



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

Special Permit Application No.

SP-060003

Application	General Data	
Project Name: Wachovia Bank Location: Southeast corner of MD 410 and US 1, known as 6217-6241 Baltimore Avenue Applicant/Address: Riverdale One, LLC 13208 Lantern Hollow Drive North Potomac, MD 20878-8705	Date Accepted:	11/14/06
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.85
	Zone:	MUTC
	Dwelling Units:	N/A
	Square Footage:	8,050
	Planning Area:	68
	Tier:	Developed
	Council District:	03
	Municipality:	Riverdale Park
200-Scale Base Map:	207NE04	

Purpose of Application	Notice Dates	
Departure from design standards of Riverdale Park M-U-TC Development Plan for proposed Wachovia bank	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)	10/10/06
	Sign(s) Posted on Site and Notice of Hearing Mailed:	03/12/07

Staff Recommendation		Staff Reviewer: Kendra Wright	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

May 30, 2007

MEMORANDUM

TO: Prince George's County Planning Board Members
VIA: Jimi Jones, Acting Zoning Supervisor
FROM: Kendra Wright, Senior Planner
SUBJECT: Special Permit Application No. 060003

During the Planning Board Meeting on April 12, 2007, the applicant requested an indefinite continuance to modify the application. The Board granted the request. The applicant submitted additional information and revisions and requested a new hearing date on May 31, 2007. On May 10, 2007, a notice for the new hearing date was mailed to all parties of record. However, the date did not allow for adherence to the 30-day sign posting requirement when a case is continued indefinitely. As a result of the error, staff rescheduled the hearing date to June 14, 2007, to allow for public notification in accordance with the 30-day sign posting requirement. On May 17, 2007, a corrected notice was mailed to all parties of record. On May 15, 2007, a sign was posted on the property notifying the public of the new hearing date.

The applicant's original plan was to develop an 8,050-square-foot, two-story building with five bank drive-through lanes and 41 parking spaces. The applicant requested a departure from the strict application of the requirements concerning the following: building placement, parking and loading, and access and circulation. The operation of a bank is a permitted use at this site. Staff's original recommendation is listed below:

Staff recommends APPROVAL of the departure regarding building placement with the exception of Standard 1, page 34, subject to the conditions provided at the end of this report. The applicant goes on to request additional parking spaces above the maximum set forth in the plan. Staff recommends DISAPPROVAL of this portion of the request. Staff also recommends DISAPPROVAL of the drive-through lanes. However, if the Board deems drive-through lanes acceptable at this site, then the number of lanes should be reduced not to exceed three lanes and that one lane provide an ATM with vehicular access. Any additional departure not requested has not been reviewed as a part of this application. Therefore, staff's recommendation can only be denial.

Staff recommends the following conditions to be used as necessary in conjunction with the recommendations above:

1. The applicant shall revise the site plan and submit it for review by staff prior to signature approval of the plans as follows:
 - a. Place a chart on the site plan or detail sheet that indicates those standards that are met and those for which the departure is granted.

- b. Reduce the number of drive-through lanes to three and provide 9.5 feet in width.
 - c. Show sidewalks that are not less than seven feet wide at any point on the plan and add the seven-foot-wide sidewalk along West Beale Circle.
 - d. The amended plans indicate existing trees and grates to remain. These trees are located in what is identified as the dedication for future SHA improvements. Recalculate the number of trees to eliminate those that will be removed during the dedication and provide the deficit at another location.
 - e. Note the 24-hour pedestrian ATM on the plan.
 - f. Note the water trunk line.
 - g. Indicate the area of the building.
 - h. Remove the “pocket park” notation.
 - i. The dimensions for the ultimate right-of-way and dimensions from the centerline to the lot must be provided on the site plan for Baltimore Avenue, East-West Highway, and West Beale Circle.
 - j. Include the dimension from the canopy to the property line.
 - k. The dimension of the proposed accessible parking spaces must be provided in the parking schedule.
 - l. Provide durable benches of an attractive upscale design made of metal and designed in a historically correct style to the entrance area of the bank.
 - m. Crosswalks across the driveway apron on US 1 and across the parking lot between the proposed interior sidewalks shall be stamped colored asphalt as opposed to painted stripes.
 - n. The building shall be set back to ensure the 15-foot-wide streetscape per configuration 3 of Map 4 in the plan on page 19.
 - o. Until such time as US 1 is widened there will be a generous hard surface streetscape of over 25 feet. Provide details of the streetscape indicating paving materials of concrete with brick banding.
2. The applicant shall submit evidence for staff review prior to certificate of approval of an agreement with the town to provide after-hours public parking consisting of no more than 17 parking spaces. If changes to the parking design are necessary, these changes shall be made on the site plan and submitted for review prior to certificate of approval.

3. The applicant shall revise the building design and submit it for review by staff prior to signature approval of the plans as follows:
 - a. Add primary entrance detail to the entrance on Baltimore Avenue.
 - b. The architecture of the façade of the bank facing East-West Highway shall be enhanced by the inclusion of window fenestration at the second floor of the buildings on the north elevation.
 - c. All first floor windows shall be permeable, except faux windows to be provided on the first floor frontage facing East-West Highway.
4. The applicant shall use different paving materials at crosswalks and indicate them on the plan.
5. The applicant shall revise the landscape plan and submit it for review by staff prior to signature approval of the plans as follows:
 - a. Specify plant spacing on the landscape plan.
 - b. Replace Leland cypress with foster holly.
 - c. Raised planters shall not be installed when and if the road is widened. Install tree boxes (5x10 feet) planted with 2 ½ to 3-inch caliper trees, which shall be planted every 30 to 40 feet on US 1.
 - d. References to raised planters should be taken off the plans.
 - e. In accordance with changes to the drive-through lanes, the landscape and sidewalks along West Beale Circle shall be revised.
 - f. Remove “residential buffer landscape” notation from the plans and include a seven-foot-wide sidewalk; widen the planting area from 8 to 15 feet; and specify the plantings to be included in the landscape strip, modeling the landscape strip width and number of plantings on those contained in the *Landscape Manual* for Section 4.2 “Commercial and Industrial Landscape Strip.”
6. According to DPW&T, the proposed development is considered a redevelopment site. A 20 percent reduction of existing impervious area or equivalent water quality treatment is required.
7. According to DPW&T, storm drain and stormwater management technical approval is required in accordance with county requirements. The applicant shall provide the method used for stormwater management to staff for review prior to certificate of approval.
8. Prior to the signature approval of the plan, and/or when deemed needed by SHA, the applicant shall agree and dedicate additional rights-of-way designated on the submitted plan as “dedication area upon demand” along the property’s frontage on US 1 and MD 410.

9. The Urban Design Section notes the use of a monument wall-mounted signage for the project. Urban Design would suggest a condition that would allow the Town of Riverdale Park Urban Design Section to review its design prior to the issuance of a sign permit.

The new information submitted consists of new architectural renderings, checklists, a revised landscape plan, a landscape detail sheet, a site detail sheet, a revised site plan, a stormwater management concept plan and a point-by-point letter description. (See attachment.) The architectural renderings consist of blue "Sunbrella" awnings above all of the windows on the lower level as well as above the main entrances where metal awnings were originally shown; the addition of a second pavilion on top of the building to provide balance to the Baltimore Avenue and West Beale Circle elevations; landscaping; a street address sign; primary entrance detail to the entrance on Baltimore Avenue; fence detail; window fenestration at the second floor of the buildings on the north elevation; and the brick screen wall sign. It is staff's understanding that all first-floor windows, with the exception of those in sensitive areas, will be permeable.

After meeting with the applicant to review the standards in the approved Riverdale Park M-U-T-C development plan, staff created a checklist to show compliance with the standards and informed the applicant that the additional deviations of the proposed development would need to be added to the request. The checklists were placed on the site plan as an additional sheet in accordance with Condition 1.a. However, a new request was not submitted with the new information to update staff whether or not the applicant has elected to meet the standard. The applicant should revise the request at the hearing to prevent an oversight of necessary departure approval. The application deviates from the following standards: build-to line, building placement and streetscape, access and circulation, parking and loading, signage, building openings, streetscape, and landscape.

Based on staff's review the deviations are unchanged.

The revised landscape plan consists of a tree grate detail, a detail of the proposed landscape along US 1 before the road widening, and a detail of the proposed landscape along US 1 after the road widening. The landscape detail sheet consists of a plant specification chart, a plant list, a parking and loading landscaping schedule, a tree coverage landscaping schedule, fence details, and streetscaping schedules for US 1, East-West Highway, and the access road.

The site detail sheet consists of the proposed tree planter detail, a cross section, an example of the benches to be provided, as well as an example of the bike rack to be provided, crosswalk detail, concrete edge detail, and US 1 streetscape detail. On the revised site plan an additional four parking spaces are generated because the building GFA is 2,594 square feet larger; the pocket park designation has been removed; painted stripes in pedestrian walkways and concrete paving have been added; the walk-up ATM has been added; the drive-through ATM has been removed; the sidewalk has been widened to seven feet where possible and added at West Beale Circle; the dimension from the canopy to the property line is included; the dimensions for the ultimate right-of-way and dimensions from the centerline to the lot are shown for Baltimore Avenue and East-West Highway; and the number of drive-through lanes is reduced to four and shown at 9.5 feet in width. The reduction of a single drive-through lane does not significantly decrease the number of trips. The peak hour vehicle trips consist of a high percentage of pass-by-trips; however the number of lanes and the presence of the excess parking spaces, if approved, will affect the number of vehicles making turns onto West Beale Circle to access the property and, therefore, minimize the ease of access by pedestrians.

Staff has reviewed all of the changes submitted by the applicant. The architecture of the building is significantly improved. Some of the changes eliminate the need for the conditions of the original staff recommendation. The affected conditions include Conditions 1.a, 1.c, 1.e, 1.h, 1.l, 1.m, 1.o, 3.a–3.c, 4, 5.a–5.d, 6 and 7. Staff does not recommend any other changes to the original recommendation. Staff maintains the original recommendation in conjunction with the following revised conditions to be used as the Board determines:

1. The applicant shall revise the site plan and submit it for review by staff prior to certificate of approval of the plans as follows:
 - a. Reduce the number of drive-through lanes to three.
 - b. Note the water trunk line.
 - c. Indicate the area of the building.
 - d. The dimension of the proposed accessible parking spaces must be provided in the parking schedule
2. The applicant shall submit evidence for staff review prior to certificate of approval of an agreement with the town to provide after-hours public parking consisting of no more than 22 parking spaces. If there is no agreement and changes to the parking design showing conformance to the design standard are necessary, these revisions shall be made on the site plan and submitted for staff review prior to certificate of approval.
4. The applicant shall revise the landscape plan and submit it for review by staff prior to certificate of approval of the plans as follows:
 - a. In accordance with changes to the drive-through lanes, the landscape and sidewalks along West Beale Circle shall be revised.
 - b. Widen the planting area along West Beale Circle from 8 to 15 feet.
5. Prior to the certificate of approval of the plan, the applicant shall demonstrate evidence of the dedication agreement with the Maryland State Highway Administration; and when deemed needed by the MD-SHA, the applicant shall agree and dedicate additional rights-of-way designated on the submitted plan as “dedication area upon demand” along the property’s frontage on US 1 and MD 410.
6. The applicant shall provide sign detail to the mayor of the Town of Riverdale Park for review of its design prior to the issuance of a sign permit.