

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 May 3, 2007 regarding Detailed Site Plan DSP-01036/04 for Manokeek, Lot 1, the Planning Board finds:

1. **Request:** The subject application is for approval of a Navy Federal Credit Union with a drive-through on Lot 1 of the existing Manokeek Shopping Center.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Vacant	Bank with a drive-through
Acreage	1.24	1.24
Lots	1-10	1
Parcel	NA	NA
Square Footage/GFA	NA	3,500

Parking Data

	REQUIRED	PROPOSED
Total Parking spaces (for Shopping Center as a whole)	792	987
Total Parking spaces (for bank)	14	47
Standard spaces	12	34
Compact spaces	-	11
Handicapped spaces	2	2

3. **Location:** The subject property is located on the south side of Berry Road (MD 228) east of the intersection of Berry Road and Indian Head Highway (MD 210). The property is bounded to the south and east by Manning Road; to the north by the MD 210 right-of-way and vacant property zoned R-R; and to the east by the MD 228 right-of-way. Lot 1 is in the northwest corner of the existing Manokeek Shopping Center.
4. **Surroundings and Use:** The existing shopping center consists of a Giant store and adjoining commercial/retail uses on either side of Giant Food, to the east surrounded by Wendy's restaurant, Suntrust Bank, Blockbuster Video store and to the northeast bounded by MD 228. The proposed bank site is located in the northwest corner of the existing shopping center with adjoining Pad site on Lot 2.
5. **Previous Approvals:** On September 14, 1993, the District Council approved *The Subregion V Master Plan and SMA* (1993) and adopted Zoning Ordinance No. 60-1993 which rezoned the subject property from Comprehensive Design E-I-A (Employment and Industrial Area) Zone to the Mixed Use M-X-T (Mixed-Use Transportation Oriented) Zone. The approved Zoning Ordinance No. 60-1993 does not contain any conditions or considerations with respect to the subject property. The proposed plan is in conformance with the Zoning Ordinance No. 60-1993.

On July 27, 2000, the Planning Board approved Conceptual Site Plan CSP-99050 (PGCPB No. 00-142) for the subject site with 14 conditions.

On May 10, 2001, the Planning Board approved Preliminary Plan 4-01012 (PGCBP No. 01-67) for the subject property. On October 10, 2002, the Planning Board amended and approved the Preliminary Plan 4-01012 (PGCBP No. 01-67 (A)) for Manokeek (Lots 1-10 and Parcel A) with ten conditions.

On December 6, 2001, the Detailed Site Plan DSP-01036 (PGCPB No. 01-251) was approved for ten commercial/retail lots and one parcel on 26.04 acres. The plan included the building footprint locations, parking compound layout, vehicular and pedestrian circulation/access points, and proposed landscaping. The Detailed Site Plan also included architecture for the retail anchor store, Giant Food, and adjoining retail components on either side of the Giant retail store.

On January 30, 2003, the Planning Board approved the Detailed Site Plan DSP-01036/01 (PGCPB No. 03-74) revision for two retail pad sites, a Bank (Suntrust) on Lot 8 and retail store (Blockbuster Video store) on Lot 9 in Manokeek.

On February 26, 2004, the Planning Board approved the Detailed Site Plan DSP-01036/02 (PGCPB 04-43) revision for a 7-Eleven store with gasoline sales on Lot 7 in Manokeek Shopping Center.

On November 18, 2004, the Planning Board approved the Detailed Site Plan DSP-01036/03 (PGCPB 04-270) revision for a pad site for a Wendy's Restaurant in the shopping center.

A stormwater management concept plan 8004410-2000-04 was approved for the site on November 22, 2006. The approval will be good for three years, or until November 22, 2009.

6. **Design Features:** The overall Manokeek development consists of 13.78 acres of commercial/retail and office uses in the M-X-T Zone. The proposed site for the bank consists of 1.24 acres of land, which is accessed from an internal roadway network onto Manning Road for the existing shopping center. No direct access will be permitted onto MD 228. The proposed one-story Navy Federal Credit Union is 3,500 square feet in size and approximately 27-feet in height. The proposed architecture for the bank building is visually interesting with emphasis on brick and EIFS (exterior insulating finishing system) facing and EIFS bands, glazed windows and door panels. The one-story structure is to be capped with blue standing seam metal roofing. A two-lane drive-through facility is included to the side of the proposed bank, with designated ATM and by-pass lanes with access to banking services via close-circuit screens and “pneumatic tubes.” The proposed architecture for the bank is compatible with the existing buildings in the shopping center. The building mass is well articulated with regular fenestration. A second lighter color of brick is used in spots at the base of the building as an accent, and bands of a different color of EIFS are used along the top of the building for contrast.

The bank and its parking area are punctuated with landscaping, and a monument sign identifies the facility along its MD 228 frontage. A building sign of 5 feet by 8 feet and 21 inches in size with the logo of Navy Federal Credit Union is proposed for the bank. An enclosed area for the location of trash receptacles is provided along the west property line. The proposed elevations shows only one mounted building sign, however, the detailed landscape plan sheet identifies two additional building mounted signs. A condition of approval is included in the recommendation of this report.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Requirements of the Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the M-X-T Zone as modified by Zoning Ordinance No. 60-1993 and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-547, which governs permitted uses in Mixed Use Zones. The proposed Credit Union bank is a permitted use in the M-X-T Zone.
 - b. **Section 27-546(d) for development in the M-X-T Zone are as follows:**
 - 1. **The proposed development is in conformance with the purposes and other provisions of this division;**

Comment: The proposed development is in conformance with the purposes and other provisions of this division. The site is located within close proximity to a major interchange, MD 210 and

MD 228. The overall development provides for three uses in the M-X-T Zone, Residential, Retail and Office.

2. **The proposed development has an outward orientation which is either physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

Comment: The subject property is visually integrated within the existing Manokeek shopping center. The proposed project will provide a quality commercial component of the shopping center which will improve the quality of life and present a positive image for the community as a whole.

3. **The proposed development is compatible with existing and proposed development in the vicinity;**

Comment: The proposed pad site was originally approved on DSP-01036 for a bank. Thus the proposed development within the existing shopping center is compatible with, and complementary to, existing and proposed development in the vicinity. The proposed architecture for the bank is compatible with the existing architecture of buildings within the shopping center.

4. **The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Comment: The architectural design and elevations of the proposed bank are compatible with the arrangement and design of existing buildings within the shopping center which are specifically designated for use by the general public. The mix of uses within the shopping center will reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.

5. **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

Comment: In general, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases. The proposed bank is among the later phases of the shopping center and will be well integrated with what has already been constructed.

6. **The pedestrian system is convenient and comprehensively designed to encourage pedestrian activity within the development;**

Comment: The shopping center overall has pedestrian circulation within the perimeter of the individual pods to encourage pedestrian activity. There are no pedestrian crosswalks or pathways to connect the bank building with the Giant store and its adjacent stores. Because the advantages

of such connections were not foreseen at the time if the original approval for the shopping center, and the subject application is for Lot 1 only, it is not possible to improve pedestrian connections in the shopping center as a whole in the context of the subject application.

- 7. On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as types and textures of materials, landscaping and screening, street furniture, and lighting;**

Comment: The applicant has stated that, for security reasons, no gathering place is provided in front of the bank building. However, to create a cohesive design, the applicant proposes to provide brick pavers with the same circular design used in front of other buildings within the shopping center. There are existing public gathering places in front of the Giant store and adjacent retail shops.

C. Conceptual Site Plan CSP-99050 (PGCPB No. 00-142):

The Conceptual Site Plan has the following conditions applicable to the review of the proposed Detailed Site Plan:

- 1. At the time of Detailed Site Plan, special attention shall be given, but shall not be limited to, the following:**
 - a. The streetscape treatment of the subject property to include sidewalks, special pavers, interior landscaping at building frontages, lighting, furnishings, and sitting areas.**

Comment: The proposed landscape plans demonstrate conformance to the Section 4.2 (option 1) Commercial and Industrial Landscaped strip requirements of the *Landscape Manual*. The applicant is providing decorative brick pavers and lighting, but no sitting area has been provided for bank security.

- b. The designated focal point areas of the subject property to include human scale, urban design, materials, landscaping/screening, furnishings, and lighting.**

Comment: The building materials for the existing single-story masonry structures in the shopping center consist of a combination of split-faced block, cement planking, Exterior Finish Insulation System (E.I.F.S.), and face-brick. The south corner of the Giant Food store is designated as the focal point area for this shopping center with landscaping, lighting and furnishings provided in that area.

- c. The building materials and architecture.**

Comment: The architecture for the subject building consists of a single-story masonry structure, with facades that combine mainly face-brick and brick coursing, and Exterior Insulation Finish - System (E.F.I.S.). The front elevation is accented by projection of a brick pedestrian arcade with brick columns. Overall, the proposed architecture for the bank fits well with its context. However; the staff recommends the color of the metal seam roof be compatible with the other existing buildings in the shopping center.

- d. Perimeter landscaping/screening of all development pods shall exceed the requirements of Sections 4.3a and 4.2a, of the *Landscape Manual* in terms of width and plant quantities by no less than 100 percent.**

Comment: The applicant is providing landscaping along the east (MD 228) and north property lines in addition to the interior parking landscaping. The proposed landscape plan exceeds the requirements of Sections 4.3 and 4.2 of the Landscape Manual in terms of plant quantities.

- e. Parking lot interior green proposed for development Pods 1 and 3 shall exceed the requirements of Section 4.3c of the *Landscape Manual* in terms of plant quantities by no less than 25 percent.**

Comment: The subject development proposal does satisfy said condition with respect to the required plant quantities. The required interior landscape area is 1,316 square feet and the proposed interior landscape area is 1, 695 square feet.

- f. Provision of a public amenity to be used by the surrounding community in development Pod 2.**

Comment: Development Pod 2 is not part of the subject application.

- g. The maximum height of office structures shall be limited to a maximum of 3-4 stories. The maximum height of residential structures shall be limited to 5-6 stories.**

Comment: The proposed one-story building is 27 feet and 11.5 inches in height which is less the maximum allowed for an office building.

- h. The proposed signage for the commercial/retail components. A comprehensive design approach is recommended.**

Comment: The applicant has proposed one building mounted sign with the Navy Federal Credit Union logo/sign which is 5 feet by 8 feet 2.5 inches (single faced internally illuminated plex faced channel wall display type). The building mounted sign will be located on the bank front façade above the main entrance. The proposed building sign is consistent with regard to size,

materials, and proportions with other retail spaces in the shopping center. A free-standing monument sign is proposed along the buffer yard on the east property line by Berry Road. The freestanding monument sign measures 8 feet by 8 feet 11 inches with stucco facing. However, the freestanding sign should be minimum 10-feet from the property line. A condition of approval is included in the recommendation section of this report.

2. Prior to Detailed Site Plan approval, a Preliminary Plat of Subdivision for the subject property shall be approved by the Planning Board.

Comment: In a memorandum dated April 11, 2007, the Subdivision Section stated the subject property was recorded in 2002 at Plat Book 194, Plat 11. The proposed development is in conformance with the record plat.

6. Prior to the approval of the Detailed Site Plan the applicant shall clearly reflect on all appropriate plans the noise attenuation measures which will be utilized to address the adverse noise impacts on this site. If attenuation measures are to include structural components the applicant will be required to submit architectural plans to the Environmental Planning Section which reflect those components.

Comment: In a memorandum dated February 21, 2007, the Environmental Planning Section stated: "Although MD 228 has been identified as a transportation-related noise generator, this Detailed Site Plan does not propose residential development and the projected noise level does not exceed 70 dBA, which is the standard for commercial development. No further information is required with respect to the noise impacts associated with the development of this property."

9. At the time of Detailed Site Plan, the transportation staff will ensure that each exit from Pod 1 onto Manning Road allows for at least a two-lane exit. The transportation staff will also ensure that appropriate acceleration and deceleration lanes are provided to serve Pod 1 as a part of frontage improvements along Manning Road.

Comment: In a memorandum dated February 22, 2007, the Transportation Planning Section stated the above condition will be enforced upon recordation. However, all exits onto Manning Road from the site provide for a two-lane exit.

8. **The Approved Preliminary Plan:** On May 10, 2001, the Planning Board approved Preliminary Plan 4-01012 (PGCBP No. 01-67) for the subject property. On October 10, 2002, the Planning Board amended the Preliminary Plan 4-01012 (PGCBP No. 01-67 (A)) for Manokeek (Lots 1-10 and Parcel A) and approved the resolution with 10 conditions. The overall lotting pattern, circulation pattern and access points shown on the site plan are in general conformance with the approved Preliminary Plan, 4-01012. Below are the specific conditions warranting discussion pertaining to conformance to Detailed Site Plan review and the approved Preliminary Plan:

- 1. During the review of each Detailed Site Plan the applicant, his heirs, successors and/or assigns shall provide the Environmental Planning Section with the proposed uses for the lot, identify the location of all noise generators on the lot, and show the location of all existing dwellings and dwellings under construction within 500 feet of the proposed noise generator. If dwellings are located within 500 feet of the proposed noise generator, a noise study shall be prepared and submitted for review. The noise study shall reflect the location on the 65 dBA noise contour generated from the proposed development, with respect to all dwellings in the study area and proposed noise attenuation measures that will be provided if needed.**

Comment: See Finding No.11, Environmental Planning Section comments below.

- 2. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/52/97). The following note shall be placed on the Final Plat of Subdivision:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/52/97), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

Comment: The Environmental Planning Section stated the submitted plans have been found to address the environmental constraints of the site including the requirements of the Prince George's County Woodland Conservation Ordinance. The Environmental Planning Section recommends approval of DSP-01036/04.

- 3. A Type II Tree Conservation Plan shall be approved at the time of Detailed Site Plan.**

Comment: The Environmental Planning Section stated the proposed DSP is in compliance with the previously approved Type II Tree Conservation Plan, TCPII/112/01-01.

- 4. The following note shall be placed on the final plat:**

“An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.”

Comment: A condition of approval is included in the recommendation section of this report.

- 5. Development of this site shall be in conformance with the approved Stormwater Concept Plan, Concept 8001460-1998-00, or any revisions thereto.**

Comment: This case has an approved storm water management concept approval #8004410-2000-04, that expires on November 22, 2009. The applicant is required to pay a Storm Water Management fee of 209,952.00 dollars in lieu of providing on-site attenuation/quality control measures.

- 6. Total development within the subject property shall be limited to 220,000 square feet of mixed retail and office space; or to different uses allowed under the governing Conceptual Site Plan which generate no more than the number of peak hour trips (297 AM peak-hour trips and 760 PM peak-hour trips) generated by the above development. Any retail uses (except for gas stations and related uses) should be considered to be part of the overall retail gross floor area for purposes of determining trip cap conformance. Any development other than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The proposed development is for a 3,500-square-foot bank building which is part of the overall retail gross floor area of the shopping center. The total square footage of development within the existing shopping center is less than the maximum allowed.

- 8. At the time of Detailed Site Plan, the transportation staff will ensure that each exit from Pod 1 onto Manning Road allows for a two-lane exit. The transportation staff will also ensure that appropriate acceleration and deceleration lanes are provided to serve Pod 1 as a part of frontage improvements along Manning Road.**

Comment: The Transportation Planning Section stated the above condition has been met; the required traffic signal warrant study has been submitted, and the SHA will determine the need for bonding prior to building permit. All other parts of this condition are enforceable at the time of building permit or are associated with another phase of the project.

- 9. At the time of final plat approval, the applicant shall dedicate a right-of-way along Manning Road as shown on the submitted preliminary plan. Improvements within the dedicated right-of-way shall be determined by DPW&T.**

Comment: The DPW&T stated "Manning Road East is a proposed collector roadway (C-529) along the property as shown on the area Master Plan for the Subregion V Comprehensive Plan. Additional right-of-way dedication and roadway improvements for Manning Road East will be required. Additional roadway improvements will include widening of the paving, construction of curb and gutter, sidewalk, guardrail, etc." See Finding No. 11, DPW&T comments below.

9. **Detailed Site Plan DSP-01036**, the following conditions are applicable to the subject revision to the Detailed Site Plan:

1. Prior to certificate approval, the Detailed Site Plan shall be revised as follows:

- e. Provide a combination of shade trees, evergreen trees, and shrubs between the proposed buildings at Lots 1 and 2 to screen the loading spaces from view. Quantities, species, and location of plantings shall be determined by the staff of the Urban Design Section as designee of the Planning Board.**

Comment: There are no loading spaces between proposed Lot 1 and future building on Lot 2.

2. Prior to approval of the next Detailed Site Plan, the applicant shall demonstrate conformance to the approved trip cap maximum of 185 trips in the AM peak hour as required by Preliminary Plan 4-01012. Fulfillment of this condition shall be determined by the Transportation Planning Section.

Comment: The Transportation Planning Section has determined that the proposal conforms to the approved trip cap maximum. See Finding 11, Transportation's comment below.

3. Prior to release of any building permits for Lots 1, 2, 3 (designated for day care use), 5, 6, 7, 8, 9, and 10, approval of Detailed Site Plans with architecture by the Prince George's County Planning Board shall be required. Furthermore, Lot 3, designated for day care use, must provide an outdoor play area as required by the Zoning Ordinance.

Comment: The subject revision to the Detailed Site Plan has been submitted for conformance with this condition. This application included site plan, landscape plan, architectural elevations and details for the proposed bank.

4. Prior to approval of Detailed Site Plans for pad sites on Lots 1,2,3,5,6,7,8,9, and 10, a Detailed Site Plan which addresses the following shall be submitted and approved:

- a. The streetscape treatment of the subject property to include sidewalks, special pavers, interior landscaping at building frontages, lighting, furnishings, and sitting areas.**

Comment: The proposed site plan provides special pavers, interior landscaping, and lighting. However no sitting area is provided due to the security concerns of the bank.

- b. The proposed signage for the commercial/retail components with special attention given, but not limited to, location, materials, colors, lettering, size, etc.**

Comment: The proposed building signage for the bank is in compliance with Design Standards, Sec. 27-613 (Attached to a building or canopy). The proposed freestanding sign is double face and internally illuminated and will use standard aluminum construction with angle frame and steel pipe support into a cement footing; it measures 8 feet by 8 feet and 11 inches. The proposed sign should be relocated 10-feet from the property line adjacent to MD 228. Although the size of the proposed freestanding sign is in compliance with the Design Standards, the staff recommends revision of the freestanding sign to be more compatible with the architectural features of the bank and the shopping center's existing freestanding signs. A condition of approval is included in the recommendation section of this report.

9. ***Landscape Manual:*** The proposed development is subject to Sections 4.2(a), Commercial and Industrial Landscape Strip Requirements, 4.3(b)(c), Parking Lot requirements, Perimeter Landscape Strip requirements, Interior Planting, and 4.4 Screening requirements apply to the subject site. The proposed plans are in full conformance with the requirements of the *Landscape Manual*.

In regard to the Section 4.2(a), Commercial and Industrial Landscaped Strip Requirements, the applicant selected option one which requires a minimum ten-foot-wide landscaped strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. The applicant provided nine shade trees and 144 shrubs along the northeast property line.

In regard to the Section 4.3(a), Parking Lot Landscape Strip of the *Landscape Manual*, the proposed landscape plan is in compliance with the requirements of the *Landscape Manual*.

In regard to the Section 4.3(c), Interior Planting, the proposed landscape plan exceeds the required five percent of the total lot area for interior planting. The parking lot area is 26,324 square feet which requires 1,316 square feet of interior landscape area. The applicant is providing 1,695 square feet of interior landscape area which exceeds the required planting area.

Section 4.4(b) requires the screening of trash facilities. The proposed site plan indicates the location of the trash facility on the east property line. The dumpster facility is screened with painted concrete masonry units (CMU) to match the color of bank building and a metal gate.

Urban Design staff has reviewed the proposed landscape plan and determined that it complies with the requirements of *Landscape Manual*.

10. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance since there are previously approved Tree Conservation Plans, TCP/52/97 and TCPII/112/01-01. A Type II Tree Conservation Plan, TCPII/112/01-1 was previously approved in conjunction with the overall grading and development of this site.

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

Archeology: In memorandum dated February 22, 2007, the Historic Preservation and Public Facilities Section offered the following:

“Phase I archeological survey is not recommended on the above-referenced 1.24-acre property located at 7001 Berry Road in Accokeek, Maryland. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Aerial photographs indicate that most of the property has previously been impacted by the construction of commercial buildings and parking lots, indicating that any archeological sites that may have been present on the property have already been adversely impacted. However, the applicant should be aware that twenty prehistoric and historic archeological sites have been identified within a one-mile radius of the subject property. Bellevue (PG:84-20), a National Register of Historic Places property, is also located within a one-mile radius of the subject property.”

Historic Preservation: In a memorandum dated February 8, 2007, the Historic Preservation staff stated the subject property has no effect on historic resources.

Community Planning: In a memorandum dated March 16, 2007, the Community Planning Division offered the following:

There are no new master plans or general plan issues pertaining to this application. The commercial development proposed by this site plan application generally conforms to the land use recommendations of the master plan. Master plan land use issues were addressed during review of conceptual site plan CSP-99050, preliminary subdivision application 4-01012, and the original detailed site plan DSP-01036. The applicant briefed the Accokeek Development Review District Commission (ADRDC) on this proposal at the regular meeting of the ADRDC held on January 18, 2007.”

Transportation: In comments dated February 22, 2007, the Transportation Planning Section offered the following:

The Transportation Planning Section has reviewed the detailed site plan revision application referenced above. The overall subject property consists of approximately 26.04 acres of land in the M-X-T zone. The property is located on the south side of MD 228 between MD 210 and Manning Road. The applicant proposes a bank/credit union of 3,500 square feet within Lot 1. That is the limit of the proposal. The site plan is acceptable from the standpoint of access and circulation. Appropriate dedication along MD 228 and Manning Road, as determined under preliminary plan 4-01012, is reflected on the plan.

At the time of preliminary plan 4-01012 and conceptual plan SP-99050, a number of transportation-related conditions were placed on the property pursuant to a finding of adequate transportation facilities. The status of these conditions is as follows:

SP-99050:

Condition 7 indicates a trip cap for the subject site plus three areas on the north side of MD 228 (which are currently the subjects of pending preliminary plans 4-01063, 4-01064, and 4-01065). The preliminary plan trip cap was determined to conform to this cap and supersedes it.

Condition 8 provides a list of off-site transportation improvements. Condition 8A (1) has been met; the required traffic signal warrant study has been submitted, and the SHA will determine the need for bonding prior to building permit. All other parts of this condition are enforceable at the time of building permit or are associated with another phase of the project.

Condition 9 is met; all exits onto Manning Road from the site provide for a two-lane exit.

Condition 10 was enforced at the time of preliminary plan.

4-01012:

Condition 6 indicates a trip cap for the subject site. Discussion is provided below.

Condition 7 provides a list of off-site transportation improvements. Condition 7A(1) has been met; the required traffic signal warrant study has been submitted, and the SHA will determine the need for bonding prior to building permit. All other parts of this condition are enforceable at the time of building permit or are associated with another phase of the project.

Condition 8 is met; all exits onto Manning Road from the site provide for a two-lane exit.

Condition 9 will be enforced upon recordation.

A number of specific uses have been shown on previous site plans for the overall site. During review of the initial DSP-01036, the Transportation Planning Section analyzed the trip generation potential of the various proposed components on the ten lots of this site, and suggested that conformance to the trip cap provided by Condition 6 of the preliminary plan was an issue. Since the initial site plan, further consideration was given in reviewing subsequent site plans to trip generation for shopping centers. In consideration that trip generation for shopping centers is measured at a site that includes a variety of stores, eating establishments, and services, staff has determined that overall square footage would normally be used for determining trip cap conformity. This would be done in lieu of computing separate trip quantities for each type of use. Notwithstanding the determination that overall square footage of a retail center is generally an appropriate measure for determining conformity with a trip cap, cases where a single large use might be dominant or cases involving trip-intensive uses that are not normally found in a retail center will should be noted and computed separately with use-specific trip rates.

The following table summarizes trip generation for the overall site plan:

Trip Generation of Overall Manokeek Plan (portions with and without DSP approval)			
Use	Quantity	AM Trips	PM Trips
Lots 1, 4, 6, 8 & 9, retail – DSP-01036, DSP-01036/01, DSP-01036/03, and subject application	90,064 square feet		
Lots 2, 5 & 10, retail – no DSP to date	53,880 square feet		
Total (assuming 50 percent pass-by)	143,954 square feet	98	462
Lot 7, gas station (assuming 12 fueling positions/convenience store and 60 percent pass-by) – DSP-01036/02	4,000 square feet	49	65
Lot 3, day care (assuming 65 percent pass-by) – no DSP to date	6,450 square feet	12	12
Total - As proposed on DSP-01036 and amended by subsequent site plans		159	539
Total - Trip Cap for 4-01012		185	760

As noted above, the subject plan would conform to the trip cap imposed at the time of preliminary plan.

In conclusion, the transportation planning staff has no objection to the plan, and it appears that most conditions are complete or nearly complete.

Subdivision: In a memorandum dated April 11, 2007, the Subdivision Section stated the subject property is known as Lot 1 of Manokeek and was recorded in 2002 at Plat Book 194, Plat 11. The proposed development is in conformance with the record plat. The underlying preliminary plan 4-01012 had numerous conditions of approval which are addressed (see item 8) above.

Trails: In a memorandum dated March 30, 2007, the Transportation Planning Section stated there are no master plan trails issues identified in the Adopted and Approved Subregion V Master Plan. MD 228 is an open section divided highway with no sidewalks for its entire length. No access is proposed from the subject site. The planned Mattawoman Creek Stream Valley Trail is to the south of the subject application. At the time of writing of this report no comment was received from the Trail planner. There are no master plan trails recommendations.

Permits: In a memorandum dated February 27, 07, the Permit 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 21, 2007, the Environmental Planning Section offered the following comments:

The Environmental Planning Section has reviewed the Detailed Site Plan for Manokeek, Lot 1, DSP-01036/04, stamped as received by the Environmental Planning Section on February 8, 2007.

The plans as submitted have been found to address the environmental constraints of the site including the requirements of the Prince George's County Woodland Conservation Ordinance. The Environmental Planning Section recommends approval of DSP-01036/04.

BACKGROUND

Proposed Lots 1-10 and Parcel >A= (Formerly Outlot 1) were previously evaluated by the Environmental Planning Section in conjunction with the review and approval of a Conceptual Site Plan (CSP-99050); a Preliminary Plan of Subdivision (4-97091); a Detailed Site Plan, DSP-01036; a Type I Tree Conservation Plan, TCPI/52/97; and a Type I Tree Conservation Plan, TCPII/112/01. Outlot 2 was previously reviewed with Conceptual Site Plan (CSP-99050), Preliminary Plan of Subdivision (4-97091), TCPI/52/97, and TCPII/39/01.

Site Description

This 1.29-acre property in the M-X-T zone is located at the southwest corner of MD 228 and existing Manning Road. A review of the available information indicates that no streams, wetlands, or 100-year floodplains are found to occur on the property. No areas of steep slopes with highly erodible soils or areas of severe slopes have been found to occur on the property. MD 228, a known transportation-related noise generator located along the northern property will not adversely impact this site because of the proposed commercial uses on the property. The soil found to occur according to the Prince George's County Soil Survey is Beltsville silt loam which has limitations with respect to perched water tables and impeded drainage. Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of the property. This property is located in the Mattawoman Creek watershed in Potomac River basin and in the Rural Tier as reflected in the adopted General Plan.

Environmental Review

1. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved Tree Conservation Plans, TCPI/52/97 and TCPII/112/01-01. A Type II Tree Conservation Plan (TCPII/112/01-01) was previously approved in conjunction with the overall grading and development of this site. The Detailed Site Plan as submitted is in conformance with the previously approved Type II Tree Conservation Plan, TCPII/112/01-01.

Discussion: No further information is required with respect to the Type II Tree Conservation Plan, TCPII/112/01-01.

2. Although MD 228 has been identified as a transportation-related noise generator, this Detailed Site Plan does not propose residential development and the projected noise level does not exceed 70 dBA, which is the standard for commercial development.

Discussion: No further information is required with respect to the noise impacts associated with the development of this property

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): In a memorandum dated March 16, the DPW&T offered the following:

“The property is located on the southeast corner of Berry Road (MD 228) and Manning Road East, and along the northwest side of relocated Manning Road East. MD 228 is a State maintained roadway; therefore, coordination with the Maryland State Highway Administration is necessary.

Manning Road East is a proposed collector roadway (C-529) along the property as shown on the Area Master Plan for the Subregion B Comprehensive Plan. Additional right-of-way dedication and roadway improvements for Manning Road East will be required. Additional roadway improvements will include widening of the paving, construction of curb and gutter, sidewalk, guardrail, etc.

All storm drainage systems and facilities are to be in accordance with DPW&T's requirements.

All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's specifications and Standards and the American with Disabilities Act.

Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.”

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated March 2, 2007, the WSSC stated:

- Water and Sewer is available
- Existing WSSC facilities are located on the site. Submission should be made to the WSSC.
- Project # DA2425C99 is an approved project within the limits of this proposed site
- Existing water and sewer service connections permit #961167-inactive account.

Maryland State Highway Administration (SHA): In a memorandum dated March 16, the State Highway Administration (SHA) offered the following comments:

- The subject property is located on the south side of MD 228 (Berry Road). Our State Highway Location Reference Guide indicates the MD 228 is a State Highway road. The posted speed limit on the MD 228 is 50 MPH. The Annual Average Daily Trip (AADT) volume at this location is 35, 625 vehicles per day.
- Access to the Navy Federal Credit Union bank is proposed via an internal roadway network onto Manning Road for an existing Shopping Center. No direct access will be permitted onto MD 228. Manning Road is maintained by Prince George's County Public Work and Transportation. The rules and regulations of Prince George's County govern access to the property. Coordination with Mr. Dawit Abraham, Associate Director, Engineering Services Division is necessary to obtain a permit for improvements within the public right-of-way.

12. 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/112/01-01) and further APPROVED Detailed Site Plan DSP-01036/04 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. Provide the right-of-way and centerline of both streets on the site plan.
 - b. A chart including required and provided setbacks for the proposed building shall be included in the general notes.
 - c. Provide brick wall to screen the proposed trash facility.
 - d. Provide the same color metal seam roof as with the buildings in the existing shopping center.
 - e. Revise the site plan to show the freestanding sign 10-feet from the property line adjacent to MD 228.
 - f. Provide signs detail sheet and specification sheet for review by the Urban Design Section. The freestanding sign should be compatible with regard to size, color, materials,

proportions and design of the bank building and existing retail spaces. The numbers of building mounted signs should be corrected on the elevations.

2. Add the following note to the final plat "An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws."

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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Squire, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, May 3, 2007 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of May 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:NR:bjs