



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

DETAILED SITE PLAN

DSP-04051/02

Application	General Data
Project Name: Summit at College Park, Lots 17-20 Location: Western side of Baltimore Avenue (US 1) at its intersection with Ikea Boulevard Applicant/Address: Roadside Development LLC 1730 Rhode Island Avenue, NW, Suite 512 Washington, DC 20036	Date Accepted: 12/10/2007
	Planning Board Action Limit: 3/10/2008
	Plan Acreage: 4.72
	Zone: M-X-T
	Dwelling Units: NA
	Square Footage: 6,500 SF
	Planning Area: 66
	Tier: Developing
	Council District: 1
	Municipality: College Park
200-Scale Base Map: 213NE04	

Purpose of Application	Notice Dates
Revise southern restaurant pad site for Buffalo Wild Wings Restaurant	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 9/10/2007
	Sign(s) Posted on Site and Notice of Hearing Mailed: 2/5/2008

Staff Recommendation		Staff Reviewer: Ruth E. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT Detailed Site Plan DSP-04051/02
Summit at College Park, Lots 17-20

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

EVALUATION

This detailed site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the M-X-T Zone
- b. The requirements of CSP-96049, CSP-96049/01, CSP-96049/02
- c. The requirements of Preliminary Plan 4-97121
- d. The requirements of Detailed Site Plan DSP-01047
- e. The requirements of Detailed Site Plans DSP-04051 and DSP 04051/01
- f. The requirements of the Prince George's County Landscape Manual
- g. The requirements of the Prince George's County Woodland Conservation Ordinance
- h. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review Section staff recommends the following findings:

- 1. **Request:** Revise an approved restaurant pad site to accommodate a Buffalo Wild Wings restaurant.
- 2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Vacant	Restaurant
Acreage	4.7032	4.7032
Lots	4	4
Square Footage/GFA	0	6,500

Parking Data

	REQUIRED	PROPOSED
Total Parking spaces (for DSP-04051)	271	275
Handicapped spaces (of total parking spaces)	7	12
Loading spaces (for DSP-04051)	3	3

Note: Departure from Design Standards DDS-484, approved by the District Council on February 5, 1998, provided a waiver of parking space size for the project and required that no compact spaces be included in the subject project.

3. **Location:** The subject property is located at the intersection of Baltimore Avenue and Ikea Boulevard within the City of College Park.
4. **Surroundings and Use:** The project is bounded to the north by an institutional land use (the Department of Agriculture-Beltsville Agricultural Research Center); to the east across US 1 by a gas station and multifamily housing; to the west by other portions of the IKEA shopping center including the IKEA store itself and a multifamily building including 508 residential units; and to the south by a Holiday Inn hotel. Most of the IKEA shopping center is built except for a proposed 4,900-square-foot building slated to include approximately 4,900 square feet of retail/restaurant land use.
5. **Previous Approvals:** The project is the subject of Conceptual Site Plans CSP-96049, CSP-96049/01 and CSP-96049/02, Preliminary Plan of Subdivision 4-97121, and Detailed Site Plan DSP-01047.
6. **Design Features:** The site is located northwest of the intersection of Baltimore Avenue and the US 1 entranceway to the IKEA shopping center. The site is accessed only from the US 1 entranceway. The access point leads directly into a parking area in front of the restaurant. This parking lot is shared with an office/retail building on its opposite side, to the northwest of the proposed restaurant. A second parking area is located northeast of the building.

The proposed Buffalo Wild Wings Grill and Bar is constructed primarily of brick veneer, with a concrete masonry unit (CMU) base and a band of EIFS at the top of the elevation, just under a flat roofline, which is trimmed in prefinished metal cap flashing. The brick to be utilized is specified as “terra cotta” color and a rowlock and two soldier courses, all having the effect of creating horizontal elements on the building, serve to break up the mass.

Fenestration for the restaurant is rather simple with a more elaborate front entrance internal to the site, facing a parking area and its rear door facing US 1, and divided light windows placed in a regular, but somewhat asymmetrical, pattern. All windows are covered with decorative and functional black and orange fabric awnings. An Aztec-like sign, designed as a parapet feature, picks up the black and orange detailing of the awnings as well as the wall signage on the other facades.

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 and C-S-C Zones 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 (M-X-T) and Commercial Shopping Center (C-S-C) Zones. The proposed retail buildings are a permitted use in the M-X-T and C-S-C Zones.
 - b. **Section 27-546(d) for development in the M-X-T Zone is as follows:**

- 1. The proposed development is in conformance with the purposes and other provisions of this division;**

Comment: Staff has reviewed the proposed restaurant against the purposes and provisions regarding the M-X-T Zone and finds that it conforms to those requirements. The proposed project is in keeping with the purposes of the M-X-T Zone in that it creates a source of desirable employment, encourages a 24-hour environment to ensure the continuing functioning of the project after workday hours, and would help create diversity in land uses that blend harmoniously.

- 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 proposed restaurant is physically and visually integrated with existing adjacent development. The proposed restaurant pad was developed together with two 164,000-square-foot office and retail buildings with structured parking and a proposed bank as DSP-04051.

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

Comment: The proposed restaurant is a good fit within the shopping center, providing a land use complementary to the surrounding retail establishments, offices and a bank.

- 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: As stated above, the land uses complement each other. Additionally, the various uses are connected with by a pedestrian circulation network.

- 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: The development proposed in the subject detailed site plan will be completed in a single stage.

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

Comment: The pedestrian system was previously established in the approval of Detailed Site Plan DSP-04051. A centralized stamped asphalt sidewalk runs up through the center of the site, connecting the plaza to be located between the two office and retail buildings to US 1. Additional sidewalks are located on the southeastern side of the proposed office and retail buildings and on the northwestern side of the proposed restaurant and bank.

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 central pedestrian walkway is designed with differentiated paving and enhanced landscaping. Additionally, the central walkway is surrounded by landscape islands that provide a visual amenity in the parking/pedestrian area.

8. Conceptual Site Plans CSP- 96049, CSP-96049/01 and CSP-96049/02:

Staff has reviewed the requirements of Conceptual Site Plans CSP-96049, CSP-96049/01 and CSP-96049/02 and finds the subject plan in conformance with the requirements of those approvals. The subject project deals with the construction of a single pad site within a larger shopping center and the requirements of the conceptual site plan approvals have either been previously met or compliance with them is ensured in the recommendation section of this report.

9. Preliminary Plan of Subdivision 4-97121:

Staff has included each requirement of the approval of Preliminary Plan of Subdivision 4-97121 relevant to the approval of the subject detailed site plan in boldface type below and followed it by staff comment:

1. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #968007110.

Staff Comment: In its comments dated January 23, 2008, the Department of Public Works and Transportation stated that the applicant is required to have a stormwater concept plan approved prior to detailed site plan approval. Staff is aware, however, that prior approvals on the site required the existence of a properly approved conceptual stormwater management plan. Therefore, staff is recommending a condition below that would require the applicant to furnish a written statement from the Department of Public Works and Transportation stating that the subject project is in conformance with an approved stormwater concept plan and providing us with the relevant number of that conceptual plan.

4. A Type II Tree Conservation Plan shall be approved for this site in conjunction with a Detailed Site Plan.

Staff Comment: In comments dated January 3, 2008, the Environmental Planning Section stated that the subject site plan is in conformance with approved TCPII/134/01-01 and recommended its unconditional approval together with the detailed site plan.

5. **The Type II Tree Conservation Plan shall specifically identify the type and location of all off-site mitigation areas. Prior to Grading Permit issuance, the applicant shall submit an easement or protective agreement acceptable to Natural Resources Division for off-site tree conservation in accordance with the policies and procedures set forth by the Natural Resources Division.**

Staff Comment: Compliance with this requirement is triggered at a time subsequent to the approval of this detailed site plan.

15. **Total development within the subject property shall be limited to a 6-room hotel, 410,000 square feet of general office space, and 402,000 square feet of retail space; or different uses generating no more than the number of peak hour trips (824 AM peak hour trips, 1,487 PM peak hour trips, and 1,680 Saturday peak hour trips) generated by the above development. This development shall be considered in phases at the time of Detailed Site Plan, with any development exceeding the levels analyzed under Phase I required to consider transportation adequacy at the US 1/Edgewood Road and the US 1/Cherry Hill Road intersection. Phase I is defined to contain a 6-room hotel, 75,000 square feet of general office space, and 402,000 square feet of retail space; or different uses generating no more than the number of peak hour trips (154 AM peak hour trips, 867 PM peak hour trips, and 1,543 Saturday peak hour trips) generated by the above development. Phase II shall include any development on the subject property beyond that identified above. Slightly different phasing may be considered and approved at the time of Detailed Site Plan, but in no event shall Phase I be assumed to contain more than 150,000 square feet of general office space.**

Staff Comment: In comments dated December 13, 2007, the Transportation Planning Section stated that since the change in the restaurant pad site is not a significant one from the standpoint of transportation, the plan is acceptable.

20. **All new buildings on Lots 2 and 3 shall be protected by automatic fire suppression systems.**

Staff Comment: A recommended condition below would ensure that an automatic fire suppression system will be provided for the subject project.

10. **The requirements of Detailed Site Plans DSP-01047, DSP-04051 and SP-04051/01:** Staff's review of the requirements of Detailed Site Plans DSP-01047 and DSP-04051 found no conditions of approval directly applicable to the subject case. Additionally, Detailed Site Plan DSP-04051 was approved at staff level with no conditions or requirements.
11. ***Landscape Manual:*** Sections 4.3, Parking Lot Perimeter Landscaping, and 4.2, Commercial and Industrial Landscape Strip, requirements of the Prince George's County *Landscape Manual* are applicable to the subject project. Staff has reviewed the submitted plans and found them to be in compliance with the requirements of these sections.

12. **Woodland Conservation Ordinance:** The application is subject to the requirements of the Prince George's Woodland Conservation Ordinance because a tree conservation plan has been approved on the subject property. In comments dated January 3, 2008, however, the Environmental Planning Section stated that the application was in conformance with the approved Type II tree conservation plan. Therefore, it can be said that the subject project is in conformance with the requirements of the Prince George's Woodland Conservation Ordinance.
13. **Urban Design Review:** Staff has reviewed the architecture for the proposed project and finds that it does not represent the level of quality necessary for a high-visibility building along US 1. Staff recommends the following revisions that would improve the architecture of the proposed building and address streetscape issues along Baltimore Avenue:
 - a. The concrete masonry units proposed for the base of the building should be removed on all four facades and replaced by a brick watertable, to be separated from the wall above by a horizontal band of dimensional decorative brickwork. Either the entire watertable or the decorative brickwork at its upper horizontal boundary should have a dimensional component to it that will afford some relief to an otherwise largely two-dimensional façade.
 - b. On the western elevation, two windows (real or faux) should be included so as to provide more symmetry and balance to the façade.
 - c. On the eastern elevation, the service door should be shifted slightly to the north (or right) so as to allow for the installation of a third window (real or faux) so as to provide more symmetry and balance to the façade. Additionally, in recognition of the façade's location along the site's Baltimore Avenue frontage, a parapet sign similar to that on the west elevation should be included and the proposed wall signage removed.
 - d. The southern elevation, in recognition of the façade's visibility to travelers on Baltimore Avenue, should have one or two additional windows (real or faux) and the signage centered over the entranceway, to provide more balance and symmetry to the façade and create a more cohesive design.

Staff has suggested conditions in the recommendation section of this report that would accomplish the above recommended revisions.

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

Historic Preservation: In comments dated December 18, 2007, the Historic Preservation and Public Facilities Planning Section stated that the subject project would have no effect on historic resources.

Archeology: In a memorandum dated December 31, 2007, the staff archeologist stated that a Phase I archeological survey would not be recommended on the subject site because 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. Moreover, they pointed out that the extensive grading that had occurred on the property would have most likely adversely impacted any intact archeological deposits. As a caveat, however, they stated that Section 106 of the National Historic Preservation Act might require federal agencies take the effects of their undertakings on historical properties, including archeological sites, into account when state or federal monies are expended or federal permits are required for a project.

Community Planning: In a memorandum dated December 20, 2007, the Community Planning North Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier and conforms to the 1989 approved master plan for Langley Park-College Park-Greenbelt and vicinity, and the application conforms to amended land use recommendations for the site approved in CSP-96049/02. See Finding 13 for suggested design changes that would improve conformance with those requirements.

Transportation: In comments dated December 13, 2007, the Transportation Planning Section stated that the change in the restaurant pad site was not a significant one from the standpoint of transportation and the plan was acceptable as presented. Further, they stated that all parking calculations are acceptable and consistent with those done at the time of the original detailed site plan review.

Subdivision: In a memorandum dated December 27, 2007, the Subdivision Section offered the following:

The property is subject of Preliminary Plan of Subdivision 4-97121 known as “Ikea Centre,” approved by the Planning Board on February 5, 1998. The resolution of approval, PGCPB Resolution No. 98-26(A) was adopted on July 29, 1998. The property is the subject of record plats REP 193@02, approved December 3, 2001, and REP 193@67, approved March 21, 2002. The record plat contained eight plat notes, with only the following two relevant to the subject approval:

Plat Note 4: Total square footage of development shall be limited to PGCPB Resolution No. 98-26(A) (4-97121), condition 15.

Plat Note 7: Development of this property must conform to the site plan that was approved by the Prince George’s County Planning Board on January 24, 2002, DSP-01047/01, or as amended by any subsequent revisions thereto.

Further, they stated that the resolution approving the preliminary plan contained 20 conditions, with only five relevant to the subject approval, as discussed in Finding 9.

In closing, they stated that the detailed site plan is in conformance with the approved preliminary plan. See Finding 9 for a full discussion of the subject application’s compliance with the above conditions.

Trails: In a memorandum dated January 18, 2008, the trails coordinator stated that prior approvals for IKEA and Summit at North College Park had addressed the need for adequate pedestrian accessibility and suitable pedestrian connections within the subject site and along the frontage of US 1. Extensive road frontage improvements have been made along the IKEA/Summit College Park property that includes an eight-foot-wide sidewalk and designated bike lanes and that these improvements serve the subject application and provide a wide pedestrian walkway along US 1 as well as designated bike lanes in conformance with the AASHTO guide for the development of bicycle facilities. Further, he stated that these facilities are adequate to serve pedestrians and cyclists in the corridor and that because they meet the intent of the approved College Park-US 1 sector plan, no additional recommendations would be made regarding the corridor. Further, however, he stated that the subject site’s frontage of IKEA’s main entrance road (along the southern edge of the subject site) was constructed with a standard

sidewalk. The submitted plan also reflects a six-foot-wide sidewalk along the subject site's frontage of the roadway on its eastern edge

Permits: In a memorandum dated January 4, 2008, 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 comments dated January 3, 2008, the Environmental Planning Section stated that the site plan for the subject application is in conformance with the approved tree conservation plan. Further, they stated since no environmental issues were raised by the subject application and no revisions were required to the tree conservation plan, they would not be generating a formal memorandum on the project.

Fire/EMS Department: At the time of this writing, staff has not received comments from the Prince George's Fire/EMS Department regarding the project.

Department of Public Works and Transportation (DPW&T): In a memorandum dated January 23, 2008, DPW&T stated that because the project is located within the incorporated limits of the City of College Park it would not impact any county-maintained roadways. A recommended condition below would require that the applicant, prior to signature approval of the plans for the project, provide a written statement from DPW&T stating that the subject project is in conformance with an approved stormwater concept plan and providing the relevant number of that conceptual plan.

Maryland State Highway Administration (SHA): At the time of this writing, staff has not received comments from SHA regarding the project.

Washington Suburban Sanitary Commission (WSSC): In memorandum dated February 8, 2008, WSSC stated that an on-site plan review package should be submitted and suggested that the applicant contact the WSSC Permit Services Unit for additional information. Additionally, WSSC stated that Project #4127Z05 is an unapproved project within the limits of the site and gave contact information for further information on that project. Lastly, they stated that they were performing sewer hydraulic modeling to ensure that the IKEA on-site system can serve the proposed restaurant.

Verizon: In referral comments received December 21, 2007, Verizon stated that the ten-foot public utility easement must be free and clear of all obstructions.

PEPCO: In an e-mail received January 14, 2008, PEPCO stated that they do not foresee any problems with the site from their perspective.

City of College Park: At the time of this writing, the City of College Park had not communicated their position regarding the project.

15. 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04051/02, Summit at College Park, Lots 17-20, and TCPII/134/01-01 subject to the following conditions:

1. Prior to signature approval of the subject plans, the following revisions to the plans shall be made or the specified additional documentation submitted:
 - a. The applicant shall add a note to the plans stating that the building shall be provided with an automatic fire suppression system.
 - b. An appropriate ten-foot public utility easement shall be appropriately reflected on the plans, free and clear of all obstructions.
 - c. The applicant shall provide a written statement from the Department of Public Works and Transportation stating that the subject project is in conformance with an approved stormwater concept plan and providing the relevant number of that conceptual plan.
 - d. In order to improve the project's architecture due to its visibility from the Baltimore Avenue corridor, the applicant shall accomplish the following revisions. Final design of the architecture shall be approved in keeping with the following requirements by the Urban Design Section as designee of the Planning Board.
 - (1) The concrete masonry units at the base of the building shall be removed on all four facades and replaced by a brick watertable, to be separated from the wall above by a horizontal band of dimensional decorative brickwork. Either the entire watertable or the decorative brickwork at its upper horizontal boundary shall have a dimensional component to it that will afford some relief to an otherwise largely two-dimensional façade.
 - (2) Two real or faux windows shall be included on the western elevation, so as to provide more symmetry and balance to the façade.
 - (3) The service door shall be shifted slightly to the north on the eastern elevation to allow for the installation of a real or faux window so as to provide more symmetry and balance to the façade. Additionally, a parapet sign similar to that on the western elevation shall be included and the proposed wall signage removed.
 - (4) One or two real or faux windows shall be added to the southern elevation, providing more symmetry and balance to the façade. The wall signage shall be centered over the entranceway, to create a more cohesive design.