

Case No.: SDP-0313/05

Applicant: TD Bank

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 11-20, approving with conditions a specific design plan to approve signage, landscaping, lighting, and building architecture for Building 3, part of Parcels AA and BB, within the Bowie New Town Center (BNTC), located on the north side of Collington Road (MD 197), approximately 700 feet east of the intersection with Northview Drive, Bowie, is:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the specific design plan the following revisions shall be made or information provided:
 - a. The applicant shall revise the overall landscape plan for the site to indicate the reduced square footage for the proposed TD Bank.
 - b. A tree canopy schedule demonstrating how the TCC requirement will be met shall be added to the overall landscape plan for the site.
 - c. The historic resource, the Enfield Chase Cemetery, shall be identified on the site plan.
 - d. Note 6 on Sheet 3 of the SDP plans set shall be amended to reflect the new, proposed GFA of the bank "(2,837 sq. ft.)."
 - e. Provide a detailed note indicating that all handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted white symbol and sign located at the head of the space.

- f. The following notation shall be placed on Sheet 3 (General Notes and Legend Sheet), on Sheet 5 (Landscape and Lighting Plan) and on Sheet 7 (Lighting Details Sheet) of the SDP: “All parking lot lighting shall consist of cut-off fixtures which shall be down lit so as to minimize off-site glare, and shall include timing devices to turn off unneeded lighting during times the parking lot is not in use.”
 - g. If building-mounted accent lighting is proposed as part of the lighting package, the architectural elevations shall be revised to show the locations and styles of the light fixtures. All building-mounted ornamental lighting shall be down lit and of a low wattage to reduce the potential for light dispersion and off-site glare.
 - h. The ground-mounted monument sign shall be deleted from the project. A maximum of three building-mounted signs, which shall not exceed a combined total area of 97 square feet, shall be permitted.
 - i. If any type of signage will exist on the drive-through canopy, it shall be incidental in nature, provide information to bank customers, not advertise the bank nor contain its name or logo, and be shown on the architectural plans.
 - j. No flags or banners shall be mounted, suspended or otherwise displayed from the building or be permitted on the entire site, except one standard size American flag. Temporary and permanent window signs shall not be permitted to be displayed. A note to this effect shall be placed on Sheet 3 (General Notes and Legend Sheet) of the specific design plan.
 - k. The Striped Parking Area detail, shown on Sheet 8, shall be amended to reflect the City of Bowie’s adopted policy of all handicap parking spaces being painted blue in their entirety. In addition, a note shall be placed on Sheet 3 of the SDP reflecting this policy.
 - l. Architectural elevation drawings shall be submitted with all materials labeled in plain English.
 - m. A note shall be placed on the site plan indicating that the brick proposed on the TD Bank building will be compatible with that used on the adjacent multi-story office building and Wachovia Bank in the Bowie Corporate Center.
2. All existing landscaping that is removed, damaged or dies as a result of construction/development of this bank project shall be replaced in kind, with the exception of any invasive plant materials, which shall be replaced with native/non-invasive materials from the same plant category (shade tree, ornamental tree, evergreen shrub, etc.).

3. The applicant shall construct a new pedestrian trail on its site to connect directly to the existing trail on City of Bowie-owned property. This trail shall have a minimum width of five feet, and shall be completed prior to the issuance of a Use and Occupancy Permit. The applicant shall work with the City of Bowie to obtain all necessary permits, easements, approvals, etc. for the design and construction of the trail connection from the subject property to the existing trail on the abutting City of Bowie-owned property to the east.

Ordered this 20th day of June, 2011, by the following vote:

In Favor: Council Members Campos, Franklin, Johnson, Lehman, Olson, Patterson and Turner.

Opposed:

Abstained:

Absent: Council Members Harrison and Toles.

Vote: 7-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____
Ingrid M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council