



June 30, 2026



Nordstrom, Inc.
1700 Seventh Avenue, Suite 1000
Seattle, WA 98101

Re: Notification of Planning Board Action on
Specific Design Plan – SDP-2026-0013
Nordstrom Distribution Center (Lot 3, Block D)

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **June 25, 2026**, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-528.01 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of the final notice (**June 30, 2026**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: Quincy Langford
Reviewer

Attachment: PGCPB Resolution No. **2026-041**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

PGCPB No. 2026-041

File No. SDP-2026-0013

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Industrial, Heavy Zone (IH); and

WHEREAS, pursuant to Section 27-1707(b) of the Prince George's County Zoning Ordinance, buildings, structures, and site features constructed prior to April 1, 2022 may be altered, extended, or enlarged by the greater of ten percent of the gross square footage or 30,000 gross square feet provided the alteration, extension, or enlargement conforms to the building line setback or build-to line, yard, and height regulations of the zone in which the building, structure, or use would have been located prior to April 1, 2022; and

WHEREAS, on March 31, 2022, the property was in the Employment and Institutional Area Zone (E-I-A); and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, an application was submitted by Nordstrom, Inc. for approval of an amendment to the existing specific design plan governing the subject property; and

WHEREAS, in consideration of evidence presented at a public hearing on June 18, 2026, regarding Specific Design Plan SDP-2026-0013 for Nordstrom Distribution Center (Lot 3, Block D), the Planning Board finds:

1. **Request:** The subject specific design plan (SDP) is for pavement expansion for trailer parking associated with an existing warehouse development. This is an amendment to SDP-8704.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IH	E-I-A
Use	Warehouse and accessory office	Warehouse and accessory office
Total acreage	27.85	27.85
Lots	1	1
Gross floor area (square feet)	376,234	376,234
Green area (20 percent required per the CDP Text)	38.5 percent (10.74 acres)	30 percent (8.48 acres)

Parking and Loading

Use	Number of Spaces Required	Number of Spaces Provided
Parking Spaces		
Warehouse/Distribution (360,745 sq. ft.)	122	350
Office (15,489 sq. ft.)	42	
Total (376,234 sq. ft.)	164	
Handicap-accessible (12' x 19')	8	10
Standard spaces (9.5' x 19')	164	350
Loading Spaces		
Total Loading Spaces	13	50
Trailer Spaces*		
Trailers Spaces* (12' x 55')	0	94
Truck Cab Stalls* (12' x 28')	0	15

Note: *The approved trailer parking area is not classified as a parking lot, as no passenger vehicles are to be parked in this area; and is not classified as loading spaces, as these spaces are not contiguous to any loading dock, bay, berth, or opening, and many are not within one hundred (100) feet of the structure it serves. The trailer parking area is accessory to the warehouse and distribution use and does not affect compliance with the approved basic plans, comprehensive design plans, and specific design plans.

3. **Location:** The subject site is located in Collington Center, a 708-acre employment park in the Employment and Institutional Area (E-I-A) Zone, which is part of a larger 1,289-acre employment park comprising Collington Corporate Center, Collington Center, and Collington South. More specifically, this property is located on the west side of Commerce Drive, approximately 1,000 feet northwest of its intersection with Prince Georges Boulevard in Planning Area 74A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the east by Commerce Drive, with industrial uses beyond within the Industrial, Heavy (IH) Zone (former E-I-A Zone), to the west by wooded land within the Reserved Open Space (ROS) Zone (former R-O-S Zone), to the north by industrial uses within the Industrial, Heavy (IH) Zone (former E-I-A Zone), and to the south by Popes Creek Drive, with industrial uses beyond within the Industrial, Heavy (IH) Zone (former E-I-A Zone).
5. **Previous Approvals:** Zoning Map Amendment (Basic Plan) A-6965 (898.14 acres) for the subject property was approved by the Prince George’s County District Council as part of the Bowie-Collington Sectional Map Amendment on October 28, 1977 (CR-108-75). An application for additional E-I-A-zoned property, Basic Plan A-9284 (383.55 acres), was approved by the District Council on September 5, 1978 (Zoning Ordinance No. 77-1978), making the total size of the project 1,289.69 acres. A subsequent application for additional E-I-A-zoned property, Basic

Plan A-9397 (8.16 acres), was approved by the District Council on November 23, 1981 (Zoning Ordinance No. 69-1981), making the total size of the project 1,297.85 acres.

Comprehensive Design Plan CDP-7802 was approved by the Prince George's County Planning Board on November 30, 1978 for Collington Center. A revision to CDP-7802, under CDP-8712, was approved by the Planning Board on May 19, 1988 (PGCPB Resolution No. 88-224). On November 8, 1990, CDP-9006 was approved by the Planning Board (PGCPB Resolution No. 90-455) to revise CDP-8712.

Comprehensive Design Plan CDP-9006-01 was approved by the Planning Board on May 17, 2001 (PGCPB Resolution No. 01-95) to eliminate the requirements for the provision of recreational facilities in CDP-9006. On March 31, 2005, the Planning Board approved CDP-9006-02 (PGCPB Resolution No. 05-83(C)) to add residual acreage from the vacation of A-44 (known as Willow Brook Parkway) to CDP-9006.

Preliminary Plan of Subdivision 4-82083 was approved by the Planning Board on November 4, 1982 (PGCPB Resolution No. 82-187) for 63 lots within the Bowie-Collington Planning Area.

Preliminary Plan of Subdivision 4-85065 was approved by the Planning Board on June 6, 1985 (PGCPB Resolution No. 85-177) for 60 lots for industrial development on a 1,161-acre property, which includes the subject property; Lot 3, Block D. Pursuant to this PPS, a final plat was approved and recorded on a plat titled "Collington Center, Block D," recorded in the Land Records of Prince George's County in Plat Book NLP 132 at page 42, which noted that development must be in accordance with the approved CDPs, specific plans (SDPs), and the Prince George's County Code. Approval of a soils study by the Department of Environmental Resources is also required, prior to issuance of building permit.

Specific Design Plan SDP-8704 was approved by the Planning Board on March 5, 1987 (PGCPB Resolution NO. 87-77) for construction of a 485,370-square-foot warehouse and office space on the subject site, subject to two conditions.

The Planning Board and Planning Director approved several subsequent amendments to SDP-8704 for Lot 3, Block D. SDP-8704-01 was approved by the Planning Board on October 10, 1991 to modify the parking lot landscaping and setbacks, with two conditions. SDP-8704-02 was approved on June 30, 2016 for the addition of 24 trailer parking spaces. SDP-8704-03 was approved on December 10, 2021 for the addition of a backup generator and associated site improvements for the existing distribution facility. SDP-8704-04 was approved on November 24, 2025 for construction of stormwater management (SWM) facilities and expansion of parking in front of the existing building, on the southeast part of the site.

6. **Design Features:** The subject application proposed development of approximately 90,000 square feet of pavement areas for new trailer parking on the south side of the site. A 376,234-square-foot warehouse and office currently exist on the site, to the north of the approved trailer parking area. Existing parking lot and loading areas on the east and north side of the site will remain. The approved trailer parking area is not classified as a parking lot, as no passenger vehicles are to be

parked in this area; and is not classified to be composed of loading spaces, as these spaces are not contiguous to any loading dock, bay, berth, or opening and many are not within 100 feet of the structure it serves. The trailer parking area is accessory to the warehouse and distribution use and does not affect compliance with the approved basic plans, CDPs, and SDPs.

The property has frontage on Commerce Drive, and the existing access from Commerce Drive will be maintained.

Signage

This application did not include any proposed signage. There are three existing freestanding signs on the property, all along the street frontage on Commerce Drive, which are to remain.

Lighting

The applicant proposed pole lighting and wall-mounted lighting to the south and east sides of the site. All other lighting exists and was approved with the previous amendments. The submitted plans demonstrate that there is adequate lighting on-site near the building, along the driveway, and for the trailer parking area. Full cut-off fixtures are approved to minimize the negative impact on adjacent uses.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments (Basic Plans) A-6965, A-9284 and A-9397:** The original basic plan for the subject site encompassed 898.14 acres and was approved by the District Council on October 28, 1975, as part of the Bowie-Collington Sectional Map Amendment in the E-I-A Zone. Basic Plan A-9284 was approved by the District Council on August 29, 1978, adding 383.55 acres and bringing the total project area to 1,289.69 acres. Basic Plan A-9397 was approved by the District Council on November 23, 1981, adding 8.16 acres and bringing the total project area to 1,297.85 acres. This SDP complies with the land use types and quantities listed within the associated basic plans and complies with the applicable conditions of approval. No conditions are relevant to the current proposal.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for conformance with the requirements of the E-I-A Zone and the site design guidelines. The following discussion is offered regarding these requirements:
 - a. This SDP complies with the requirements of Section 27-515 of the prior Zoning Ordinance, which governs uses in comprehensive design zones. The existing and approved use for warehouse and accessory office is permitted in the E-I-A Zone, in accordance with Section 27-515(b).
 - b. The general development regulations outlined in Division 1 of Part 8 of the prior Zoning Ordinance are not applicable to this application. In particular, Sections 27-479 and 27-480 of the prior Zoning Ordinance do not apply because a residential or mixed-use component is not being approved with the subject SDP.

- c. The SDP complies with the regulations in the E-I-A Zone, including Sections 27-499 and 27-500 of the prior Zoning Ordinance, regarding purposes and uses, as this application is in accordance with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (Bowie-Mitchellville and Vicinity Master Plan) that recommends industrial land use on the subject property; and Section 27-501(b)(1), as it currently has frontage on and direct vehicular access to Commerce Drive.
- d. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

Section 27-528

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1 .1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(1 l), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with approved CDP-9006, as amended, as discussed in Finding 13 below. Townhouse uses were not approved with this application.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The SDP does not contain property designated as a regional urban community.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

There are no adequate public facilities or associated transportation facilities issues for this application.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The application included an approved SWM Concept Letter, P03638-2025-SDC, dated April 23, 2025, with an expiration date of April 23, 2028. The approved SWM concept provides the use of microbioretention facilities for quality control and an underground storage facility for quantity.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Type 2 Tree Conservation Plan TCP2-2026-0035 was reviewed with this SDP and approval is recommended, with two conditions.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The area relevant to this SDP amendment does not contain any on-site regulated environmental features (REF).

- (b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved comprehensive design plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

This finding is not applicable, as the SDP is not an SDP for infrastructure.

- 9. Comprehensive Design Plan CDP-9006 and its amendments:** CDP-9006, which superseded CDP-8712, was approved, subject to 16 conditions (PGCPB Resolution No. 90-455). Subsequent amendment CDP-9006-01 was approved, subject to two conditions (PGCPB Resolution No. 01-95). In addition, CDP-9006-02 was approved, subject to seven conditions and one consideration (PGCPB Resolution No. 05-83(C)). The conditions relevant to this SDP are listed below, in **bold** text. An analysis of the conditions follows each one, in plain text:

CDP-9006 — PGCPB Resolution No. 90-455

- 1. No parking lot or building setbacks shall be reduced from the design standards established in the original CDP text except that the parking lot setbacks along Queen’s Court and Branch Court may be reduced from 50 to 25 feet.**

The parking lot area closest to Commerce Drive remains unchanged with this application and remains in accordance with the parking lot setbacks established with the original CDP. The location of the approved trailer parking area conforms with this condition, as established parking lot and building setbacks are not reduced.

- 3. Amend Section 4 of the Comprehensive Design Plan text, design standards for signage as follows:**

- a. Delete (or amend) number 3, page 4-1 only allowing ground-mounted signs.**

- b. Delete (or amend) number 8, page 4-2 requiring graphics relating to buildings to be oriented toward roadways on ground position signs.**

- c. Amend number 2 under “Signs”, page 4-7 to read:**

- 2. Ground-mounted signs identifying industrial businesses will be oriented toward roadways and will not exceed a height of ten feet. Plant materials and earth-mounding will be used to enhance their appearance. See landscaping, guidelines.”**

- d. Add number 3 under “Signs”, page 4-7 to include:**

- 3. Wall-mounted signs shall be allowed only on multiple-tenant buildings, except those located on Lots 3, 4, 5, 13 and 24 in Block B of Collington Center. No signage shall be permitted at any location other than where specifically shown on the drawings approved by the Architecture Review Committee.**

- a. Signage shall be limited to one sign per tenant per building. No signage will be allowed on the upper portions of the buildings.**

- b. Company or trade names only will be permitted. No logo, slogan, mottos or catch phrases shall be allowed.**

- c. All exterior signage shall be composed of custom fabricated aluminum letters individually-mounted or shop-mounded on painted metal “back mounting bars” (painted to match the surface on which they are mounted) on exterior walls. All**

visible surfaces of all letters shall have a satin black baked enamel finish.

- d. All letters shall be “modula Bold” upper case type-face and shape be eight (8) inches high, and one-half (1/2) inch deep (plus or minus one-eighth (1/8) inch.**
- e. Only one single row of lettering shall be permitted.**
- f. Signage shall not be lighted.**

There is no additional signage with this application.

- 4. Amend Section 4 of the Comprehensive Design Plan text, design standards for parking lots to conform to the current Landscape Manual Standards.**

The approved SDP provides a trailer parking area, which is not classified as a parking lot or subject to the requirements of the *Prince George’s County Landscape Manual* (Landscape Manual). No changes to parking lots are provided.

- 5. Add a condition to Section 4 of the of the Comprehensive Design Plan text: All lots shall be required to provide 20% green space.**

The submitted SDP demonstrates conformance with this requirement by providing 30 percent green space.

- 6. Views from US 301 and proposed A-44 shall be as pleasing as possible. Large parking lots, loading spaces and docks, service or storage areas are discouraged and shall be completely screened from both roads in all directions. Screening may consist of walls, berms, or landscaping, in any combination.**

The approved SDP provides a trailer parking area to the south of the existing building. The trailer parking area is not visible for view from US 301 (Robert Crain Highway) and A-44.

- 16. Prior to submission of any Specific Design Plans, the additional lotting area will require the submission of a new Preliminary Plat for those staged units of development.**

Additional lotting area was not proposed with this application.

CDP-9006-02 — PGCPB Resolution 05-83(C)

- 1. Prior to the submittal for a Specific Design Plan, the applicant shall provide evidence of an approved Stormwater Management Concept Plan.**

SWM Concept Approval Letter P03638-2025-SDC was submitted with the application, which was approved on April 23, 2025, with an expiration date of April 23, 2028.

5. No loading areas shall be visible from US 301.

The subject property does not abut US 301. The approved SDP does not include the addition of loading areas within the trailer parking area.

7. All future specific design plans within the central portion of Collington Center shall include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).

The property is located within the designated central portion of the Collington Center employment park development. Adherence by the applicant to provide a tabulation of all lots is conditioned herein.

10. Preliminary Plan of Subdivision 4-85065: PPS 4-85065 was approved by the Planning Board (PGCPB Resolution No. 85-177), subject to six conditions, of which three conditions are applicable to this application. The conditions relevant to this SDP are listed below, in **bold** text. An analysis of the conditions follows each one, in plain text:

4. Approval of a soils study by the Department of Environmental Resources, prior to the issuance of building permit, to address concerns of the Soil Conservation District addressed in their memorandum dated May 9, 1985, and the Natural Resources Division memorandum dated May 9, 1985;

The applicant stated, in their statement of justification, that all issues related to soils were addressed, prior to issuance of the initial building permit for the development on Lot 3, Block D.

5. Approval of storm water management by the Washington Suburban Sanitary Commission per memorandum dated May 14, 1985; and

A copy of an approved SWM Concept Plan and Letter, 36529- 2023-SDC, dated April 23, 2025, was submitted with this SDP amendment.

6. Urban Design Section memorandum of May 28, 1985 and all conditions placed on the Comprehensive Design Plan.

The Urban Design memorandum, dated May 28, 1985, found 4-85065 to be in conformance with CDP-7802, which was subsequently modified by CDP-9006.

11. Specific Design Plan SDP-8704 and its amendments:

- a. None of the conditions of SDP-8704 (PGCPB Resolution No. 87-77) are relevant to the subject SDP application.
- b. None of the conditions of SDP-8704-01 (PGCPB No. 91-350) are relevant to the subject SDP application.
- c. SDP-8704-02 contains no conditions.
- d. SDP-8704-03 contains no conditions.
- e. SDP-8704-04 contains no conditions.

12. Final Plat of Subdivision 5-87095: PPS 4-85065 was approved for Lot 3, Block D. The final plat has the following notes which are relevant to development of Lot 3, Block D, and are listed below in **bold** text. An analysis of the project's conformance to the conditions follows each one, in plain text:

- 1. Development and use of the lot shown hereon must be in accordance with the comprehensive design plan approved by the Prince George's County Planning Board, November 30, 1978, or as amended by any subsequent approved revision thereto. Grading, building or use and occupancy permits shall be in accordance with the specific design plan approved by the Prince George's County Planning Board on March 5, 1987, SDP-8704, and in accordance with provisions of the Prince George's County Code.**

Lot 3, Block D, is currently improved with a 376,234-square-foot office and warehouse building, in accordance with prior approved SDP-8704 and its amendments. This fifth amendment to SDP-8704 is for construction of a trailer parking area on the southeast side of the existing building and driveway aisles along the east and south sides of the existing building to access the trailer parking area.

- 2. Approval of a soils study by Department of Environmental Resource, prior to the issuance of building permit.**

This note is similar to Condition 4 of 4-85065, in its requirement for approval of a soils study. The applicant stated, in their statement of justification, that all issues related to soils were addressed, prior to issuance of the initial building permit for the development on Lot 3, Block D.

13. 2010 Prince George's County Landscape Manual: The application is subject to the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirement; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. A Certificate of Landscape Maintenance has been submitted by the applicant, in accordance with Section 1.7 of the Landscape Manual. The Certificate of Landscape

Maintenance details five damaged trees located in the north parking lot. A condition is included herein requiring the applicant to revise the landscape plan to show all damaged plants, as described on the certificate of landscape maintenance, as proposed. The SDP has been reviewed for conformance with the standards and conforms to the requirements. It is noted that parking lot planting for the trailer parking is not required. As stated previously, the area is not classified as a parking lot, as defined in the prior Zoning Ordinance, as it is not for the parking of passenger vehicles.

- 14. 1991 Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the 1991 Woodland Conservation and Tree Preservation Ordinance (WCO) because there are previously approved tree conservation plans (TCPI-059-95 and TCPII-067-96-13) that were implemented, in accordance with Section 25-119(g)(1) of the WCO.

The overall Collington Center development consisted of a gross tract area of 867 acres, with 21.56 acres of wooded floodplain, resulting in a net tract area of 809.61 acres containing 214.04 acres of upland woodlands. Type II Tree Conservation Plan TCPII-067-96 was first approved by staff on July 3, 1996, and consisted of an overall sheet which identified lots and parcels in three categories: “Areas of On-site Woodland Preservation,” “Record Plat Lots as of 1990 with Woodland Conservation Requirements,” and “New Records Lots (after 1990) and Future Lots with Woodland Conservation Requirements.” No woodland conservation requirement was designated on this lot. This application is not subject to the 2010 or 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site has a Type I and Type II tree conservation plan approved prior to September 1, 2010. However, this site is subject to the provisions of the 1991 WCO because conformance with the woodland conservation requirements was established with TCPI-059-95 and TCPII-067-96-13.

The current application was evaluated for conformance with the woodland conservation requirement established for this lot by TCPII-067-96-13, and is in conformance with previously approved TCP2-2025-0085. Minor revisions to TCP2-2025-0085 were made to reflect areas with Marlboro clay and to add the elevations of the retaining wall.

- 15. Prince George’s County Tree Canopy Coverage Ordinance:** Prince George’s County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective on July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that create more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Per Section 25-127(a)(4) of the Tree Canopy Coverage Ordinance, landscape plans demonstrating conformance to this division, approved as part of entitlement cases subject to the Transitional Provisions of the Zoning Ordinance (Section 27-1700), shall be subject to the regulations in place at the time of approval of any grandfathered development application. SDP-8704-02 and subsequent amendments were approved, subject to the applicable TCC requirements at that time, and grandfathers the property

into the 10 percent TCC requirement for the prior E-I-A Zone. A minimum of 10 percent of the gross tract area is required to be covered by tree canopy. The TCC table provides that 2.79 gross acres, or 121,358 square feet, is required. The TCC schedule indicates that there are 6.19 acres of existing woodland on the property, to be retained in fulfillment of this requirement. However, the landscape plan does not indicate the location of this existing woodland. The plan and schedule should be revised to correct the amount of existing woodland to be retained, as conditioned herein. The Planning Board finds that, between the existing woodland shown on the plan and the 0.53 acre of approved landscape trees, the TCC requirement is met.

16. Referral Comments: The subject SDP was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopts referral comments that are incorporated herein by reference and are summarized, as follows:

a. **Community Planning**—In a memorandum dated May 15, 2026 (Maltby to Langford), it was noted that, pursuant to Part 8, Division 4, Subdivision 2 of the Zoning Ordinance, master plan conformance is not required for this SDP. It was also noted that the SDP is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan*, and conforms to the relevant goals, policies, and strategies of the Bowie-Mitchellville and Vicinity Master Plan.

b. **Subdivision**—In a memorandum dated May 15, 2026 (Vatandoost to Langford), the summarized comments below were noted:

The subject property consists of one lot known as Lot 3, Block D, recorded among the Land Records in Plat Book NLP 132 at page 42 titled “Lot 3, Block D, Collington Center.” The property is approximately 27.86 acres and part of a 708-acre employment park titled “Collington Center.”

The project is subject to PPS 4-85065, which was approved by the Planning Board on June 6, 1985 (PGCPB Resolution No. 85-177. This PPS approved 60 lots for industrial development on a 1161-acre property. The PPS was approved, subject to six conditions.

This approved SDP allows construction of a trailer parking area and driveway aisles for the existing building. No additional building or site modifications are approved with this SDP. A new PPS or a new final plat will not be required, at this time.

The SDP does not show the bearings and distances of the property boundary lines for Lot 3, Block D. It should reflect the correct bearings and distances, in conformance with Plat Book NLP 132 at page 42.

The property received an automatic certificate of adequacy associated with PPS 4-79091, pursuant to Section 24-4503(a)(1) of the Prince George's County Subdivision Regulations, effective April 1, 2022. The ADQ remains valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

- c. **Historic Preservation**—In a memorandum dated May 7, 2026 (Smith to Langford), it was noted that the property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
- d. **Transportation Planning**—In a memorandum dated May 22, 2026 (Smith to Langford), no comments were noted on the subject SDP.
- e. **Environmental Planning**—In a memorandum dated May 15, 2026 (Rea to Langford), the summarized comments below were noted:

Natural Resources Inventory/Environmental Features

Section 27-527(b)(5) of the prior Zoning Ordinance requires an approved natural resources inventory (NRI) plan with SDP applications. The site has an approved Natural Resources Inventory Equivalency Letter (NRI-146-13-01). The site has no woodlands and contains no REF. No additional information is required for conformance to the NRI.

Woodland Conservation

The woodland conservation findings from the Environmental Planning referral have been incorporated into Finding 14 above.

Regulated Environmental Features (REF)

The approved SDP does not contain any on-site REF or primary management area.

Soils

The predominant soils found to occur, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are the Urban land -Marr-Dodon complex, the Marr-Dodon complex, and the Adelphia-Holmdel complex.

The unsafe soil, Marlboro clay, is mapped on the property, according to PGAtlas. A geotechnical engineering report titled “Nordstrom Parking Lot Expansion,” prepared by Langan Engineering and Environmental Services, LLC, and dated April 12, 2024, was submitted and confirmed that the unsafe clay is present on-site. The geotechnical report included a global slope stability analysis on two sections of the proposed slopes. The results of the analysis appeared to exceed and meet the minimum required factor of safety of 1.5. The Planning Board finds that any slopes where the unsafe clay is present be no steeper than 5H:1V, unless the slopes are evaluated and verified safe. The recommendations for site grading and the retaining walls, included in the submitted geotechnical report, will be enforced with final permitting.

Stormwater Management

Section 27-528(a)(3) of the prior Zoning Ordinance requires the review of SWM of development proposals. SWM Concept Approval Letter P03638-2025-SDC was submitted with the application, which was approved on April 23, 2025, with an expiration date of April 23, 2028. The approval provides the use of microbioretention facilities for quality control and an underground storage facility for quantity control.

- f. **Permit Review**—In a memorandum dated April 24, 2026 (Zou to Langford), three comments were noted for this SDP, which have been addressed or are not applicable to the approved SDP.
- g. **City of Bowie**—The City of Bowie did not offer comments on this application.
- h. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not offer comments on this application.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on this application.
- j. **Prince George’s County Health Department**—In a memorandum dated April 14, 2026 (Adepoju to Langford), the Health Department provided two notes below.

- (1) **During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.**

The applicant will be required to comply with the construction activity noise control requirements, as outlined in Subtitle 19 of the Prince George’s County Code, during the permitting and construction processes.

- (2) **During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

The applicant will be required to comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control during the permitting and construction processes.

- 17. **Community Feedback:** The Prince George’s County Planning Department did not receive any written correspondence from the community for this subject application. In addition, no members of the community testified at the Planning Board hearing on this matter.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-2026-0035, and further APPROVED Specific Design Plan SDP-2026-0013 for the above-described land, subject to the following conditions:

1. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the specific design plan (SDP) as follows, or provide specific documentation:
 - a. Add the bearings and distances to all property lines, in conformance with Plat Book NLP 132, Plat 42.
 - b. Revise the landscape plan to show all damaged plants, as described on the certificate of landscape maintenance, as proposed.
 - c. Include a tabulation of all lots within the central portion of Collington Center. The tabulation shall include, for each lot, the gross square footage and the status (i.e., built, under construction, approved, or pending approval).
 - d. Revise the Tree Canopy Coverage schedule and landscape plan to reflect the correct amount of existing woodland to be retained on the property.
 - e. Revise the site plan to label and indicate the disposition of all existing and previously approved structures within the limit of disturbance.

2. Prior to signature approval of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Remove the prior approval block.
 - b. Add the previous TCP2 approvals to the Tree Conservation Plan Approval History table.

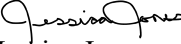
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Matthews, with Commissioners Geraldo, Matthews, and Okoye voting in favor of the motion, and with Commissioner Jenkins absent at its regular meeting held on Thursday, June 18, 2026, in Largo, Maryland.

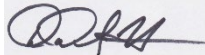
Adopted by the Prince George's County Planning Board this 25th day of June 2026.

Billy Okoye
Vice Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:QL:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 23, 2026