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## DETAILED SITE PLAN

**DSP-01035/02**

<i>Application</i>	<i>General Data</i>
<b>Project Name:</b> Allentown Plaza BB&T Bank , Lot 1-4  <b>Location:</b> At the intersection of Allentown Road and Allentown Way  <b>Applicant/Address:</b> Saint Paul Plaza LLC 5817 Allentown Way Camp Spring, MD 20748	Date Accepted: 9/20/2007
	Planning Board Action Limit: 11/29/2007
	Plan Acreage: 2.13
	Zone: C-S-C
	Dwelling Units: NA
	Gross Floor Area: 3,542
	Planning Area: 76B
	Tier: Developed
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 209SE05

<i>Purpose of Application</i>	<i>Notice Dates</i>
A 3,542 square-foot BB&T Bank	Adjoining Property Owners Previous Parties of Record Registered Associations: 8/9/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/30/07

<i>Staff Recommendation</i>			<i>Staff Reviewer: H. Zhang, AICP</i>
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-01035/02  
Allentown Plaza BB & T Bank

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of DISAPPROVAL 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*.
- b. The requirements of Detailed Site Plan DSP-01035
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the *Prince George's County Woodland Conservation Ordinance*.
- e. Referral comments.

**FINDINGS**

Based upon the analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a 3,542-square-foot BB & T Bank on an existing underused site, which was originally improved as a grocery store, in the C-S-C (Commercial Shopping Center) Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Day Care Center	Daycare Center and Bank
Acreage	2.13	2.13
Lots	4	4
Building square footage/GFA	24,750	28,292 (Addition of 3,542 square feet)

## OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	55 (43 existing and 12 for bank)	111*
Of which handicapped spaces	2	6
Loading spaces	_*	_*

Note: \* One loading space is required and was provided for the previously approved day care center for children. The loading information should be provided in the DSP. All parking spaces are existing ones.

3. **Location:** The larger site is located at the southwest corner of the intersection of Allentown Road (MD 337) and Allentown Way, in Planning Area 76B, Council District 8. The proposed bank is situated in the portion of the site that fronts on both Allentown Road and Allentown Way.
4. **Surrounding Uses:** The subject site is located to the north of an existing building on an improved Commercial Shopping Center (C-S-C) zoned property. The existing building on the larger site was used as a grocery store, then as a day care center for children and later on left vacant. The site is bounded on its northeast and northwest sides by Allentown Way and Allentown Road respectively. To its southwest is a library, zoned R-R (Rural Residential). To its southeast is a community shopping center, in the C-S-C Zone.
5. **Previous Approvals:** The subject site has been developed since the 1970s. The previously issued building permit for this site dates back to March 16, 1970. On September 27, 2001, the Planning Board approved (resolution PGCPB# 01-191) a detailed site plan DSP-01035 for the larger site to change the use of a then-vacant grocery store to a daycare center for 340 children. After the approval of DSP-01035, one minor revision to DSP-01035 was approved administratively in 2002. The 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment includes this property in the Camp Springs Town Center mixed-use area and retains it in the existing C-S-C Zone. The site has a Stormwater Management Concept Approval #51039-2006-00, exempting the site from stormwater management requirements. The site is also exempt from the Prince George's County Woodland Conservation Ordinance because the site has been fully improved.
6. **Design Features:** The applicant proposes to add a 3,542 square-foot BB & T Bank on the portion of the site that is adjacent to the intersection of Allentown Road and Allentown Way and has been improved as a parking lot serving the existing building. The layout of the proposed bank retains the access point off Allentown Road and shows an additional access off Allentown Way in order to accommodate the drive-through element of the bank. The one story bank building is oriented toward Allentown Road with surface parking spaces located between the bank building and the rights-of-way of both Allentown Road and Allentown Way.

The bank building is a typical BB & T branch office prototype design with a hipped roof and cross-gables. The elevations of the one-story building feature a three-part composition with brick in the middle section, pre-cast concrete water table, and EIFS (Exterior insulated finishing system) frieze, architrave and pediments. The elevations also have arched windows and different projections of various building mass. The building elevations are acceptable.

The elevations also show three identical building-mounted identification signs with the letters “BB & T”. However, no dimensions or details of the proposed signs have been provided with this application.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-S-C zone and the site plan design guidelines of the *Zoning Ordinance*.
  - a. In accordance with Section 27-461 (b), which governs development in a commercial zone, the proposed addition of a bank is permitted in the C-S-C zone.
  - b. The subject application is in conformance with the requirements of Section 27-462, Regulations, regarding setbacks. However, the site plan fails to meet the site plan design guidelines, Section 27-274 (a)(2), (8), and (9), regarding parking, loading and circulation; service area and public spaces. According to the design guidelines, parking lots should generally be provided to the rear or sides of the structures; the service areas should be effectively screened or enclosed with materials compatible with the primary structure; and buildings should be organized and designed to create public spaces. The site plan shows parking lots surrounding the subject site, provides no information regarding the screening of the service area; and ignores the master plan recommendation of siting the building close to both Allentown Road and Allentown Way in order to create a pedestrian friendly “Main Street” public space.
8. **Detailed Site Plan DSP-01035:** The Planning Board approved Detailed Site Plan DSP-01035 with two conditions. None of the conditions is applicable to the review of the subject DSP. DSP-01035 has one minor revision that was approved as a Planning Director designee’s case, which is related to the improvement of the day care center within the existing building on the site. The subject DSP is for addition of a new bank building on the same site, and the new building is some distance from the existing building. The revision to DSP-01035 has no impact on the subject DSP.
9. **Landscape Manual:** The proposed bank is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements; Section 4.3 Parking Lot Requirements; Section 4.4 Screening Requirements; and Section 4.7 Buffering Incompatible Uses of the *Landscape Manual*.
  - a. The Landscape Plan provides enough information regarding Sections 4.2, and 4.3. The site plan conforms to the requirements of Sections 4.2 and 4.3.
  - b. However, the Landscape Plan does not provide enough information regarding Section 4.4 and 4.7 requirements. For Section 4.4, there is no fence detail provided on the site plan. For Section 4.7, the Landscape Plan shows only a portion of the site’s northern boundary area which is adjacent to an existing library as the Section 4.7 landscape bufferyard. In accordance with the *Landscape Manual*, the entire northern boundary area should be included in the Section 4.7 landscaped bufferyard.

10. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance. Even though the site is more than 40,000 square feet, it contains no woodland. The site does not have a previously approved Tree Conservation Plan either. A Tree Conservation Plan is not required. A Letter of Exemption has been obtained from the Environmental Planning Section on October 20, 2006. This exemption is valid for two years until October 20, 2008.

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

- a. The Community Planning Division in a memorandum dated October 31, 2007 indicated that the proposed DSP does not conform to the master plan's land use and design recommendations as follows:

*The 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment designates the property as part of the Camp Springs Town Center mixed-use area. A planning study for the area was conducted as "Camp Springs Arts District Planning Study." The study recommendations were approved as part of the master plan and recommends Allentown Way as "Main Street," lined with street trees and wide sidewalks to accommodate outdoor dining, street furniture and pedestrian traffic. It also recommends that new buildings be located adjacent to the sidewalks with parking located at the side or rear and on street parking along Allentown Way. This application as submitted does not incorporate the design recommendations of the master plan in terms of building placement and pedestrian-oriented design.*

**Comment:** The site plan proposes a typical suburban pad site layout with a drive-through component. The building is surrounded on four sides by surface parking spaces without relating to both Allentown Road and Allentown Way as recommended by the Master Plan. The land use pattern shown in this DSP is precisely what the master plan recommends be avoided in this location. The applicant was informed of the master plan recommendations for this area, but declined to explore alternative layouts that would help achieve master plan goals.

- b. The Transportation Planning Section in a memorandum dated September 27, 2007, noted that the plan must be revised to show the future right-of-way of 60 feet from the existing centerline of Allentown Road. Currently, parking is proposed within the proposed future right-of-way.

In a separate memorandum dated November 7, 2007, the trails planner offered a review of the applicable master plan (Henson Creek-South Potomac) trail recommendations that impact the subject site. The Trails Planner recommends two conditions if the Planning Board approves this DSP.

- c. The Subdivision Section in a memorandum dated October 4, 2006, stated that the DSP is consistent with the record plat and the plat notes.
- d. The Environmental Planning Section in a memorandum dated October 10, 2007, noted that the DSP is exempt from the Woodland Conservation Ordinance and there are no other environmental issues with this application.

- e. In a memorandum dated October 4, 2007, the Permit Section provided thirteen comments and questions regarding compliance with the *Landscape Manual* and the Zoning Ordinance. The comments and questions have not yet been addressed.
  - f. Washington Suburban Sanitary Commission (WSSC) in a memorandum dated October 21, 2007 stated that water and sewer is available and water and sewer private easements on Lot 3 needs to be delineated on the site plan to serve the proposed bank.
  - g. In an e-mail dated October 15, 2007, Verizon requested a public utility easement (PUE) in order to provide service to the proposed bank. No specific location of the PUE has been identified.
  - h. At the time this staff report was written the Department of Public Works and Transportation (DPW&T) had not responded to the referral request.
12. In accordance with Section 27-285(b), the detailed site plan does not represent 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. In particular, the site plan fails to meet the site plan design guidelines, as stated in Section (a)(2), (8), and (9), regarding parking, loading and circulation, service areas and public spaces. The subject DSP presents a typical suburban land use pattern that is in direct conflict with the "Main Street" environment recommended for the area including the subject site by the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment. The DSP does not provide enough information regarding the site's conformance with loading, sign requirements, and Sections 4.4 and 4.7 requirements of the *Landscape Manual*. The site plan fails to clearly delineate the right-of-way of Allentown Road, and utility easements for telephone service, water and sewer that are essential to serve the proposed development.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and DISAPPROVE Detailed Site Plan DSP-01035/02 for Allentown Plaza BB & T Bank.