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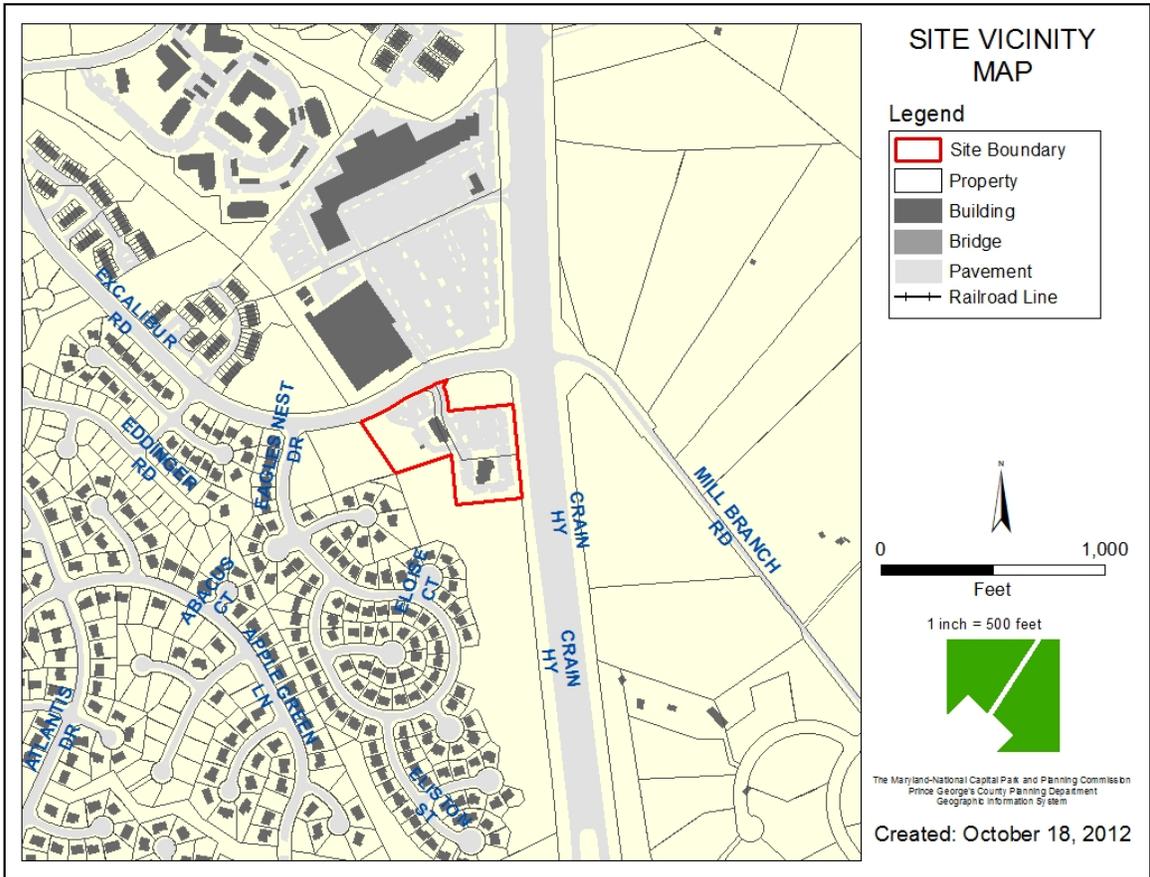
Detailed Site Plan

DSP-94011-06

Application	General Data	
Project Name: Mill Branch Shopping Center Location: South side of Excalibur Road, approximately 322 feet west of its intersection with Robert Crain Highway (US 301). Applicant/Address: Frederick Road Realty 606 Frederick Road, Second Floor Catonsville MD 21228	Planning Board Hearing Date:	11/08/12
	Staff Report Date:	10/25/12
	Date Accepted:	09/05/12
	Planning Board Action Limit:	11/14/12
	Plan Acreage:	1.574
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	15,000 sq. ft.
	Planning Area:	71B
	Tier:	Developing
	Council District:	04
	Election District:	07
	Municipality:	Bowie
200-Scale Base Map:	205NE14	

Purpose of Application	Notice Dates	
A two-story 15,000-square-foot medical office building on Lot 3 to replace an existing eating and drinking establishment.	Informational Mailing:	08/18/11
	Acceptance Mailing:	08/21/12
	Sign Posting Deadline:	10/09/12

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
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-94011-06
Type II Tree Conservation Plan TCP-II/229/92-03
Mill Branch Shopping Center

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the C-S-C Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-92001;
- c. The requirements of Detailed Site Plan DSP-94011;
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Tree Canopy Coverage Ordinance;
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan (DSP), the Urban Design staff recommends the following findings:

1. **Request:** The purpose of the subject detailed site plan (DSP) is for approval of a 15,000-square-foot medical office building to replace an existing freestanding restaurant within the Mill Branch Shopping Center.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s) Use(s)	C-S-C Eating and Drinking Establishments	C-S-C Eating and Drinking Establishment and Medical Office
Acreage	5.16	5.16
Parcels/Lots	3 Lots	3 Lots
Total Gross Floor Area (GFA)	11,024	21,097
of which Ruby Tuesday	6,097	6,097
of which Tia's Restaurant	4,927	(to be razed)
of which Medical Office Building		15,000

Parking Data:

Total Parking Spaces Required	152 spaces
Eating and Drinking Establishment	
230 seats @ 1 space per 3 seats	77 spaces
Medical Office	
15,000 sq. ft. @ 1 space per 200 sq.ft	75 spaces
Total Parking Spaces Provided	239 spaces
Standard Spaces	197 spaces
Compact Spaces	35 spaces
ADA Spaces	5 spaces
ADA Spaces (Van-Accessible)	2 spaces
Loading Spaces Required	2 spaces
Loading Spaces Provided	2 spaces

3. **Location:** The subject site is located on the south side of Excalibur Road, approximately 322 feet west of its intersection with Robert Crain Highway (US 301), in Planning Area 71B and Council District 4, in the City of Bowie.
4. **Surrounding Uses:** The property is part of what is known as the Mill Branch Shopping Center. The site is bounded on the east side by the right-of-way of Robert Crain Highway (US 301) and on the north by Excalibur Road. To the south and west is vacant, Residential Suburban (R-S)-zoned property owned by the Covington Manor homeowners association. To the east, across US 301 is wooded Residential-Agricultural (R-A)-zoned property. To the north, across Excalibur Road, is the Collington Plaza Shopping Center, which includes a Walmart and Giant grocery store.
5. **Previous Approvals:** The subject site was part of what later became known as the Mill Branch Shopping Center subdivision, which included the present Walmart site (Lot 1, Block A) and the

four lots in the southwestern quadrant of the Robert Crain Highway (US 301)/Excalibur Road intersection (Lots 1–4, Block B).

The Mill Branch Shopping Center, Preliminary Plan of Subdivision 4-92001 (PGCPB Resolution No. 92-80), was approved by the Prince George’s County Planning Board on April 2, 1992 subject to 16 conditions. As stated in Condition 5, prior to issuance of any permits for the site, a detailed site plan was required prior to approval by the Planning Board.

5. Prior to the issuance of any permits, a Detailed Site Plan shall be approved by the Planning Board. The Detailed Site Plan shall address, but not be limited to the following:

- a. Landscaping and berming within the 30-foot buffer along the west side of US 301.**
- b. Architecture of the proposed structures on Lot 1, Block A, and Lots 1-4, Block B.**

On May 19, 1994, the Prince George’s County Planning Board approved Detailed Site Plan DSP-94011 (PGCPB 94-159) for two freestanding restaurants (Ruby Tuesday and Sweet Pea’s) and associated parking on Lots 2, 3 and 4. This development was known as Morrison’s Restaurant Park, and it included Ruby Tuesday on Lot 4, Sweet Pea’s on Lot 3, and a parking lot on Lot 2.

A revision to the detailed site plan for the restaurant park substituted Tia’s for Sweet Pea’s, for which DSP-94011-01 (PGCPB 95-182) was approved by the Prince George’s County Planning Board on June 15, 1995.

On September 7, 2006, the Planning Board approved Detailed Site Plan DSP-05092 (PGCPB 06-172) on Lot 1, Block B of the Mill Branch Shopping Center for a 3,395-square-foot freestanding bank (PNC Bank), with three drive-through windows.

6. **Design Features:** The application proposes a 15,000-square-foot medical office building to replace an existing freestanding restaurant on Lot 3 within the Mill Branch Shopping Center. The new medical office building will largely retain the same footprint as the existing restaurant. There is no change in vehicular access to the subject site. Vehicular access to the site is proposed via a two-way driveway from Excalibur Road. This driveway also provides access to Ruby Tuesday and the PNC Bank building. A vehicular access easement on Lots 2 and 4 establishes permanent access for Lot 3. No vehicular access exists or is proposed to the site from US 301. Parking for the medical office building will be provided on Lot 3 and also Lot 2, where a parking lot shared with the Ruby Tuesday restaurant is located.

The proposed two-story medical office building will be comprised of two colors of brick. “Glen-Gery Smokey Quartz” brick will be used on the majority of the building, while a “Glen Gery Dark Brown Grey” brick will be used to provide horizontal accent bands between the first and second floors and at the top of the building. The main building entrance will be defined by a two-story glass atrium, which is proposed in the center of the northern elevation. The submitted building elevations indicate that aluminum storefront glass windows with medium bronze tint and framing are proposed. Glass doors, leading to the individual office suites on the first floor along the northern and eastern elevations, are proposed to be comprised of the same types and colors of the windows described above. Two solid emergency exit-only doors on the western elevation,

and one similar door on the southern elevation, are also proposed. A four-sided, solid aluminum panel to screen rooftop mechanical equipment is proposed in the center of the roof. The plan indicates that this solid aluminum panel feature will be dark brown, similar in color to the horizontal brick accent bands.

As a supplement to the architectural elevations, the project architect provided images of the brick to be used and photographs of built projects with a similar design aesthetic. The submitted information indicates that the building exterior will have a smooth exterior finish through the use of high-quality machine-cut brick. The design of the structure and smooth exterior are intended to give the building a modern design aesthetic.

Based upon a review of the submitted information, staff believes that the design of the medical office building, including the material choices and color, will be compatible with the existing buildings within the Mill Branch Shopping Center.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Preliminary Plan of Subdivision 4-92001:** The site is subject to the approved Preliminary Plan of Subdivision 4-92001 and the resolution was adopted by the Prince George's County Planning Board on April 9, 1992 (PGCPB No. 92-80). The resolution contains 16 conditions and the following conditions in **bold** relate to the review of this application:

1. **Development of Lots 1-4, Block B, shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/1/92). The following note shall be placed on the Final Plat:**

“Development on Lots 1-4, Block B, is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/1/92) 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 required note is reflected on the final plat.

2. **A Type II Tree Conservation Plan shall be approved for Lots 1-4, Block B, by the Planning Board at the time of Detailed Site Plan approval. Prior to approval of the Type II Tree Conservation Plan, specific details on tree locations, tree sizes and health along with justification for the proposed removal of selected trees, in the area proposed for selective clearing shown on the Type I Tree Conservation Plan, shall be submitted to the Natural Resources Division.**

Comment: Type II Tree Conservation Plan TCP-II/229/92 has been previously approved. The subject application proposed a revision to the Type II tree conservation plan. The Type II (TCPII) has been evaluated by the Environmental Planning Section. The limit of disturbance (LOD) shown on the detailed site plan indicates that no tree removals or clearing is proposed to implement the subject proposal.

5. **Prior to the issuance of any permits, a Detailed Site Plan shall be approved by the Planning Board. The Detailed Site Plan shall address, but not be limited to the following:**

a. **Landscaping and berming within the 30-foot buffer along the west side of US 301.**

b. **Architecture of the proposed structures on Lot 1, Block A, and Lots 1-4, Block B.**

Comment: This detailed site plan has been submitted to fulfill the above requirement. A 30-foot-wide buffer has been previously provided and is indicated on the detailed site plan. The architecture of the proposed medical office building on Lot 3 Block B has been evaluated as a part of the submitted detailed site plan.

11. **Prior to the issuance of any building permits, the applicant, his heirs, successors and/or assigns, shall construct or bond to construct one additional northbound and southbound through lane, creating a six-lane divided facility from a point north of the intersection of Robert Crain Highway (US 301)/Collington Road (MD 197) to a point south of the US 301/Mill Branch-Excalibur Road intersection.**

Comment: In an e-mail dated October 24, 2012, the applicant's attorney submitted additional documentation for analysis in order to demonstrate that the above condition has been satisfied. It was not possible for the Transportation Planning Section to evaluate this information prior to the publication of the technical staff report. An additional finding will be provided to the Planning Board prior to Planning Board action on the subject application.

8. **Detailed Site Plan DSP-94011:** On May 19, 1994, the Prince George's County Planning Board approved Detailed Site Plan DSP-94011 subject to four conditions. All previous conditions were required to be met prior to issuance of the first building permit on the property. No conditions of the previous detailed site plan approval are relevant at this time.

9. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed medical office use is permitted by-right in the C-S-C Zone.

b. The DSP shows a site layout that is consistent with Section 27-462, regulations regarding building setbacks. The DSP is also in conformance with the applicable site design guidelines.

c. The signage within the DSP has been reviewed per Section 27-613, which governs signs attached to a building or canopy, and Section 27-614, Freestanding Signs. The subject application proposes two building-mounted signs: one on the north building elevation, and one on the east building elevation. The signs are indicated to be 12-inch-tall aluminum letters. The area of each sign is 13 square feet.

The permitted building-mounted sign area is regulated as follows:

Section 27-613(c)(3)(C)

- (i) **The area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building measured along the wall containing the principal entrance of each individual place of business to a maximum of four hundred (400) square feet.**

Comment: The amount of building-mounted signage permitted for the proposed office building is based upon the lineal feet of building width. While the proposed building-mounted signage will be well within the amount permitted by Section 27-613 of the Zoning Ordinance, the applicant should provide a table that clarifies the amount of building-mounted signage permitted by the Zoning Ordinance, and that provided.

- 10. **Prince George's County Landscape Manual Requirements:** The subject application, which includes a new 15,000 square foot building, is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Section 4.2—The subject proposal has frontage on Robert Crain Highway (US 301) and Excalibur Road. Section 4.2, Requirements for Landscape Strips along Streets, specifies that for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. A 4.2 schedule has been provided indicating conformance with this requirement through the use of existing plant material.

Section 4.3—A percentage of the parking lot, determined by the size of the lot, is required to be interior planting area. While the applicant has submitted an exhibit indicating that the requirements of Section 4.3 will be satisfied, the detailed site plan should be revised to indicate conformance with these requirements.

The site plan does not provide a chart that demonstrates conformance with the parking lot perimeter landscape strip requirements. In the Developing Tier, Section 4.3-1 requires a minimum five-foot-wide landscape strip between a parking lot and any adjacent property line. It appears that Section 4.3-1 applies between the bank site and the parking compound on Lot 2. Plant material largely exists in this location. Staff recommends that the required 4.3 charts be provided for evaluation prior to signature approval of the plans.

Section 4.4—The site is subject to Section 4.4, Screening Requirements. A detail for a dumpster enclosure with a brick face complementary to the brick in the office building has been provided on the architectural elevations. The height and the materials of the dumpster should be provided on the site plan as well.

Section 4.7—The site is subject to the requirements of Section 4.7, Buffering Incompatible Uses. The subject property adjoins vacant residentially-zone HOA land. The 4.7 schedules should be revised to indicate that a Type 'C' bufferyard is required and provided. The Section 4.7 schedules should be revised to indicate conformance to this requirement.

Section 4.9—The site is subject to Section 4.9 of the Landscape Manual, which requires that a percentage of the proposed plant materials be native plants. The required charts have been

included on the landscape plan and correctly demonstrate conformance with the requirements of Section 4.9.

There are a few technical revisions needed to the submitted landscape plan prior to signature approval, so that it is clearer that the requirements of the 2010 *Prince George's County Landscape Manual* have been met. Those recommended plan revisions are included in the Recommendation Section of this technical staff report.

The landscape plan indicates that the requirements of the Landscape Manual will be largely met by existing plant material. Any diseased or dead plant material on the site should be removed and replaced with healthy plant material as shown on the approved landscape plan; additionally any absent plant material should be provided in accordance with the approved site plan. All plant material associated with the approved site plan should be provided prior to the approval of use and occupancy permits for the proposed medical office building.

11. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there are previously approved tree conservation plans for the site. This application is not subject to the environmental regulations that came into effect on September 1, 2010, because the site has a previously approved preliminary plan and detailed site plan. The application is not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010, because there are previously approved Type 1 and Type 2 tree conservation plans.
- a. A Natural Resource Inventory – Equivalency Letter, NRI-EL-033-11, was issued for the subject property issued on July 20, 2011 for Lot 3, Block B. The NRI-EL indicated that no new impacts to regulated environmental features on the site were proposed.
 - b. A Type II Tree Conservation Plan, TCPII-228-92, and two subsequent revisions were approved previously for the subject property as part of a TCPII covering Lots 2-4, Block B. The current approved TCPII is the “-02” revision for the 6.18-acre property, with a net tract area of 5.87 acres. The woodland conservation threshold for the site is 0.88 acres with an additional afforestation requirement of .49 acres based on the approved clearing of 1.94 acres, resulting in a total woodland conservation requirement of 1.37 acres.

The woodland conservation requirement for the site has been met by providing 0.22 acres of on-site preservation, 0.70 acres of on-site reforestation and the provision of 0.70 acres in off-site woodland preservation. .

Two TCPII sheets were submitted with the DSP application. One was the original TCPII approval, which is no longer valid for the site due to subsequent revisions to the TCP. The second sheet submitted was a cover sheet for the “-02” revision which was edited to indicate that DSP-05092 only addressed Lot 1, Block.

The TCPII plan that is required to be submitted with the current application is Sheet 1 of 1 as approved with the “-01” revision submitted with DSP-94011-01. Minor technical revisions should be made to that sheet to provide an accurate record of previous approvals for the application, and to clearly indicate how the woodland conservation requirement for the site has been met. No change to the limit of disturbance or additional

clearing is proposed with the current plan.

Type II Tree Conservation Plan TCPII-229-92-03 complies with the requirements of the Woodland Conservation and Tree Preservation Ordinance, if revisions listed at the end of this technical staff report are provided.

12. **Tree Canopy Coverage Ordinance:** The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. The Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on properties that require a grading permit. Properties zoned C-S-C are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject 5.16-acre site complies with the requirements of the Tree Canopy Coverage Ordinance as follows:

	REQUIRED	PROPOSED
Tree Canopy	22,477 sq. ft.	72,610 sq. ft.

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

- a. **Community Planning North Division**—In a memorandum dated September 18, 2012, the Community Planning North Division provided comments on the subject application. The application is consistent with the 2002 Prince George’s County General Plan development pattern policies for the Developing Tier and does not violate the General Plan’s growth goals for the year 2025 based upon a review of the Prince George’s County’s current General Plan Growth Policy Update. The application conforms with the commercial development land use recommendations of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*.
- b. **Environmental Planning Section**— recommended approval of the subject application with conditions. Major findings of the Environmental Planning review are below:
- (1) A Natural Resource Inventory – Equivalency Letter, NRI-EL-033-11, was issued for the subject property issued on July 20, 2011 for Lot 3, Block B. The NRI-EL indicated that no new impacts to regulated environmental features on the site were proposed.
 - (2) Type II Tree Conservation Plan TCPII-229-92-03 complies with the requirements of the Woodland Conservation and Tree Preservation Ordinance, if revisions listed at the end of this technical staff report are provided.
 - (3) Primary management area and 100-year floodplains are found to occur on Lot 3, Block B. No additional impacts to regulated environmental features of the site are proposed with the current plan. The detailed site plan is grandfathered from demonstrating that the PMA has been preserved to the fullest extent possible due to prior approval of a detailed site plan and TCPII. No additional impacts to the PMA have been proposed with this detailed site plan revision.
 - (4) Stormwater management approvals for the subject property are the responsibility of the City of Bowie.

Comment: Stormwater Management Concept Plan 02-0911-205NE14 was reviewed and approved by the City of Bowie on October 5, 2011. It remains valid until October 5, 2014. In addition to using the existing stormwater drainage system and infrastructure on the property the plan proposes two micro-bioretenion facilities adjacent to the building: one linear facility located on the western side of the building, containing an under drain pipe; and one smaller facility located in the southeastern area adjacent to the building.

- c. **Transportation Planning Section**—In a memorandum dated October 4, 2012, the Transportation Planning Section provided comment on the application referenced above. The Transportation Planning Section finds the plan to be acceptable based on the current site layout.

The Transportation Planning Section concludes that the proposed site plan is deemed acceptable as required by Section 27-285 of the Zoning Ordinance, if it is approved. It is noted that there is an outstanding preliminary plan condition that must be met prior to the building permit issuance.

- d. **Trails**—In an memorandum dated October 12, 2012, the Transportation Planning Section provided analysis of the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements.

There are no master plan trail recommendations that impact the subject application. The site is an internal pad site that is part of a larger shopping center. The area master plan recommends a sidepath along Excalibur Road. This path has been completed except for at the immediate intersection with US 301. The area master plan also recommended a trail/bikeway along US 301. However, the subsequent MPOT deleted this recommendation as US 301 is ultimately planned to be a limited access highway that is incompatible with sidewalk, trail, or bikeway facilities. However, an existing homeowner's association (HOA) trail runs south of Excalibur Road immediately to the west of the subject site and provides north-south pedestrian access for the surrounding residential community.

The Complete Streets Section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2:

All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

It is important that any redevelopment of the subject site include accommodations for bicycles and pedestrians, as well as motorists. Sufficient sidewalk access from the

surrounding parking lot needs to be considered and a small amount of bicycle parking is also appropriate.

The existing building has a sidewalk connection linking the parking on the west side of the building with the building entrance. However, the proposed layout removes this sidewalk and reflects stormwater management along the west side of the building. A sidewalk connection or other designated walkway should still be provided for people parking in this portion of the lot. The applicant should provide a sidewalk or designated walkway for people parking in the parking lot on the west side of the building.

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 of the County Code, if the application is approved with conditions.

- e. **Subdivision Review Section**—In a memorandum dated October 17, 2012, the Subdivision Review Section provided comment on the subject application. The subject property is known as Lots 2, 3, and 4, Block B located on Tax Map 55 in Grid D-4, is 5.16 acres, is within the Commercial Shopping Center (C-S-C) Zone and is known as Mill Branch Shopping Center.

Lots 2–4 were recorded in Plat Book VJ 170-82 on October 13, 1994. The bearings, distances, and acreage on the site plan are consistent with the record plat. The record plat contains five notes and the applicable conditions that relate to the review of this application.

At the time of the preliminary plan, access to US 301 was denied and a consolidated access drive for Lots 1–4, Block B to Excalibur Road was authorized by the Planning Board pursuant to Section 24-128(b)(9) of the Subdivision Regulations. A portion of the building located on Lot 4 was built on Lots 2 and 3. What is not clearly delineated is if the building is within the required 24-128(b)(9) access easement as reflected on the plat. In order to accommodate the location of the building on Lot 4 within Lots 2 and 3, the “site” for the DSP purposes is Lots 2, 3, and 4. The applicant should clearly delineate the access easement that is shown on the plat to verify that sufficient access is provided to serve Lots 2, 3, and 4. If there is not sufficient access provided, the applicant should submit a minor final plat to adjust the access easement.

The Detail Site Plan DSP-94011-06 is in substantial conformance with the approved Preliminary Plan of Subdivision 4-92001 if the above comments are addressed. It should be noted that the bearings, distances, lots, and blocks as reflected on the final plats must be shown and match once the record plats are recorded prior to building permit. Failure of the site plan and record plans to match will result in the building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

- f. **Permit Review Section**—The Permit Review Section, in a memorandum dated September 24, 2012, identified several revisions that should be made to the detailed site plan, as follows:

- (1) There appears to be a fence with gate within the area labeled as the loading space on Sheet 7 of 12. The site plan must clearly provide the required 12-foot by

33-foot loading space with no encroachment of a fence.

- (2) Is this proposal in compliance with all conditions of approval of Detailed Site Plan DSP-94011 and Preliminary Plan of Subdivision 4-92001?
- (3) The dimension of the two-way drive aisles should be provided on Sheet 7 of 12 to ensure all two-way drive aisles are a minimum of 22 feet in width.
- (4) The parking schedule on Sheet 5 of 12 indicates that 35 compact parking spaces are provided, however, only 32 have been marked as such on the site plan. This must be clarified. In addition, all compact parking spaces identified on Sheet 5 of 12 for Lot 2 must also be identified on Sheet 7 of 12.
- (5) A detail of the dumpster enclosure and the block wall used for screening of the loading space must be provided.

Those comments have been incorporated into the report as conditions of approval for this detailed site plan (DSP).

- g. **Department of Public Works and Transportation (DPW&T)**—The Department of Public Works and Transportation (DPW&T), in a memorandum dated September 17, 2012, provided limited comment on the subject application, as the proposal does not impact any county-maintained roadways.
- h. **State Highway Administration (SHA)**—In a referral submitted on September 10, 2012, SHA stated that they have no objections to the subject proposal, as there is no direct access from the subject site to the state roadway.
- i. **Prince George’s County Health Department**—In a referral dated September 28, 2012, the Environmental Engineering Program of the Prince George’s County Health Department provided information regarding the health impact assessment completed for the subject detailed site plan. The following comments were provided:
 - (1) The site is located within 1,000 feet of a major roadway. Several large-scale studies demonstrate that increased exposure to fine particulate air pollution from traffic is associated with detrimental cardiovascular outcomes.
 - (2) The subject lot and proposed building footprint are located within US 301 traffic model protected 65dBa Ldn zone. Published scientific reports have found that noise can be detrimental to health with respect to hearing impairment, cardiovascular effects, psychophysiological effects, psychiatric symptoms, and fetal development.

The applicant should consider modifications, adaptations, or mitigation as necessary to minimize the potential adverse health impacts of fine particulate air pollution on the occupants of the proposed office building.

- h. **Prince George’s County Office of the Fire Marshall**—In a referral dated October 2, 2012, the Project Coordinator provided a standard response relating to fire lanes and fire protection systems.

- i. **Washington Suburban Sanitary Commission (WSSC)**—In a referral provided for a September 28, 2012 meeting, WSSC provided comments for the subject application. This site is currently being served by existing water and sewer site utility system SU #95 05-0024. If additional or modified water and sewer pipelines or easements are proposed, they should be added to the plan.
- j. **Prince George’s County Police Department**—The application was referred to the Prince George’s County Police Department for crime prevention through environmental design (CPTED) review. No comment was issued.
- k. **The City of Bowie**—The application was referred to the City of Bowie for their review. In a letter dated October 3, 2012, the Bowie City Council provided comment on the subject application.

On October 1, 2012, the Bowie City Council conducted a public hearing on the above referenced Detailed Site Plan (DSP). The applicant in this case, Frederick Road Realty II, LLC, is proposing to demolish an existing, vacant Tia’s restaurant building, and construct a 15,000-square-foot/two-story medical office building on a 1.57-acre lot. The subject site, Lot 3/Block B in the Mill Branch Shopping Center subdivision, is located in the southwestern quadrant of the Robert Crain Highway (US 301)/Excalibur Road intersection, and is zoned C-S-C (Commercial Shopping Center), where the proposed building and use are permitted by right under the Prince George’s County Zoning Ordinance.

During its review and deliberation of the application, the City Council focused its attention on the number of handicap parking spaces proposed for the use. At the conclusion of the public hearing, the City Council voted unanimously to recommend approval of the subject application with the following conditions, which are intended to maintain the consistency of features with other non-residential buildings on this site and with other existing and approved projects in the City, and to improve site and building aesthetics and conform to the City’s Development Review Guidelines and Policies:

- “1. Parking
 - “A. Two (2) additional handicap parking spaces, one (1) van accessible and one (1) non-van accessible, shall be provided in the row of spaces on the northern side of the building, for a total of three (3) van accessible handicap parking spaces and three (3) non-van accessible handicap spaces.
 - “B. All handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each space. A note shall be provided on the site plan reflecting this condition.
- “2. The sidewalk on the western side shall be extended to the end of the row of parking spaces along the western side of the building. Additionally, all of the sidewalks around the building shall be a minimum of 6 feet in width.
- “3. A minimum of two (2) bicycle racks shall be located on the site. These

racks shall be the inverted “U” design, placed on a concrete pad in one (1) of the grass areas in front of the building (northern elevation), with the location shown on the site plan. A detail of the bicycle racks shall be provided in the set of plans.

- “4. Foundation plantings shall also be located along the southern elevation of the building, in lieu of grassed areas.
- “5. Signage. If signage is provided on entry exterior doors to individual office suites, they shall conform to the following:
 - “A. Door sign content shall not exceed a total area of 20 inches by 20 inches located in the upper half of the door.
 - “B. Door sign content shall be limited to the name of the tenant/business occupying the respective office suite, tenant logo, hours of operation and contact information.
 - “C. Door sign content shall be vinyl die-cut applied directly to the door glass.
 - “D. Door sign text shall be permitted in white characters only. Logos on door signs may be in color.
 - “E. No door signs shall be permitted on emergency exit-only doors.
 - “F. The lettering proposed to identify the address of the tenant/business, proposed in the transom widow above the entrance door, shall also be white characters, vinyl die-cut applied directly to the window glass.
- “6. No signs shall be permitted in any of the windows in the building.
- “7. No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one (1) standard size American flag. A note shall be provided on the site plan reflecting this condition.
- “8. The color of the three (3) solid emergency exit doors on the western and southern elevations shall match that of the Smokey Quartz brick, and the color of the rooftop mechanical equipment screen shall match that of the Dark Brown Grey brick.
- “9. The trash area shall be constructed of brick, with board-on-board wooden gates. The brick on the enclosure area shall be the same used on the majority of the building (“Glen-Gery Smokey Quartz”), and the color of gates shall be identical to that of the brick. The minimum height of the trash area shall be six (6) feet.”

Comment: Staff recommends approval of the application with all of the City’s recommendations above.

14. Based upon the foregoing, and 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, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-94011-06 and Type II Tree Conservation Plan TCPII/229/92-03 for Mill Branch Shopping Center, subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the following information shall be provided, notes added, or revisions made:
 - a. Add a note listing the Preliminary Plan of Subdivision "4-92001" and the approval date "April 9, 1992."
 - b. Add a note listing the plat reference "VJ 170-82."
 - c. Clearly delineate the access easement and label as "24-128(b)(9) Access Easement."
 - d. Label the denial of access along US 301.
 - e. Revise Sheet 1 to indicate that the "site" is Lots 2, 3, and 4.
 - f. Provide a table that clarifies the amount of building-mounted signage permitted by the Zoning Ordinance, and that provided.
 - g. The site plan shall clearly provide the required 12-foot by 30-foot loading space with no encroachment of a fence.
 - h. The dimension of the two-way drive aisles shall be provided on Sheet 7 of 12 to ensure all are a minimum of 22 feet in width.
 - i. The parking schedule on Sheet 5 of 12 shall be clarified to indicate the correct number of compact spaces (35 as shown on the parking schedule or 32 that have been marked as such on the site plan). In addition all compact parking spaces identified on Sheet 5 of 12 for Lot 2 shall also be identified on Sheet 7 of 12.
 - j. A detail of the block wall used for screening of the loading space shall be provided.
 - k. Two additional handicap parking spaces, one van accessible and one non-van accessible, shall be provided in the row of spaces on the northern side of the building, for a total of three van accessible handicap parking spaces and three non-van accessible handicap parking spaces in compliance with Americans with Disabilities Act (ADA).

1. The following notes shall be provided on the site plan:
 - (1) All handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each space.
 - (2) No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one standard size American flag.
 - m. The sidewalk on the western side of the building shall be extended to the end of the row of parking spaces along that side of the building. Additionally, all of the sidewalks around the building shall be a minimum of six feet in width.
 - n. A minimum of two bicycle racks shall be located on the site. These racks shall be the inverted “U” design, placed on a concrete pad in one of the grass areas in front of the building (northern elevation), with the location shown on the site plan. A detail of the bicycle racks shall be provided in the set of plans.
 - o. Foundation plantings shall also be located along the southern elevation of the building, in lieu of grassed areas.
 - p. The color of the three solid emergency exit doors on the western and southern elevations shall match that of the Smokey Quartz brick, and the color of the rooftop mechanical equipment screen shall match that of the Dark Brown Grey brick.
 - q. The trash area shall be constructed of brick, with board-on-board wooden gates. The brick on the enclosure area shall be the same used on the majority of the building (“Glen-Gery Smokey Quartz”), and the color of gates shall be identical to that of the brick. The minimum height of the trash area shall be six feet.
2. Prior to signature approval of the detailed site plan, the following revisions shall be made to the landscape plan:
 - a. Provide the required Section 4.3 charts indicating conformance with the interior planting requirements and parking lot perimeter strip requirements, as applicable to comply with the 2010 *Prince George’s County Landscape Manual*.
 - b. The Section 4.7 schedules shall be revised to indicate that the property adjoins vacant residentially-zoned land; and that a Type ‘C’ bufferyard is required and provided.
 3. Prior to certificate approval of Detailed Site Plan DSP-94011-06, the type II tree conservation plan (TCPII) shall be revised as follows:
 - a. The revised plan shall be based on Sheet 1 of 1 of the TCPII approved with DSP-94011-01 which shows all four lots which are part of the approved TCPII;
 - b. Show the proposed building footprint location on Lot 3 of Block B as it is shown on the DSP;

- c. Provide the standard Maryland-National Capital Park and Planning Commission (M-NCPPC) type II tree conservation plan (TCPII) signature approval block with the date and staff person's signature typed in through the "-02" revision;
 - d. Add a woodland conservation worksheet to the plan showing how the site requirement was calculated and how it has been met; and
 - f. After all revisions have been made, have the qualified professional who prepared the plan sign and date it.
4. If signage is provided on entry exterior doors to individual office suites, they shall conform to the following:
- a. Door sign content shall not exceed a total area of 20 inches by 20 inches located in the upper half of the door.
 - b. Door sign content shall be limited to the name of the tenant/business occupying the respective office suite, tenant logo, hours of operation and contact information.
 - c. Door sign content shall be vinyl die-cut applied directly to the door glass.
 - d. Door sign text shall be permitted in white characters only. Logos on door signs may be in color.
 - e. No door signs shall be permitted on emergency exit-only doors.
 - f. The lettering proposed to identify the address of the tenant/business, proposed in the transom window above the entrance door, shall also be white characters, vinyl die-cut applied directly to the window glass.
5. No signs shall be permitted in any of the windows in the building.
6. No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one standard size American flag.
7. All diseased or dead plant material used to satisfy the requirements of the 2010 *Prince George's County Landscape Manual* shall be removed and replaced with healthy plant material shown on the approved landscape plan. Additionally, any absent plant material shall be provided in accordance with the approved landscape plan. All plant material associated with the approved plan shall be installed prior to release of the use and occupancy permit for the proposed medical office building.