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DETAILED SITE PLAN

DSP-01036/01

| Application | General Data |
|--|--|
| Project Name: MANOKEEK, LOTS 1-10 AND PARCEL A Location: INTERSECTION OF MD 228 (BERRY ROAD) AND MANNING ROAD. Applicant/Address: TSC/MUMA MATTAWOMAN, LP 1501 FARM CREDIT DRIVE, SUITE 2500 MCLEAN, VIRGINIA 22102 | Date Accepted: 2/7/2003 |
| | Planning Board Action Limit: 4/21/2003 |
| | Plan Acreage: 26.0434 |
| | Zone: M-X-T |
| | Dwelling Units: N/A |
| | Square Footage: 11,022 |
| | Planning Area: 84 |
| | Council District: 09 |
| | Municipality: N/A |
| | 200-Scale Base Map: 222SW01 |

| Purpose of Application | Notice Dates |
|---|---|
| CONSTRUCTION OF A BANK AND A RETAIL STORE ON LOTS 8 AND 9 | Adjoining Property Owners: (CB-15-1998) 01/31/03 |
| | Previous Parties of Record: (CB-13-1997) 03/02/03 |
| | Sign(s) Posted on Site: 03/28/03 |
| | Variance(s): Adjoining Property Owners: NA |

| Staff Recommendation | | Staff Reviewer: LAXMI SRINIVAS | |
|----------------------|--------------------------|--------------------------------|------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

April 3, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan DSP-01036/01
Manokeek, Lots 1-10 and Parcel A

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-547 governing permitted uses in the M-X-T Zone
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
- b. Conceptual Site Plan CSP-99050
- c. The requirements of the *Landscape Manual*
- d. Referrals

FINDINGS

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

1. The subject revision to the Detailed Site Plan DSP-01036/01 is for two retail pad sites on Lots 8 and 9 in Manokeek. The original Detailed Site Plan DSP-01036 was for the overall development of Lots 1-10 and Parcel A. The subject property is located on the south side of Berry Road (MD 228) east of the intersection of Berry Road and Indian Head Highway (MD 210). The property is

bounded to the south and east by Manning Road; to the north by the MD 210 right-of-way and vacant property zoned R-R; and to the east by the MD 228 right-of-way.

2. Development Data Summary (for Lots 8 and 9 only)

| | EXISTING | PROPOSED |
|--------------------|-------------------|--------------------|
| Zone(s) | M-X-T | M-X-T |
| Use(s) | Retail and Office | Retail and Office |
| Acreage | 26.04 acres | 26.04 acres |
| Lots | 10 | 10 |
| Parcels | 1 | 1 |
| Square Footage/GFA | 0 | 11,022 square feet |

3. A Conceptual Site Plan CSP-99050 was approved for Manokeek by the Planning Board on July 27, 2000 (PGCPB No.00-142), on approximately 97 acres of land in the M-X-T Zone. Three uses, residential, commercial and office, were proposed for the site. The proposed development of the entire Manokeek project will allow for 1,427,500 to 1,686,461 square feet of gross floor area. The proposed development will be sited on three pods: commercial/retail and office space will occupy Pods 1 and 3, while Pod 2 will be occupied by the senior/age restricted dwellings with a small allowance for service-oriented commercial/retail and office.

Preliminary Plan 4-01012 was approved by the Planning Board for Manokeek (Lots 1-10 and Parcel A on October 10, 2002 (PGCPB No.01-67 (A)).

A Detailed Site Plan SP-01036 was approved on December 6, 2001 (PGCPB No. 01-251), for ten commercial/retail lots and one (1) parcel on 26.04 acres. The plan included the building footprint locations, parking compound layout, vehicular and pedestrian circulation/access points, and proposed landscaping. The Detailed Site Plan also included architecture for the retail anchor store, Giant Food, and adjoining retail components on either side of the Giant retail store.

4. The subject revision to the Detailed Site Plan is for retail structures on Lots 8 and 9. Lot 8 consists of 1.06 acres and will have a 3,022-square-foot retail structure for a bank (Suntrust Bank). It will also have parking and a drive-through lane. Lot 9 consists of 0.96 acres and will have an 8,000-square-foot retail structure for a Blockbuster Video Store.
5. The following conditions of the Detailed Site Plan DSP-01036 are applicable to the subject revision to the Detailed Site Plan:

- 2 Prior to approval of the next Detailed Site Plan, the applicant shall demonstrate conformance to the approved trip cap maximum of 185 trips in the AM peak hour as required by Preliminary Plan 4-01012. Fulfillment of this condition shall be determined by the Transportation Planning Section.**

The Transportation Planning Section has determined that the proposal conforms to the approved trip cap maximum.

- 3 Prior to release of any building permits for Lots 1,2, 3 (designated for day care use), 5, 6, 7, 8, 9, and 10, approval of Detailed Site Plans with architecture by the Prince George's County Planning Board shall be required. Furthermore, Lot 3, designated for day care use, must provide an outdoor play area as required by the Zoning Ordinance.**

The subject revision to the Detailed Site Plan has been submitted for conformance with this condition.

- 4 Prior to approval of Detailed Site Plans for pad sites on Lots 1,2,3,5,6,7,8,9, and 10, a Detailed Site Plan which addresses the following shall be submitted and approved:**
- a. The streetscape treatment of the subject property to include sidewalks, special pavers, interior landscaping at building frontages, lighting, furnishings, and sitting areas.**
 - b. The proposed signage for the commercial/retail components with special attention given, but not limited to, to location, materials, colors, lettering, size, etc.**

A Detailed Site Plan that addresses all of the above issues has not been submitted. The applicant has submitted drawings and details for monument and freestanding signs to comply with Condition 4.b. To ensure that the intent of this condition is fulfilled, it is recommended that the applicant submit a Detailed Site Plan prior to certification showing the streetscape treatment of the entire Manokeek property to include sidewalks, special pavers, interior landscaping at building frontages, lighting, furnishings, and sitting areas. Although these design elements may be slightly modified at the Detailed Site Plan stage for each individual lot, the Detailed Site Plan will provide a unified approach to these design elements. The applicant has not provided any information on building signs for the two proposed buildings. A condition of approval has been added to require the applicant to submit design and details of the proposed building signs.

6. The proposed architecture for the bank building consists of standing seam metal roofs, fiberglass shingle siding, trim, alternate bands of brick facing and split face blocks and glazed windows. The retail building will consist of a brick and concrete block façade, glazed window and door panels and fabric awnings on metal frames. Although the proposed architecture has incorporated many design elements to make it more compatible with the Giant Food store such as different roof lines, streetfacade detailing and multiple levels, the architecture can be further enhanced by additional design elements and additional detailing on the rear walls etc. The Accokeek Development Review District Commission has also suggested the same. Their comments are discussed in detail in Finding 8. The following design elements will further enhance the retail building architecture on Lot 9:

- Reduce the visual impact of the blank wall on the east elevation by adding bands, windows, trim etc.
- Add detailing to the south elevation to make it as attractive as the front (north) elevation so that all sides of the building appear attractive when viewed from the public streets and the other lots
- Hide all rooftop apparatus from public view

- Paint all equipment outside the buildings the same color as the walls of the buildings behind them
- 7. The Manokeek shopping center is subject to the requirements of the *Landscape Manual*. Finding 8 of Detailed Site Plan DSP-01036 (Resolution PGCPB No. 01-251) found conformance of the center with the requirements of the *Landscape Manual*. The proposal is subject to the requirements of Section 27-568 regarding minimum parking requirements and Section 27-582 regarding minimum loading requirements. Finding 6 of the Detailed Site Plan DSP-01036 resolution found conformance of the proposal with these requirements. Finding 4 found conformance of the Detailed Site Plan with the Conceptual Site Plan CSP-99050. Finding 5 found conformance with the Preliminary Plan 4-01012. Finding 9 found conformance with the requirements of the M-X-T Zone requirements. The subject revision is also in conformance with all applicable requirements of the *Landscape Manual*, the Conceptual Site Plan, the Preliminary Plan and the Zoning Ordinance.

The proposed landscaping along the rear of the retail building adjacent to the proposed bank building's drive-through lanes is not adequate to completely screen the building. Also, the width of the landscape buffer does not leave adequate area for any proposed sidewalks. A condition of approval has been added to provide adequate landscaping and provide adequate areas for any proposed sidewalks adjacent to the landscape buffers.

Referral Comments

- 8. The Accokeek Development Review District Commission (ADRDC) (Thompson to Srinivas, March 17, 2003) has stated that the ADRDC reviewed the proposed bank and video store on Lots 8 and 9 on March 6, 2003. The ADRDC had several concerns regarding the lack of design elements to add articulation to the proposed buildings, the blank wall appearance of the rear elevation of the retail store, inadequate landscaping along the rear of the retail store and the visibility of rooftop equipment. The ADRDC had a number of suggestions to improve the appearance of the building and provide adequate landscaping. Conditions of approval requiring the improvements have been added.
- 9. The Permits Review Section (Jessee to Srinivas, March 4, 2003) has requested minor revisions to the site plans. A condition of approval has been added to require the same.
- 10. The Transportation Planning Section (Masog to Srinivas, March 31, 2003) has stated that the site plan is acceptable from the standpoint of access and circulation. Appropriate dedication is reflected on the site plan. Conditions of the Conceptual Site Plan and Preliminary Plan regarding maximum trip cap and providing two-lane exits have been met. Conditions regarding off-site improvements are enforceable at the time of building permit. The subject plan conforms to the trip caps imposed at the time of preliminary plan.
- 11. The State Highway Administration (McDonald to Srinivas, February 22, 2003) has stated that they have no objections to the Detailed Site Plan approval.
- 12. The Department of Environmental Resources (Guzman to Srinivas, March 4, 2003) has stated that the proposal is consistent with the approved stormwater management concept plan, #8004410-2000-01.

13. The Environmental Planning Section (Markovich to Srinivas, February 12, 2003) has stated that the proposed Lots 1-10 and Parcel A were previously evaluated in conjunction with the approval of a Conceptual Site Plan CSP-99050, Preliminary Plan 4-97091, TCPI/52/97 and TCPII/112/01. There are no steep slopes, 100-year floodplain or wetlands on the property. MD 228, a known transportation-related noise generator is located along the northern property and will not adversely impact the site because of proposed commercial uses on the property. A forest stand delineation was submitted. The proposal is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. The section has recommended approval of the Type II Tree Conservation Plan, TCPII/112/01-01, subject to conditions of approval.
14. The Subdivision Section (Nordan to Srinivas, February 26, 2003) has stated that the Detailed Site Plan agrees with the Final Plat for Lots 1-10. There is a development cap according to Condition 6 of PGCPB Resolution No. 01-67.
15. With the proposed conditions, Detailed Site Plan DSP-01036/01 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-01036/01 and TCPII/112/01-01 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,
 - a. The applicant shall submit a detailed site plan prior to certification for approval by the Planning Board and its designee showing the streetscape treatment of the entire Manokeek property to include sidewalks, special pavers, interior landscaping at building frontages, lighting, furnishings, and sitting areas.
 - b. The site/landscape and architectural plans shall be revised to show the following:
 - (1) Design and details of the proposed building signs
 - (2) Bands, windows, trim etc. to reduce the visual impact of the blank wall on the east elevation
 - (3) Detailing to the south elevation to make it as attractive as the front (north) elevation so that all sides of the building appear attractive when viewed from the public streets and the other lots
 - (4) All rooftop apparatus screened from public view
 - (5) All equipment outside the buildings painted the same color as the walls of the buildings behind them
 - (6) Adequate landscaping along the rear elevation of the retail structure to adequately screen the retail structure

- (7) Adequate areas for any proposed sidewalks adjacent to the landscape buffers for the retail structure and the bank
- (8) Parking schedules revised to show the proposed number of parking spaces for the physically handicapped
- (9) Building dimensions for the proposed bank and retail structure