

Case No.: SDP-0511/01

Applicant: Collington Center DE, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 09-126, approving with conditions a specific design plan for industrial warehouses, with ancillary office space and commercial retail, for a project referred to as Collington Center, Lots 23, 24, and 25, Block C, described as 51.4536 acres in the E-I-A Zone, located in the southwestern quadrant of the intersection of Queens Court and Crain Highway (US 301), Bowie, is:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions.

1. Prior to certificate approval of the specific design plan, the applicant shall make the following revisions:
 - a. The general notes shall be revised to refer to the adopted resolution for the preliminary plan approval and to the recorded plat.
 - b. The property/lot lines shall be revised so that it is easy to distinguish them from the rest of the graphics shown on the plan. The property lines of all three lots shall be shown using a bolder font.
 - c. The specific design plan and the Type II tree conservation plan shall be revised to show the modified field locations of the outfalls as presented on applicant's Exhibit A, received by the Environmental Planning Section on June 23, 2009.

- d. The type II tree conservation plan shall be revised to include an invasive plant removal plan that addresses the removal of invasive plants within 25 feet of the limit of disturbance. An implementation timeframe shall be provided on the Type II tree conservation plan.
- e. The applicant shall add notes to the plans that the approval of the architecture for Buildings D and E, the two retail buildings, along the project site's US 301 frontage shall be separately approved by the Planning Board and District Council in a future revision to the specific design plan.
- f. The applicant shall add the following note to the general notes on the cover sheet of the subject specific design plan:

All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.

- g. The applicant shall recalculate the number of shade trees to be provided in the parking areas pursuant to the requirement in the Landscape Manual at a rate of one shade tree per 300 square feet of parking area provided, not the number of square feet required.
- h. A note shall be added to the plans that trees in the parking areas shall be trimmed to approximately six to seven feet above the ground.
- i. The applicant shall revise the architecture for the buildings included in the architectural approval for the subject specific design plan (i.e. Buildings A, G, F, B, and C) to show the use of form liners within the tilt-up panels to represent the appearance of split face block on each building's water table and extending up the pilasters on either side of each doorway as depicted on applicant's proffered Exhibit No. 2. A lighter color shade shall be used for the rest of the building though the cornices above each doorway will have a color similar to the "split face block" also in accordance with applicant's proffered Exhibit No. 2. This form liner should be applied to all four sides of Building A, and on the front and sides (but not the rear) of Buildings B, C, G, and F. The Urban Design Section shall approve the final elevation drawings as designee of the Planning Board.
- j. The applicant shall review the project with the Economic Development Corporation and small businesses within Prince George's County, to expand the number of local MBE/WBE contractors and businesses in the bidding process for construction and operations within the development.

Ordered this 16th day of November, 2009, by the following vote:

In Favor: Council Members Bland, Campos, Dean, Dernoga, Exum, Harrison,
Knotts, Olson and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: _____
Marilynn M. Bland, Chairperson

Redis C. Floyd
Clerk of the Council