

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on March 17, 2005 regarding Detailed Site Plan DSP-04057 for Police Federal Credit Union, the Planning Board finds:

1. **Request:** The subject application requests the construction of a bank in the I-1 Zone.
2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-1	I-1
Use(s)	Vacant	Bank
Acreage	3.06892	3.06892
Lots	One	One
Building Square Footage/GFA	0	17,,400

OTHER DEVELOPMENT DATA

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	47	100
Of which handicapped spaces		4
Loading spaces	1	1

3. **Location:** The site is in Planning Area 70, Council District 6. More specifically, it is located on the eastern side of Presidential Parkway, approximately 1,500 feet southeast of its intersection with Pennsylvania Avenue (MD 4).
4. **Surroundings and Use:** The subject property is bounded to the north by vacant, residentially zoned land, to the east and south by vacant industrially zoned land, and to the west by Presidential Parkway.
5. **Previous Approvals:** The proposed site for the bank is the subject of Basic Plan A-8205 and Preliminary Plan of Subdivision 4-04077. A stormwater management concept plan was approved for the site on June 14, 2004. The approval will be good for three years, or until June 14, 2007.
6. **Design Features:** The parcel is accessed at two points from Presidential Parkway. A parking lot stretches across the front and around the side of the 17,400-square-foot credit union. Additional parking, labeled "Phase II Parking," is included to the rear of the bank. The facility has provided

99 parking spaces where the Zoning Ordinance requires only 47. A four-lane drive-through facility is included to the rear of the proposed bank, with designated ATM and by-pass lanes. An enclosed area for the location of trash receptacles and the generator is provided between the drive-through facility and the rear parking area. The bank and its parking area are punctuated with landscaping, and a monument sign identifies the facility along its Presidential Parkway frontage. An existing concrete walkway provides some pedestrian access across the Presidential Parkway frontage, but no connections are made to the concrete walks internal to the site.

Signage for the site includes two wall signs on the south elevation and one on the east elevation utilizing prefinished metal letters measuring approximately 11 by 2.5 feet. One of the signs on the south elevation is to be augmented by a precast concrete logo of the Police Federal Credit Union, bringing the wall signage measurement to an area of approximately 11 by 8, or 88 square feet. The monument sign for the project, measuring 18 feet wide by approximately 8 feet high, is set on a brick base and bordered on each end by a brick-faced column.

Architecture for the proposed bank is visually interesting, with emphasis on pediments detailed with pilasters decorated with contrasting EIFS panels. EIFS also provides architectural emphasis over banded windows that form part of the fenestration. The two-story structure is to be capped with standing seam metal roofing. The building mass is well articulated with regular fenestration and a predominant use of brick.

Stormwater management for the project is provided in a single bioretention area.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones. The proposed credit union is a permitted use in the I-1 Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-474, Regulations, regarding additional regulations for development in industrial zones.
8. **Basic Plan A-8205:** Basic Plan A-8205 was approved by the District Council on October 30, 1970, rezoning the subject site from R-R to I-1. A resolution formalizing that approval was adopted by the District Council on January 15, 1971. The following conditions included in that approval are relevant to the subject site. Those conditions have been included in boldface type below, followed by staff comments.
  1. **That a site plan be approved by the Prince George's County Planning Board with particular attention given to buffer planting strip on the existing property lines which abut residential zones.**

Comment: The northern property line is buffered with a Section 4.7 buffer as required by the *Landscape Manual*, which will be augmented by the installation of a six-foot-high, sight-tight fence.

**2. That buildings shall have no cinder block or corrugated steel exteriors.**

Comment: The subject building is proposed to be constructed of EIFS capped by a standing seam metal roof. No cinderblock or corrugated steel is anticipated to be used on the exterior of the building.

**3. That site plan approval shall take into account any right-of-way dedication**

Comment: Neither review of the subject plan against the requirements of the preliminary plan of subdivision nor referral comments requested from the Transportation Planning Section and the Department of Public Works and Transportation revealed any requirement for right-of-way dedication connected with the review and approval of the plan.

9. **Preliminary Plan of Subdivision, 4-04077:** Preliminary Plan 4-04077 was approved by the Planning Board on July 29, 2004. Resolution No. PGCPB 04-189, formalizing the approval, was adopted on the same date. The following condition of approval applies to the review of the subject detailed site plan. The relevant condition has been included in boldface type below, with staff comments following.

**5. Development shall be in conformance with the approved Stormwater Management Concept Plan #7789-2004-0, or any approved revisions thereto;**

Comment: Comments from the Department of Environmental Resources state that the site plan for Presidential Corporate Center, Police Federal Credit Union, DSP-04057, are consistent with approved stormwater concept 7789-2004.

10. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.3 of the *Landscape Manual* both with respect to the required ten-foot-deep landscape strip along the parking lot's street frontage, but also as to interior planting required in the parking lot. Urban Design staff has reviewed the proposed landscape plan and determined that the applicant has provided more plantings than required pursuant to the requirements of the *Landscape Manual*.

The proposed development is also subject to the requirements of Section 4.7 of the *Landscape Manual* with respect to required bufferyards where proposed development presents an incompatibility with adjacent uses. In this case a "C" bufferyard, involving a required setback for structures of 40 feet and a minimum width of landscaped yard of 30 feet, is required along the northern boundary. Urban Design staff has reviewed the proposed landscape plan and determined that it complies fully with the requirements of Section 4.7 along the subject property's

northern boundary.

11. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area, more than 5,000 square feet of woodland was disturbed, and it has a previously approved Type I tree conservation plan. A Type II tree conservation plan has been submitted for review.

The Environmental Planning Section reviewed the submitted TCPII/24/05. The staff finds that the plan is in general compliance with the Woodland Conservation Ordinance.

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

**Historic Preservation**—At the time of this writing, the Historic Preservation Planning Section has not submitted comment on the proposed project.

**Archeology**—In comments dated February 1, 2005, the archeological review planner stated that there are no archeological concerns with the subject site.

**Community Planning**—In comments dated January 31, 2005, the Community Planning Division stated that while the application is not inconsistent with 2002 General Plan Development Pattern policies for a Developing Tier Corridor and conforms to the employment land use recommendations of the 1994 Melwood-Westphalia master plan, the site plan should indicate the location of the 65-70 DNL noise contours identified in the AICUZ study and show the master plan trail proposed along Presidential Parkway (A-66). In addition, the Community Planning Division stated that the site plan should be referred to the Andrews Air Force Base community planner. The Community Planning Division's suggestions have been included in the recommended conditions below.

**Transportation**—In comments dated January 31, 2005, the Transportation Planning Section stated that the site plan is acceptable and conforms to the preliminary plan and all previous plans.

**Subdivision**—In a revised memorandum dated March 15, 2005, the Subdivision Section stated that Condition 1 of PGCPB No. 04-189 formalizing the approval of Preliminary Plan of Subdivision 4-04077 states that only one access driveway shall be permitted to serve proposed Lot 6, whereas the submitted site plan shows two points of access. They further stated that subsequent to the adoption of that resolution, the applicant requested that an additional driveway access be granted. The one direct access referred to in Condition 1 was granted via the approval of a variation to Section 24-121 of the Subdivision Regulations with the approval of the preliminary plan of subdivision. The Subdivision Section agreed that the evaluation of an additional point of access could be the subject of the review of the Detailed Site Plan (DSP) and that reconsideration of the preliminary plan would not be necessary in a letter dated October 13,

2004. The Subdivision Section stated that the Detailed Site Plan should clearly indicate the location of all access points and note that all other frontage along Presidential Parkway will be denied access. Lastly, the Subdivision Section noted that the northern property line does not match the proposed final plat of subdivision. The Subdivision Section's concerns have been addressed in the recommended conditions below.

**Trails**—In a memorandum dated February 18, 2005, the senior trails planner stated that the adopted and approved Melwood-Westphalia Master Plan recommends a trail along Presidential Parkway, including the frontage of the subject site, and that the trail has already been constructed for the entire existing length of Presidential Parkway. Additionally, he stated that much of the planned activity center is still undeveloped, but that the master plan trail will provide the bicycle and pedestrian connection to it envisioned in the plan. Therefore, staff recommends the provision of a standard sidewalk along at least one side of each entrance road so that pedestrians will not have to walk in the grass or roadway between the master plan trail and the sidewalk to be located in front of the building. The senior trails planner's recommendation has been included in the recommended conditions below.

**Permits**—In a memorandum dated January 27, 2005, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

**Environmental Planning**—In a memorandum dated February 7, 2005, the Environmental Planning Section offered the following environmental review concluding with an unconditional recommendation of approval for both DSP-04057 and TCPII/24/05:

1. The forest stand delineation (FSD) submitted with Preliminary Plan of Subdivision 4-04077 was found to address the requirements for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Policy Document and the Technical Manual.

Discussion: No further information is required with respect to the FSD.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it has a previously approved Type I tree conservation plan.

Although the detailed site plan is for 3.07 acres, the Type II tree conservation plan covers the entire 12.84-acre site that was the subject of Preliminary Plan of Subdivision 4-04077. The Type II TCP is completely consistent with TCPI/51/04, has a woodland conservation threshold of 15 percent or 1.93 acres, and has replacement requirements of 0.78 acres associated with the clearing of woodlands above the woodland conservation threshold. The 2.70-acre requirement is proposed to be satisfied by 2.70 acres of on-site preservation. The Type II tree conservation plan will need to be revised when the other portion of the property is proposed for development.

Recommended Action: The Environmental Planning Section recommends approval of TCPII/24/05.

3. This property is located within the noise impact zone associated with aircraft from Andrews Air Force Base. Based on the Andrews Air Force Base Air Installation Compatible Use Zone (AICUZ) Study, 1998, this property is located between the 65 dBA Ldn and 70 dBA Ldn noise contours. Because the proposed use of the site is an office building in the I-1 Zone, the noise levels present are within acceptable levels according to the State of Maryland noise standards for exterior and interior noise levels for this type of use.

Discussion: No further information is required with respect to noise impacts in the vicinity of Andrews Air Force Base.

4. A copy of the stormwater management concept plan was submitted for review with this application and was found to be consistent with the Type II tree conservation plan.

Discussion: No further information is required with respect to the stormwater management concept plan.

**Department of Environmental Resources (DER)**—In comments dated January 13, 2005, DER stated that the detailed site plan for Presidential Corporate Center, Police Federal Credit Union DSP-04057 is consistent with approved stormwater concept 7789-2004.

**Fire Department**—At the time of this writing, the Prince George's County Fire Department has not submitted comments on the proposed project.

**Department of Public Works and Transportation (DPW&T)**—At the time of this writing, DPW&T has not offered comment on the proposed project.

**Maryland State Highway Administration (SHA)**—In comments dated January 31, 2005, SHA indicated that they had no comment on the proposed project.

**Andrews Air Force Base**—At the time of this writing, Andrews Air Force Base has not offered comments on the proposed project.

13. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative 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.

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 Type II Tree

Conservation Plan (TCPII/24/05) and further APPROVED Detailed Site Plan DSP-04057 for the above-described land, subject to the following conditions:

1. Prior to signature approval the applicant shall revise the plans or provide documents as follows:
  - a. The drive pattern to the loading space shall be demonstrated on the site plan with trucks not exiting down a one-way drive aisle, the access drive being at least 50 feet from residentially zoned land. The drive pattern to the loading space obeying “one-way” designations shall be indicated at least 50 feet from residentially zoned land on the site plan.
  - b. “No truck access” signs shall be indicated on the site plan where necessary so as to prevent truck traffic from coming within 50 feet of residentially zoned land.
  - c. The dimensions and height of the proposed structure shall be indicated on the plans. If the subject building is designed to be taller than 30 feet, additional Zoning Ordinance setback requirements shall be reflected in the site plan.
  - d. Required fencing shall be indicated around the dumpsters and generators.
  - e. Access to trash receptacles by the trash truck shall be indicated on the plans.
  - f. A depressed curb or ramp shall be shown adjacent to parking spaces for the handicapped.
  - g. A chart including required and provided setbacks for the proposed building shall be included in the general notes.
  - h. The loading space shall be at least 12 feet wide and be dimensioned on the site plan.
  - i. Applicant shall revise the plans to show a standard sidewalk along at least one side of the entrance road into the site connecting from the master plan trail to the sidewalk indicated on the plans in front of the building.

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 Squire, seconded by Commissioner Eley, with Commissioners Squire, Eley, Vaughns, Harley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, March 17, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7<sup>th</sup> day of April 2005.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:RG:rmk