

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board has reviewed DDS-620, Washington Research Library Consortium requesting a departure from design standards for a loading space to measure 40 instead of 45 feet long in accordance with Subtitle 27 of the Prince George’s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on October 10, 2013, the Prince George’s County Planning Board finds:

1. **Request:** This application includes a request for approval of a departure of five feet of the 45-foot required length of a loading space.

Development Data Summary

	EXISTING	APPROVED
Zone	E-I-A	E-I-A
Use(s)	Warehouse	Warehouse
Acreage (in the subject SDP)	3.35	3.35
Lot	1	1
Square Footage	43,942	13,892/57,834

Other Development Data

	REQUIRED	PROVIDED
Total parking spaces	42	32*
Handicap Spaces (included in above total)	2	2
Loading Spaces	3	3**

*A Departure From Parking and Loading Standards (DPLS) application to address this deficiency is being considered as a companion case to SDP-9211-02.

**The subject Departure from Design Standards (DDS) application was considered as a second companion case to SDP-9211-02 as one loading space measures five feet less in length than required.

2. **Location:** The subject site is located in the 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 comprised of Collington Center and Collington South. More specifically, the subject property is located on the southwestern side of Commerce Drive, approximately 400 feet northwest of its

intersection with Prince George's Boulevard in Planning Area 74A, Council District 4, and the Developing Tier.

3. **Surrounding Uses:** The site is bounded to the north and east by Commerce Drive; to the south by a vacant parcel owned by Prince George's County, used for stormwater management in the E-I-A Zone; and to the west by Popes Creek Drive, an unimproved right-of-way.
4. **Previous Approvals:** On October 28, 1975, the District Council adopted the Bowie-Collington and Vicinity Sectional Map Amendment which rezoned approximately 875 acres to the E-I-A Zone through Basic Plan A-6965-C. Subsequently, additional E-I-A zoning (A-9284) was approved on August 29, 1978 for 383.55 acres of land, making the entire Collington Center property a total of 1,281.9 acres of land in the E-I-A Zone.

On November 23, 1981, the District Council approved Basic Plan A-9397-C for rezoning of approximately 8.16 additional acres of land to the E-I-A Zone. The approximate total size of the Collington Center project is 1,289.85 acres. The District Council approved Basic Plan Amendments A-6965 and A-9397 on May 21, 1990 for Collington Center.

The Prince George's County Planning Board approved Comprehensive Design Plan CDP-8712 on May 19, 1988 (PGCPB Resolution No. 88-224) for Collington Center. On October 18, 1990, the Planning Board approved CDP-9006 (PGCPB Resolution No. 90-455), which revised CDP-8712, subject to 16 conditions. On May 17, 2001, the Planning Board approved CDP-9006/01 (PGCPB Resolution No. 01-95) to eliminate the requirements for the provision of recreational facilities in CDP-9006, Collington Center. 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 Willowbrook Parkway to the comprehensive design plan.

On June 16, 1988, the Planning Board approved Preliminary Plan of Subdivision 4-88074 (PGCPB Resolution No. 88-287) for 65 lots and 3 parcels on 936.61 acres within Collington Center. Plat of Correction VJ 157-99 was recorded on April 11, 1991 for Collington Center, Lot 4, Block D, to correct curve data shown on the original plat, which was recorded at NLP 157-22.

On February 25, 1993, the Planning Board approved SDP-9211 to construct a 32,042-square-foot warehouse for use by the Washington Research Library Consortium on Lot 4, Block D, of Collington Center (PGCPB Resolution No. 93-48). On March 26, 2009, the Planning Board approved SDP-9211/01 (PGCPB Resolution No. 09-53) for an 11,900-square-foot addition to the original building, resulting in a 43,942-square-foot warehouse space for the Library Consortium. The subject SDP has an approved Stormwater Management Concept Plan, 7972-2013-00, which is valid through May 22, 2016. The subject site is also the subject of approved Type I Tree Conservation Plan TCPI-059-95 and Type II Tree Conservation Plans TCPII-067-96-02 and TCPII-067-96-04.

5. **Design Features:** The subject site is developed with the Washington Research Library Consortium book storage facility and associated parking. The subject site is accessed from one

entrance located on the eastern property line via Commerce Drive. The subject site has 32 existing parking spaces, including two handicap spaces. Ten additional parking spaces are required by the Zoning Ordinance schedule of required parking for the increased square footage. Departure from Parking and Loading Standards DPLS-393 is being considered as a companion case to the subject SDP to allow this deficiency. The subject site has two loading spaces. One additional loading space to be located within the building is proposed with this application, which in fact has been used in practice as such for many years. A second departure, Departure from Design Standards DDS-620, has been filed to allow a 40-foot rather than a 45-foot length for the to-be-added interior loading space. See Finding 6 for a detailed discussion of the requested departures' conformance to the required findings for each of the departure applications.

The applicant proposes to construct a 13,892-square-foot, two-story addition on the western side of the existing warehouse building. The building addition is proposed to be clad in cream and red-colored concrete masonry units (CMU) to match the existing building. The base of the building is composed of alternating red and cream bands, above which cream-colored CMU is shown. The central portion of the western elevation utilizes CMU as well, and both the northern and southern elevations incorporate several projecting CMU piers to break up the façade. No additional signage is proposed with this application.

6. **Zoning Ordinance:**

a. **Section 27-239.01, Departures from Design Standards:** The applicant has requested a departure of five feet from the 30-foot requirement of Section 27-578(a) for the length of a loading space, pursuant to Section 27-239.01(b)(7)(A). Each required finding is listed in **boldface** type below, followed by staff comment:

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

The subject project will particularly serve purpose (9) of Section 27-102 equally well or better. It states that a purpose of the Subtitle is "to encourage economic development activities that provide desirable employment and a broad, protected tax base." The request serves purpose (9) equally well or better, as the subject project seeks to expand a viable economic activity on the site that provides desirable employment and increases the tax base for the county.

The request also relates to purpose (12) of Section 27-102 in that the economic stability of the county is at least partially enhanced by expansion of existing profitable businesses in the county.

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

The departure is the minimum necessary as the loading space is to be located in an already constructed building which dictates the size of the loading space. This particular circumstance prevents the applicant from requesting a departure of lesser magnitude.

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

The departure is necessary in order to alleviate circumstances that are unique to the site. More specifically, one of the three loading spaces is located in the parking lot and is rarely used. With the proposed expansion, two of the required loading spaces are intended to be located in the building, one meeting the size requirement and the other not. However, the smaller of the two loading spaces has actually been in use for many years and its size has proven absolutely sufficient in order to meet the applicant's needs and to accommodate the truck size normally utilized for the subject business.

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

As the loading space under consideration is located within the existing building, there will be no impairment to the external visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

In summary regarding the DDS, staff recommends that, as analyzed above, the required findings for proposed DDS-620 to allow a five-foot decrease in the required length of the loading space from 45 to 40 feet may be made, and sufficient justification is provided for the requested departure.

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

- a. **Transportation Planning**—In addition, the applicant requests a departure (DDS-620) to validate the 40 instead of 45-foot length of an existing interior loading space. The Planning Board has reviewed the required findings for the DDS and hereby finds that they are met for the requested departure of the reduction of five feet in length of one of the three loading spaces.
- b. **Department of Permits, Inspections, and Enforcement (DPIE)**— In a memorandum dated September 19, 2013, DPIE that they had no objection to validating the substandard length of an interior loading space in DDS-620.

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 the above-noted application.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of 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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shoaff, Bailey and Hewlett voting in favor of the motion at its regular meeting held on Thursday, October 10, 2013, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of October 2013.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:RG:arj