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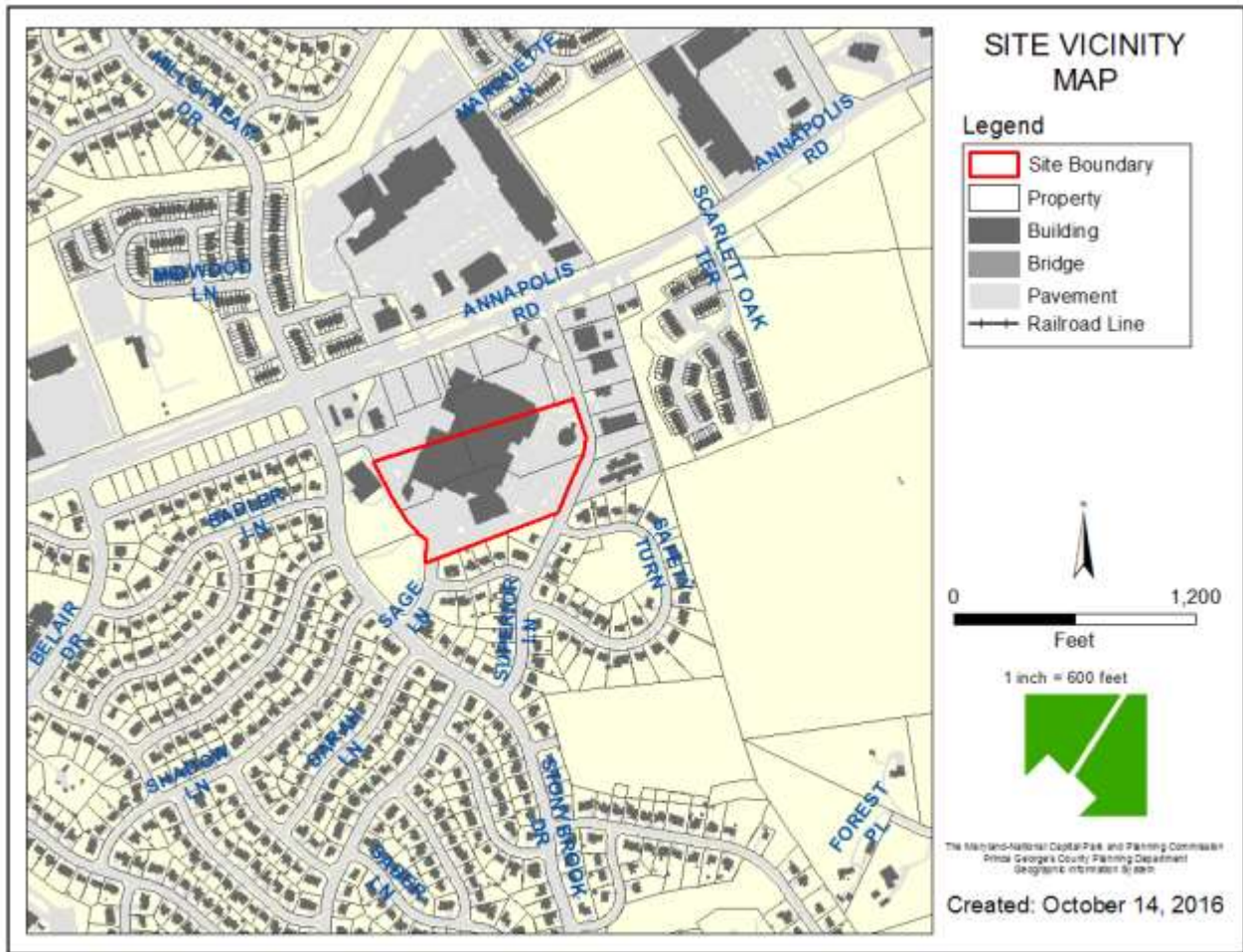
Detailed Site Plan Alternative Compliance

**DSP-17002
AC-11014-01**

Application	General Data	
Project Name: Bowie Marketplace Residential Location: On the west side of Superior Lane, approximately 720 feet south of its intersection with Annapolis Road (MD 450). Applicant/Address: BE Bowie, LLC c/o Chip Stehle 5410 Edson Lane, Suite 220 Rockville, MD 20852	Planning Board Hearing Date:	06/08/17
	Staff Report Date:	05/24/17
	Date Accepted:	03/17/17
	Planning Board Action Limit:	06/08/17
	Plan Acreage:	10.54
	Zone:	C-S-C
	Dwelling Units:	225
	Gross Floor Area:	NA
	Planning Area:	71B
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	209NE14

Purpose of Application	Notice Dates	
A detailed site plan for 225 multifamily residential dwelling units.	Informational Mailing:	01/13/17
	Acceptance Mailing:	03/14/17
	Sign Posting Deadline:	05/09/17

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@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-17002
Alternative Compliance AC-11014-01
Bowie Marketplace Residential

The Urban Design Review staff has reviewed the detailed site plan for the proposed multifamily residential development and presents the following evaluation and findings leading 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 Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-16028;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval of a detailed site plan (DSP) for 225 multifamily residential dwelling units within an existing shopping center.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	C-S-C	C-S-C
Use	Commercial	Commercial and Multifamily Residential
Gross tract area of this DSP (acreage)	10.54	10.54
Number of Multifamily Units	0	225

PARKING AND LOADING SCHEDULE

Parking

Multifamily Residential (Parcel X-13)*

103 (1 bedroom units) @ 2 parking spaces per unit	206 parking spaces
95 (2 bedroom units) @ 2.5 parking spaces per unit	238 parking spaces
27 (3 bedroom units) @ 3 parking spaces per units	81 parking spaces
Total	525 parking spaces

Note: *The Zoning Ordinance requires 2 parking spaces per residential dwelling unit, plus 0.5 space per bedroom in excess of 1.

Parking Required Shopping Center (Parcel X-13):

100,050 square feet at 1 spaces/250	401 parking spaces
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Total Parking Required (Parcel X-13)

926 parking spaces

Parking Provided:

Multifamily Residential:

Garage (on Parcel X-13)

Standard (9.5 feet by 19 feet)	405 spaces
Compact (8 feet by 16.5 feet) (Max 33 percent)	258 parking spaces
Handicap	135 parking spaces
Van-accessible handicap	8 parking spaces
Surface (on Parcel X-13)	4 parking spaces
Standard Parking Spaces	75 parking spaces
Handicap (Required/Shown)	74 parking spaces
Off-Site Parking Lot**	1 parking space
Total Parking Provided	600 parking spaces
	1,080 parking spaces

Note: **Section 27-573 of the Zoning Ordinance allows for the use of an off-site parking lot as long as the entire parking lot is within 500 feet of the nearest boundary of the property of the recorded lot on which the use is located.

Handicap Parking (Parcel X-13):

Handicap parking required	9 parking spaces
Handicap parking provided	13 parking spaces
of which van-accessible handicap spaces required	3 parking spaces
of which van-accessible handicapped spaces provided	5 parking spaces

Loading (Parcel X-13):

Loading spaces required	5 loading spaces
Retail (3 parking spaces for the first 100,000 sq. ft. of GFA and 1 parking space for each additional 100,000 sq. ft. of GFA)	4 loading spaces
Multifamily (1 loading space per 100–300 dwelling units)	1 loading spaces
Loading spaces provided	5 loading spaces

OVERALL PARKING PROVIDED AT BOWIE MARKETPLACE

Existing Parking Provided	937 parking spaces
Existing Spaces to be eliminated due to multifamily building construction	279 parking spaces
Proposed parking to be added with multifamily construction (garage and surface)	422 parking spaces
Total parking to be provided at project completion	1,080 parking spaces

3. **Location:** The subject DSP is located on the west side of Superior Lane, approximately 720 feet south of its intersection with Annapolis Road (MD 450). The site is also located in Planning Area 71A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the north by existing commercial use in the Commercial Shopping Center (C-S-C) Zone and Annapolis Road (MD 450), with townhouses in the Townhouse (R-T) Zone beyond; to the east by retail commercial land use in the C-S-C Zone; to the south by single-family detached residential units in the One-Family Detached Residential (R-55) Zone; and to the west by and the Bowie Community Center in the C-S-C Zone and single-family detached residential units in the R-55 Zone.
5. **Previous Approvals:** The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie and Vicinity Master Plan and SMA) retained the C-S-C zoning for the property, as expressed in County Council Resolution CR-11-2006, which was enacted on February 7, 2006. County Council Bill CB-60-2015 allows a residential use in this location, subject to approval of a DSP. Preliminary Plan of Subdivision 4-16028 was approved by the Planning Board on January 26, 2017, subject to 11 conditions. PGCPB Resolution No. 17-17 was subsequently adopted on February 16, 2017, formalizing that approval. Alternative Compliance AC-1-11 was approved by the City of Bowie in February 2012, permitting a reduction of 4,980 square feet of interior green space in Parking Area B, a reduction of the minimum width of the original site along Annapolis Road (MD 450), and modifications to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) Section 4.7 requirements along the project's southern and western property lines; Alternative Compliance AC-1-15 was subsequently approved by the City of Bowie on April 23, 2015, further modifying

the site's Landscape Manual Section 4.3 requirements. Alternative Compliance AC-11014-01 is recommended for approval with the project on June 8, 2017. The site is also the subject of a Stormwater Management Concept Plan (01-0117-208NE14) approved by the City of Bowie's Department of Public Works, a natural resources inventory equivalency letter approved on January 11, 2017 and valid until January 11, 2022, and a Standard Letter of Exemption (5362) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance issued on March 4, 2015 and valid until January 11, 2019.

6. **Design Features:** The project includes a single 225-multifamily unit building located to the rear of the site, behind the existing commercial building. The height of the building ranges from three to four stories. The project is proposed to be accessed from two points along Superior Lane on the project's eastern property line, from a single point from Sage Lane in the southwestern corner of the site, and by a minimum 30-foot-wide private access driveway located on the northern side of the multifamily building. The project also accesses the parking lots provided for the commercial land uses on the site in the project's northeastern and northwestern corners. Though a limited number (17) of surface parking spaces are provided along the Superior Lane frontage, the bulk of the parking for automobiles and all parking for bicycles is proposed to be located in a multistory parking garage. There are 405 parking spaces located in the parking garage. Note that, per Section 27-573 of the Prince George's County Zoning Ordinance, off-site parking is being used for the development. A total of 926 parking spaces is required for the project (525 spaces for residential use and 401 spaces for retail use). This requirement is met and exceeded with the provision of 1,080 spaces on the subject parcel or within 500 feet of the record lot, in accordance with the Zoning Ordinance, which requires that the off-site parking lot must be located within 500 feet of the nearest boundary of the site that it serves.

Sidewalks are proposed to provide safe and sufficient pedestrian connections from Superior Lane and Sage Lane, as well as to the existing commercial development located on the northern portion of the site. A small traffic island, located at the entrance to the structured parking and the main entrance to the proposed multifamily building, further assists in providing safe and efficient pedestrian circulation for the subject project.

Stormwater management is being provided for the project by a series of small micro-bioretenion facilities, with appropriate landscaping in open space and courtyard areas on the subject property. Note that this form of stormwater management is considered a low-impact stormwater management technique and a form of environmental site design.

Architecture: Architecture for the project includes well-articulated elevations using a host of quality architectural materials such as brick, stone and cementitious siding, trim, and panels. Visual interest in the architectural façades is further created by the use of cornices and decorative trim separating the floors and/or providing separation, and various fenestration patterns included in the project. Other accents to the architecture, such as doors, railings, and canopies are included in compatible colors. Attention has been paid to the architecture of the interior of the courtyards as well, in deference to its high visibility. The proposed architecture of the project is aesthetically pleasing.

Recreational Facilities: Recreational facilities for the project include a pool and sitting areas, enhanced by generous landscaping. More particularly, the project is proposed to include a 25-foot by 50-foot outdoor pool, surrounded by a concrete patio, a double row of soldier course brick pavers, and by a 42-inch-tall metal picket fence. Six freestanding light fixtures are proposed surrounding the pool to provide nighttime illumination. A spa is provided on the eastern side of

the pool. An outdoor fountain, fire pit, and wooden trellis are provided as additional amenities for the subject project.

Landscaping: In addition to the above-mentioned landscaping, the site is landscaped in accordance with the requirements of the Landscape Manual and additional screening is proposed at the rear of the commercial buildings on the northern portion of the site to soften and improve the views from the front of the proposed multifamily building. Additionally, an extensive landscape screen, in accordance with the approved alternative compliance application (AC-11014-01), is proposed along the southern property line to buffer the existing residences to the south of the site from the subject multifamily residential building.

Green Building/Energy Efficient Techniques: Green building and energy efficient techniques to be employed in the project include the following aspects:

a. Materials and Resources

- Storage and Collection of Recyclables
- Construction Waste Management
- Recycled Content
- Regional Materials

b. Indoor Environmental Quality

- Low Emitting Materials

c. Water Efficiency

- Water Efficient Fixtures
- Water Efficient Landscaping

d. Energy Efficient Lighting

(1) Using Advanced Lighting with the following advantages:

- (a) Cost Savings;
- (b) Long Life

Energy Efficient Appliances

(2) Using Energy Star Qualified Appliances including:

- (a) Refrigerators
- (b) Dishwashers
- (c) Clothes Washers
- (d) Ceiling Fans
- (e) Ventilation Fans

Efficient Heating Ventilation and Air Conditioning (HVAC) Equipment

(3) Using highly efficient HVAC equipment with the following advantages:

- (a) Energy saving
- (b) Reduced noise levels
- (c) Extended warranty coverage.

e. Independent Inspections and Testing

Hardscape Site Details: The applicant has indicated a black metal (steel or aluminum) picket fence, three to six feet tall, to be utilized for the project. The applicant has provided details of the fountain and fire pit coffee table for the main passive recreational area. The fountain is specified as Henri Studio Medallion Outdoor Fountain, measuring 26 inches long by 16 inches wide by 48 inches high, from the Hayneedle Company. The fire pit coffee table is specified as a Black Montego Gas Fire Pit Coffee Table, measuring 60 inches wide by 130 inches deep by 21 inches tall, from the Woodland Direct Company. A gatehouse is being provided at the main entry to the project. It will have a metal roof and be composed of red brick, with form and massing and aesthetically-pleasing fenestration patterns. Other details provided for the site include concrete and brick pavers, a modular block retaining wall, U-shaped bicycle racks, and a partially concealed grasscrete detail for load-bearing subgrade to support fire department apparatuses up to 85,000 pounds. All site details are acceptable to staff.

Signage: An entrance sign is being provided centrally along the proposed building's front façade, in the traffic island proximate to the entrance to the parking garage. The sign is proposed to measure 10 feet long and 5.5 feet tall. The sign is mainly composed of stone veneer, though concrete is used as a cap and for the sign face. An unusual steel pipe feature provides a decorative finish to the sign. The sign face identifies the project as "The Residences at Bowie Marketplace," which is acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone and the site design guidelines of the Zoning Ordinance:
- a. The proposed multifamily project is permitted by Section 27-461 of the Zoning Ordinance and, pursuant to Council Bill CB-60-2015, which provides that such project is permitted in the C-S-C Zone, subject to a DSP approval process, provided that the property is within a mixed-use activity center designated within the applicable master plan for the area of the subject property approved prior to March 1, 2006. As the project is proceeding through the DSP process and, as the project is located within the Bowie Main Street Mixed-Use Activity Center as designated in the Bowie and Vicinity Master Plan and SMA, which was approved prior to March 1, 2006, the proposed use is permitted in the C-S-C Zone.
 - b. The proposed multifamily project is in conformance with the regulations of Section 27-462 of the Zoning Ordinance, in so far as they apply, except in one respect. Section 27-451 of the Zoning Ordinance requires that swimming pools located in commercial zones must measure a minimum of six feet tall. However, the fence that is

shown around the swimming pool is 42 inches tall. Therefore, a proposed condition in the Recommendation section of this report would require that, prior to certificate approval, the applicant revise the plans to show a six-foot-tall fence around the swimming pool in accordance with Section 27-251 of the Zoning Ordinance.

- c. The subject application is in conformance with the requirements of Section 27-274, Design Guidelines, of the Zoning Ordinance. More particularly, the DSP evidences site grading, building, utility construction, and tree conservation in accordance with the site design guidelines of the Zoning Ordinance.

- 8. **Preliminary Plan of Subdivision 4-16028:** Preliminary Plan of Subdivision 4-16028 was approved by the Planning Board, subject to 11 conditions, on January 26, 2017. PGCPB Resolution No. 17-17 was adopted by the Planning Board on February 16, 2017. Each condition relevant to the subject review is included in **boldface** type below, followed by staff comment:

- 5. **Total development within proposed Parcel X-13 shall be limited to uses which generate no more than 212 AM peak-hour trips, and 495 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.**

Comment: In a memorandum dated April 3, 2017, the Transportation Planning Section stated that the trip cap on the preliminary plan is based on 100,050 square feet of retail uses within the parcel, plus 225 residences. Further, the Transportation Planning Section stated that, as these quantities are precisely the ones shown on the plan, the plan is in conformance with Condition 5 of the approved preliminary plan.

- 6. **At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a photometric study.**

Comment: The applicant has provided a photometric plan for the development as Sheet 8 of the plan set, in conformance with this condition. This requirement has been met.

- 7. **At the time of detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall provide crosswalks at the following locations, pedestrian crossings shall be marked by special materials or other "safe crossing" measures. Additional crosswalks and sidewalk connections may be required on-site at the time of DSP.**

- a. **Crossing the drive aisle at the intersection of Superior Lane, north of the parking lot that abuts Superior Lane.**
- b. **Crossing the driveway at the intersection of Superior Lane, south of the parking lot that abuts Superior Lane.**
- c. **Vehicle entrances to the parking garage.**
- d. **Crossing the parking lot entrance at the drive aisle on the north side of the parking lot that abuts Superior Lane.**

Comment: Crosswalks have been provided at all the above-referenced locations, as well as several appropriate locations surrounding the proposed apartments, in conformance with this condition. This requirement has been met.

8. **At the time of detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:**
 - a. **A standard sidewalk within the subject site connecting to Sage Lane.**
 - b. **A standard sidewalk within the public right-of-way along Superior Lane, subject to modifications by the City of Bowie. If frontage improvements preclude its location within the public right-of-way, it should be located on-site within a public use easement.**
 - c. **Short- and long-term bicycle parking, which shall include the following:**
 - (1) **Inverted "U-shape" bicycle racks for short-term outdoor bicycle parking for use by visitors.**
 - (2) **Inverted "U-shape" bicycle racks in an enclosure accessible to residents only, inside the parking garage for long-term bicycle parking for use by residents.**

Comment: Both sidewalks are shown as required in Condition 8, subparts a and b. These requirements have been met. A detail for an inverted "U-shape" bicycle rack has been included on the plans for the project, as have acceptable locations for both the bicycle racks and bicycle storage enclosure, as required by this condition. These requirements have been met.

9. **The applicant and the applicant's heirs, successors, and/or assignees shall provide private on-site recreational facilities in accordance with the Park and Recreation Facilities Guidelines. At the time of DSP, the type and siting of the facilities shall be determined including appropriate triggers for construction.**

Comment: The applicant has included a pool and several passive recreational sitting areas in the design. An appropriate trigger for the same is included in the Recommendation section of this report. Therefore, the application is in conformance with this requirement.

9. **2010 Prince George's County Landscape Manual:** The subject DSP is subject to Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.
 - a. **Section 4.1, Residential Requirements**—Section 4.1(4) requires that one shade tree be provided for each 1,600 square feet of green area. As the green space measures 65,980 square feet, 42 shade trees are required. The applicant has provided 65 shade trees, meeting and exceeding this requirement.
 - b. **Section 4.2-1, Requirements for Landscape Strips Along Streets**—Section 4.2 requires that, per Option 2 in this section of the Landscape Manual, one shade tree and five shrubs be provided per 35 linear feet of the site's 315 linear feet of Superior Lane

frontage. The applicant has provided 8 shade trees and 45 shrubs along Superior Lane, meeting this requirement.

- c. **Section 4.4, Screening Requirements**—Section 4.4 requires that loading spaces and trash and recycling facilities, among other things, be screened from all adjoining properties. The plans for the project include a single loading space to be located in the structured parking garage for the project, eliminating its need to be screened. The plan also indicates that the two dumpsters to be provided for the project will be located in a dumpster enclosure. As no detail was provided on the plans for the project, a proposed condition in the Recommendation section of this report would require that, prior to certificate approval, the applicant provide a detail for the dumpster enclosure on the plans to be approved to the Urban Design Section as the designee of the Planning Board.
- d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires the buffering of incompatible uses as defined in the Landscape Manual. In the subject case, Section 4.7 landscaping is required in three locations. This requirement is met along the shared property line with the community center, but is not met along the subject project's southern and western boundaries where existing single-family residences are present. While the applicant is demonstrating conformance with the majority of the requirements of this section, the applicant could not provide the required width of two of the three required Section 4.7 buffers. Hence, the applicant applied for alternative compliance for the width of the buffer along 177 feet of the southern property line and 70 feet of the western boundary. This application was considered by the Alternative Compliance Committee, and the decision of the Planning Director in that application is as follows:

Alternative Compliance is requested from the requirements of the 2010 Prince George's County Landscape Manual (Landscape Manual) for Section 4.7, Buffering Incompatible Uses, along the western and southern property line.

Location

The subject 10.54-acre property is located at 3206 Superior Lane, Bowie, Maryland, approximately 720 feet south of its intersection with Annapolis Road (MD 450). The property is located within the geography previously designated as the Developing Tier and reflected on Attachment H(5) of the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035), as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

The site is bounded to the north by retail and service uses within the Bowie Marketplace development in the C-S-C Zone; to the south by existing single-family detached dwellings in the R-55 Zone; to the east by Superior Lane, and beyond the Superior Office Park Condominiums and the Belair Shopping Center in the C-S-C and R-55 Zones; and to the west by the City of Bowie Community Center in the C-S-C Zone and Acorn Hill Park in the R-55 Zone.

Background

The overall subject site is zoned Commercial Shopping Center (C-S-C), and is known as Parcel X-12 located within the City of Bowie. An application for Detailed Site Plan (DSP-17002) has been submitted for the addition of a multifamily building with 225 dwelling units, which will share Parcel X-12 with 100,050 square feet of existing commercial/retail development that is proposed to remain.

It should be noted that an application for Alternative Compliance (AC-1-11) for the subject property was approved previously on February 10, 2012 by the City of Bowie, in conjunction with the permit application for the existing commercial development. The previously approved alternative compliance application relates to the current application and included the following sections of the Landscape Manual: Section 4.3, Parking Lot Requirements; Section 4.6(c)(2), Sustainable Landscape Requirements; and Section 4.7 Buffering Incompatible Uses. The City's approval of AC-1-11 included the following discussion relating to the above referenced application, specifically Section 4.7:

- “3. Alternative Compliance from Section 4.7 of the Landscape Manual along the western property line of the site since: the existing building setback of the community center is not within the required buffer yard; the plan under review proposes more Plant Units than are required by the Landscape Manual; and because the applicant is proposing to enhance the landscaping, aesthetics and appearance of the community center and its grounds.”

Comment: It is unclear of the exact location for the bufferyard shown in the previous alternative compliance application, as it relates to the current application.

- “4. Alternative Compliance from Section 4.7 of the Landscape Manual along the southern property line of the site since: the number of Plant Units proposed in Buffer Area #5 exceeds the minimum required by 6 percent the width of the bufferyard is being increased to 31 feet (78 percent of what is required) by removing existing curb/gutter and pavement; and, the existing 6-foot high board-on-board fence is proposed to remain.”

Comment: The location of the previous alternative compliance application is the same, as it relates to the current application. It should be noted that a site inspection on May 18, 2017 revealed that the previously approved plans were implemented in the field, and include curb and gutter, landscaping, and fencing. However, in this application, the subject use is multifamily, as the proposed building is placed between the existing shopping center and the southern property line. It should be noted that the multifamily is a reduction in the intensity of the use, as opposed to the shopping center.

The subject application is proposing to maintain the record parcel in its current boundary and acreage, and is proposing the development of a multifamily residential building with 225 dwelling units and a parking garage on the same lot as the recently constructed shopping center. The site is subject to Section 4.1, Residential Requirements for Multifamily; Section 4.2, Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Sustainable Landscape Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual because it involves the construction of a new building.

The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the required bufferyard and building setback for the proposed use on two sides of the property; along the western

property line, adjacent to the City of Bowie Community Center property; and along the southern property line, adjacent to single-family detached dwellings.

BUFFERYARD #1 REQUIRED: 4.7 Buffering Incompatible Uses, along the western property line, adjacent to the City of Bowie Community Center property

Length of bufferyard	145 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units (80 per 100 l. f.)	116

BUFFERYARD #1 PROVIDED: 4.7 Buffering Incompatible Uses, along the western property line, adjacent to the City of Bowie Community Center property

Length of bufferyard	145 feet
Building setback	40 feet
Landscape yard width	10–20 feet*
Fence or wall	No
Percent with existing trees	0 percent
Plant units (80 per 100 l. f.)	116

BUFFERYARD #2 REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to single-family detached dwellings

Length of bufferyard	637 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	Yes
Percent with existing trees	0 percent
Plant units (80 per 100 l. f.)	510

BUFFERYARD #2 PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to single-family detached dwellings

Length of bufferyard	637 feet
Building setback	40 feet
Landscape yard width	12–20 feet*
Fence or wall	Yes, six-foot-high board-on-board
Percent with existing trees	0 percent
Plant units (80 per 100 l. f.)	510

* The width of the provided landscape yard is variable. Site constraints prevent the applicant from providing the full required landscape yard width along a portion of the property line.

Justification of Recommendations

The applicant requests Alternative Compliance from Section 4.7, Buffering Incompatible Uses, requirements of the Landscape Manual to propose an alternative solution to providing the required minimum landscape yard width along the southern and western property lines of the developing site. A Section 4.7 Type “B” Bufferyard, requiring a 30-foot building setback and 20-foot-wide landscape yard, is required along the edge of the property both to the west and south. The applicant is requesting relief from the requirements due to space limitations that exist on the property.

Alternative compliance is needed for Bufferyard #1 along the western portion of the site due to the requirement for road connectivity, which has been provided by the existing Sage Lane, a public road. The applicant has indicated that it would be difficult and impractical to realign the road to allow for the full landscape bufferyard width. The provided landscape yard varies between 10 to 20 feet in specific locations, however, the full required landscape yard is provided along this property line where possible, and the applicant is providing the minimum required 116 plant units.

The applicant suggests that the required landscaping proposed along the western portion of the site in a smaller space will provide a denser visual barrier, and better help to screen the multifamily building from the adjacent community center. Additionally, the increased building setback provides more physical separation of the uses. The Alternative Compliance Committee finds the applicant’s proposal equally effective as normal compliance with Section 4.7 of the Landscape Manual.

Alternative compliance is also needed for Bufferyard #2 along the southern portion of the site due to the requirement of a 22-foot-wide fire lane, which provides access for a fire truck and other emergency vehicles at the rear of the building. The applicant has indicated that this is the best location for the fire lane due to the building shape and proximity to MD 450. The provided landscape yard varies between 12 to 20 feet in specific locations, however, the full required landscape yard is provided along this property line where possible, and the applicant is proposing a fence and the required 510 plant units. The applicant suggests that the required landscaping proposed along the southern property line in a smaller space will provide a dense visual barrier of the multifamily building from the adjacent residential properties. In addition to providing the required plantings, the application does provide additional buffering through the use of a proposed six-foot-high, board-on-board, wooden fence (which exists today). Given the provision of a fence and the required amount of plantings being proposed in these areas that would be most impacted by the proposed development, the Alternative Compliance Committee finds the applicant’s proposal equally effective as normal compliance with Section 4.7 of the Landscape Manual.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7 of the 2010 Prince George’s County Landscape Manual, along the western and southern property lines for Detailed Site Plan DSP-17002, Bowie Market Place, Residential, subject to the following condition:

- (1) Prior to certification of the detailed site plan (DSP), the following revision shall be made:
 - (a) Revise the proposed plants along the southern property line to include a variety of plant material, such as columnar deciduous trees and ornamental/evergreen trees, to provide for additional buffer height and additional seasonal interest.

Comment: The Alternative Compliance Committee’s proposed condition has been included in the Recommendation section of this report.

- e. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 of the Landscape Manual requires that 50 percent of all shade and ornamental trees be native and that 30 percent of all evergreen trees and shrubs be native. The applicant has provided 54 percent of shade trees, 56 percent of ornamental trees, 78 percent of evergreen trees, and 39 percent of shrubs in native species, meeting and exceeding these requirements.
10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of existing woodland and no previous tree conservation plan approvals. A standard exemption letter has been issued by the Environmental Planning Section and is valid until January 11, 2019.
11. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of the Tree Canopy Coverage Ordinance as included in Section 25-128 of the Prince George’s County Code. As the project is located on a 10.54-acre property in the C-S-C Zone, 10 percent, or 1.05 acres or 45,902 square feet, is required to be covered in tree canopy. The appropriate schedule has been provided on the project plans indicating that a total of 58,688 square feet of tree canopy is being provided, meeting and exceeding the requirements of the Tree Canopy Coverage Ordinance.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated March 31, 2017, the Historic Preservation Section stated that the subject proposal will not impact any historic sites or resources.
 - b. **Archeology**—In a memorandum dated March 31, 2017, the Historic Preservation Section stated that the subject proposal would not impact any known archeological sites.
 - c. **Community Planning**—In a memorandum dated April 11, 2017, the Community Planning Division stated that the subject project is located within the Bowie Main Street Mixed-Use Activity Center of the Bowie and Vicinity Master Plan and SMA, within a designated Established Community growth policy area of the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035). Furthermore, the Community Planning Division stated that Plan Prince George’s 2035 describes Established Communities as areas appropriate for context-sensitive infill and low- to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of existing residents are met. Further, with respect to land use, the Community Planning Division stated that the subject

property is located within the Bowie Main Street Mixed-Use Activity Center and that the vision for this center is “an active, lively place with pedestrian friendly streetscapes designed for residents, workers, and shoppers, set amid high quality, attractive commercial, residential, civic, institutional, and recreational uses.”

The Community Planning Division, in the memorandum dated April 11, 2017, raised the following strategies from pages 24 and 25 of the master plan as a planning issue for the subject application. More particularly, these strategies are as follows:

- d. Use high-quality, durable and attractive materials with appropriate pedestrian-scaled architectural detailing in the design of all buildings.**
- f. Provide high-quality signage compatible with its use and purpose. Ensure that signage placement, size and design are consistent with projects and compatible with adjacent development. Explore the feasibility of a unified signage program throughout Bowie Main Street.**

Comment: The architecture for the project utilizes high-quality, durable, and attractive materials including brick, stone, modular block, and cementitious siding in accordance with the first stated strategy above. The project also includes decorative pedestrian-scaled architectural details including trim, railings, and canopies. Lastly, the project offers enhanced hardscape including, most notably, a fountain, fire pit, and coffee table in a passive recreational area, which further enhances the pedestrian realm. The project sign, in accordance with the second strategy above, is of high-quality design and materials. The sign is centrally located, which makes a compatible interface with the adjacent development, also in accordance with the above strategy. The sign is composed primarily of stone and is compatible with the building, which also uses stone.

- d. Transportation**—In a memorandum dated April 3, 2017, the Transportation Planning Section offered the following comments:

The Transportation Planning Section has reviewed the site plan noted above. The subject site consists of approximately 10.54 acres of land in the C-S-C Zone. The property is located approximately 700 feet southwest of the intersection of Annapolis Road (MD 450) and Superior Lane. The applicant is proposing to add residential apartments as a use to a parcel containing a commercial shopping center. This use is allowed pursuant to Council Bill CB-60-2015. The applicant proposes 225 multifamily residences on the site.

Transportation Review Comments–DSP

The site is Parcel X-12 of Belair Shopping Center. It was recently resubdivided by means of Preliminary Plan of Subdivision 4-16028. The DSP is being done pursuant to Council Bill CB-60-2015, which allows the use in the C-S-C Zone under certain conditions, upon approval of the DSP. The site meets the conditions for this use as listed in Footnote 60 of the Table of Uses in Section 27-461 of the Zoning Ordinance. The plan is otherwise subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required.

For a discussion of the single transportation-related condition, Condition 5, of the preliminary plan approval, see Finding 8 of this report.

The access and circulation pattern was provided during the preliminary plan review. It is largely consistent with the pattern that has been in place since the property was originally developed. Given the current site plan, access and circulation are acceptable.

The site is not within or adjacent to any master-planned transportation facilities.

Transportation Summary

As noted above, no traffic-related (or adequacy-related) findings are associated with DSP review. In summary, the Transportation Planning Section determines that the site plan is acceptable.

- e. **Subdivision**—In a memorandum dated April 13, 2017, the Subdivision Section offered the following comments:

The subject property is located on Tax Map 38, Grid B-4, and is known as Parcel X-12 located within the City of Bowie. The property is zoned Commercial Shopping Center (C-S-C) and has a gross tract area of 10.54 acres. A final plat of subdivision was recorded for the property on September 12, 2016 in Plat Book SJH 245-55.

On November 3, 2015, Council Bill CB-60-2015 (DR-2) was adopted by the District Council, which amended the commercial use tables provided in Section 27-461(b)(6) of the Zoning Ordinance, to allow a multifamily project in the C-S-C Zone, provided that it is subject to a DSP approval process, and provided that the property is within a mixed-use activity center designated within the applicable master plan for the area of the subject property approved prior to March 1, 2006. The legislation did not establish a maximum or minimum density. The subject property is located within the Bowie Main Street Mixed-Use Activity Center as designated by the Bowie and Vicinity Master Plan and SMA.

A Preliminary Plan of Subdivision (4-16028) for the subject property was approved by the Planning Board on January 26, 2017 (PGCPB Resolution No. 17-17), and the preliminary plan obtained signature approval on March 20, 2017. Conditions 5, 6, 7, 8 and 9 of preliminary plan approval relate to the review of the subject DSP application. For a detailed discussion of these relevant conditions, see Finding 8 of this report.

Subdivision Plan Comments

The applicant proposes off-site parking on the abutting property to the north, in accordance with Section 27-573 of the Zoning Ordinance, in order to fulfill the parking requirements. A legal arrangement that assures the permanent availability of the parking lot is required in accordance with Section 27-573(a)(2) of the Zoning Ordinance.

A proposed condition in the Recommendation section of this report would require that, prior to certificate approval, the applicant provide written evidence to the Planning Board, or its designee, of a legal arrangement that assures the permanent availability of the off-site parking on the abutting property to the north, as required by Section 27-573(a)(2) of the Zoning Ordinance.

- f. **Trails**—In a memorandum dated April 5, 2017, the trails coordinator offered the following comments:

The subject application consists of 10.54 acres of the land in the C-S-C Zone. Two hundred twenty-five multifamily units are proposed approximately 720 feet south of the intersection of Superior Lane and Annapolis Road (MD 450). One master plan trail is recommended on the site. Both the area master plan and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommended a shared-use path (sidepath) along MD 450. This has already been completed by the Maryland State Highway Administration along the northern side of MD 450, in the vicinity of the subject site.

The Complete Streets element of the MPOT reinforces the importance of incorporating sidewalks into new developments and 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.

Preliminary Plan 4-16028 (PGCPB Resolution No. 17-17) included the following conditions of approval related to pedestrian facilities:

7. **At the time of detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall provide crosswalks at the following locations, pedestrian crossings shall be marked by special materials or other "safe crossing" measures. Additional crosswalks and sidewalk connections may be required on-site at the time of DSP.**
 - a. **Crossing the drive aisle at the intersection of Superior Lane, north of the parking lot that abuts Superior Lane.**
 - b. **Crossing the driveway at the intersection of Superior Lane, south of the parking lot that abuts Superior Lane.**
 - c. **Vehicle entrances to the parking garage.**
 - d. **Crossing the parking lot entrance at the drive aisle on the north side of the parking lot that abuts Superior Lane.**

Comment: Crosswalks are provided at all the above referenced locations, as well as several other appropriate locations surrounding the proposed apartments.

8. **At the time of detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:**
 - a. **A standard sidewalk within the subject site connecting to Sage Lane.**

- b. **A standard sidewalk within the public right-of-way along Superior Lane, subject to modifications by the City of Bowie. If frontage improvements preclude its location within the public right-of-way, it should be located on-site within a public use easement.**

Comment: Both sidewalks are shown as required in Condition 8.

- c. **Short- and long-term bicycle parking, which shall include the following:**
 - (1) **Inverted “U-shape” bicycle racks for short-term outdoor bicycle parking for use by visitors.**
 - (2) **Inverted “U-shape” bicycle racks in an enclosure accessible to residents only, inside the parking garage for long-term bicycle parking for use by residents.**

Comment: A detail for the inverted “U-shape” bicycle rack is included on the plans. Locations for both the bicycle racks and bicycle storage enclosure are shown on the plans at acceptable locations.

Trails Conclusion

The submitted DSP complies with the conditions of approval of Preliminary Plan 4-16028. The sidewalk network shown on the plan will adequately accommodate pedestrian access to the site, and bicycle parking is accommodated. No revisions to the plans or conditions of approval regarding bicycle and pedestrian facilities are recommended at this time, unless requested by the City of Bowie.

- g. **Permits**—In a memorandum dated April 14, 2017, the Permit Review Section offered numerous comments that have been either addressed by revisions to the plans or worded in the Recommendation section as conditions in this report.
- h. **Environmental Planning**—In an e-mail dated March 24, 2017, the Environmental Planning Section offered the following comments:

The Environmental Planning Section has reviewed the referral package stamped as received on March 17, 2017. The proposal is for a 255-multifamily unit development. The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance because the property contains less than 10,000 square feet of existing woodland and has no previous tree conservation plan approvals. The exemption letter is valid until January 11, 2019. A Natural Resources Inventory Equivalency Letter (NRI-007-2017) has been issued based on the standard woodland conservation exemption and no regulated environmental features are located on the subject property. The NRI equivalency letter is valid until January 11, 2022.

The City of Bowie has approval authority for the stormwater management concept plan. A stormwater management concept plan and approval letter from the City of Bowie were submitted to staff and are valid until February 3, 2020. The approved concept shows water quality control requirements being met with micro-bioretenion.

The overall site fronts on Annapolis Road (MD 450), a master plan designated arterial roadway, which is regulated for noise with respect to residential uses. The Environmental Planning Section's noise model shows the unmitigated 65 dBA Ldn noise contour located approximately 91 feet from the center line of MD 450. The plans show the proposed residential development well over 500 feet from the centerline of MD 450. No additional information is required regarding noise.

The overall site fronts on MD 450, which is a designated historic roadway. Any improvements within the right-of-way of an historic road are subject to approval by the Prince George's County Department of Public Works and Transportation (DPW&T) under the *Design Guidelines and Standards for Scenic and Historic Roads, Prince George's County*. Any frontage improvements will be required to comply with the requirements of the Landscape Manual, Section 4.6, for buffering development from special roadways. No other environmental requirements have been identified for this application.

- i. **Prince George's County Fire/EMS Department**—In a memorandum dated March 23, 2017, the Fire/EMS Department offered information on needed accessibility, private road design, and the location and performance of fire hydrants. Those comments will be enforced by the Fire/EMS Department in their separate permitting process.
- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 19, 2017, DPIE offered the following regarding the subject project:
 - The subject property is located approximately 720 feet south of the intersection of Superior Lane and Annapolis Road (MD 450), within the corporate limits of the City of Bowie. Coordination will be necessary with the City of Bowie for right-of-way dedication and roadway improvements. This project does not impact any county-maintained roadways.
 - Stormwater management concept plan was approved by the City of Bowie on February 3, 2017 (approval number 01-0117-208NE14).
 - The proposed development will require an approved DPIE Site Development – Fine Grading Permit due to the limit of disturbance being greater than 5,000 square feet.
- k. **Prince George's County Police Department**—At the time of this writing, the Police Department did not offer comment on the subject project.
- l. **Prince George's County Health Department**—In an e-mail dated May 3, 2017, the Health Department offered the following comments included in **boldface** type below, followed by staff comment:

During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: A proposed condition in the Recommendation section of this report would require that, prior to certificate approval, the applicant add a note to the plans stating the intent to conform as specified above.

During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.

Comment: A proposed condition in the Recommendation section of this report would require that, prior to certificate approval, the applicant add a note to the plans stating the intent to conform as specified above.

- m. **Maryland State Highway Administration (SHA)**—In an e-mail received on March 20, 2017, SHA stated that they had reviewed the project and have no comments other than that an access permit for the access on Annapolis Road (MD 450) for Bowie Marketplace was issued in 2015.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated May 16, 2017, WSSC offered numerous comments, which will be addressed through their separate permitting process.
- o. **Verizon**—At the time of this writing, Verizon did not offer comment on the subject project.
- p. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, PEPCO did not offer comment on the subject project.
- q. **City of Bowie**—In a letter dated March 29, 2017, the City of Bowie stated that the Bowie City Council had conducted a public hearing on the subject case on January 3, 2017, and at the conclusion of the public hearing, the City Council voted to recommend approval of the project on condition that the total dwelling units will not exceed 225, of which 20 percent are age-restrictive units. In a subsequent e-mail received on May 17, 2017, a representative of the City of Bowie stated that the proposed DSP is in conformance with the stormwater management concept plan approved by the City of Bowie in January 2017.

Comment: The City of Bowie’s requirement has been transmitted to the applicant, who agrees to provide a minimum of 20 percent of age-restrictive units in this development.

- 13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP 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.
- 14. As an NRI equivalency letter (NRI-007-2017) for the property indicates that no regulated environmental features are located on the subject property, the required finding pursuant to Section 27-285(b)(4) of the Zoning Ordinance that the regulated environmental features on the subject site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Section 24-130(b)(5) of the Subdivision Regulations need not be made for the subject property.

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-17002 and Alternative Compliance AC-11014-01 for Bowie Marketplace Residential, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide written evidence of a legal arrangement that assures the permanent availability of the off-site parking on the abutting property to the north, as required by Section 27-573(a)(2) of the Zoning Ordinance.
 - b. Provide all dimensions of the building on either the site plan or on a template of the building.
 - c. Provide the height and number of stories of the proposed building on the site plan.
 - d. Include the following note in the General Notes of the plan set:

During the demolition and construction phases, this project will conform to:

 - (1) Construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control; and
 - (2) Construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).
 - e. Revise the plan to provide a minimum six-foot-tall fence surrounding the swimming pool.
 - f. Revise the plan to include a detail for the dumpster enclosure to be approved by the Urban Design Section as the designee of the Planning Board.
 - g. Revise the proposed plants along the southern property line to include a variety of plant material, such as columnar deciduous trees and ornamental/evergreen trees to provide for additional buffer height and additional seasonal interest.
2. Prior to issuance of the use and occupancy permit for the subject project, the applicant shall have installed the outdoor swimming pool and passive recreational facilities for the subject project.