and southwestern sides of the cul-de-sac of Caraway Court, approximately 700 feet south of its intersection with McCormick Drive.
DSP-85099-02	1221 Caraway Court	On the southeastern side of the cul-de-sac of Caraway Court, approximately 700 feet south of its intersection with McCormick Drive.

4. **Surrounding Uses:** The subject properties are surrounded by other uses as follows:

Case Number	Address	Surrounding Uses
DSP-81052	9301 Peppercorn Place	The subject property is surrounded to the north by Peppercorn Place; to the west by McCormick Drive; to the south by a public college in the C-O Zone and to the east by vacant property in the C-O/D-D-O Zone.
DSP-85014-02	1441 McCormick Drive	The subject property is surrounded to the north by a public college in the C-O/D-D-O-Z Zone; to the west by McCormick Drive; and to the south and east by office uses in the C-O/D-D-O Zone.

Case Number	Address	Surrounding Uses
DSP-85098-03	1220 Caraway Court	The subject property is surrounded to the north by a hotel and commercial office condominium use; to the west by Arena Drive; to the south by vacant property in the M-U-I/D-D-O Zone; and to the east by 1221 Caraway Court.
DSP-85099-02	1221 Caraway Court	The subject property is surrounded to the north by a private school and vacant property in the C-O/D-D-O Zone; to the west by 1220 Caraway Court; to the south by vacant property in the M-U-I/D-D-O Zone; and to the east by vacant property in the C-O/D-D-O Zone.

5. **Previous Approvals:** The properties are subject to the following approvals as indicated:

Case Number	Previous Approvals
DSP-81052-02	The property is subject to the requirements of the approvals of DSP-81052, and DSP-81052-01. The property is also subject to the requirements of the approval of Preliminary Plan of Subdivision 4-80086 as reflected in a final plat approved on December 12, 1980 and recorded on December 17, 1980 as Plat No. 42, containing Lot 6, in Plat Book NLP-108.
DSP-85014-02	The property is subject to the requirements of the approvals of DSP-85014, and DSP-85014-01 approved on October 13, 2006 by the Planning Director for the deletion of a loading space and the addition of a concrete pad and generator. The property is also subject to the requirements of the approval of Preliminary Plan of Subdivision 4-80112 as reflected in a final plat approved on August 31, 1982 and recorded on September 8, 1982 as Plat No. 36, containing Lot 13A, in Plat Book NLP-114.
DSP-85098-03	The property is subject to the requirements of the approvals of DSP-85098 and DSP-85098-01 approved by the Planning Director on June 22, 2006 to add a set of stairs and to the requirements of the approval of DSP-85098-03 approved by the Planning Director on September 21, 2002 for a fence and to convert warehouse space into office. The property is also subject to the requirements of the approval of a final plat, approved on November 25, 1985 and recorded on December 24, 1985 as Plat No. 46, containing Lot 40, in Plat Book NLP-125.
DSP-85099-02	The property is subject to the requirements of the approvals of DSP-85099 and DSP-85099-01. The property is also subject to the requirements of the approval of a final plat, approved on November 25, 1985 and recorded on December 24, 1985 as Plat No. 46, containing Lot 41, in Plat Book NLP-125.

6. **Discussion of the justification for the proposed addition of permitted uses as authorized by section 27-548.26(b) of the Zoning Ordinance, the adoption of certain restrictions of these uses and the application of I-3 instead of C-O zoning regulations in evaluating projects defined as exempt from development district standards on pages 113 and 114 of the 2013 Largo Town Center Approved Sector Plan And Sectional Map Amendment:** In the statement of justification dated April 23, 2014, the applicant offered the following:

“The Applicant purchased four flex industrial/office buildings at 1220 Caraway Court, 1221 Caraway Court, 1441 McCormick Drive and 9301 Peppercorn Place this June for over \$17 million. Unfortunately, the *Largo Town Center Sector Plan and Sectional Map Amendment* just a few weeks after their purchase rezoned the four buildings designed and built and occupied as flex space in the I-3 Zone to the very restrictive Commercial Office (C-O) Zone, which only allows office and a very few other uses. The applicant had no

knowledge of the plan until after it purchased the buildings as the notice sent was to a prior entity and a different address. While the Plan allows existing lawful uses to continue, it restricts future tenants to only those uses permitted in the C-O Zone as modified by the Plan's DDOZ.

"While many of the other buildings in this area were designed for office uses, the Applicant's four buildings are distinct from these other properties and were specifically designed in accordance with the uses permitted in the I-3 Zone: lower parking ratios, warehouse components, loading docks, etc. Attached are photos demonstrating the character of the four properties owned by the Applicant in contrast to other properties within the Inglewood Business Park. We have analyzed the uses permitted in the I-3 Zone and the C-O Zone and given the nature and character of these existing buildings, there is great concern that the numerous uses prohibited under the C-O Zone will severely limit the Applicant's marketing opportunities. Restricting future users of these buildings to only office tenants severely hampers the Applicant's investment and could cause large vacancies within the park due to the restrictive nature of the C-O Zone.

"The applicant's buildings are in good condition and are expected to have an additional fifty more or less-year life span. The roof systems will remain under warranty for another 18 years and the HVAC systems are expected to last a minimum of another eight years. Exterior windows have been maintained and wet sealing will not be needed in the next ten years. Therefore, redevelopment of these sites due to functional obsolescence will not be appropriate for some time. In addition, the buildings' typical 30-foot column spacing results in marketable space for the types of uses requested.

"In order to ensure the continued marketability of these properties, this application seeks approval of several uses that were permitted under the previous I-3 zoning in addition to those recently approved for the property through the imposition of the C-O/DDOZ zoning and Development District Standards of the Largo Town Center Sector Plan and SMA. The application also requests that the uses requested below be subject to the requirements of the Zoning Ordinance for the I-3 Zone, as the proposed activities fall within the defined exemptions of the DDOZ as noted on pages 113-114 of the Plan."

7. **Analysis of Applicant's Request:** The applicant in these applications has made a three-pronged request. Each request is included below and followed by staff comment. First, the applicant has requested that the following additional uses be added to the permitted use list for the subject Development District Overlay (D-D-O) Zone (uses not supported by staff are denoted by strike-through; inserted text is denoted by underlining).

(1) **Commercial:**

(D) **Services:**

Blueprinting, photostating, or other photocopying establishment

Electrical or electronic equipment, radio or television, computer repair shop

Household appliance or furniture repair shop:

- (i) Furniture and small appliances only

Laboratory:

- (i) Accessory to allowed use
- (ii) Medical or dental
- (iii) Research, development, or testing
- (iv) All others

Photographic processing plant

Printing shop (up to 2,000 square feet in size)

(2) Industrial:

(A) Manufacturing:

Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication

Drugs, compounding

(B) Fabrication

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)

Containers:

- (i) Paper or plastic

Electrical lighting fixtures

Furniture, cabinets, fixtures, or interior decorating components

Household appliances:

- (i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances

Office supplies and equipment

(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies

Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies

Photographic equipment and supplies

Timing, light, mixing, safety, temperature, or weight control devices

Watches, clocks, measuring, or time-keeping devices

(F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:

- (i) With storage of materials or equipment:
 - (aa) Indoors
- (ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off[-]site
- (iii) Including the retail sale of parts and supplies as an accessory use

Jewelry manufacturing

Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing

Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing

Plastic products manufacturing, except as otherwise specified

Plastic products manufacturing, except as otherwise specified

Storage building accessory to:

- (i) A permitted use

Warehousing:

- (i) Subject to Section 27-471(g)

(H) Printing, Publishing, Paper, and Related Industries:

Bookbinder manufacturing

Bookbinding

Printing and engraving (which may include all processes)

Publishing

(L) Textile Products:

Fabrication of finished goods

(M) Wholesale Trade:

Bakery products, wholesale

Electronic, glass, metal, paper, rubber, or wood products

Ornamental products made of china, clay, concrete, glass, or stone

Structural products made of clay, concrete, or stone, with:

- (i) Indoor storage, only

Textile products

Wholesaling or distribution of materials (products) used or produced on the premises

Wholesaling or distribution of materials (products) not used or produced on the premises subject to Section 27-471(g)

(3) Institutional/Educational:

Adult day care center

(5) Public/Quasi Public:

~~Ambulance service, private (dispatch only with no repair and/or storage of vehicles)~~

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club

~~Spa, public:~~

- ~~(A) Accessory to a reducing/exercise salon, health club, or summer camp~~

(7) Residential/Lodging:

Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least six feet high):

(A) fin an industrial park having a gross tract area of at least 25 acres or "hotel or motel, general," subject to Footnote 22 of the commercial use table.

(B) ~~All others~~

Comment: The applicant's arguments in favor of adding to the list of permitted uses in this D-D-O Zone are persuasive, based upon the fact that the buildings and uses are existing and are according to the D-D-O Zone applicability section already exempt from the D-D-O Zone development standards. Additionally, the rezoning of the properties from I-3 (under which the existing buildings were constructed) to C-O during the 2013 Largo Town Center SMA changed the permitted uses on the property. In this case, and in light of issues with notice of the zoning recommendation, the subject properties should be accorded the benefit of additional permitted uses beyond those which are allowed in the C-O Zone provided the recommendations of the sector plan can still be implemented. Consequently, staff has modified the requested permitted uses above as indicated by the strike-through (deleted) text and underlined (inserted) text where necessary. Additionally, a condition of approval would require that, prior to signature approval, a general note be added to the plans stating that the above additional uses are permitted on the subject sites. The proposed modifications would better serve the goals and purposes of the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), which acknowledges that existing land uses "represent what is actually only on the ground today and may not represent what the approved master plan envisions as the planned future land use" (page 69). Over time, land uses will transition in the Largo Town Center Sector Plan area toward more mixed-use office and institutional uses. In the short term, it is important to maintain the viability of existing buildings and uses.

Second, the applicant has requested that the following restrictions apply to the requested uses (uses not supported by staff are denoted by strike-through).

"a. No use will be made of any site, or any portion thereof, or any building or structure thereon at any time, nor shall any materials or products be manufactured, processed, or stored thereon or therein, which shall cause an undue fire or health hazard to adjoining properties, or which shall constitute a nuisance or cause the emission of noxious odors or gases or smoke. No operation or uses shall be permitted or maintained which causes or produces any of the following effects discernible outside the improvements or affecting any adjacent property:

"1. Noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness;

"2. Smoke;

"3. Noxious, toxic or corrosive fumes or gases;

"4. Obnoxious odors;

"5. Dust, dirt or fly ash;

- “6. Unusual fire or explosive hazards; and
- “7. Excavation: only excavation made in connection with construction of an improvement shall be made, and then only when proper protection is afforded adjacent property; and upon completion thereof exposed openings shall be backfilled and disturbed grounds shall be graded, stabilized, and restored as close to its original condition as practicable.

“Loading areas located in side yards shall be set back and screened to minimize the effects from the street and neighboring properties. Loading doors and docks shall not be closer than one hundred (100) feet to the street property line. No loading areas shall be permitted on the front of any building.

“No materials, supplies or equipment (including company-owned or operated vehicles) including, but not limited to, trash and garbage receptacles shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties and public streets.

“b. ~~The following operations and uses shall not be permitted on the subject properties:~~

- “1. Residential;
- “2. Truck terminals;
- “3. Junk yards;
- “4. Commercial excavation of building or construction materials;
- “5. Distillation of bones;
- “6. ~~Dumping, disposal, incineration or reduction of garbage, sewerage, offal, dead animals or refuse;~~
- “7. Fat Rendering;
- “8. Stockyard or slaughter of animals;
- “9. Refining of petroleum or of its products;
- “10. Smelting of iron, tin, zinc or other ores;
- “11. Raising of pets or livestock or other animals;
- “12. Kennel or dog pound.”

Comment: Staff supports inclusion of the applicant’s proffered restrictions above as conditions of the approval. However, staff does not recommend the inclusion of a partial list of prohibited uses for the sites. Only uses permitted in the C-O Zone by requirement of the Zoning Ordinance and those added by virtue of this approval will be permitted. All

other uses will be prohibited. Staff has therefore included a proposed condition in the Recommendation section of this staff report that would formalize said restrictions on the uses and require that a note stating the particular restrictions be added to the general notes of the approved DSPs.

Third, the applicant has requested that I-3 instead of C-O zoning regulations be utilized in evaluating exempt projects as defined on pages 113 and 114 of the Largo Town Center Sector Plan and SMA. Projects listed as exempt in the sector plan include the following:

1. Legally Existing Development;
2. Legally Existing Parking and Loading;
3. Single-Family Residential Dwellings;
4. Multifamily Development;
5. Nonresidential Development;
6. Existing Shopping Centers;
7. Additions to Existing Uses;
8. Nonconforming Buildings, Structures, and Uses;
9. General;
10. Signs; and
11. Valid Detailed Site Plans.

Comment: Staff does not believe that there is support in the Zoning Ordinance or the Largo Town Center Sector Plan and SMA for the requested substitution of the former I-3 zoning regulations for the currently applicable C-O zoning regulations in evaluating exempt projects. The Associate General Counsel has stated that she agrees with staff on this issue and that no specific condition is necessary regarding this issue, as C-O zoning regulations will be applied by operation of law on the subject sites.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The subject applications for addition of permitted uses for the four subject properties beyond those permitted in the C-O/D-D-O Zone have been reviewed for compliance with the applicable requirements of the Zoning Ordinance. The Urban Design Section suggests that the following findings may be made in this regard:

a. Section 27-548(b) regarding the addition of permitted uses in the C-O/D-D-O Zone by a property owner. The relevant portions of that section are included in **boldface** type below followed by staff comment:

(b) Property Owner.

(1) A property owner may request that the District Council amend development requirements for the owner's property, as follows:

(B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.

(2) The owner's application shall include:

- (A) **A statement showing that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan; and**
 - (B) **A site plan, either the Detailed Site Plan required by Section 27-548.25 or a Conceptual Site Plan.**
- (3) **Filing and review of the application shall follow the site plan review procedures in Part 3, Division 9, except as modified in this Section. The Technical Staff shall review and submit a report on the application, and the Planning Board shall hold a public hearing and submit a recommendation to the District Council. Before final action the Council may remand the application to the Planning Board for review of specific issues.**
- (5) **The District Council may approve, approve with conditions, or disapprove any amendment requested by a property owner under this Section. In approving an application and site plan, the District Council shall find that the proposed development conforms to the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, and meets applicable site plan requirements.**

Comment: The subject applications comply with the above requirements as they have been made by 3510 Inglewood, LLC, the owner of the four properties. They are located in the development district created by the Largo Town Center Sector Plan, and the applications seek to change the list of allowed uses on the subject properties as authorized by Section 27-548.26(b) of the Zoning Ordinance. Further, both a statement of justification and a site plan have been submitted for each of the four properties in accordance with (2)(A) and (B) above. The applications do not propose any new development or site work of any kind. The purpose of the applications is solely to add permitted uses and certain restrictions which are designed to limit adverse effects and promote the recommendations of the sector plan.

The proposed addition of uses and restrictions on those uses do not interfere with the purposes expressed on pages 5 and 6 of the Largo Town Center Sector Plan and SMA. The purposes include promoting and facilitating transit-oriented development around the Largo Town Center Metro Station in order to maximize transit ridership, revitalize the area through economic development while maintaining its socioeconomic diversity, and to adopt a sustainable development pattern that is conducive to its designation as a metropolitan center. The addition of the proposed uses as modified by the staff recommendation would also not impinge on the vision for the D-D-O Zone to articulate vibrant and diverse neighborhoods, an efficient multimodal transportation system, sustainable and accessible environmental infrastructure, and pedestrian- and bicyclist-friendly urban design. The additional proposed uses would not inhibit realization of the vision of a major institutional or governmental user within walking distance of the Metro station, such as a new regional medical center, an expanded university satellite campus, or a U.S. General Services Administration tenant.

In addition, approval of the proposed additional restricted uses would not interfere with

the recommendations for land use contained on pages 55–87 of the Largo Town Center Sector Plan and SMA. This is because the four sites under consideration are located in what is defined as the northwest quadrant in Map 16 and not in the transit-oriented development core, which is designated to be located in the southwestern quadrant where the Metro station is located and where the retail main street, together with focused retail and integrated open space, are envisioned. The subject sites, which are large in size, though they are currently developed with industrial buildings, might in the future be redeveloped or the buildings adaptively reused in whole or in part for a major institutional user envisioned in the land use recommendations of the sector plan.

Lastly, in accordance with the last portion of this requirement, the applications would meet applicable site plan requirements in accordance with the above either through the development district standards outlined on pages 111 through 157 of the Largo Town Center Sector Plan and SMA or the applicable regulations of the C-O Zone for those projects considered exempt from the development district standards on pages 113 and 114 of that plan.

- b. See Finding 15 regarding the project's conformance with the requirements of Section 27-285(b) regarding required findings for detailed site plans.
9. **Detailed Site Plans DSP-81052, DSP-85014, DSP-05098, and DSP-85099 and its revisions:** The proposed revision applications conform to the requirements of the approval of these cases.
 10. **2010 Prince George's County Landscape Manual:** The subject projects are exempt from the requirements of the 2010 *Prince George's County Landscape Manual*.
 11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance.
 12. **Prince George's County Tree Canopy Coverage Ordinance:** Pursuant to County Council Bill CB-19-2013, the subject properties are exempt from the requirements of the Tree Canopy Coverage Ordinance.
 13. **Referral Comments:** The subject applications were referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning Division**—In a revised memorandum dated July 15, 2014, the Community Planning Division offered the following determinations regarding the subject projects, treating them as a single project:
 - (1) The applications are in conformance with the recommendations of Plan Prince George's 2035 recognizing that existing land uses may not represent future land use recommendations, and those recommendations may be implemented over time through a combination of redevelopment and rezoning.
 - (2) The applications conform to, and do not conflict with, the land use recommendations of the Largo Town Center Sector Plan and SMA, which recommends zoning and other development regulations to facilitate the continued evolution of this area into a higher density government services center. Adding permitted uses to the list of permitted uses allowed under the C-O Zone will

assist in maintaining the viability and usability of existing structures, and allow for institutional and governmental uses in the future.

- (3) The existing uses and buildings are legal and therefore exempt from the Largo Town Center development district standards and from DSP review.

The Community Planning Division then stated that, per Plan Prince George's 2035, the subject applications are located within the Largo Town Center Regional Transit Center. The vision for regional transit centers is more dense development with offices, apartments, condominiums, retail, and other uses arranged vertically within buildings. However, the subject properties are located in the northwest quadrant of the plan area, which is recommended for a higher density government services center.

The Community Planning Division then offered the following recent planning background:

The preparation, adoption, and approval of the Largo Town Center Sector Plan and SMA incorporated an extensive community and stakeholder outreach effort that extended more than 12 months, from January 2012 through March 2013. Maryland-National Capital Park and Planning Commission (M-NCPPC) staff held a number of meetings with commercial property owners, civic associations, county agencies, and county/state elected officials.

A number of owners of properties within the sector plan area that were then zoned I-3 expressed concerns about the future of their properties under the proposed Largo Town Center SMA at the joint public hearing held in July 2013. The applicant did not own the subject properties at the time that notice of the public hearing was mailed out and therefore was not part of this group.

At the hearing, these owners requested that their I-3 zoning be retained by the new Largo Town Center Sector Plan and SMA. The staff response to these concerns was included in the Public Hearing Digest of Testimony (pages 20 and 21) that was reviewed by both the Planning Board and the District Council.

The 2002 Prince George's County Approved General Plan designated the Largo Town Center as a metropolitan center in recognition of its changing character. A terminal Metro station is nearby that was built to serve much higher-intensity land uses than are currently located at Largo Town Center. Prince George's County continues to centralize more of its government operations along the McCormick Drive corridor. The county is also planning to construct a new regional medical center in an urban form that can potentially catalyze transit-oriented development at the Metro station.

On May 6, 2014, the District Council approved Plan Prince George's 2035, the update to the 2002 Prince George's County General Plan. Plan Prince George's 2035 designated the Largo Town Center Metro area as one of eight regional transit centers and one of three regional urban centers or new "downtowns" for Prince George's County. The Plan Prince George's 2035 designations reinforce the Largo Town Center Sector Plan's vision and acknowledge the county's ongoing efforts to expand the government services district that includes the subject properties. Allowing existing buildings and uses more flexibility so that they remain commercially viable prior to redevelopment is a key component of planning for future land uses. The requested permitted uses will not conflict with the goal

of eventually realizing the recommended goal of an expanded government services center, but as this is a long-term vision for the area that will require both public and private investment, the applications present a reasonable accommodation for existing uses and buildings. The permitted uses recommended herein, along with proposed restrictions on those uses, have been reviewed for conformance with Plan Prince George's 2035 and the sector plan, and these uses will not thwart the long-term vision and recommendations of either plan.

At the time of rezoning to C-O, staff developed the following criteria to help determine what uses would be appropriate for inclusion in the Largo Town Center C-O Zone:

- (1) Compatibility—or at least non-interference—with health care, medical research, and government service activities within the Largo Town Center sector plan area
- (2) Little or no environmental impacts on adjacent properties such as:
 - (a) open storage of materials or assembled products (negative visual impact)
 - (b) noise from fabrication/manufacturing operations or heavy commercial vehicles
 - (c) on-site commercial vehicle storage and repairs
 - (d) traffic congestion
 - (e) negative impacts on pedestrian and bicyclist safety
 - (f) air or water pollution
- (3) Suitability of location based on the need to create vibrant public spaces within the sector plan area, especially in the vicinity of the Metro station.

Based on the above criteria and the land use recommendation for the subject properties, we have reviewed the revised list of proposed uses submitted by the applicant and determined that the following uses in this list may be considered as suitable additions to the list of permitted uses within the approved Largo Town Center C-O Zone. Following each use, staff has indicated each use classification in accordance with the classifications of the use contained in the commercial and industrial tables in Sections 27-461 and 27-473 of the Zoning Ordinance. They are as follow:

P—Permitted

SE—Special exception

PA—Accessory, subject to Sections 27-461 and 27-473(a)(3)

PB—Secondary, subject to requirements of Sec. 27-461 and 27-473(a)(4)

X—Prohibited

Note that page 115 of the Largo Town Center Sector Plan and SMA (page 115) states, "A use that would normally require a special exception in the underlying zone is permitted if it is not included in the list of uses prohibited within the DDOZ." Therefore, in this case, we are applying this principle to the requested uses listed as requiring a special exception in the I-3 Zone.

(1) **Commercial:**

(D) **Services:**

Blueprinting, photostating, or other photocopying establishment **P**

Electrical or electronic equipment, radio or television, computer repair shop **P**

Household appliance or furniture repair shop:

- (i) Furniture and small appliances only **P**

Laboratory:

- (i) Accessory to allowed use **P**
- (ii) Medical or dental **P**
- (iii) Research, development, or testing **P**
- (iv) All others **P**

Photographic processing plant **P**

Printing shop (~~up to 2,000 square feet in size~~) **P**

(2) **Industrial:**

(A) **Chemical and Allied Manufacturing:**

Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication **P**

Drugs, compounding **P**

(B) **Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:**

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) **P**

Containers:

- (i) Paper or plastic **P**

Electrical lighting fixtures **P**

Furniture, cabinets, fixtures, or interior decorating components **P**

Household appliances:

- (i) Small electrical household appliances, including

televisions but excluding refrigerators and similar large appliances **P**

Office supplies and equipment **P**

(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies **P**

Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies **P**

Photographic equipment and supplies **P**

Timing, light, mixing, safety, temperature, or weight control devices **P**

Watches, clocks, measuring, or time-keeping devices **P**

(F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:

(i) With storage of materials or equipment:

(aa) Indoors **P**

(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site **PB**

(iii) Including the retail sale of parts and supplies as an accessory use **PB**

Jewelry manufacturing **P**

Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing **P**

Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing **P**

Plastic products manufacturing, except as otherwise specified **P**

Storage building accessory to:

- (i) A permitted use **P**

Warehousing:

- (i) Subject to Section 27-471(g) **P**

(H) Printing, Publishing, Paper, and Related Industries:

Bookbinder manufacturing **P**

Bookbinding **P**

Printing and engraving (which may include all processes) **P**

Publishing **P**

(L) Textile Products:

Fabrication of finished goods **P**

(M) Wholesale Trade:

Bakery products, wholesale **P**

Electronic, glass, metal, paper, rubber, or wood products **P**

Ornamental products made of china, clay, concrete, glass, or stone **P**

Structural products made of clay, concrete, or stone, with:

- (i) Indoor storage, only **P**

Textile products **P**

Wholesaling or distribution of materials (products) used or produced on the premises **P**

Wholesaling or distribution of materials (products) not used or produced on the premises, subject to Section 27-471(g) **P**

(3) Institutional/Educational:

Adult day care center **P**

(5) Public/Quasi-Public:

Ambulance service, private (dispatch only with no repair and/or storage of vehicles) **X**

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club P

Spa, public:

- (A) ~~Accessory to a reducing/exercise salon, health club, or summer camp~~

(7) **Residential/Lodging:**

Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least six feet high):

- (A) In an industrial park having a gross tract area of at least 25 acres or "hotel or motel, general," subject to Footnote 22 of the commercial use table.
- (B) ~~All others~~

In addition, the Community Planning Division suggested the following limitations to those uses on the subject sites:

- (1) No use will be made of any site or any portion thereof or any building or structure thereon at any time, nor shall any materials or products be manufactured, processed, or stored thereon or therein, which shall cause an undue fire or health hazard to adjoining properties, or which shall constitute a nuisance or cause the emission of noxious odors, gases, or smoke.
- (2) No operation or uses shall be permitted or maintained which causes or produces any of the following effects discernible outside the improvements or affecting any adjacent property:
 - (a) Noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency, or shrillness;
 - (b) Smoke;
 - (c) Noxious, toxic, or corrosive fumes or gases;
 - (d) Obnoxious odors;
 - (e) Dust, dirt, or fly ash;
 - (f) Unusual fire or explosive hazards; and
 - (g) Excavation: only excavation made in connection with construction of an improvement shall be made, and then only when proper protection is afforded adjacent property; and upon completion thereof exposed openings shall be backfilled and disturbed grounds shall be graded, stabilized, and restored as close to its original condition as practicable.

- (3) Loading areas located in side yards shall be set back and screened to minimize the effects from the street and neighboring properties. Loading doors and docks shall not be closer than one hundred (100) feet to the street property line. No loading areas shall be permitted on the front of any building.
- (4) No materials, supplies, or equipment (including company-owned or operated vehicles) including, but not limited to, trash and garbage receptacles shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties and public streets.

Comment: A proposed condition in the Recommendation section of this technical staff report would implement the above recommendations.

- b. **Department of Permitting, Inspections and Enforcement (DPIE)**—In an e-mail dated June 17, 2014, DPIE stated that there is no stormwater management requirement for the subject properties, as they are already being serviced by regional stormwater management facilities.
- c. **The Prince George’s County Health Department**—In a memorandum dated June 18, 2014, the Health Department stated that they had completed a health impact assessment for the subject project and offered the following comment:

While the subject area is quite walkable, it is recommended that future use of the buildings include additions of infrastructure and amenities to make the area more bikeable, such as secure bicycle racks and appropriate signage. The applicant is also encouraged to add showers and locker facilities towards this end. This would contribute to the multi-modal character of the area and to the general health status of the persons employed at and visiting the business park.

Comment: As the subject applications are solely to allow additional uses to be permitted on the sites as authorized by Section 27-548. 26(b) of the Zoning Ordinance, this information is noted and will be more appropriate at a future date when the properties are subject instead to a DSP that proposes physical improvements to the site.

- 14. For each of the detailed site plans discussed herein, approval by the Planning Board of additional uses to be permitted on the properties will have no effect on previous Planning Board findings that, in accordance with Section 27-285(b) of the Zoning Ordinance, the detailed site plans represent reasonable alternatives for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommend to the District Council that it APPROVE additional uses listed in Condition 1 below for Detailed Site Plans DSP-81052-02, DSP-85014-02, DSP-85098-03, and DSP-85099-02, Inglewood Business Park, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the plans shall be revised to include the

following notes:

- a. The following uses are permitted (**P**), permitted as an accessory use (**PA**), or permitted as a secondary use (**PB**) as indicated on the subject properties:

(1) Commercial:

(D) Services:

Blueprinting, photostating, or other photocopying establishment **P**

Electrical or electronic equipment, radio or television, computer repair shop **P**

Household appliance or furniture repair shop:

- (i) Furniture and small appliances only **P**

Laboratory:

- (i) Accessory to allowed use **P**
- (ii) Medical or dental **P**
- (iii) Research, development, or testing **P**
- (iv) All others **P**

Photographic processing plant **P**

Printing shop **P**

(2) Industrial:

(A) Chemical and Allied Manufacturing:

Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication **P**

Drugs, compounding **P**

(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) **P**

Containers:

- (i) Paper or plastic **P**

Electrical lighting fixtures **P**

Furniture, cabinets, fixtures, or interior decorating components **P**

Household appliances:

- (i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances **P**

Office supplies and equipment **P**

(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies **P**

Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies **P**

Photographic equipment and supplies **P**

Timing, light, mixing, safety, temperature, or weight control devices **P**

Watches, clocks, measuring, or time-keeping devices **P**

(F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:

- (i) With storage of materials or equipment:
 - (aa) Indoors **P**
- (ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site **PB**
- (iii) Including the retail sale of parts and supplies as an accessory use **PB**

Jewelry manufacturing **P**

Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing **P**

Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing **P**

Plastic products manufacturing, except as otherwise specified **P**

Storage building accessory to:

- (i) A permitted use **P**

Warehousing:

- (i) Subject to Section 27-471(g) **P**

(H) Printing, Publishing, Paper, and Related Industries:

Bookbinder manufacturing **P**

Bookbinding **P**

Printing and engraving (which may include all processes) **P**

Publishing **P**

(L) Textile Products:

Fabrication of finished goods **P**

(M) Wholesale Trade:

Bakery products, wholesale **P**

Electronic, glass, metal, paper, rubber, or wood products **P**

Ornamental products made of china, clay, concrete, glass, or stone **P**

Structural products made of clay, concrete, or stone, with:

- (i) Indoor storage, only **P**

Textile products **P**

Wholesaling or distribution of materials (products) used or produced on the premises **P**

Wholesaling or distributing of materials (products) not used and produced on the premises, subject to Section 27-471(g) **P**

(3) Institutional/Educational:

Adult day care center **P**

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club **P**

(7) Residential/Lodging:

Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least six feet high) in an industrial park having a gross tract area of at least 25 acres or "hotel or motel, general," subject to Footnote 22 of the commercial use table. **P**

b. The following restrictions apply to the permitted uses listed above:

- (1) No use will be made of any site or any portion thereof or any building or structure thereon at any time, nor shall any materials or products be manufactured, processed or stored thereon or therein, which shall cause an undue fire or health hazard to adjoining properties, or which shall constitute a nuisance or cause the emission of noxious odors or gases or smoke.
 - (2) No operation or uses shall be permitted or maintained which causes or produces any of the following effects discernible outside the improvements or affecting any adjacent property:
 - (a) Noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency, or shrillness;
 - (b) Smoke;
 - (c) Noxious, toxic, or corrosive fumes or gases;
 - (d) Obnoxious odors;
 - (e) Dust, dirt, or fly ash;
 - (f) Unusual fire or explosive hazards; and
 - (g) Excavation: only excavation made in connection with construction of an improvement shall be made, and then only when proper protection is afforded adjacent property; and upon completion thereof exposed openings shall be backfilled and disturbed grounds shall be graded, stabilized, and restored as close to its original condition as practicable.
2. Loading areas located in side yards shall be set back and screened to minimize the effects from the street and neighboring properties. Loading doors and docks shall not be closer than one hundred (100) feet to the street property line. No loading areas shall be permitted on the front of any building.
 3. No materials, supplies, or equipment (including company-owned or operated vehicles) including, but not limited to, trash and garbage receptacles shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties and public streets.
 4. All uses on the subject properties that were not existing legal uses as of the date of the 2013 Largo Town Center Sector Plan and Sectional Map Amendment approval shall be subject to

the requirements of the C-O Zone as modified by the Largo Town Center D-D-O Zone development standards and the resolution(s) of detailed site plan approval for Inglewood, Lots 6, 13A, 40, and 41.

ITEM:

CASE: DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK

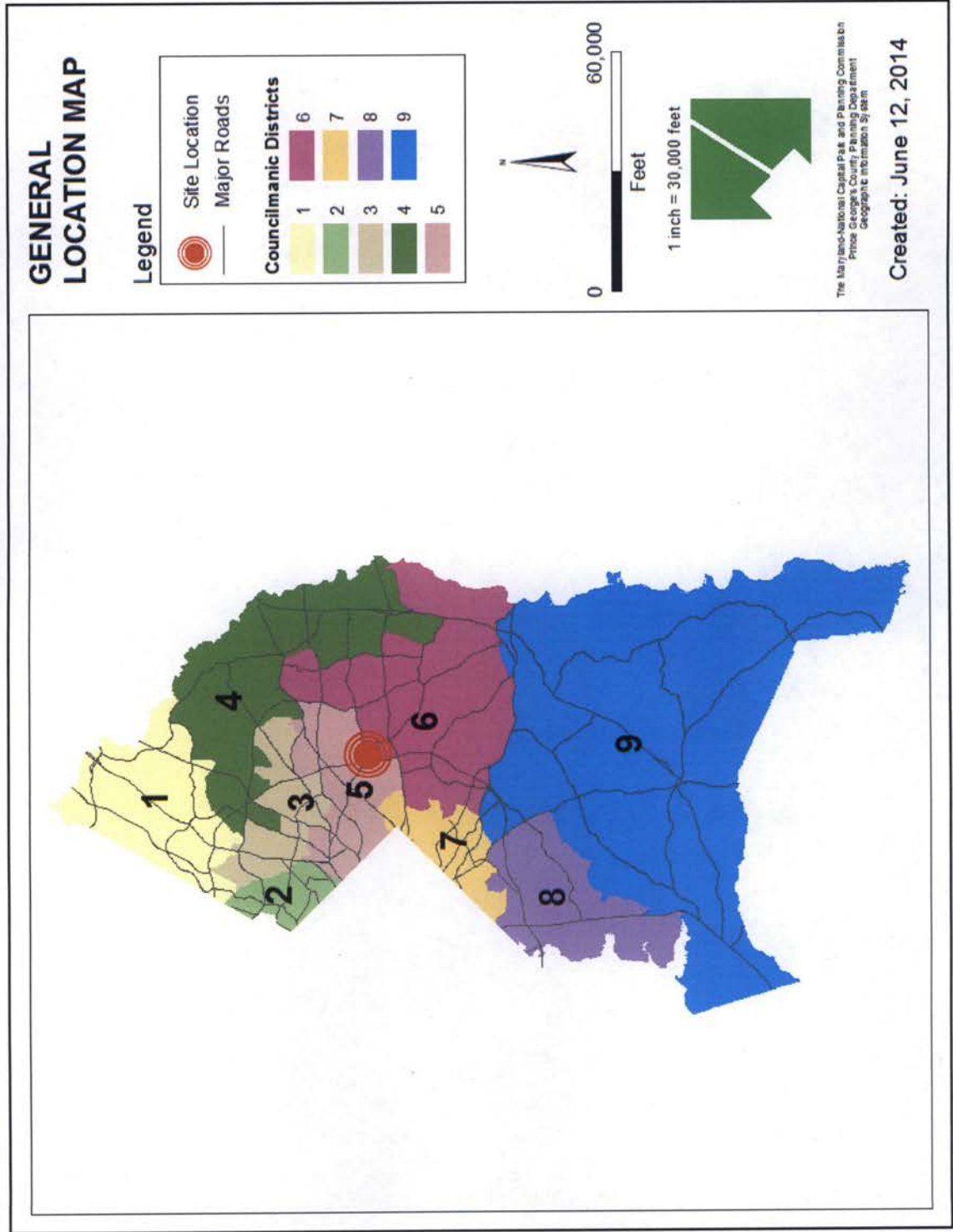
**ADDITION OF USES AS AUTHORIZED BY
SECTION 27-548.26 (b) OF THE ZONING ORDINANCE**

**DSP-81052-02 LOT 6
DSP-85014-02 LOT 13A
DSP-85098-03 LOT 40
DSP-85099-02 LOT 41**

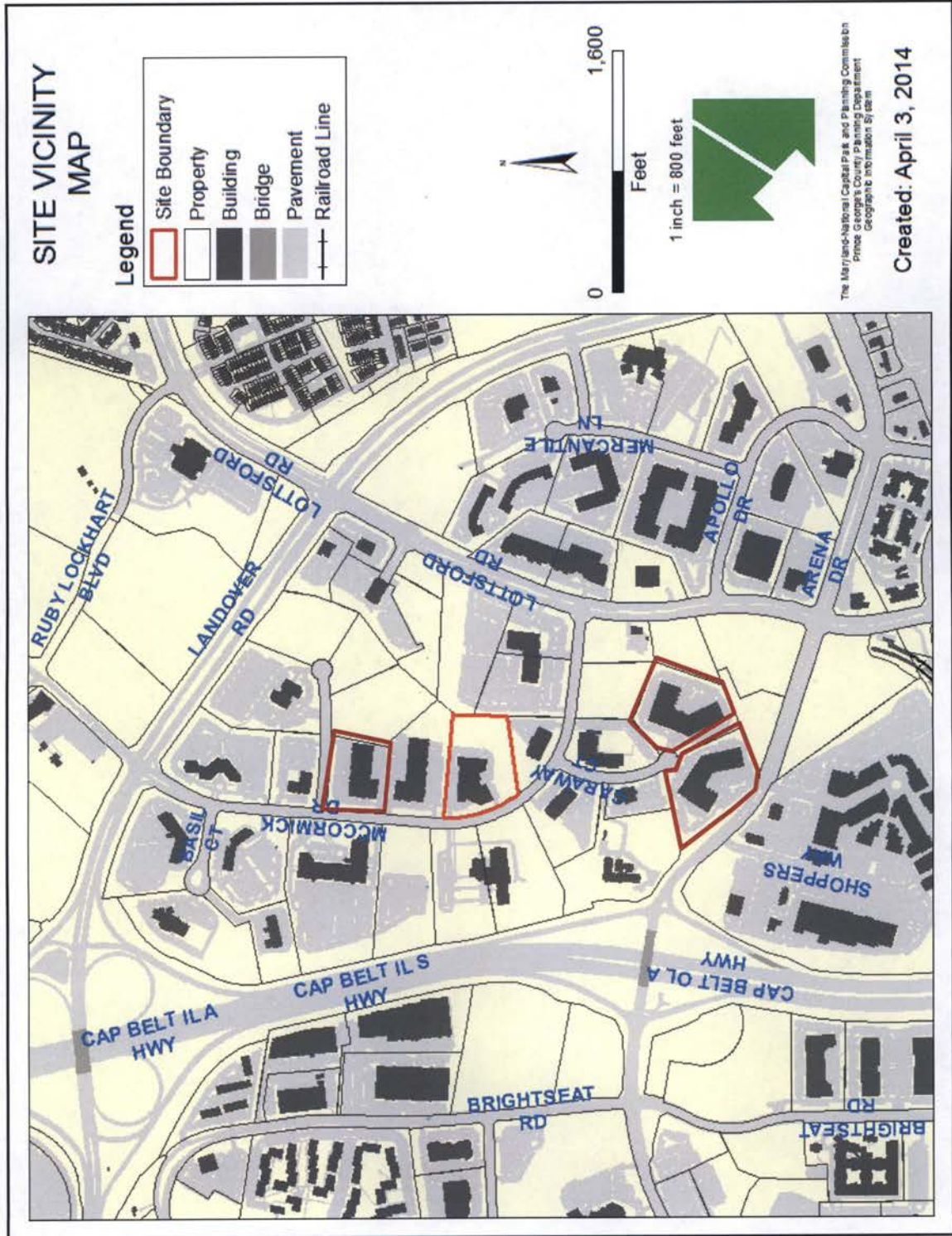
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



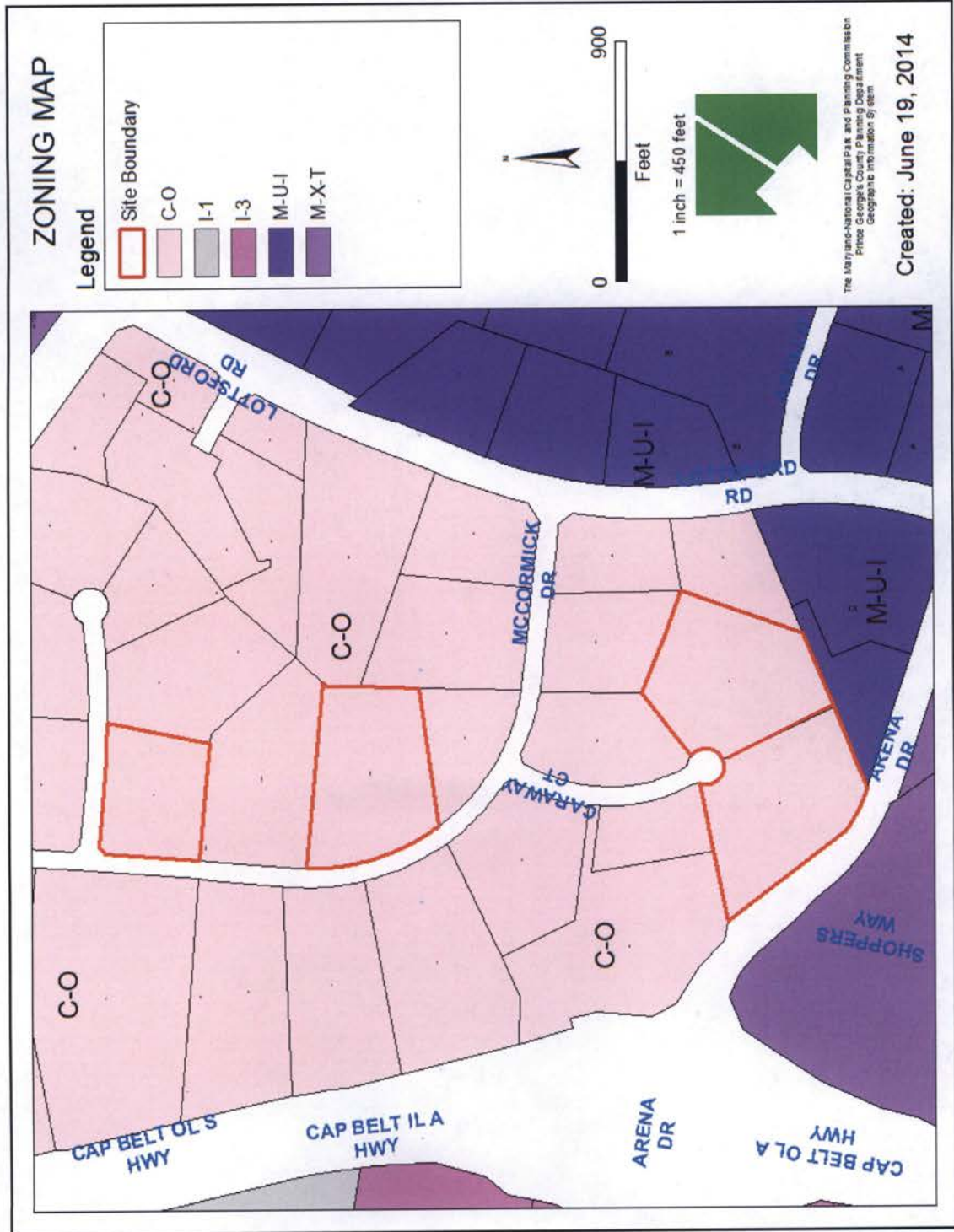
GENERAL LOCATION MAP



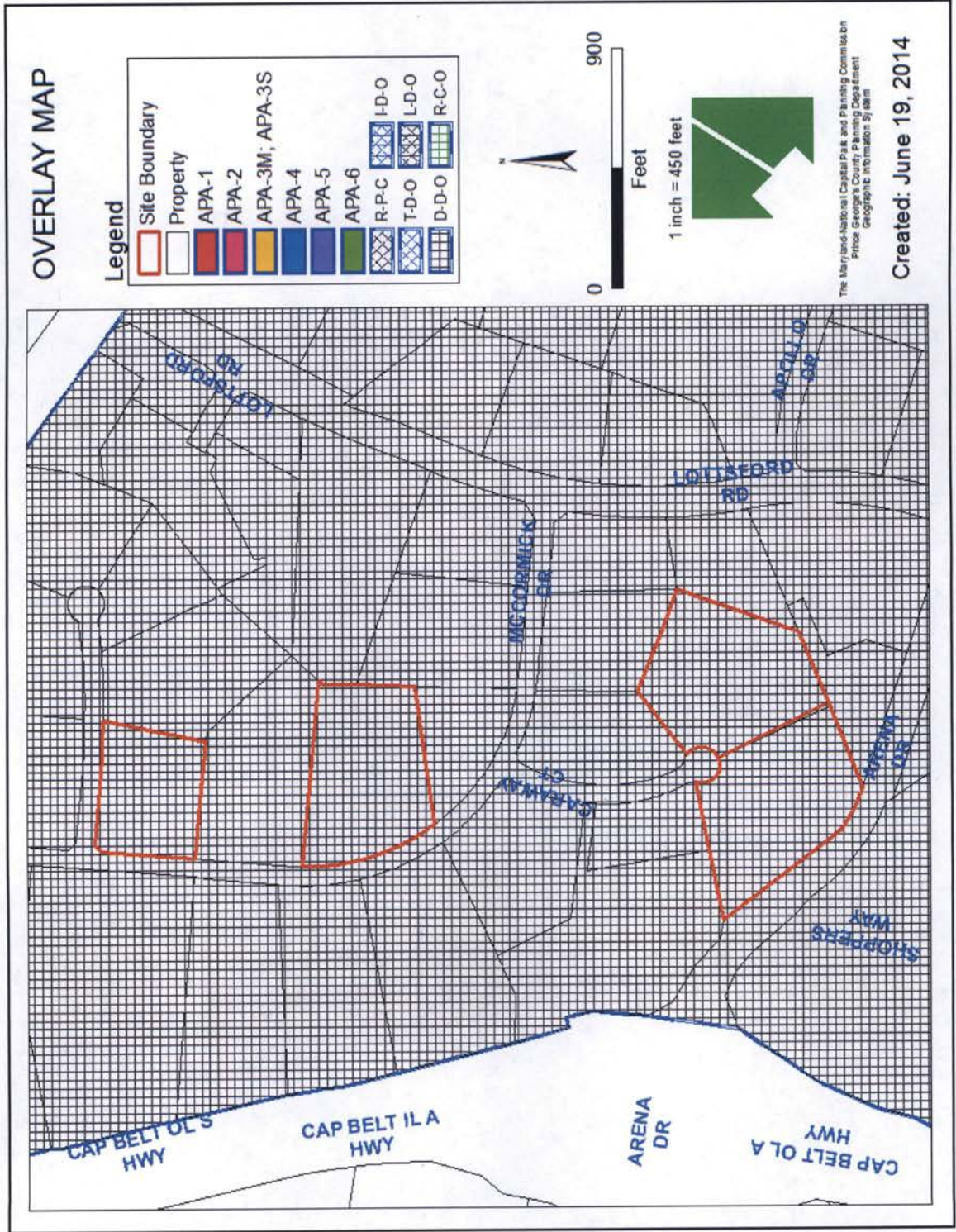
SITE VICINITY



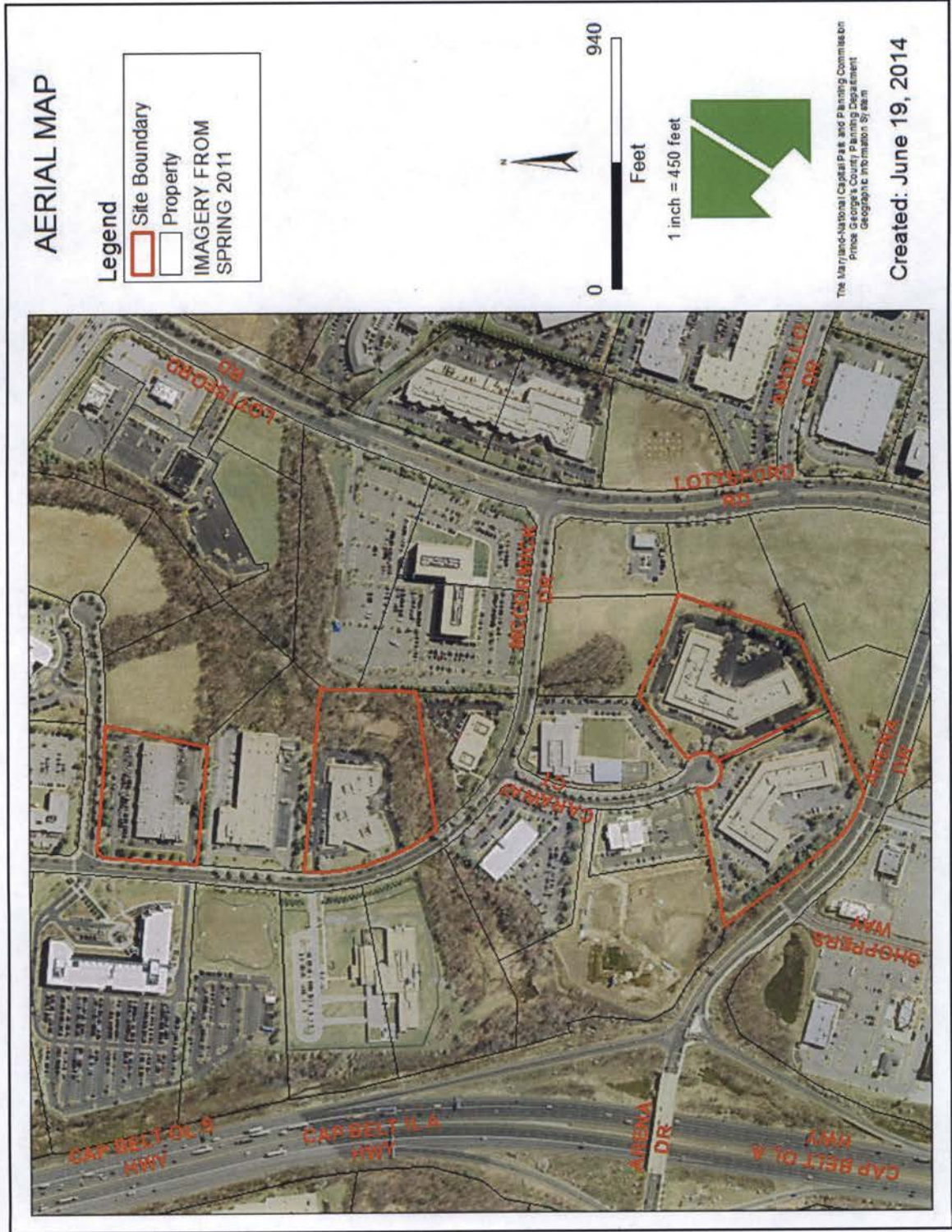
ZONING MAP



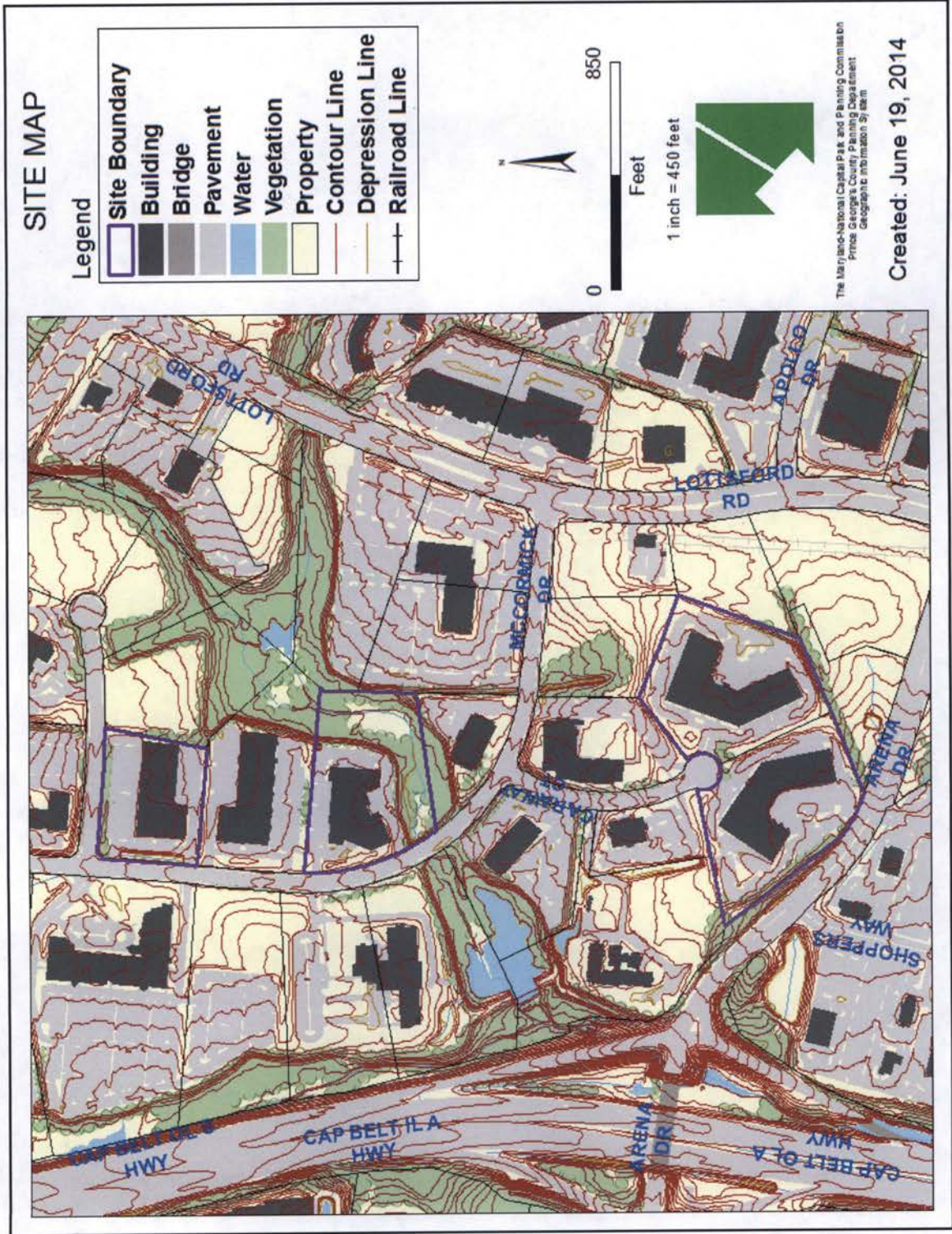
OVERLAY MAP



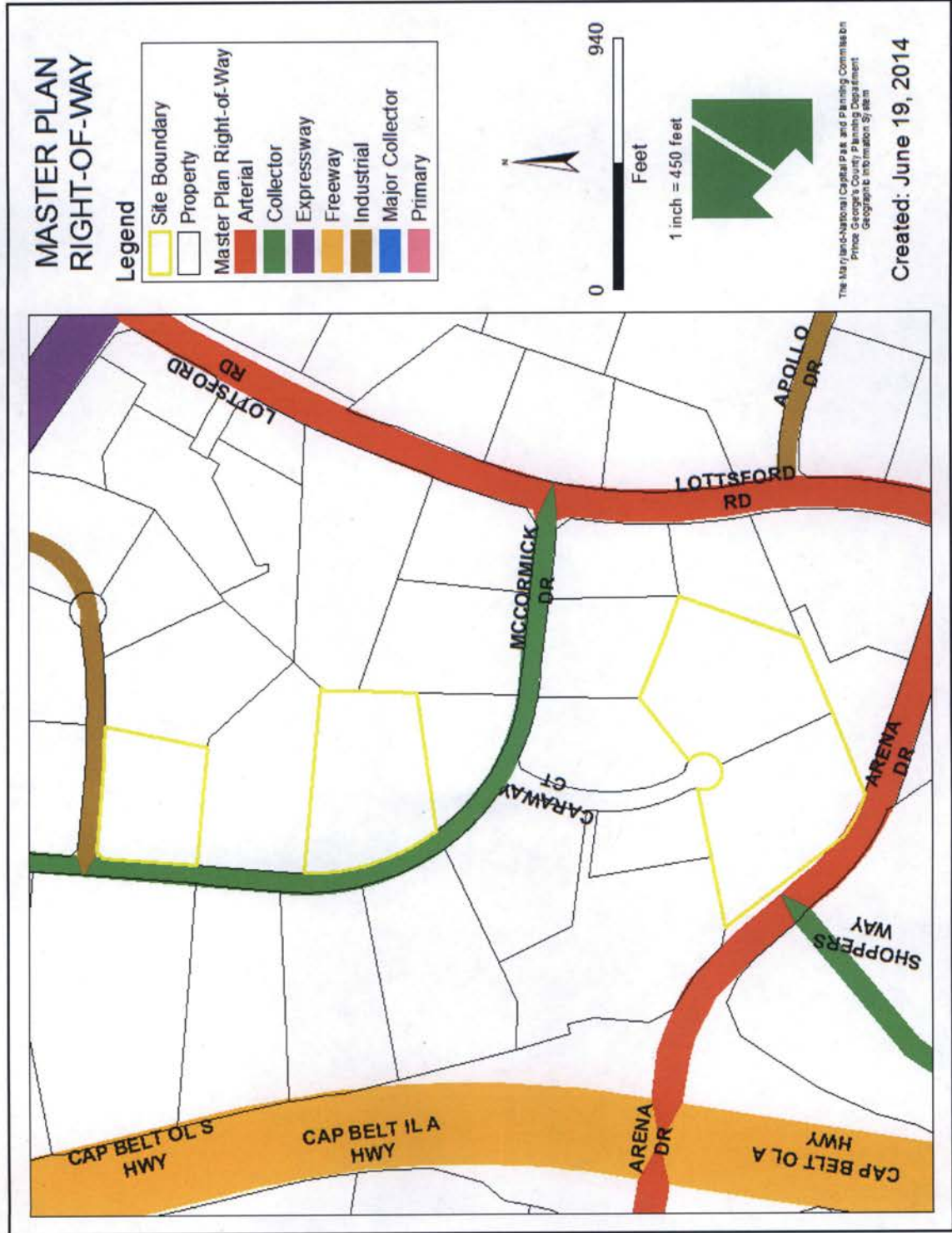
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED
DSP-81052-02 LOT 6 9301 PEPPERCORN PLACE

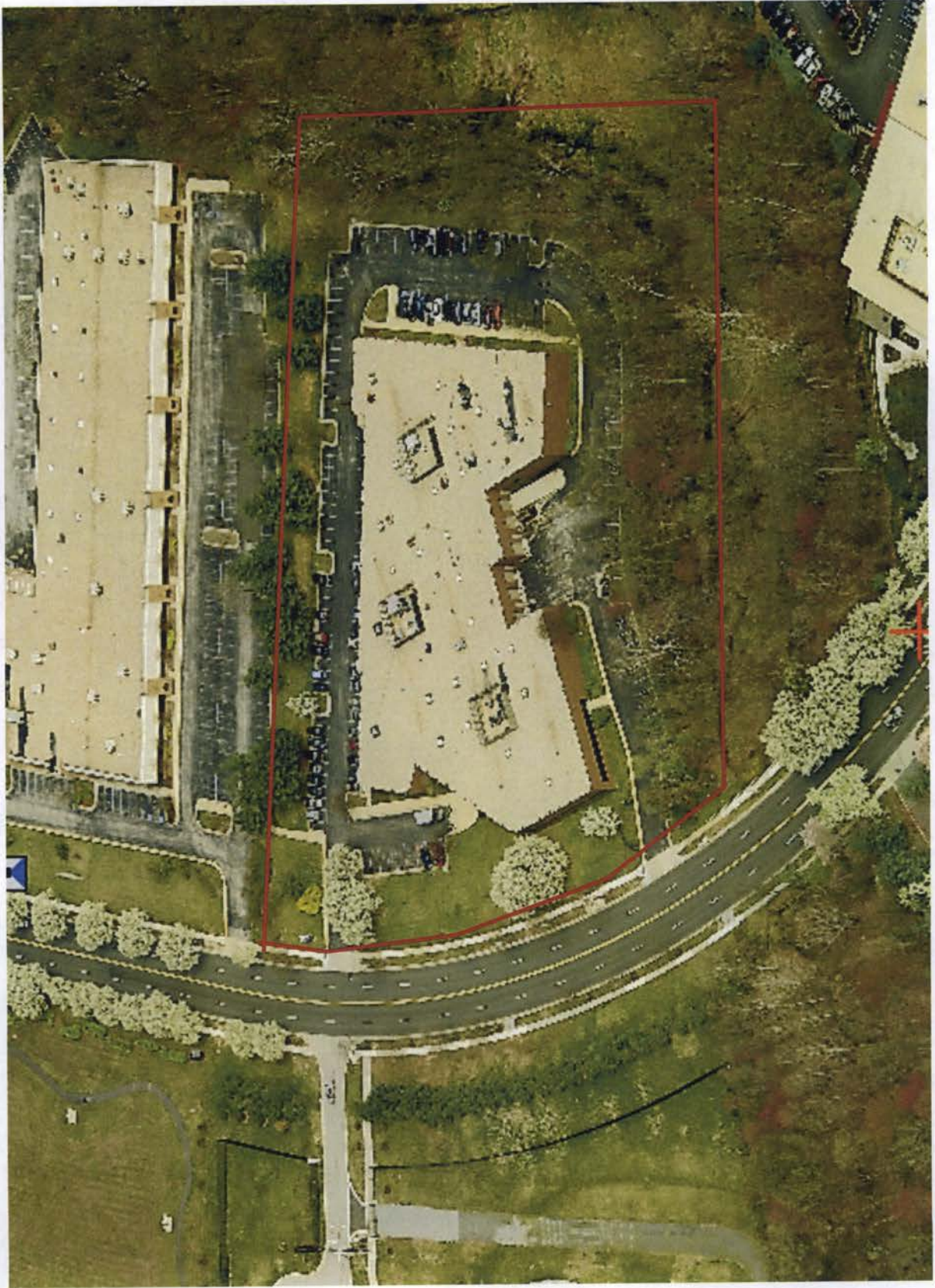


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Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED
DSP-85014-02 LOT 13A 1441 MCCORMICK DRIVE



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED
DSP-85098-03 LOT 40 1220 CARAWAY COURT



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Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED
DSP-85099-01 LOT 41 1221 CARAWAY COURT



OVERALL SITE PLAN



DSP-81052-02

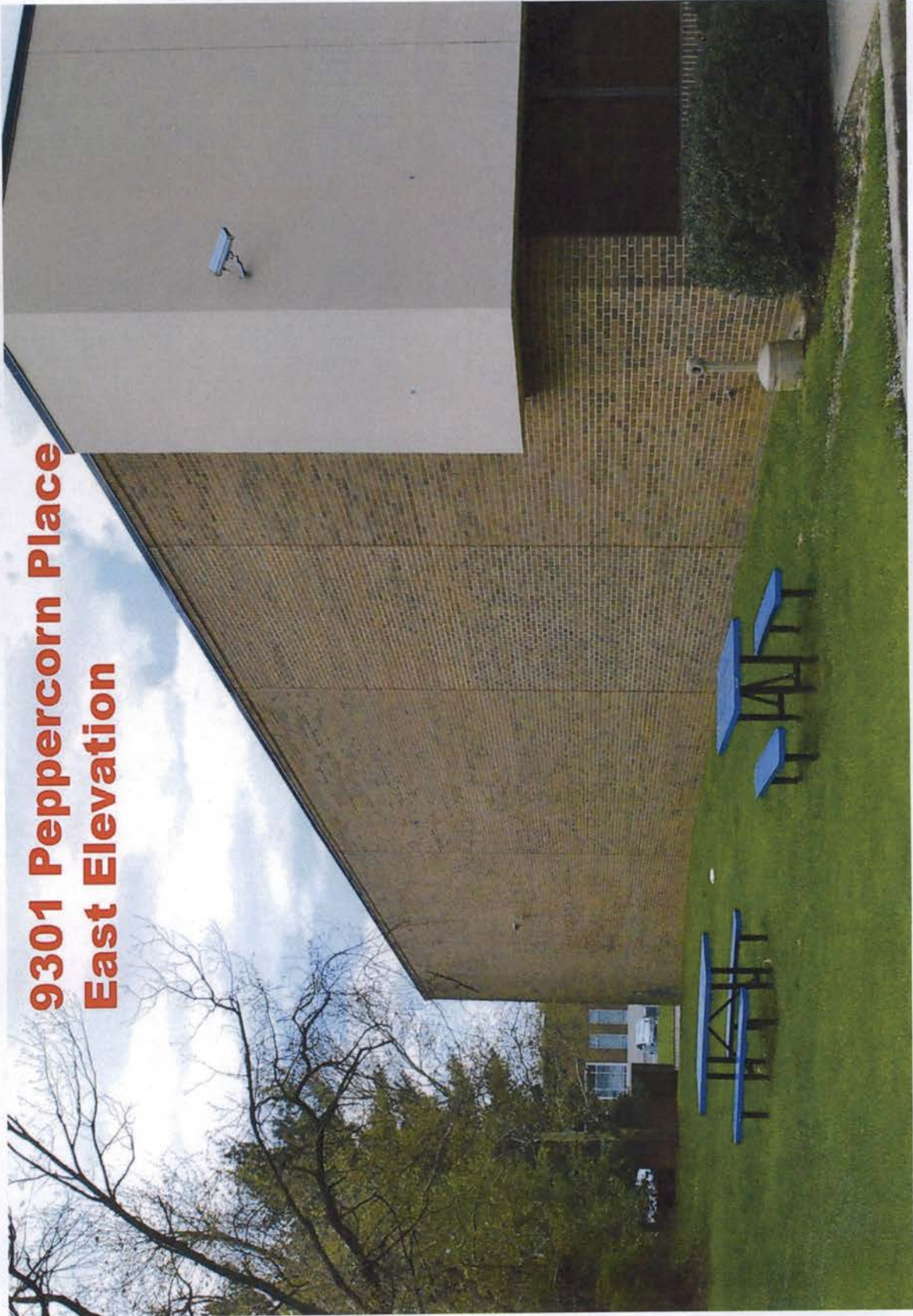
DSP-85014-02

DSP-85098-03

DSP-85099-02



INGLEWOOD BUSINESS PARK, LOT 6, DSP-81052-02



**9301 Peppercorn Place
East Elevation**

Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 6, DSP-81052-02



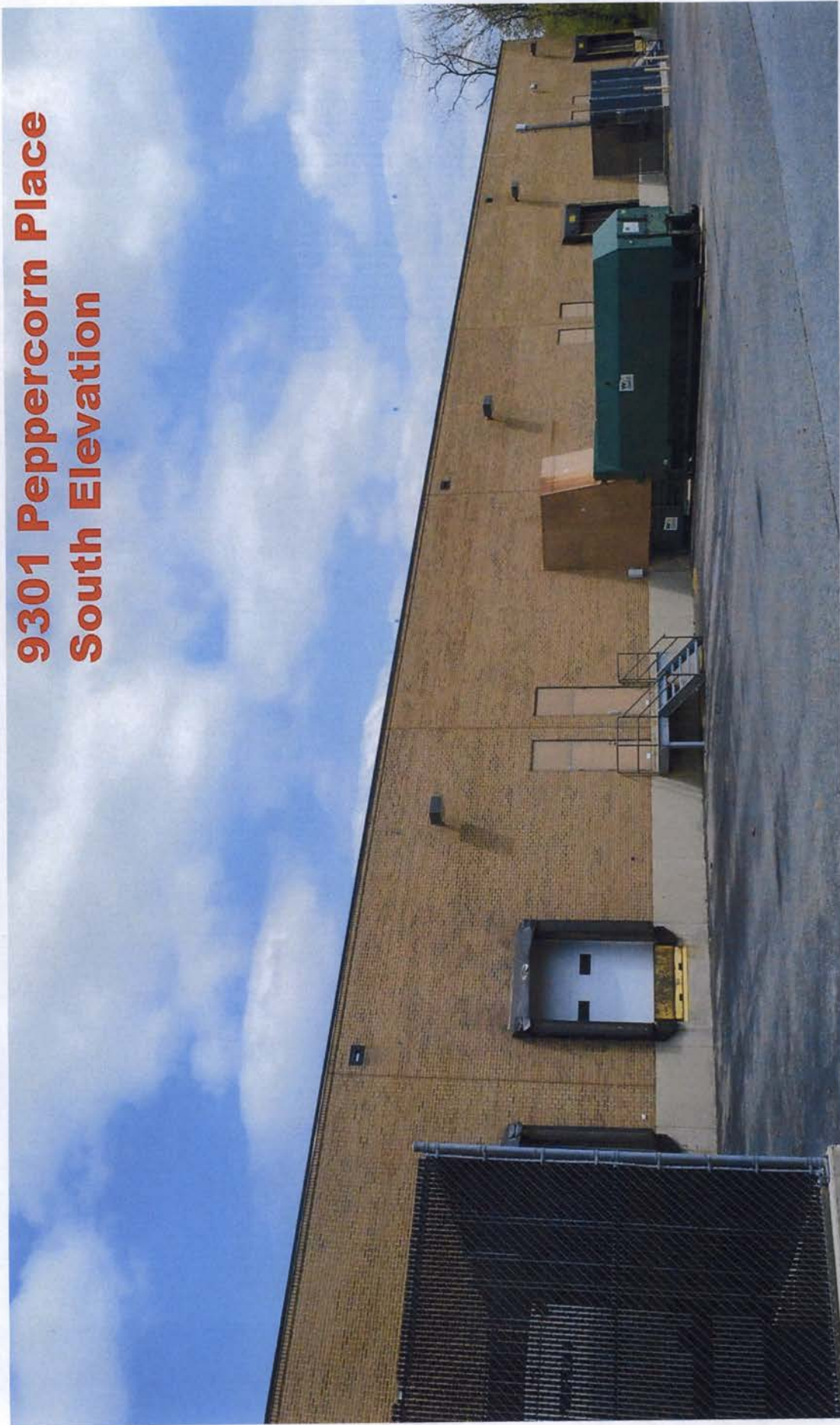
**9301 Peppercorn Pl.
North Elevation**



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

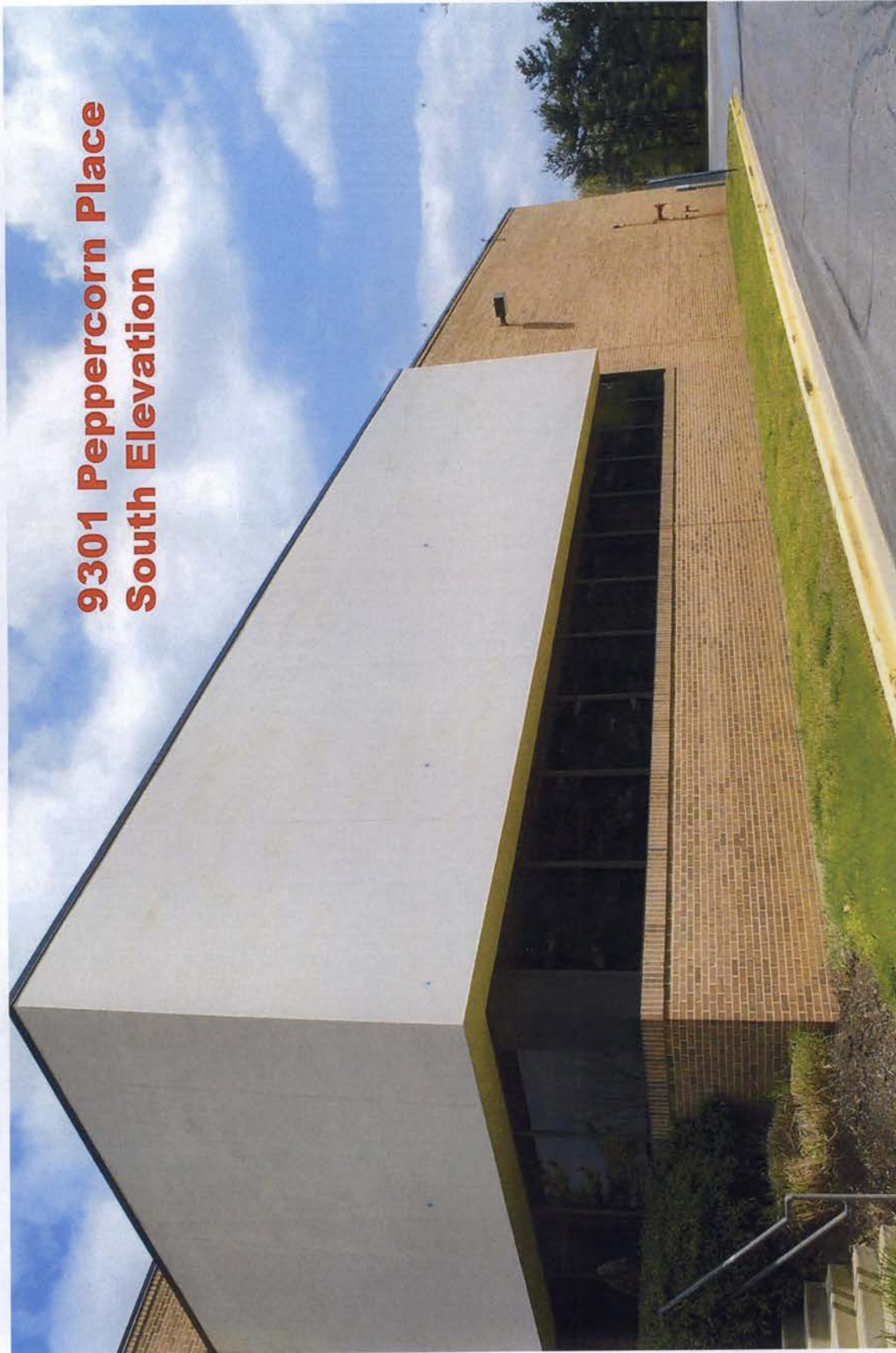
INGLEWOOD BUSINESS PARK, LOT 6, DSP-81052-02

9301 Peppercorn Place South Elevation

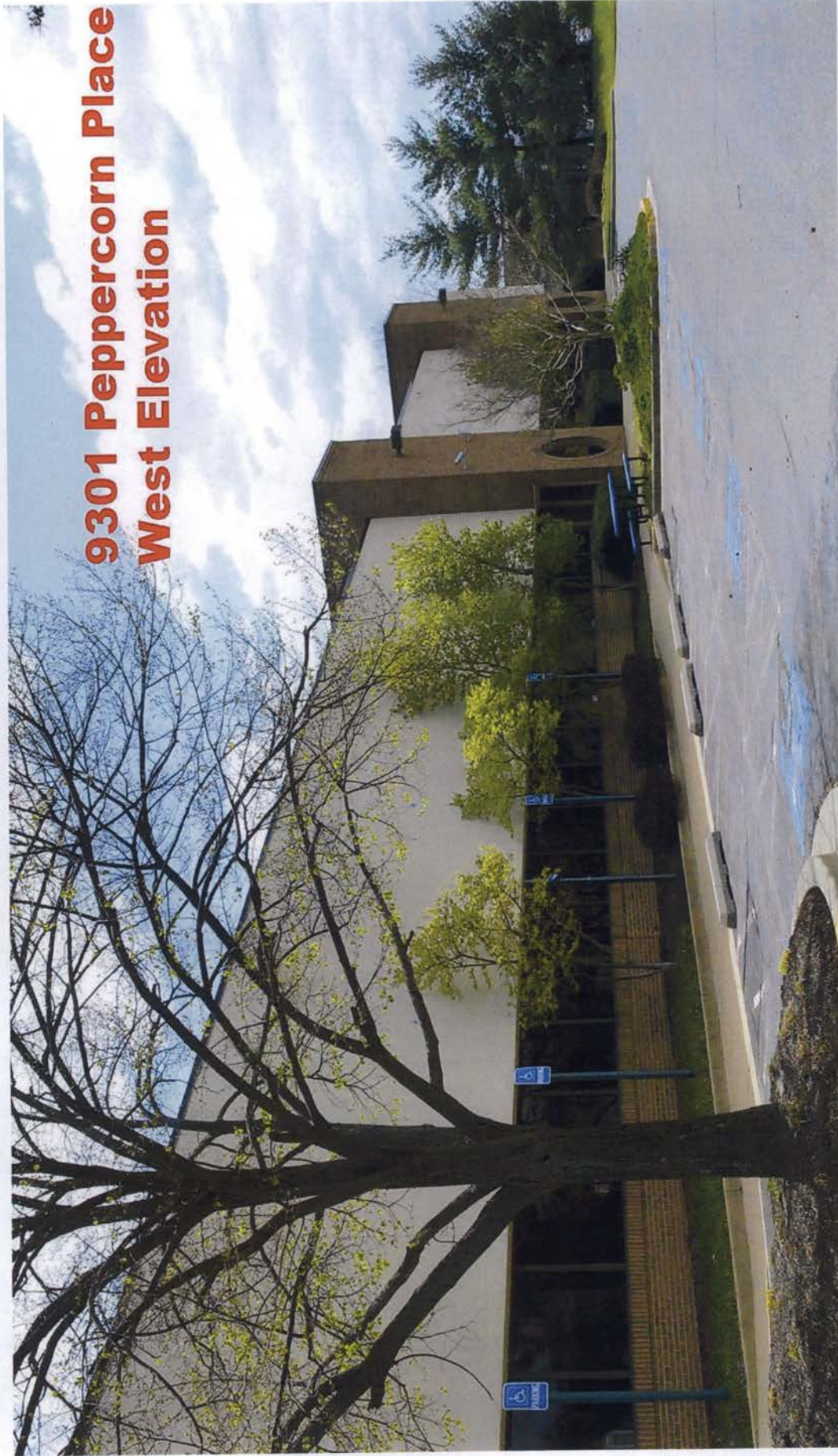


Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 6, DSP-81052-02



INGLEWOOD BUSINESS PARK, LOT 6, DSP-81052-02

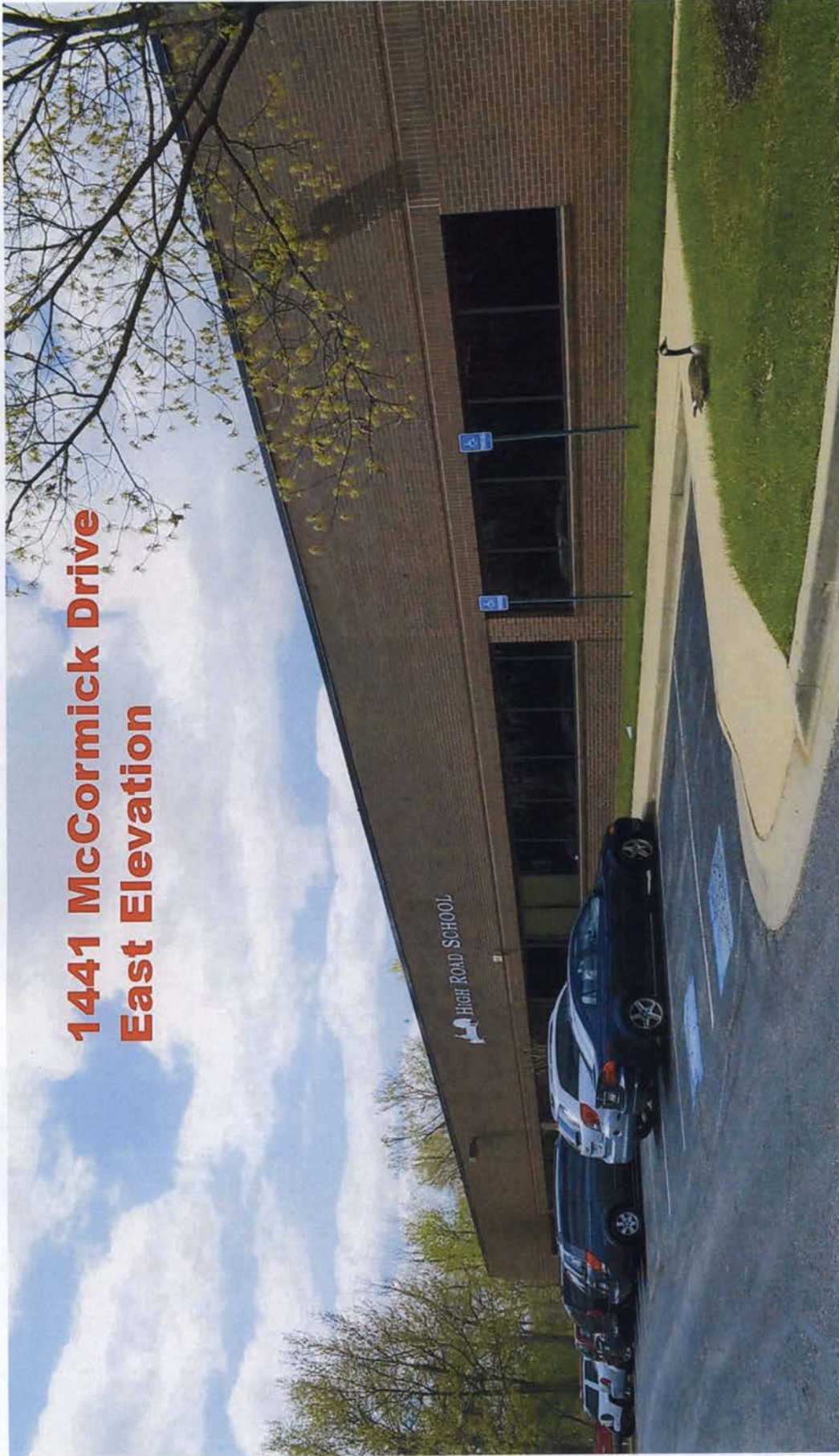


**9301 Peppercorn Place
West Elevation**



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 13A, DSP-85014-02

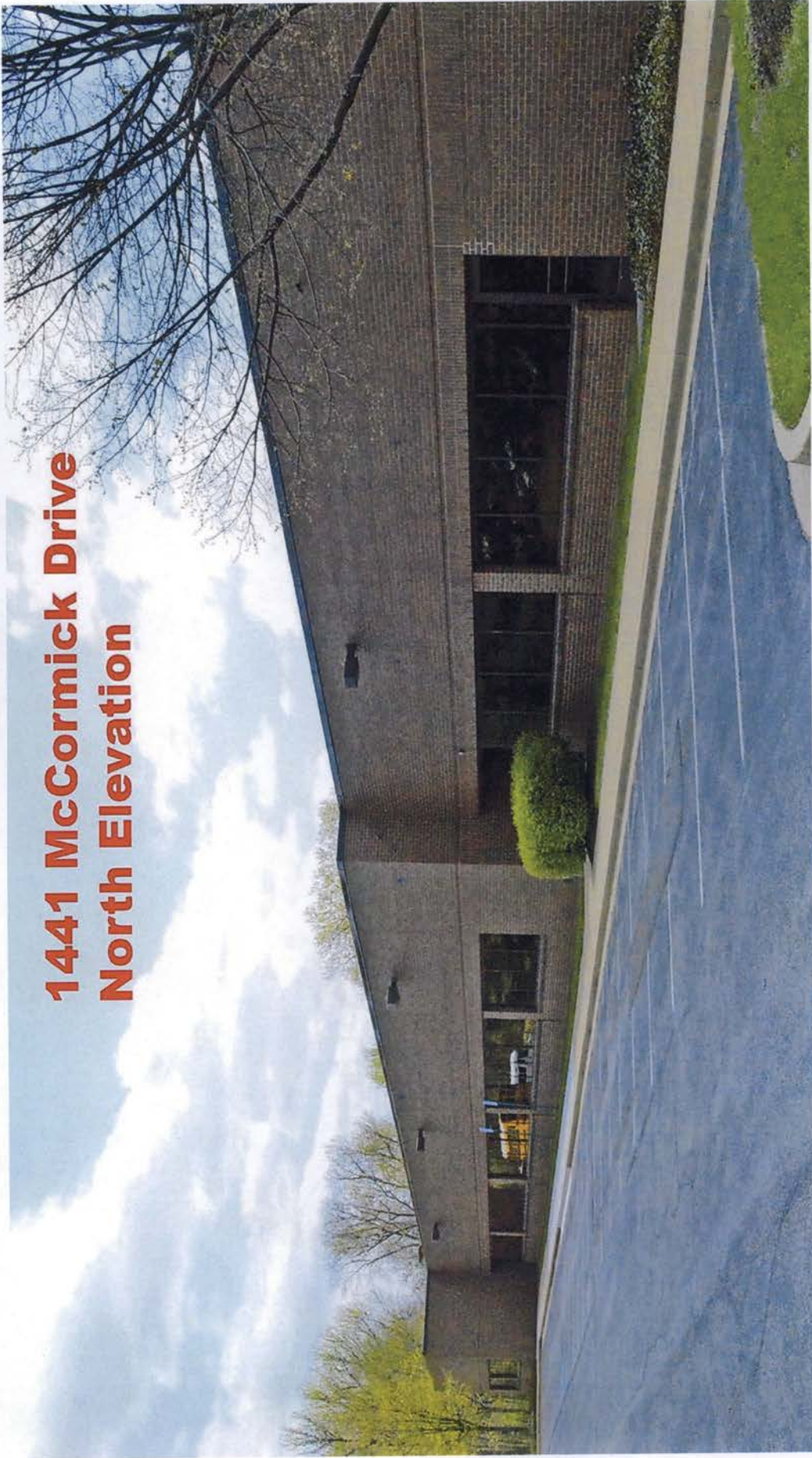


1441 McCormick Drive
East Elevation



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 13A, DSP-85014-02



1441 McCormick Drive
North Elevation



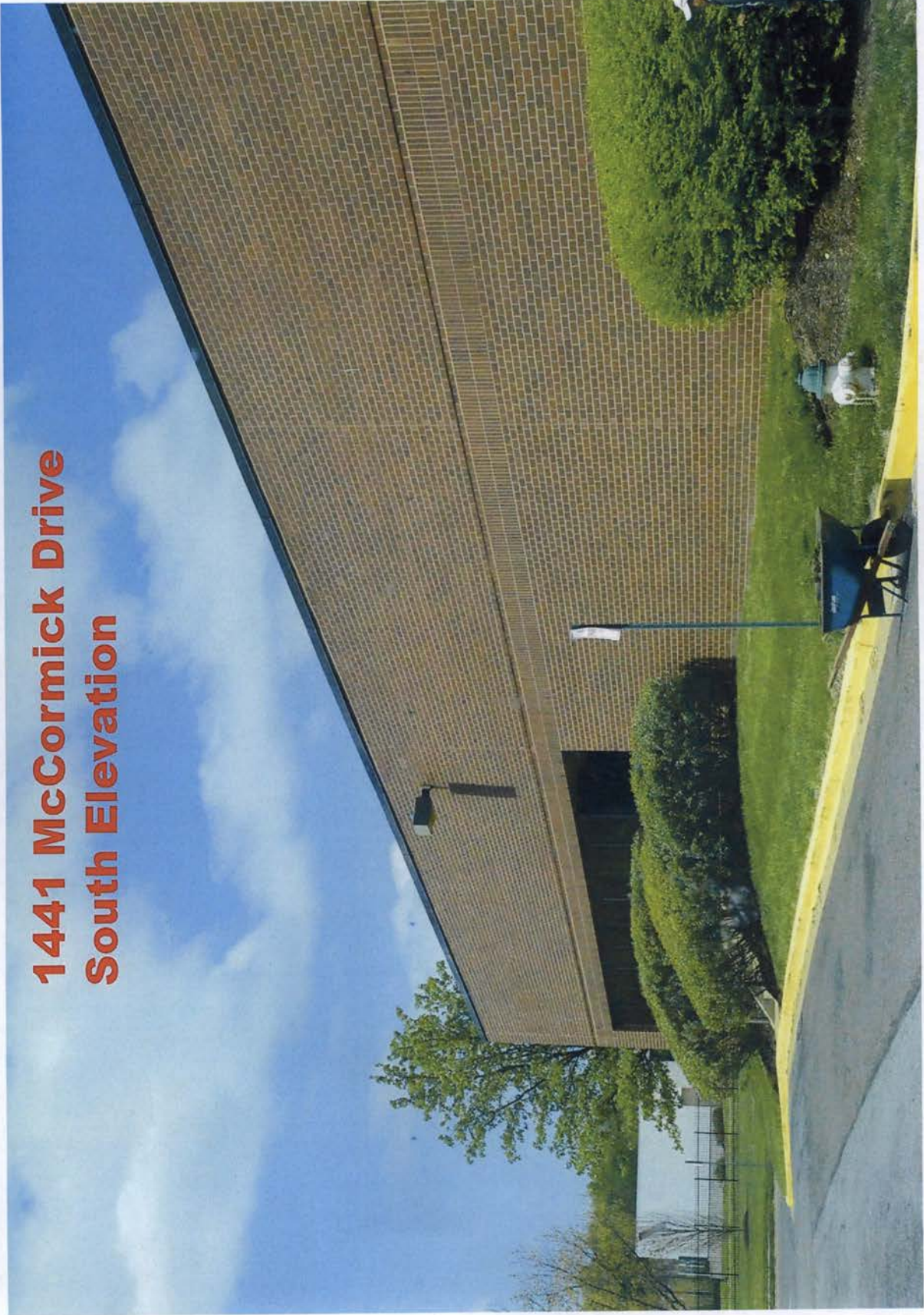
6/25/2014

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Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 13A, DSP-85014-02

1441 McCormick Drive
South Elevation



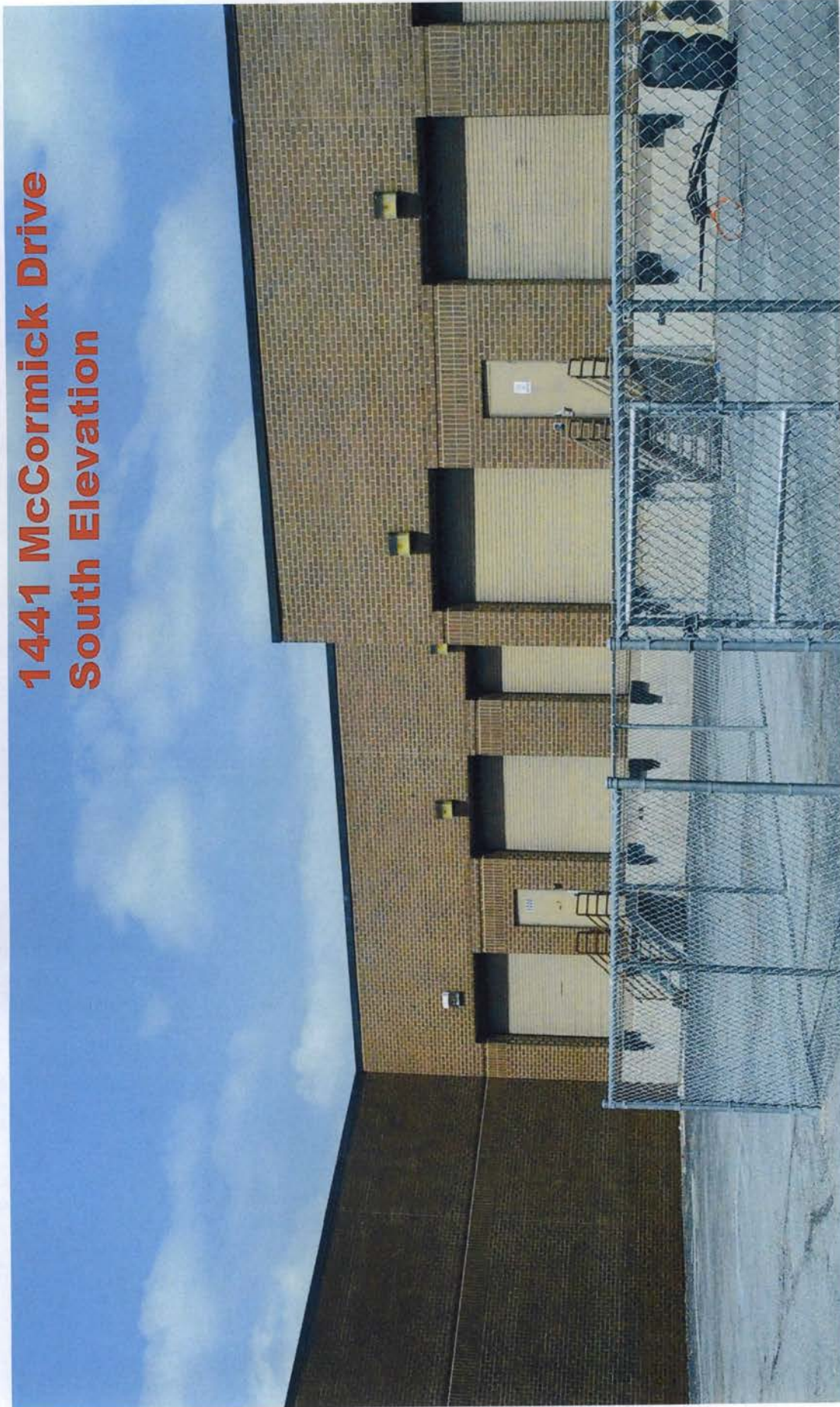
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Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 13A, DSP-85014-02

**1441 McCormick Drive
South Elevation**

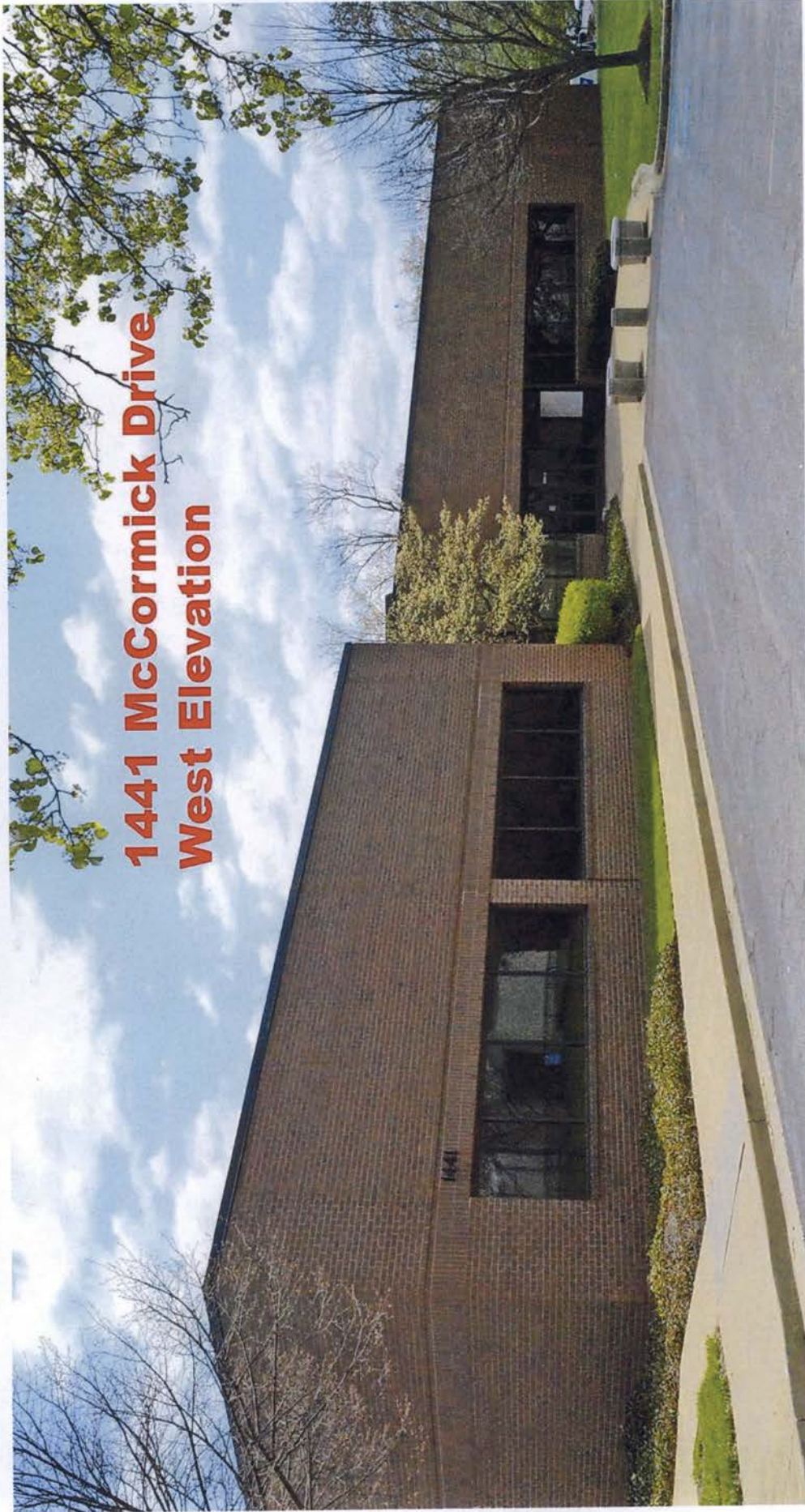


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Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 13A, DSP-85014-02

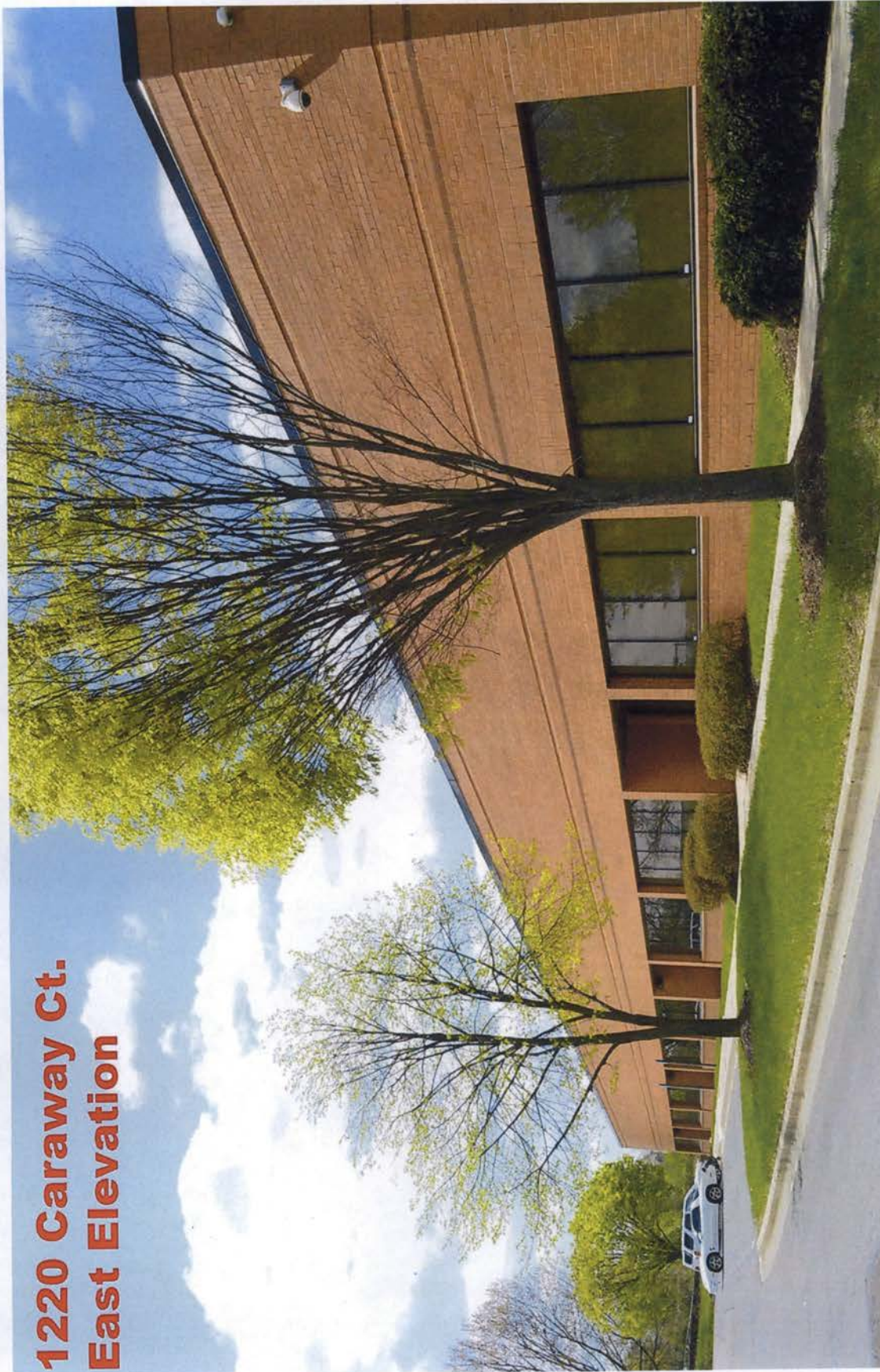


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INGLEWOOD BUSINESS PARK, LOT 40, DSP-85098-03

**1220 Caraway Ct.
East Elevation**



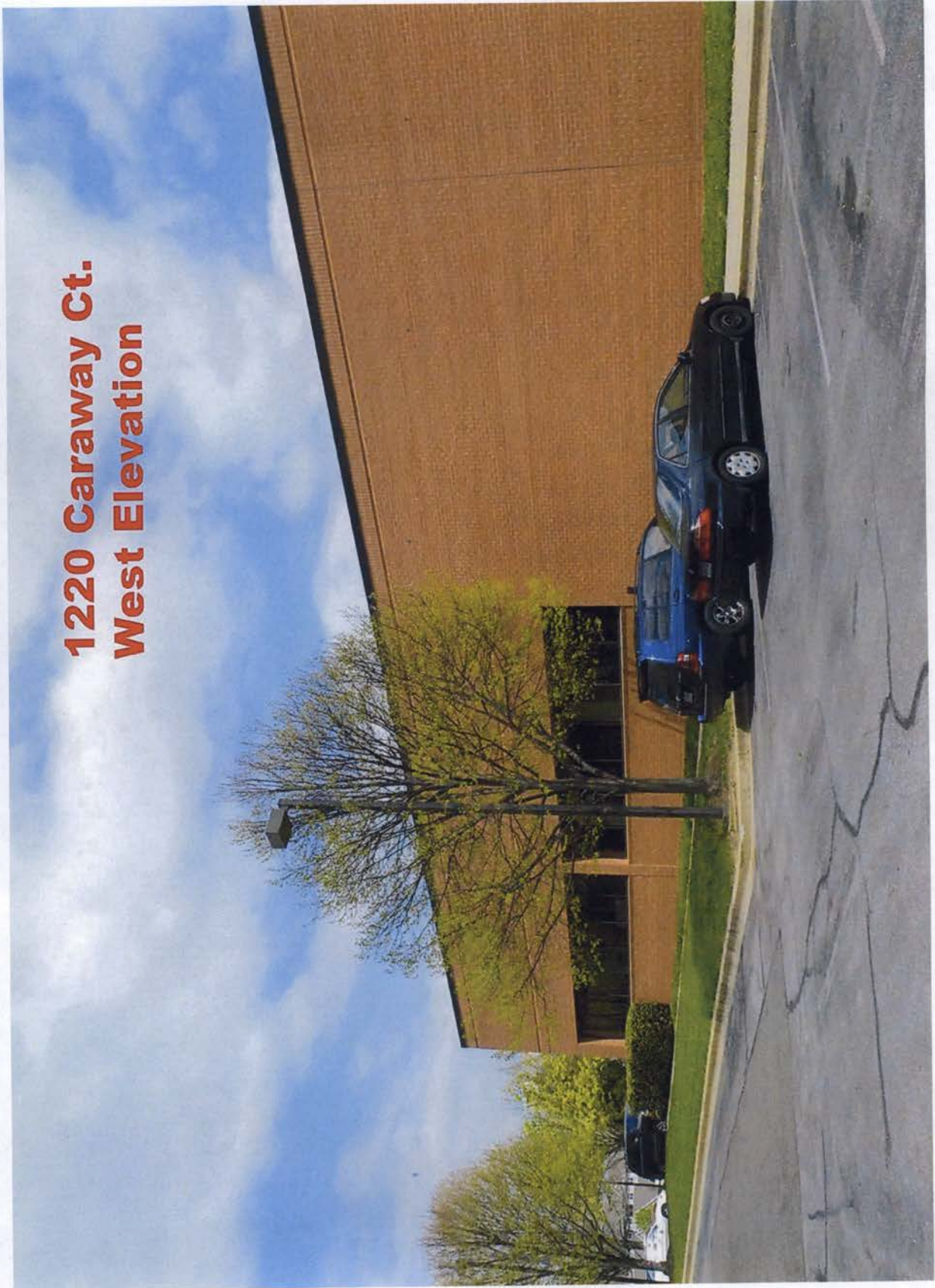
INGLEWOOD BUSINESS PARK, LOT 40, DSP-85098-03

**1220 Caraway Ct.
North East Elevation**



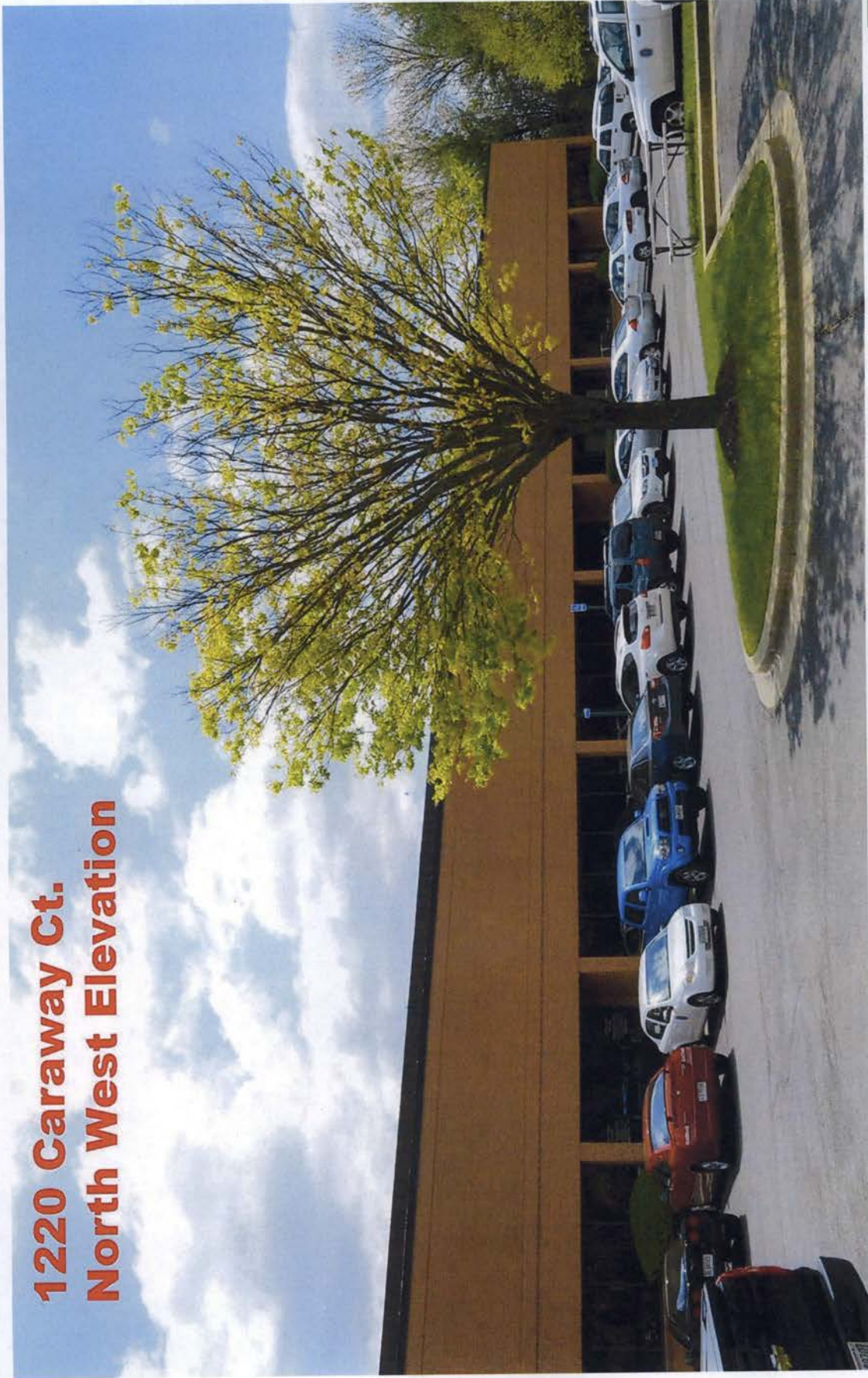
INGLEWOOD BUSINESS PARK, LOT 40, DSP-85098-03

**1220 Caraway Ct.
West Elevation**



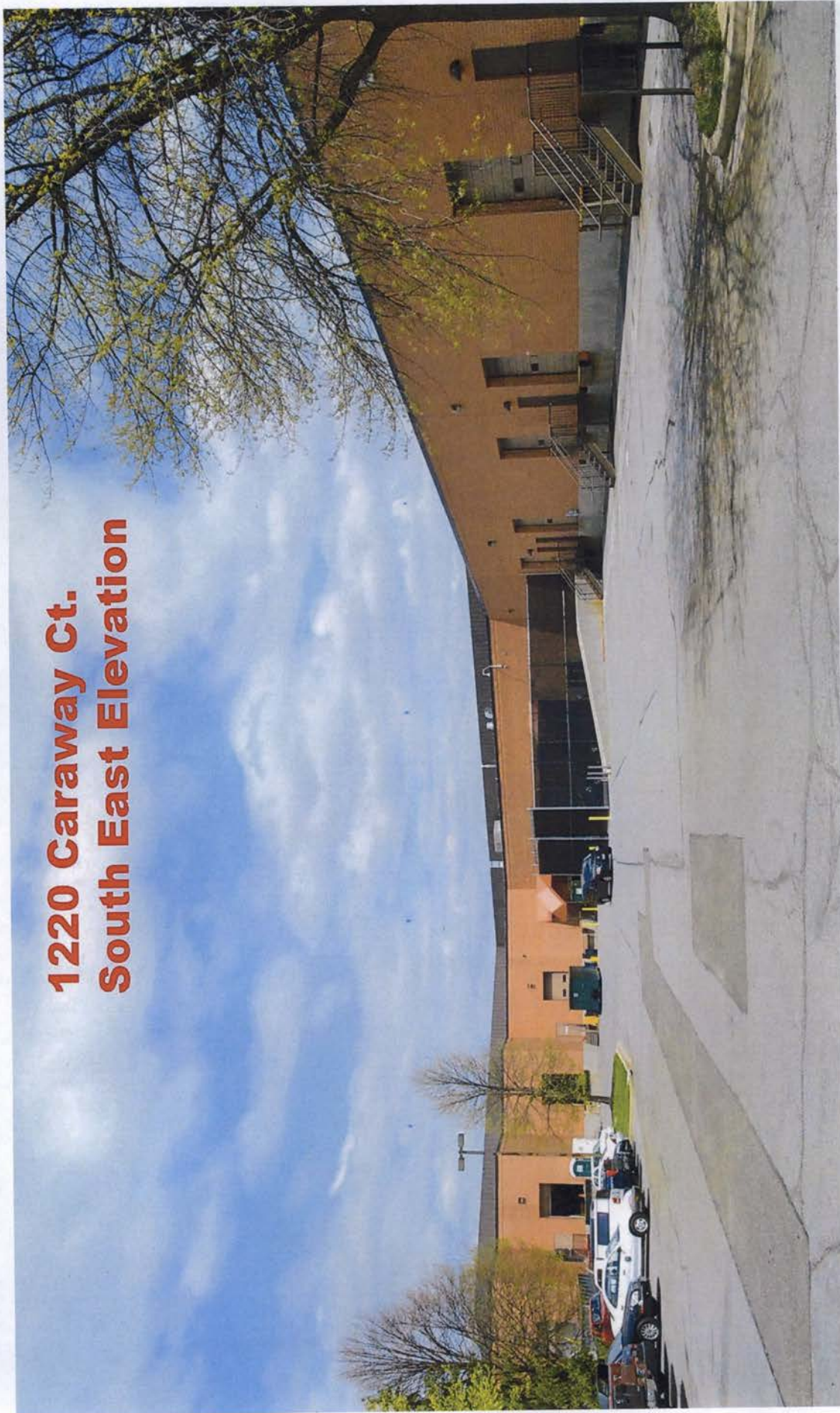
INGLEWOOD BUSINESS PARK, LOT 40, DSP-85098-03

**1220 Caraway Ct.
North West Elevation**



INGLEWOOD BUSINESS PARK, LOT 40, DSP-85098-03

**1220 Caraway Ct.
South East Elevation**



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

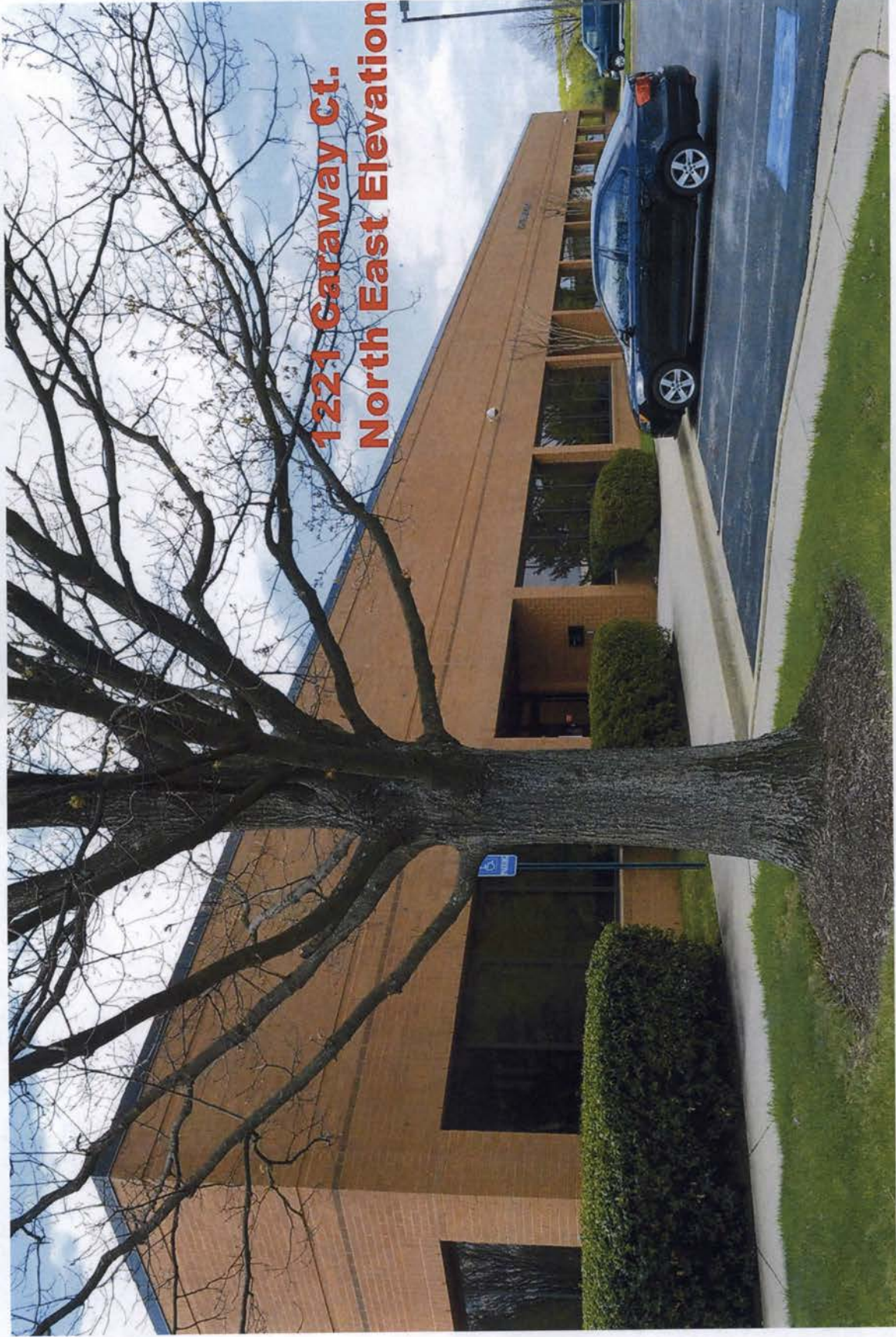
INGLEWOOD BUSINESS PARK, LOT 41, DSP-85099-02

**1221 Caraway Ct.
East Elevation**



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 41, DSP-85099-02

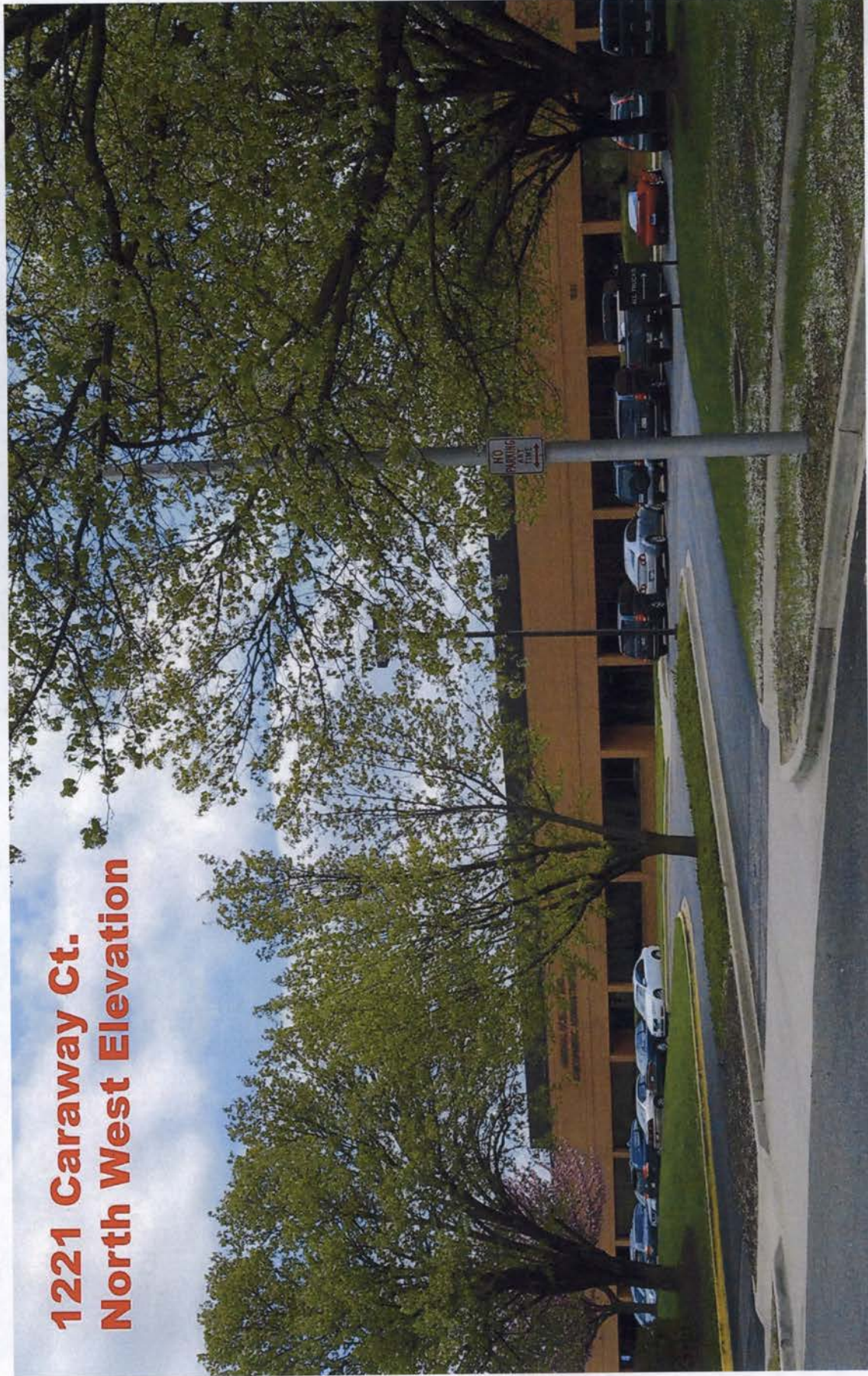


6/25/2014

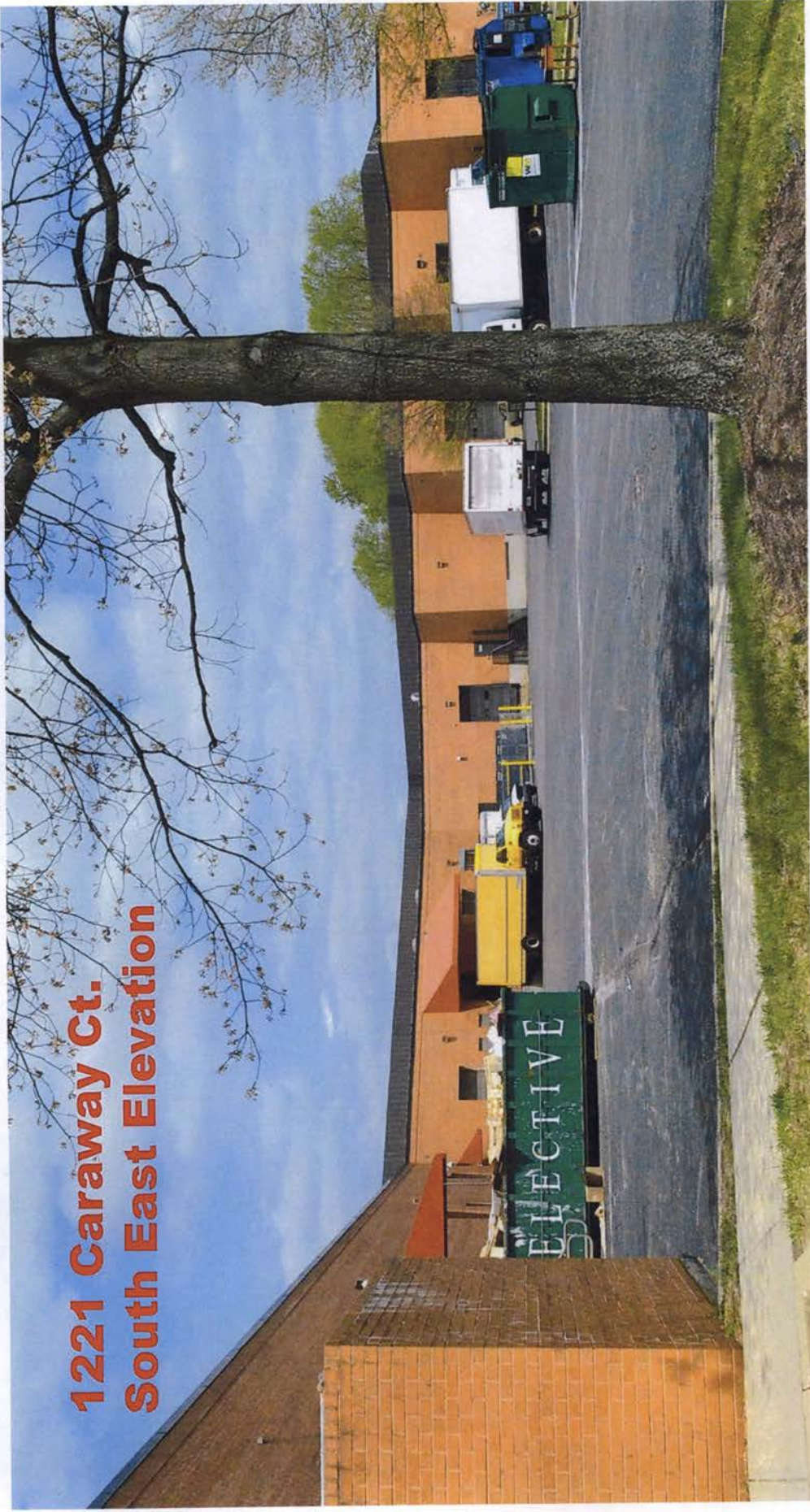
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INGLEWOOD BUSINESS PARK, LOT 41, DSP-85099-02

**1221 Caraway Ct.
North West Elevation**



INGLEWOOD BUSINESS PARK, LOT 41, DSP-85099-02



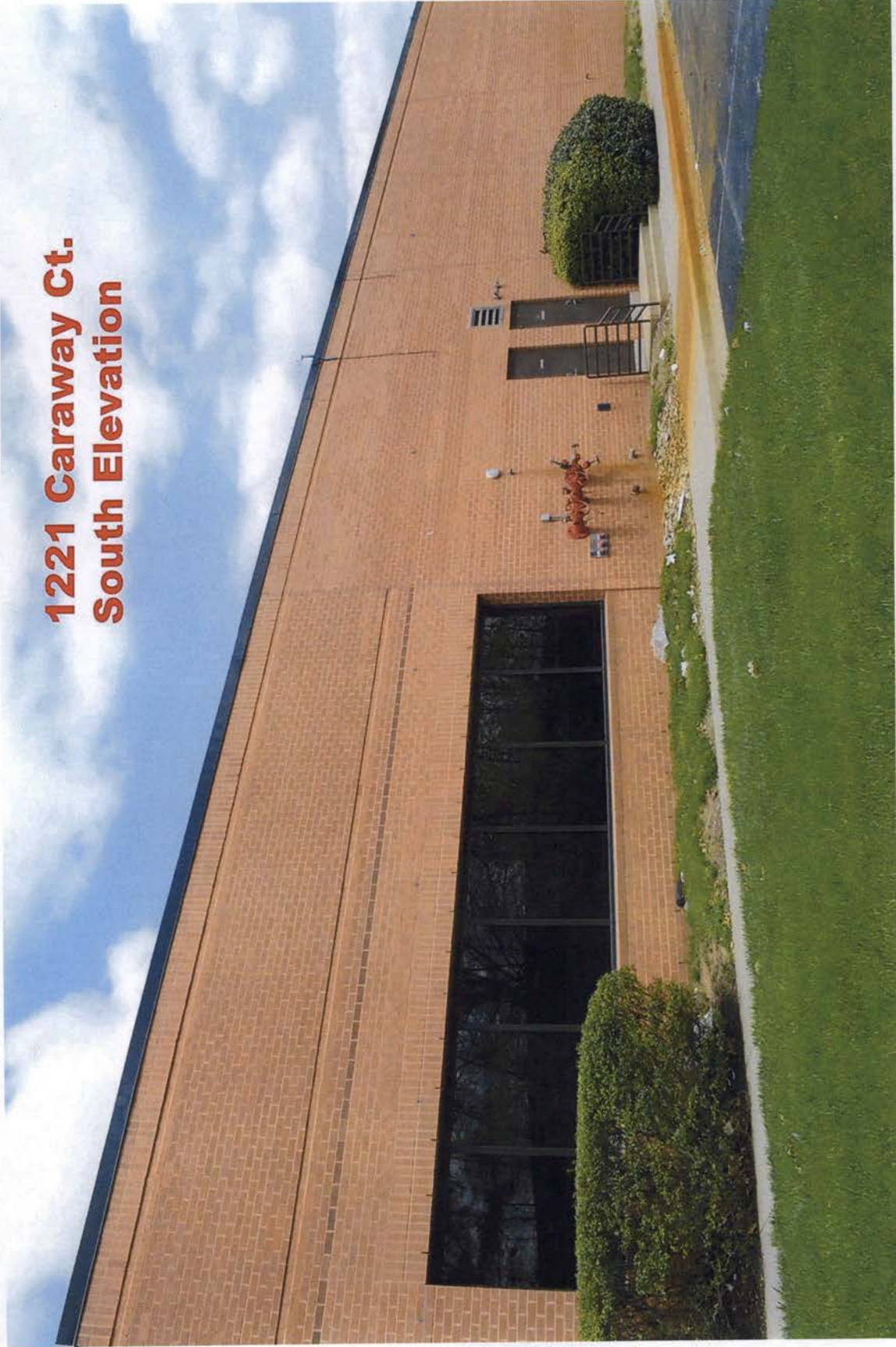
**1221 Caraway Ct.
South East Elevation**



Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 41, DSP-85099-02

**1221 Caraway Ct.
South Elevation**

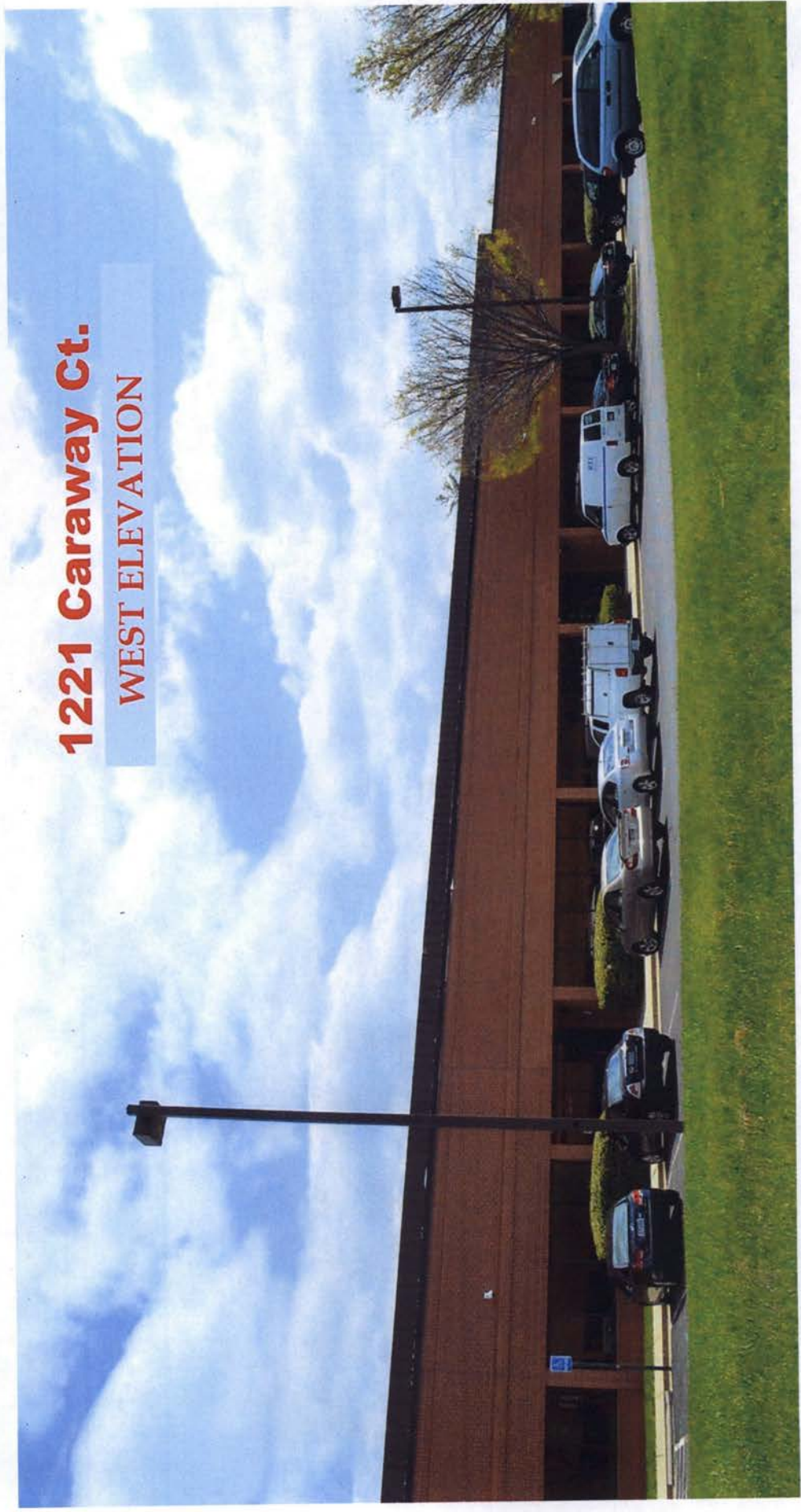


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Case #'s DSP-81052-02; DSP-85014-02; DSP-85098-03 & DSP-85099-02

INGLEWOOD BUSINESS PARK, LOT 41, DSP-85099-02



1221 Caraway Ct.

WEST ELEVATION



7/17/2014

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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Prince George's County Planning Department
Community Planning Division

301-952-3972

July 14, 2014



MEMORANDUM

TO: Ruth Grover, Urban Design Section, Development Review Division
VIA: Ivy A. Lewis, Division Chief, Community Planning Division *IL*
FROM: Martin Matsen, Planning Supervisor, Community Planning Division *IL for MM*
SUBJECT: **REVISED: Detailed Site Plan – DSP-81052-02, Inglewood, Lot 6**
Detailed Site Plan – DSP-85014-02, Inglewood, Lot 13A
Detailed Site Plan – DSP-85098-03, Inglewood, Lot 40
Detailed Site Plan – DSP-85099-02, Inglewood, Lot 41

DETERMINATIONS

The applications are in conformance with the recommendations of the *Plan Prince George's 2035 General Plan* recognizing that existing land uses may not represent future land use recommendations, and that those recommendations may be implemented over time through a combination of redevelopment and rezoning.

The applications conform to and do not conflict with the land use recommendations of the Largo Town Center Approved Sector Plan and Sectional Map Amendment which recommends zoning and other development regulations to facilitate the continued evolution of this area into a higher density government services center. Adding permitted uses to the list of permitted uses allowed under the C-O Zone will assist in maintaining the viability and usability of existing structures, and allow for institutional and governmental uses in the future.

The existing uses and buildings are legal and therefore exempt from the Largo Town Center development district standards and from detailed site plan review.

BACKGROUND

Locations: McCormick Drive at Peppercorn Place (Lot 6, 9301 Peppercorn Place)
McCormick Drive approximately 900 feet south of Peppercorn Place (Lot 13A, 1441 McCormick Drive)

Detailed Site Plan – DSP-81052-02, Inglewood, Lot 6
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Caraway Court approximately 750 feet south of McCormick Drive (Lots 40 and 41, 1220 and 1221 Caraway Court)

Size: 4.34 acres (Lot 6)
6.51 acres (Lot 13A)
6.76 acres (Lot 40)
6.57 acres (Lot 41)

Existing Uses: Flex industrial/office buildings (all four properties)

Request: Add uses as authorized by Section 27-548.26 (b) of the Zoning Ordinance.

GENERAL PLAN, MASTER PLAN, AND SMA

2014 Plan Prince George's 2035:

This application is located within the Plan Prince George's designated Largo Town Center Regional Transit Center. The vision for Regional Transit Centers is more dense development with offices, apartments, condominiums, retail and other uses arranged vertically within buildings. However, the subject properties are located in the Northwest Quadrant of the plan area, which is recommended for a higher density government services center.

Master/Sector Plan: 1990 *Largo-Lottsford Approved Master Plan Amendment and Sectional Map Amendment*

2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*

Planning Area/

Community: Planning Area 73/Northampton Community

Land Use: Existing office/industrial uses

Environmental: Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 1990 Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment and the 2005 Countywide Green Infrastructure Plan.

Historic Resources: None identified

Transportation: The 2009 *Approved Countywide Master Plan of Transportation (CMPOT)* identified Lottsford Road as an existing arterial (A-26), McCormick Drive as an existing collector (C-345), and Peppercorn Place as an existing industrial road (I-313). The nearest Metrorail facility is the Largo Town Center Metro Station.

Public Facilities: None identified

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Parks & Trails: The Master Plan of Transportation recommends a shared-use sidepath and on-road bicycle facilities along Lottsford Road adjacent to one of the subject properties (Lot 6, 9301 Peppercorn Place).

Aviation\JLUS\
AICUZ: This property is outside of the 65 dBA and above noise contour. It is also outside of the Accident Potential Zones (APZs) for Joint Base Andrews.

SMA/Zoning: The 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* reclassified these properties from the I-3 (Planned Industrial/Employment Park) Zone to the C-O (Commercial Office) Zone.

PLANNING ISSUES

The four subject properties (Lot 6, 9301 Peppercorn Place; Lot 13A, 1441 McCormick Drive; Lot 40, 1220 Caraway Court; and Lot 41, 1221 Caraway Court) are located in the area designated by the Largo Town Center sector plan as the Northwest Quadrant. The sector plan (page 22) envisions this area as the location of an expanded primary civic center that will consolidate county government offices and services. Only two of the properties (Lots 40 and 41 at 1220-1221 Caraway Court) are contiguous to each other.

Recent Planning Background

The preparation, adoption, and approval of the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* incorporated an extensive community and stakeholder outreach effort that extended more than 12 months from January 2012 through March 2013. M-NCPPC staff held a number of meetings with commercial property owners, civic associations, county agencies, and county/state elected officials.

A number of owners of properties within the sector plan area that were then zoned I-3 expressed concerns about the future of their properties under the proposed Largo Town Center SMA at the joint public hearing held in July 2013. The applicant did not own the subject properties at the time that notice of the public hearing was mailed out and therefore was not part of this group.

At the hearing, these owners requested that their I-3 zoning be retained by the new Largo Town Center sector plan and SMA. The staff response to these concerns was included in the Public Hearing Digest of Testimony (pages 20-21) that was reviewed by both the Planning Board and the District Council.

The 2002 *Prince George's County Approved General Plan* designated the Largo Town Center as a Metropolitan Center in recognition of its changing character. A terminal Metro station is nearby that was built to serve much higher-intensity land uses than are currently located at Largo Town Center. Prince George's County continues to centralize more of its government operations along the McCormick Drive corridor. The county is also planning to construct a new Regional Medical Center in an urban form that can potentially catalyze TOD at the Metro station.

On May 6, 2014, the District Council enacted the *Plan Prince George's 2035 Approved General Plan*, the update to the 2002 General Plan. Plan Prince George's 2035 designated the Largo Town Center Metro area as one of eight Regional Transit Centers and one of three Regional Urban Centers or new "downtowns" for Prince George's County. The new General Plan designations reinforce the Largo Town Center sector plan vision and acknowledge the county's ongoing efforts to expand the government services district that includes the subject properties. Allowing existing buildings and uses more flexibility so that they remain commercially viable prior to redevelopment, is a key component of planning for future land uses. The requested permitted uses will not conflict with the goal of eventually realizing the recommended goal of an expanded government services center, but as this is a long term vision for the area that will require both public and private investment, the applications present a reasonable accommodation for existing uses and buildings. The permitted uses recommended herein, along with proposed restrictions on those uses, have been reviewed for conformance with Plan Prince George's 2035 and the sector plan, and these uses will not thwart the long term vision and recommendations of either plan. At the time of rezoning to C-O staff developed the following criteria to help determine what uses would be appropriate for inclusion in the Largo Town Center C-O Zone:

1. Compatibility—or at least non-interference—with health care, medical research, and government service activities within the Largo Town Center sector plan area
2. Little or no environmental impacts on adjacent properties such as:
 - a. open storage of materials or assembled products (negative visual impact)
 - b. noise from fabrication/manufacturing operations or heavy commercial vehicles
 - c. onsite commercial vehicle storage and repairs
 - d. traffic congestion
 - e. negative impacts on pedestrian and bicyclist safety
 - f. air or water pollution
3. Suitability of location based on the need to create vibrant public spaces within the sector plan area, especially in the vicinity of the Metro station

Based on the above criteria and the land use recommendation for the subject properties, we have reviewed the revised list of proposed uses submitted by the applicant and determined that the following uses in this list may be considered as suitable additions to the list of permitted uses within the approved Largo Town Center C-O Zone. Following each use, staff has indicated each use classification in accordance with the classifications of the use contained in the commercial and industrial tables in Sections 27-461 and 27-473 of the Zoning Ordinance. They are as follow:

P-Permitted

SE-Special exception

PA-Accessory, subject to Sec. 461 and 27-473 (a) (3)

PB-Secondary, subject to the requirements of Sec. 27-461 and 27-473 (a) (4)

X-Prohibited

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Note that as per the Largo Town Center Sector Plan and Sectional Map Amendment (p. 115) any uses that would normally require Special Exception approval pursuant to Sections 27-461 or 27-473 of the Zoning Ordinance

in the underlying zone, is permitted as a Permitted use. In this case, we are generally applying this principle to requested uses listed as requiring a special exception in the I-3 zone.*

(1) Commercial:

(D) Services:

Blueprinting, photostating, or other photocopying establishment **P**

Electrical or electronic equipment, radio or television, computer repair shop **P**

Household appliance or furniture repair shop:

(i) Furniture and small appliances only **P**

Laboratory:

(i) Accessory to allowed use

(ii) Medical or dental

(iii) Research, development, or testing **P**

Photographic processing plant **P**

Printing shop (up to 2,000 square feet in size) **P**

(2) Industrial:

(A) Chemical and Allied Manufacturing: Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication **P**

Drugs, compounding **P**

(B) Fabrication of Wood, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) **P**

Containers:

(i) Paper or plastic **P**

Electrical lighting fixtures **P**

Furniture, cabinets, fixtures, or interior decorating components **P**

Household appliances:

(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances **P**

Office supplies and equipment **P**

(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies **P**

Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies **P**

Photographic equipment and supplies **P**

Timing, light, mixing, safety, temperature, or weight control devices **P**

Watches, clocks, measuring, or time-keeping devices **P**

(F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:

(i) With storage of materials or equipment:

(aa) Indoors **P**

(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site **PB**

(iii) Including the retail sale of parts and supplies as an accessory use **PB**

Jewelry Manufacturing **P**

Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing **P**

Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing **P**

Plastic products manufacturing, except as otherwise specified **P**

Storage building accessory to:

(i) A permitted use **P**

Warehousing:

(i) Subject to Section 27-471(g) **P**

(H) Printing, Publishing, Paper, and Related Industries:

Bookbinder manufacturing **P**

Bookbinding **P**

Printing and engraving (which may include all processes) **P**

Publishing **P**

(L) Textile Products:

Fabrication of finished goods **P**

(M) Wholesale Trade:

Bakery products, wholesale **P**

Electronic, glass, metal, paper, rubber, or wood products **P**

Ornamental products made of china, clay, concrete, glass, or stone **P**

Structural products made of clay, concrete, or stone, with:

(i) Indoor storage, only **P**

Textile products **P**

Wholesaling or distribution of materials (products) used or produced on the premises **P**

~~Wholesaling or distribution use not listed **X**~~

(3) Institutional/Educational:

Adult day care center **P**

(5) Public/Quasi Public:

~~Ambulance service, private (dispatch only with no repair and/or storage of vehicles) **X**~~

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club **P**

~~Spa, public:~~

~~(A) Accessory to a reducing/exercise salon, health club, or summer camp **X**~~

(7) Residential/Lodging:

Hotel or motel, either as a hotel or motel which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high in an industrial park having a gross tract area of at least 25 acres and subject to Footnote 10 of the industrial use table or a “hotel or motel, general, subject to Footnote 22 of the commercial use table. P

We also recommend that the following restrictions be considered as conditions of approval:

1. No use will be made of any site or any portion thereof or any building or structure thereon at any time, nor shall any materials or products be manufactured, processed or stored thereon or therein, which shall cause a fire or health hazard to adjoining properties, or which shall constitute a nuisance or cause the emission of noxious odors or gases or smoke.
2. No operation or uses shall be permitted or maintained which causes or produces any of the following effects discernible outside the improvements or affecting any adjacent property:
 - a. Noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness;
 - b. Smoke;
 - c. Noxious, toxic or corrosive fumes or gases;
 - d. Obnoxious odors;
 - e. Dust, dirt or fly ash;
 - f. Fire or explosive hazards; and
 - g. Excavation: only excavation made in connection with construction of an improvement shall be made, and then only when proper protection is afforded adjacent property; and upon completion thereof exposed openings shall be backfilled and disturbed grounds shall be graded, stabilized, and restored as close to its original condition as practicable.
3. Loading areas located in side yards shall be set back and screened to minimize noise and visual impacts on streets, other public spaces, and neighboring properties. Loading doors and docks shall not be closer than one hundred (100) feet from the street property line. No loading areas shall be permitted on the front of any building.
4. No materials, supplies or equipment (including company-owned or operated vehicles), including but not limited to trash, garbage, and recycling receptacles, shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties, streets, and other public spaces.

c: Ivy A. Lewis, AICP, Chief, Community Planning Division
Long-range Agenda

Grover, Ruth

From: De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Sent: Tuesday, June 17, 2014 3:38 PM
To: Grover, Ruth; Abraham, Dawit A.; Tayyem, Mahmoud
Cc: Adams, Steven
Subject: RE: question

There is no swm requirement for these properties. These sites are being treated by the regional stormwater management facilities. Thanks.

From: Grover, Ruth [mailto:Ruth.Grover@ppd.mncppc.org]
Sent: Monday, June 16, 2014 2:02 PM
To: De Guzman, Reynaldo S.; Abraham, Dawit A.; Tayyem, Mahmoud
Cc: Adams, Steven
Subject: FW: question

Might you be able to tell me what would be required with respect to stormwater management in the case that an applicant is proposing no new development but is requested that additional permitted uses be added for a site. This is the case for four sites in the Inglewood Business Park, which are pursuing DSP approval, but have not been circulated to you. The DSP numbers and addresses are as follow:

Name	DSP Number	Address
Inglewood Business Park, Lot 6	DSP-81052-02	9301 Peppercorn Place
Inglewood Business Park, Lot 13A	DSP-85014-02	1441 McCormick Drive
Inglewood Business Park, Lot 40	DSP-85098-03	1220 Caraway Court
Inglewood Business Park, Lot 41	DSP-85099-02	1221 Caraway Court

Might we be able to get a statement from you that all of the sites have functioning SWM facilities constructed in accordance with approved technical SWM plans?

Thanks,
Ruth



Ruth E. Grover, M.U.P., A.I.C.P.
Planner Coordinator
Urban Design Section
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Board
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
301-952-4317-p
301-953-3749-f



Division of Environmental Health

Date: June 18, 2014

To: Ruth Grover, Urban Design, MNCPPC

From: *Manfred Reichwein*
Manfred Reichwein, Chief, Environmental Engineering Program

Re: Inglewood Business Park – Amendment to Detailed Site Plans
DSP-81052/02, 9301 Peppercorn Place
DSP-85014/02, 1441 McCormick Drive
DSP-85098/03, 1220 Caraway Court
DSP-85099/01, 1221 Caraway Court

The Environmental Engineering Program of the Prince George's County Health Department has completed a health impact assessment review of the Statement of Justification for the Amendment to detailed site plan submission for Inglewood Business Park and toured the sites and has the following comment/recommendation:

While the subject area is quite walkable, it is recommended that future use of the buildings include additions of infrastructure and amenities to make the area more bikeable, such as secure bicycle racks and appropriate signage. The applicant is also encouraged to add showers and locker facilities towards this end. This would contribute to the multi-modal character of the area and to the general health status of the persons employed at and visiting the business park.

If you have any questions or need additional information, please contact me at 301-883-7682 or mreichwein@co.pg.md.us.



Richard L. Baker, III
County Executive

Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
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**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



MEMORANDUM

DATE: June 2, 2014

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal R. Kashe #2357
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-81052-02, Inglewood Business Park, Lot 6**

I have no comments reference the re-zoning issues.



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**

MEMORANDUM

DATE: June 2, 2014

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal R. Kashe #2357
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-85014-02, Inglewood Business Park, Lot 13A**

I have no comments reference the re-zoning issues.



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



MEMORANDUM

DATE: June 2, 2014

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal R. Kashe #2357
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-85098-03, Inglewood Business Park, Lot 40**

I have no comments reference the re-zoning issues.



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**

MEMORANDUM

DATE: June 2, 2014

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal R. Kashe #2357
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-85099-02, Inglewood Business Park, Lot 41**

I have no comments reference the re-zoning issues.

Norman D. Rivera, Esquire
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
301-352-4973 Direct
301-580-3287 Mobile
normanrivera2012@gmail.com

STATEMENT OF JUSTIFICATION

July 15, 2014

Inglewood Business Park – Proposed Amendment to Detailed Site Plans
9301 Peppercorn Place DSP-81052/02
1441 McCormick Drive DSP-85014-02
1220 Caraway Court DSP-85098-03
1221 Caraway Court DSP-85099-01

This Statement of Justification is submitted in support of proposed amendments to Detailed Site Plans DSP-81052/02, DSP-85014/02, DSP-85098/03 and DSP-85099/01 for the Inglewood Business Community. The applicant at this time would like to respectfully request an amendment to the table of uses applicable to the property per the Development District Overlay Zone (DDOZ) of the recently approved Largo Town Center Sector Plan and Sectional Map Amendment.

The Applicant purchased four flex industrial/office buildings at 1220 Caraway Court, 1221 Caraway Court, 1441 McCormick Drive and 9301 Peppercorn Place this June for over \$17 million (See Ex. A). Unfortunately, the Largo Town Center Sector Plan and Sectional Map Amendment just a few weeks after their purchase rezoned the four buildings designed and built and occupied as flex space in the I-3 Zone to the very restrictive Commercial-Office (C-O) Zone, which only allows office and very few other uses. The Applicant had no knowledge of the plan until after it purchased the buildings as the notice sent was to a prior entity and a different address. While the Plan allows existing lawful uses to continue, it restricts future tenants to only those uses permitted in the C-O Zone as modified by the Plan's DDOZ.

While many of the other buildings in this area were designed for office uses, the Applicant's four buildings are distinct from these other properties and were specifically designed in accordance with the uses permitted in the I-3 Zone: lower parking ratios, warehouse components, loading docks, etc. Attached are photos demonstrating the character of the four properties owned by the Applicant in contrast to other properties within the Inglewood Business Park. We have analyzed the uses permitted in the I-3 Zone and the C-O Zone and given the nature and character of these existing buildings, there is great concern that the numerous uses prohibited under the C-O Zone will severely limit the Applicant's marketing opportunities. Restricting future users of these buildings to only office tenants severely hampers the Applicant's

investment and could cause large vacancies within the park due to the restrictive nature of the C-O Zone.

The Applicant's buildings are in good condition and are expected to have an additional 50+-year life span. The roof systems will remain under warranty for another 18 years and the HVAC systems are expected to last a minimum of another eight years. Exterior windows have been maintained and wet sealing will not be needed in the next 10 years. Therefore, redevelopment of these sites due to functional obsolescence will not be appropriate for some time. In addition, the buildings' typical 30-foot column spacing results in marketable space for the types of uses requested.

In order to ensure the continued marketability of these properties, this application seeks approval of several uses that were permitted under the previous I-3 zoning in addition to those recently approved for the property through the imposition of the C-O/DDOZ zoning and Development District Standards of the Largo Town Center Sector Plan and SMA. The application also requests that the uses requested below be subject to the requirements of the Zoning Ordinance for the I-3 Zone, as the proposed activities fall within the defined exemptions of the DDOZ as noted on pages 113-114 of the Plan.

Specifically, the Applicant requests that the following additional uses previously allowed in the I-3 Zone be approved for these properties:

(1) Commercial:

(D) Services:

Blueprinting, photostating, or other photocopying establishment
Electrical or electronic equipment, radio or television, computer repair shop
Household appliance or furniture repair shop:
 (i) Furniture and small appliances only
Laboratory:
 (i) Accessory to allowed use
 (ii) Medical or dental
 (iii) Research, development, or testing
 (iv) All others
Photographic processing plant
Printing shop

(2) Industrial:

(A) Manufacturing:

Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication
Drugs, compounding

(B) Fabrication

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)
Containers:

- (i) Paper or plastic
- Electrical lighting fixtures
- Furniture, cabinets, fixtures, or interior decorating components
- Household appliances:
 - (i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances
 - Office supplies and equipment

(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

- Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies
- Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies
- Photographic equipment and supplies
- Timing, light, mixing, safety, temperature, or weight control devices
- Watches, clocks, measuring, or time-keeping devices

(F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:

- (i) With storage of materials or equipment:
 - (aa) Indoors
 - (ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off[-]site
 - (iii) Including the retail sale of parts and supplies as an accessory use
- Jewelry manufacturing
- Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing
- Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing
- Plastic products manufacturing, except as otherwise specified
- Plastic products manufacturing, except as otherwise specified
- Storage building accessory to:
 - (i) A permitted use
- Warehousing:
 - (i) Subject to Section 27-471(g)

(H) Printing, Publishing, Paper, and Related Industries:

- Bookbinder manufacturing
- Bookbinding
- Printing and engraving (which may include all processes)
- Publishing

(L) Textile Products:

Fabrication of finished goods

(M) Wholesale Trade:

Bakery products, wholesale

Electronic, glass, metal, paper, rubber, or wood products

Ornamental products made of china, clay, concrete, glass, or stone

Structural products made of clay, concrete, or stone, with:

(i) Indoor storage, only

Textile products

Wholesaling or distribution of materials (products) used or produced on the premises

Wholesaling or distribution of materials not used or produced on the premises, subject to Section 27-471(g)

(3) Institutional/Educational:

Adult day care center

(5) Public/Quasi Public:

Ambulance service, private (dispatch only with no repair and/or storage of vehicles)

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club

Spa, public:

(A) Accessory to a reducing/exercise salon, health club, or summer camp

(7) Residential/Lodging:

Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):

(A) In an industrial park having a gross tract area of at least 25 acres

(B) All others

The following restrictions shall apply to the above uses:

No use will be made of any site or any portion thereof or any building or structure thereon at any time, nor shall any materials or products be manufactured, processed or stored thereon or therein, which shall cause an undue fire or health hazard to adjoining properties, or which shall constitute a nuisance or cause the emission of noxious odors or gases or smoke. No operation or uses shall be permitted or maintained which causes or produces any of the following effects discernible outside the improvements or affecting any adjacent property:

- a. Noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness;
- b. Smoke;
- c. Noxious, toxic or corrosive fumes or gases;
- d. Obnoxious odors;

- e. Dust, dirt or fly ash;
- f. Unusual fire or explosive hazards; and
- g. Excavation: only excavation made in connection with construction of an improvement shall be made, and then only when proper protection is afforded adjacent property; and upon completion thereof exposed openings shall be backfilled and disturbed grounds shall be graded, stabilized, and restored as close to its original condition as practicable.

The following operations and uses shall not be permitted on the subject properties:

- a. Residential
- b. Truck terminals
- c. Junk yards
- d. Commercial excavation of building or construction materials
- e. Distillation of bones
- f. Dumping, disposal, incineration or reduction of garbage, sewerage, offal, dead animals or refuse
- g. Fat rendering
- h. Stockyard or slaughter of animals
- i. Refining of petroleum or of its products
- j. Smelting of iron, tin, zinc or other ores
- k. Raising of pets or livestock or other animals
- l. Kennel or dog pound

Loading areas located in side yards shall be set back and screened to minimize the effects from the street and neighboring properties. Loading doors and docks shall not be closer than one hundred (100) feet to the street property line. No loading areas shall be permitted on the front of any building.

No materials, supplies or equipment (including company-owned or operated vehicles) including but not limited to trash and garbage receptacles, shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas from the view of adjoining properties and public streets.

Section 27-548.25 includes the following criteria for approval of Development District Standards that differ from those most recently approved by the District Council:

- (c) If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

In this instance, the applicant requests that the Planning Board apply development standards relating to the table of uses that differ from the Development District Standards approved

through the Largo Towne Center DDOZ. As noted above, the specific uses requested are not permitted in the underlying zone, the C-O Zone. Section 27-548.22 of the Zoning Ordinance includes the following criteria for the approval of uses through a DDOZ that are not permitted in the underlying zone:

- (b) **Development District Standards may limit land uses or general use types allowed in the underlying zone where the uses are incompatible with, or detrimental to, the goals of the Development District and purposes of the D-D-O Zone. Development District Standards may allow uses prohibited in the underlying zone where the uses are compatible with the goals of the Development District and purposes of the D-D-O Zone.**

The Largo Town Center Sector Plan and SMA sets forth the following goals for the Development District. The goal is provided in bold typeface with comments that follow.

Goal: New Mixed-Use Retail Center Within the TOD Core

Comment: The subject properties are not located within the TOD Core. Therefore, approval of the requested uses will not be incompatible with the above goal.

Goal: New Major Institutional Use Within the TOD Core

Comment: The subject properties are not located within the TOD Core. Therefore, approval of the requested uses will not be incompatible with the above goal.

Goal: Dense Residential Development Within a Half Mile of the Metro Station

Comment: The subject properties are not located within areas envisioned for residential development. Therefore, approval of the requested uses will not be incompatible with the above goal.

Goal: A Safe and Attractive Public Environment

Comment: This application does not propose any additional development or revisions to the existing public environment proximate to the Applicant's buildings. The properties were developed in accordance with previously approved detailed site plans and conform to applicable standards relating to streets, sidewalks and other public spaces. Any significant future development would require a revision to this site plan and review for conformance to all requirements relating to the public environment. Therefore, approval of the requested uses will not be incompatible with the above goal.

Goal: TOD-Compatible Development Beyond the TOD Core

North of Arena Drive, the sector plan recognizes the county's plans to centralize additional government functions along McCormack Avenue

(northwest quadrant). The sector plan recommends zoning and other development controls to facilitate the continued evolution of this area into a higher density government services center.

Comment: The Inglewood Business Park contains a significant amount of space within buildings appropriately designed to accommodate the centralized government office functions envisioned by the Sector Plan. As noted above, the subject properties were constructed to suit the uses permitted in the I-3 Zone, including flex-warehouse uses, many of which are not permitted in the C-O Zone, but could be part of a centralized government services center. In fact, one of the strategies set forth by the Sector Plan in achieving the above goal is to "Incentivize new infill office and institutional uses north of Arena Drive." Such institutional uses could likely fall within the use categories this application seeks for the subject properties, possibly providing more opportunities for centralization of government services. Therefore, allowing for a limited amount of diversity in uses within the Park as requested by this application is consistent with the expressed goal of "facilitating the continued evolution of this area into a higher density governmental services center." In addition, the higher densities permitted by the recently-imposed C-O Zone along with the minimum height requirements of the DDOZ will ensure that any future redevelopment of the subject properties will be consistent with the longer-term goal of achieving higher densities in this location.

Goal: A Walkable and Accessible Community

Comment: The subject properties are served by a network of streets and sidewalks consistent with the previously approved CSP and DSP for each site. No development is proposed with this application. Any future large-scale redevelopment will be subject to review and approval of a new DSP to ensure continued conformance with the above goal. Therefore, approval of the requested uses will not be incompatible with the above goal.

Goal: A Green and Sustainable Community

Comment: No physical development is proposed with this application. The subject properties were developed in accordance with the requirements of the I-3 Zone and include a minimum 10 percent green area. Any future large-scale redevelopment will be subject to DSP review for conformance with all applicable environmental regulations along with Development District Standards relating to the above goal. In addition, all proposed uses will be subject to any applicable local, state or federal regulations relating to the environment. Therefore, approval of the requested uses will not be incompatible with the above goal.

Goal: An Efficient, Multimodal Transportation System

Comment: The subject properties are served by a network of streets and sidewalks consistent with the previously approved CSP and DSP for each site. Any future large-

scale redevelopment will be subject to DSP review for conformance with all applicable regulations relating to transportation improvements along with Development District Standards relating to the above goal. In addition, many of the requested uses include lower parking and trip generation rates than those uses permitted in the C-O Zone and will therefore likely contribute to an improved situation in terms of vehicular traffic congestion. Therefore, approval of the requested uses will be compatible with the above goal.

Section 27-548.20 of the Zoning Ordinance sets forth the following purposes of the Development District Overlay Zone. The purpose is provided in bold typeface with comments that follow.

(a) The specific purposes of the Development District Overlay Zone are:

(1) To provide a close link between Master Plans, Master Plan Amendments, or Sector Plans and their implementation;

Comment: As noted above, the Sector Plan recommends the incentivization of “new infill office and institutional uses north of Arena Drive” as part of a centralized government services center. The subject properties were constructed to suit the uses permitted in the I-3 Zone, including flex-warehouse uses, many of which are not permitted in the C-O Zone but could be part of a centralized government services center. The uses associated with a centralized government services center could likely fall within the use categories this application seeks for the subject properties, likely providing more opportunities for the centralization envisioned by the Sector Plan. Therefore, allowing for a limited amount of diversity in uses within the Park as requested by this application will serve to strengthen the link between the Sector Plan and its implementation.

(2) To provide flexibility within a regulatory framework to encourage innovative design solutions;

Comment: The rezoning of these properties from the I-3 to the C-O Zone has resulted in practical difficulties in terms of the suitability of the existing buildings for the uses permitted in the C-O Zone. In this instance, the regulatory framework does not include sufficient flexibility to overcome these difficulties in terms of design. Approval of the requested additional uses would provide a design solution in that it would allow the existing buildings to continue to be marketed and occupied for their intended uses per their existing design. Therefore, approval of the requested uses will be compatible with the above purpose.

(3) To provide uniform development criteria utilizing design standards approved or amended by the District Council;

Comment: Approval of the subject application would ensure that uniform development criteria will be implemented for these four buildings, whose character differs sharply from the rest of the buildings within the Inglewood Business Park. The proposed

amendments will require approval by the District Council. Therefore, approval of the requested uses will be compatible with the above purpose.

(4) To promote an appropriate mix of land uses;

Comment: Approval of the subject application would allow for a limited amount of diversity in the land uses within the Inglewood Business Park, consistent with the vision for the area as a centralized government services center. Therefore, approval of the requested uses will be compatible with the above purpose.

(5) To encourage compact development;

Comment: No physical development is proposed with this application; however, any future redevelopment will be applicable to the requirements of the DDOZ (per the applicability section) and will be required to conform to all Development District Standards relating to the above purpose. Therefore, approval of the requested uses will be compatible with the above purpose.

(6) To encourage compatible development which complements and enhances the character of an area;

Comment: No physical development is proposed with this application; however, as noted above, the proposed uses are consistent with the existing character of the buildings and were previously permitted under the I-3 Zone. Any future redevelopment will be subject to the Development District Standards that have been put in place to ensure that development complements the character of the Largo Town Center Sector Plan area. Therefore, approval of the requested uses will be compatible with the above purpose.

(7) To promote a sense of place by preserving character-defining features within a community;

Comment: Again, no physical development is proposed with this application. Any future redevelopment will be subject to the Development District Standards that have been put in place to ensure that development promotes a sense of place. Therefore, approval of the requested uses will be compatible with the above purpose.

(8) To encourage pedestrian activity;

Comment: The subject properties are served by a network of sidewalks consistent with the previously approved CSP and DSP for each site. Any future large-scale redevelopment will be subject to DSP review for conformance with all applicable regulations relating to pedestrian mobility along with Development District Standards relating to the above purpose. Therefore, approval of the requested uses will be compatible with the above purpose.

(9) To promote economic vitality and investment.

Comment: Given the nature and character of these existing buildings, there is great concern that the numerous uses prohibited under the C-O Zone will severely limit the Applicant's marketing opportunities. Restricting future users of these buildings to only office tenants severely hampers the Applicant's investment and could cause large vacancies within the park due to the restrictive nature of the C-O Zone. Approval of this request will allow for increased marketing opportunities and may assist in realization of the Sector Plan's vision for a centralized government service center in this location by providing opportunities to include a limited number of additional uses that may complement those permitted in the C-O Zone. Therefore, approval of the requested uses will be compatible with the above purpose.

Section 27-548.26 includes the following criteria for approval of a property owner's request for an amendment to the list of allowed uses, as modified by the Development District Standards:

(b) Property Owner.

- (1) A property owner may request that the District Council amend development requirements for the owner's property, as follows:**
 - (B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.**
- (5) The District Council may approve, approve with conditions, or disapprove any amendment requested by a property owner under this Section. In approving an application and site plan, the District Council shall find that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, and meets applicable site plan requirements.**

Comment: Chapter 6, Recommendations for Future Development, of the Sector Plan (page 87) identifies the primary purposes of the DDOZ as follows:

To encourage pedestrian activity; promote a sense of place; encourage compact mixed-use development; promote economic vitality and investment; and provide uniform development criteria utilizing design standards approved by the District Council.

The foregoing discussion of conformance to the goals of the Development District and purposes of the DDOZ includes a detailed analysis of the ways in which the proposed application conforms to these specific purposes and recommendations for the Development District, as defined by the Sector Plan. As noted above, the proposed

application is consistent with the goals of the sector plan as well as the defined goals for all DDOZs as outlined by the Zoning Ordinance.

As amended, the submitted plans conform to all applicable site plan requirements.

Based on the above, the Applicant requests approval of the amendment to the Detailed Site Plan to include the above uses. We look forward to working with you and your staff on the enclosed application. Thank you in advance for your attention to this matter. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Norman D. Rivera



The Honorable Elizabeth M. Hewlett, Chairman
 Prince George's County Planning Board
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

Re: Inglewood Business Park/Atapco Properties c/o
 3510 Inglewood, LLC

Dear Chairman Hewlett:

As President and CEO of the Prince George's County Economic Development Corporation (EDC), I wanted to express to you and your staff that we have reviewed the applications submitted for the following Detailed Site Plan Nos.: DSP-81052-02 (9301 Peppercorn Place); DSP-85014-02 (1441 McCormick Drive); DSP-85098-03 (1220 Caraway Court); and DSP-85099-02 (1221 Caraway Court). The buildings are managed by Atapco Properties, Inc. (Atapco) and owned by an affiliated entity of Atapco. As you are aware, these buildings are very close to our current headquarters on McCormick Drive and part of the overall Inglewood Business Park, which was built according to the requirements of the I-3 Zone (Planned Industrial / Employment Park).

The recently implemented Largo Town Center Sector Plan rezoned the entire area from I-3 to C-O (Commercial Office), which I know has caused great concern among the owners of the four properties mentioned above. This change is very harmful for the marketability and viability of well-maintained buildings constructed according to I-3 standards. While we are supportive of the Largo Town Center Sector Plan in general and we are not land planning experts per se, it is important to note that from an economic development standpoint, maintaining the viability of these sites is critical to the County's plans for this area, including the new hospital site. We feel it is important to have a mix of uses that will serve the hospital and other developments that occur in "downtown Prince George's," ranging from offices to retail to restaurants and light industrial uses, such as warehousing and distribution.. All of these uses combined are vital to create a sense of place and community, and provide a sustainable environment.

We also want to point out that certain parts of the Largo Town Center Sector Plan vision cannot be achieved instantly, but need time to come together. The aforementioned four buildings, which have a long remaining lifespan, are becoming obsolete under the C-O zone due to their layouts, functionality and low parking ratios. Current market conditions and several undeveloped nearby parcels zoned for office prevent redevelopment of the buildings. Without the additional proposed uses, these four existing buildings could turn into vacant eyesores and the county will lose valuable tax revenue and miss opportunities for employment. We understand from the owners that the buildings will remain "as is" and there is no new construction proposed. The request is simply to retain uses that were permitted prior in the I-3 Zone but not allowed in the C-O Zone. Except for the additional uses, nothing would actually change and with the submitted Detailed Site Plan applications, the buildings will remain "as is" and continue to function as viable parts of our economy.

We would urge your support of the applications, and we look forward to a prompt decision by the Board so that Atapco can continue their efforts to manage productive buildings. Atapco is also the developer of the Steeplechase 95 project and has been a very responsible corporate citizen of the County. We would like to continue to have a successful relationship them.

Sincerely,

Gwen L. McCall
 Gwen McCall
 President/CEO

M-NCPPC
 P.G. PLANNING DEPARTMENT
RECEIVED
 JUN 2 2014
RECEIVED
 DEVELOPMENT REVIEW DIVISION

CERTIFICATE OF APPROVAL

Inglewood, Lot 6
SP-81052/01

This revision to a Detailed Site Plan was APPROVED on September 17, 1990, by the Development Review Division as designee of the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision includes 1 site development plan. The plan has been revised to provide enclosures around existing trash dumpsters.

Other conditions of the original approval shall remain in full force and effect unless specifically excluded.

Any further revisions to this plan will require approval by the Prince George's County Planning Board prior to the issuance of any permits.

Signed: Faroll Hamer
Faroll Hamer
Urban Design Supervisor
Development Review Division



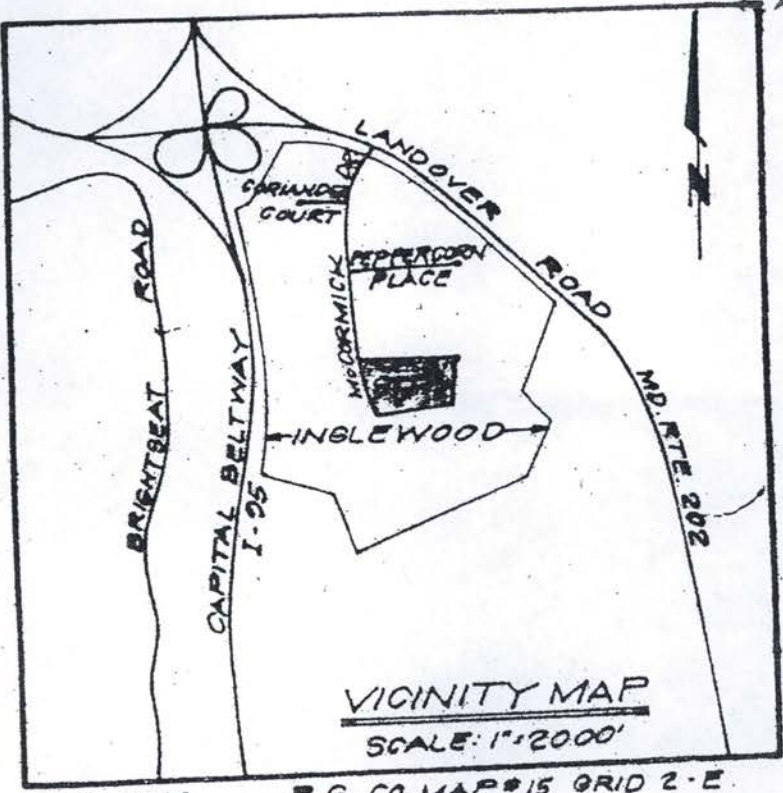
CERTIFICATE OF APPROVAL
Inglewood Business Community
Tech Center III
SP-85014

The revisions on this Site Plan of Development were APPROVED by the Prince George's County Planning Board in accordance with Section 27-477 of the Prince George's County Code as April 18, 1989 subject to the following conditions:

1. Approval of all signs by the Planning Board in accordance with Section 27-477 (d)(2) and Division 2, Subdivision 1 - Business Sign Regulations prior to issuance of site permits for this site.

Any modification of this plan requires resubmittal to The Maryland-National Capital Park and Planning Commission for approval.

Signed Charles A. Dukes
 Charles A. Dukes, Chairman
 Prince George's County Planning Board



PARKING SCHEDULE

1. Building requirements: (Gross floor area = 92,000 SF)
 - a. Use as general office space: 26,000 SF (Gross floor area)
 1. 1 space/250 SF (first 2,000 SF) = 8 spaces
 2. 1 space/400 SF (remaining 24,000 SF) = 60
- total required = 68 spaces.

CERTIFICATE OF APPROVAL

INGLEWOOD BUSINESS COMMUNITY, LOT 13A, SECTION 2
DSP-85014/01

This revision to a Detailed Site Plan was approved on October 13, 2006, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision is for the purpose of a removal of one loading space for addition of a 7'x 14' concrete pad with 5 bollards for a generator.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-285(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

This approval includes:

- 1 Site Development Plan
- 1 Detail Sheet

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By

Steven D. Adams
Urban Design Supervisor, Development Review Division

CERTIFICATE OF APPROVAL

INGLEWOOD BUSINESS COMMUNITY, TECH CENTER IV
DSP-85098/01

This revision to a Detailed Site Plan was approved on June 22, 2006, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision is for the purpose of adding a set of stairs to access sidewalk at Arena Drive.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-285(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

This approval includes:

- 1 Site Development Plan
- 2 Landscape Plans

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By

Steven D. Adams
Urban Design Supervisor, Development Review Division

CERTIFICATE OF APPROVAL

INGLEWOOD BUSINESS COMMUNITY, TECH CENTER IV

DSP-85098-02

This revision to a Detailed Site Plan was approved on September 21, 2012, by the Development Review Division as designee of the Planning Director in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code.

This revision is for the purpose of adding one awning, a flagpole, secure fencing to a parking area, and converting 4,649 square feet of warehouse space into office space.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-285(b) of the Prince George's County Zoning Ordinance. Conditions of the original approval shall remain in full force and effect.

This approval includes:

- 1 Approval Sheet
- 1 Detailed Site Plan

Any departure from this plan shall be resubmitted to the Planning Board for approval.

APPROVED BY AUTHORITY OF: Fern V. Piret, Planning Director

By

Steven D. Adams
Urban Design Supervisor, Development Review Division

REC'D BY PGCPB ON 7.31.14
ITEM # 2427 CASE # _____
EXHIBIT # Appl Ex No 1
DSP-81052-02 Lot 6
DSP-85014-02 Lot 13-A
DSP-85098-03 Lot 40
DSP-85099-02 Lot 41

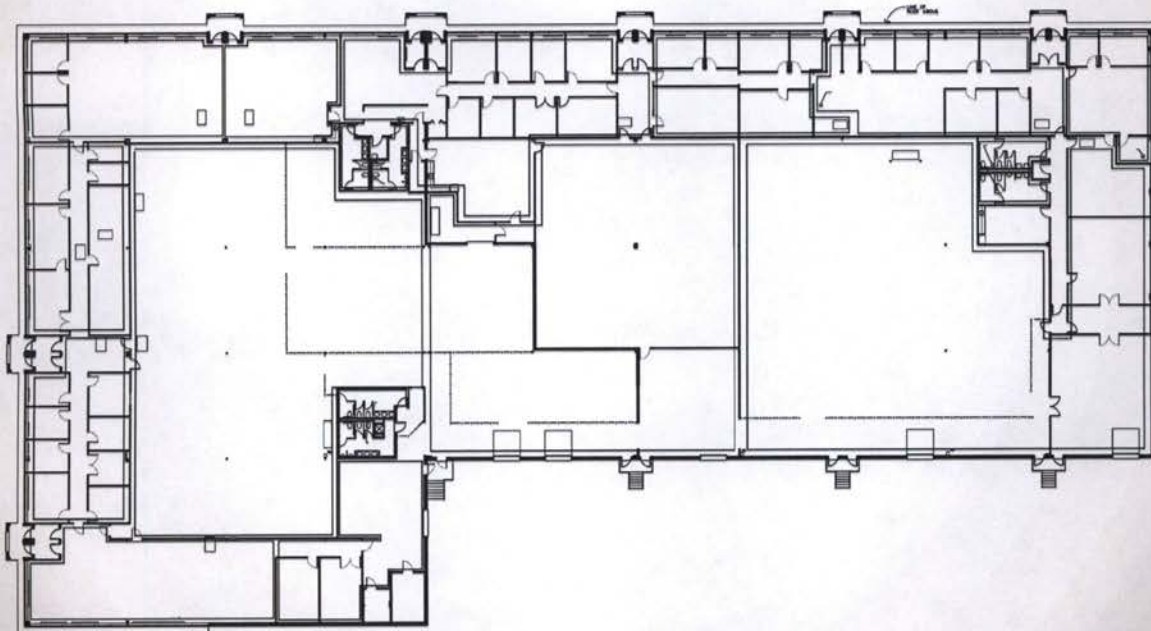
Inglewood Business Park

Detailed Site Plan Revisions to add Uses
Prince George's County Planning Board
July 31, 2014

9301 Peppercorn



9301 Peppercorn: Floor Plan



SIMPLEXITY, LLC
Suite 1000/1050
Exh. 9/30/2014

9301 Peppercorn



Simplexity: Assembly



Simplexity: Loading



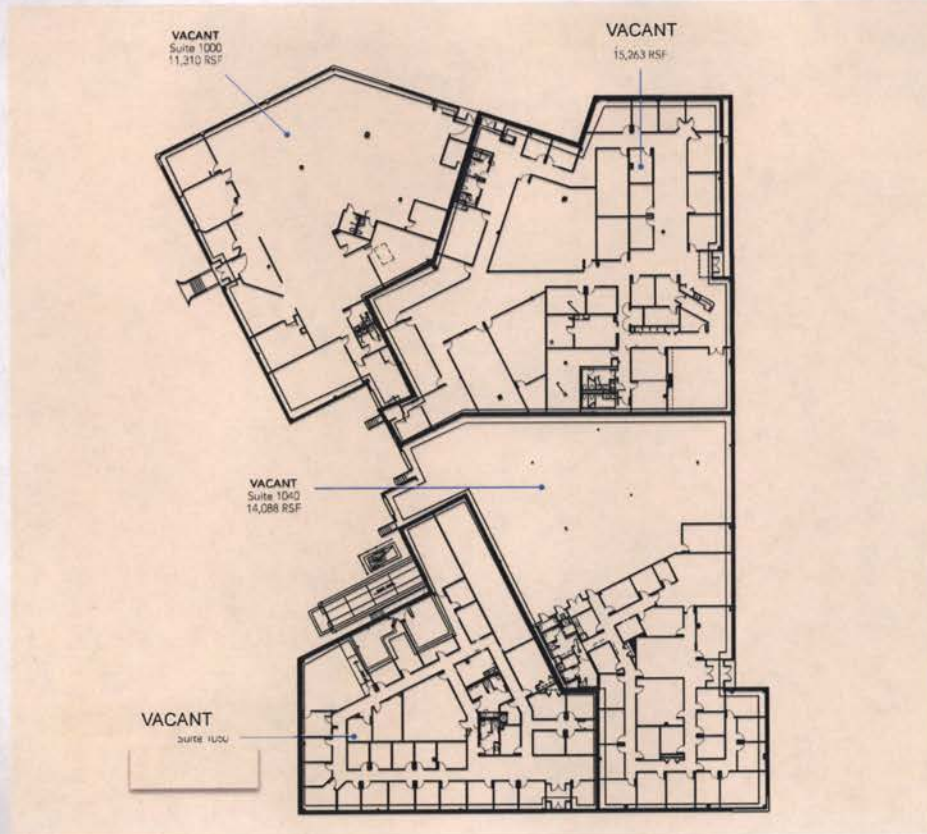
Modifications to Loading Doors: Significant Expense



1441 McCormick



1441 McCormick: Floor Plan



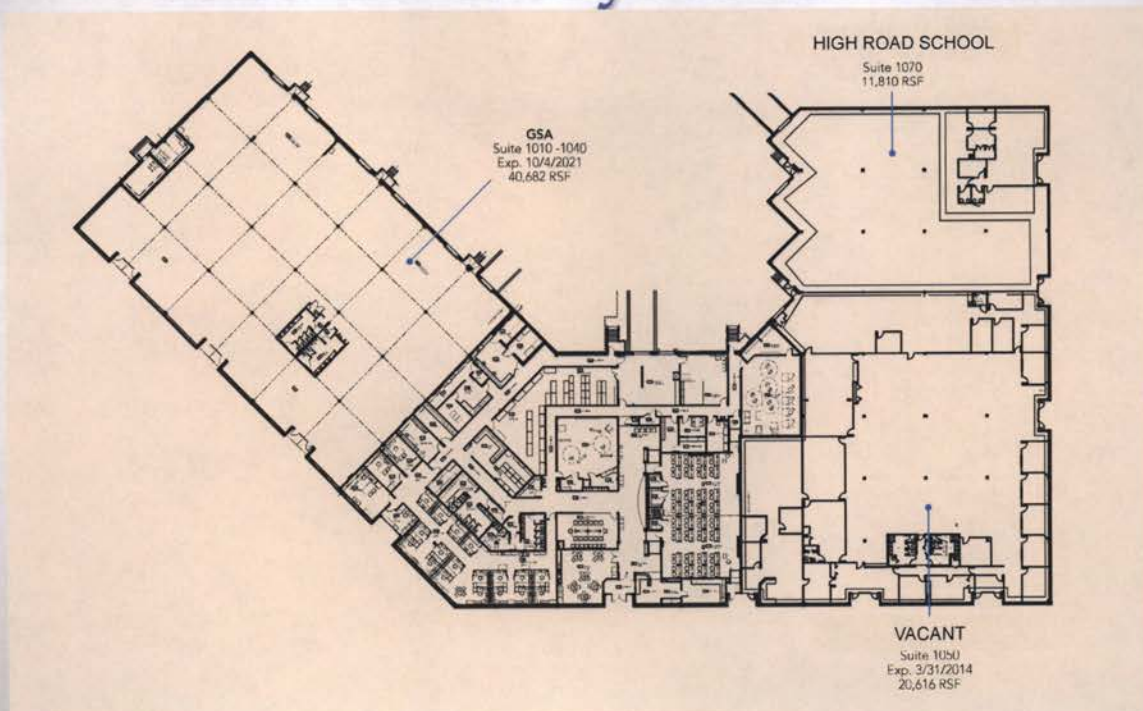
1441 McCormick: Loading



1220 Caraway



1220 Caraway: Floor Plan



1220 Caraway



HHS Loading



HHS Classroom



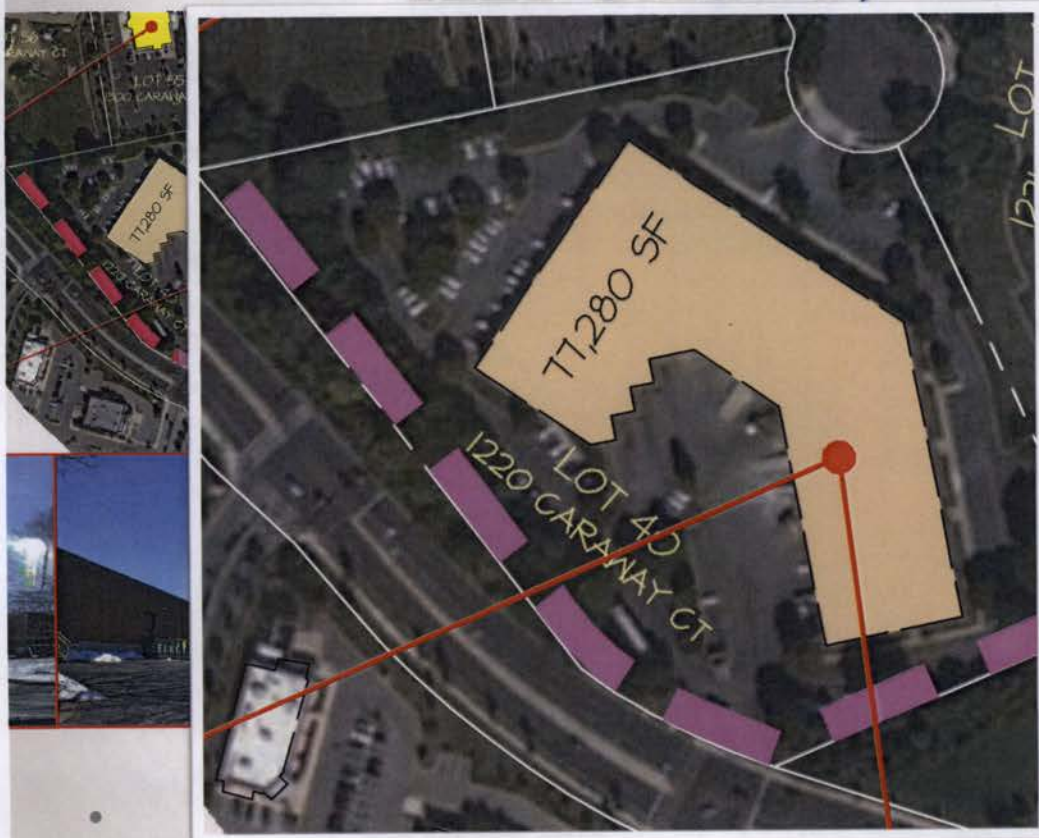
HHS: Training Room



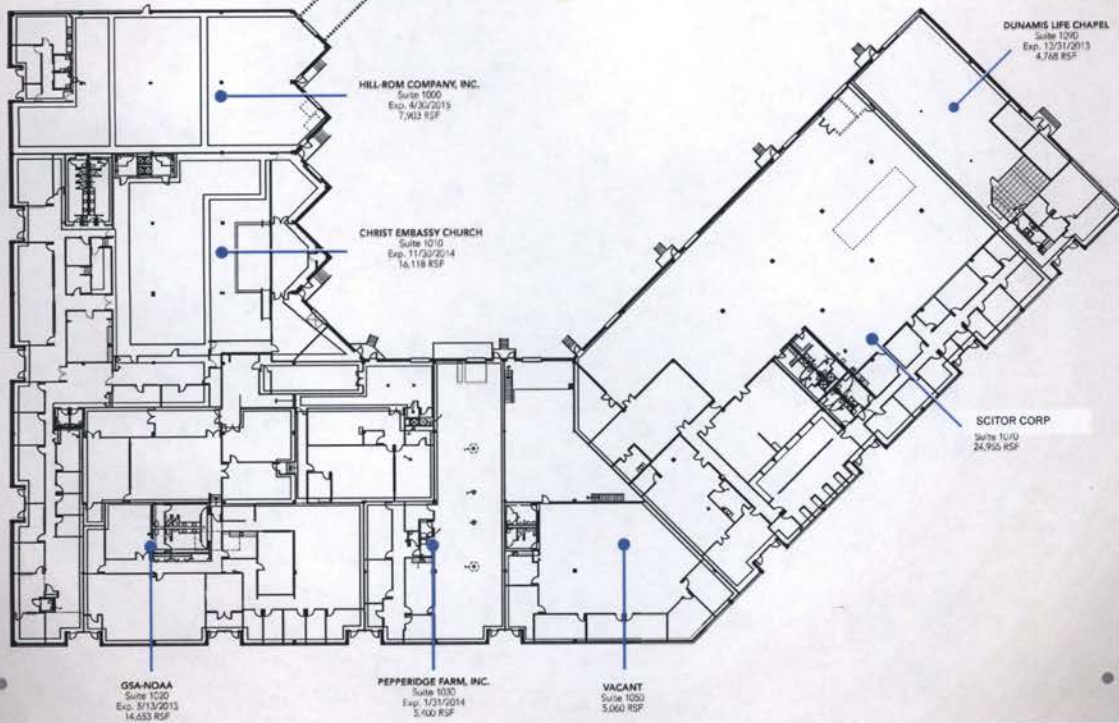
HHS: Outdoor Door Entry Training



1221 Caraway



1221 Caraway: Floor Plan



1221 Caraway



NOAA: Large Server Rooms



NOAA: Loading/Storage



Hill Rom Storage



Hill Rom/Pepperidge Farm: Typical Distribution Trucks



Hill Rom: Entrance to Storage via Small Office



TSA Test Facility: Security



Church



1221 Caraway: Truck Parking



PROPOSED DELETIONS TO ADDRESS CONCERNS
OF THE LARGO CIVIC ASSOCIATION

[Deletions]

1. Prior to certificate approval of this detailed site plan, the plans shall be revised to include the following notes:

a. The following uses are permitted (P), permitted as an accessory use (PA), or permitted as a secondary use (PB) as indicated on the subject properties:

(1) Commercial:

(D) Services:

Blueprinting, photostating, or other photocopying establishment
P

Electrical or electronic equipment, radio or television, computer repair shop P

[Household appliance or furniture repair shop:

REC'D BY PGCPD 01 7.31.14

ITEM # 24-27 CASE #

EXHIBIT # Applicant Ex No. 2 (i) Furniture and small appliances only P]

Cases: DSP-81052-02 Lot 6;
DSP-85014-02, Lot 13-A Laboratory:
DSP-85098 Lot 40, +
DSP-85099-02

- (i) Accessory to allowed use P
- (ii) Medical or dental P
- (iii) Research, development, or testing P
- (iv) All others P

Photographic processing plant P

Printing shop P

(2) Industrial:

(A) Chemical and Allied Manufacturing:

Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication P

Drugs, compounding P

(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:

Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) P

Containers:

- (i) Paper or plastic **P**

Electrical lighting fixtures **P**

Furniture, cabinets, fixtures, or interior decorating components **P**

[Household appliances:

- (i) **Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances **P****

Office supplies and equipment **P**

- (D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:

Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies **P**

Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies **P**

Photographic equipment and supplies **P**

Timing, light, mixing, safety, temperature, or weight control devices **P**

Watches, clocks, measuring, or time-keeping devices **P**

- (F) Miscellaneous Industrial, Manufacturing, and Related Uses:

Contractor's office (general) as a permanent use, including the businesses of **[siding, flooring, roofing]**, plumbing, air conditioning, heating, **[painting, carpentry]**, electrical work, **[landscaping, and the like, with buildings and uses accessory to the business]**as well as the office[)] use:

- (i) With storage of materials or equipment:
 - (aa) Indoors **P**
- (ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, **[carpentry (and the like)]** parts for installation off-site **PB**
- (iii) Including the retail sale of parts and supplies as

an accessory use **PB**

Jewelry manufacturing **P**

Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing **P**

Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing **P**

Plastic products manufacturing, except as otherwise specified **P**

[Storage building accessory to:

(i) **A permitted use P]**

Warehousing:

(i) Subject to Section 27-471(g) **P**

(H) Printing, Publishing, Paper, and Related Industries:

Bookbinder manufacturing **P**

Bookbinding **P**

Printing and engraving (which may include all processes) **P**

Publishing **P**

(L) Textile Products:

Fabrication of finished goods **P**

(M) Wholesale Trade:

Bakery products, wholesale **P**

Electronic, glass, metal, paper, rubber, or wood products **P**

Ornamental products made of china, clay, concrete, glass, or stone **P**

Structural products made of clay, concrete, or stone, with:

(i) Indoor storage, only **P**

Textile products **P**

Wholesaling or distribution of materials (products) used or produced on the premises **P**

Wholesaling or distributing of materials (products) not used and produced on the premises, subject to Section 27-471(g) **P**

(3) Institutional/Educational:

Adult day care center **P**

(6) Recreational/Entertainment/Social/Cultural:

Reducing/exercise salon or health club **P**

(7) Residential/Lodging:

Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least six feet high) in an industrial park having a gross tract area of at least 25 acres or "hotel or motel, general," subject to Footnote 22 of the commercial use table. **P**