



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-04059

Application	General Data
Project Name: LARGO PARK, LOT 4, BLOCK B, MONEY ONE CREDIT UNION Location: NORTH SIDE OF TECHNOLOGY WAY, BETWEEN MERCANTILE LANE AND MD 202 Applicant/Address: KDA HOLDINGS 350 FRANKLIN ROAD MARIETTA, GA 30067	Date Accepted: 11/2/2004
	Planning Board Action Limit: 1/26/05
	Plan Acreage: 8.33
	Zone: I-3
	Dwelling Units: NA
	Square Footage: 16,400
	Planning Area: 73
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 202NE09

Purpose of Application	Notice Dates
APPROVAL OF FACILITY FOR MONEY ONE CREDIT UNION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 8/11/2004
	Sign(s) Posted on Site and Notice of Hearing Mailed 12/21/2004

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 6, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-04059
Money One Federal Credit Union

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 APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the I-3 Zone.
- b. The requirements of Conceptual Site Plan SP-79029.
- c. The requirements of Preliminary Plan of Subdivision 4-98064.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests the construction of a bank, Money One Federal Credit Union, in the I-3 Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	I-3	I-3
Use(s)	Vacant	Bank
Acreage	8.3373	8.3373
Lots	1	1
Building Square Footage/GFA	0	16,400

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	45	91
Of which handicapped spaces	4	4
Loading spaces	1	1

3. **Location:** The site is in Planning Area 73, Council District 6. More specifically, it is located on the north side of Technology Way, midway between its intersections with Mercantile Lane and Landover Road (MD 202).
4. **Surroundings and Use:** The subject property is bounded to the north by vacant land within the remainder of Lot 4 and vacant land beyond the property line; to the west by office use; to the east by agricultural use; and to the south by Kaiser Permanente's building, housing doctors' offices and an out-patient surgery facility. A detailed site plan for an office building is currently being processed for the balance of the site.
5. **Previous Approvals:** The site has been the subject of a detailed site plan approval DSP-79029 and a Preliminary Plan of Subdivision 4-98064. The site is also the subject of approved stormwater concept plan #8001350-1991-02 approved July 26, 2004, by the Department of Environmental Resources.
6. **Design Features:** The site sits on the southerly end of Lot 4 between the frontages of Mercantile Lane, a cul-de-sac, Technology Way and Landover Road. Access to the site, however, is only provided to the site from the bulb of the cul-de-sac of Mercantile Lane and Technology Way. The access to Technology Way is located midway between its intersections with Mercantile Lane and Landover Road. Parking is to be provided on all four sides of the bank at the periphery of the site.

The 16,400 square foot two story bank building is shaped like a quadrant of a circle and is located just east of the center of the southerly end of Lot 4. The well-balanced mix of materials to be utilized in the bank building includes EIFS, facebrick, precast stone and aluminum coping, handrails, storefront and curtain wall with insulating glass. Design of the building includes articulated facades, rhythmic fenestration patterns on both floors, and an emphasis on the building's ends and its centrally located main entrance.

The bank is complemented by two lanes and a bypass lane set up for drive-through banking just west of the bank building itself. An addition to the building to be made sometime in the future is indicated on the plans.

A proposed monumental sign is indicated along the subject property's Landover Road (MD 202) frontage. A detail for the sign, as indicated in the architect's plan shows a 13 foot 8 inch by 8 foot 10 inch structure built of a combination of precast concrete, concrete block, brick face and EIFS. The sign's design includes brick on the base of the sign and on a column located at either end of the sign. The sign face is located on EIFS between the two columns and above the brick base of the sign.

Landscaping for the site is located predominantly along the frontages of Mercantile Lane, Technology Way and Landover Road, although additional landscaping is located intermittently through the parking areas and along the northerly boundary of the portion of Lot 4 to be developed with the proposed Money One Credit Union.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-3 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones. The proposed credit union is a permitted use in the I-3 Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-474, Regulations, regarding additional regulations for development in industrial zones.
 - c. The proposal is also generally in accordance with Section 27-471, I-3 Zone (Planned Industrial/Employment Park). However, the applicant, by letter dated January 5, 2005, (copy attached) is requesting that pursuant to Section 27-471 (f) (2) that the Planning Board permit approximately 29 percent of the proposed parking to be located in the yard to which the building's main entrance is oriented. The ordinance provides that a maximum of 25 percent of the required parking may be placed in that yard, but gives the Planning Board the authority to increase that percentage to up to 40 percent provided the increase meets certain criteria. Staff has examined the issue and agrees with the applicant's assertion that it has met those requirements, by the additional parking in front of the building complementing the architectural design of the building.
8. **Conceptual Site Plan SP-79029:** Staff has reviewed the requirements of Conceptual Site Plan CSP-79029 and found the proposed project to be substantially in conformance.
 9. **Preliminary Plan of Subdivision, 4-98064 and Record Plat VJ 186@22:** Preliminary Plan 4-98064 was approved by the Planning Board on December 10, 1998. Resolution PGCPB 98-324 was adopted on January 7, 1999. Record Plat VJ 186@22 was subsequently recorded for the subject property in accordance with the requirements of Preliminary Plan of Subdivision 4-98064. Staff has reviewed the subject plan and found it to be substantially in compliance if the proposed project is approved subject to the recommended conditions.
 10. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements, along the subject site's Mercantile Lane, Technology Way and Landover Road (MD 202) frontages; Section 4.3(a), Landscaped Strip Requirements and (c), Interior Planting of the Parking Lot Requirements; and Section 4.7, Buffer Incompatible Uses of the *Landscape Manual*.

The Urban Design staff reviewed the proposed Landscape Plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

11. **Woodland Conservation Ordinance:** The property is exempt from the Woodland Conservation Ordinance because the site contains less than 10,000 square feet of woodlands on the site, and there is no previously approved Tree Conservation Plan. The Environmental Planning Section has issued a standard letter of exemption based on the review of 2000 aerial photography, and the Master Log of Tree Conservation Plans maintained by the Environmental Planning Section.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—In an e-mail dated December 21, 2004, the Historic Preservation and Public Facilities Planning Section stated that they have no comments on the proposed project. In addition, in an e-mail dated December 20, 2004, the Historic Preservation and Public Facilities Planning Section decided that the proposed project did not need an archeology survey as there were no nearby sites on the Martenet map, only one undisturbed archeological site to the west, and the nearest water source was Western Creek, about 1.5 miles to the east.

Community Planning—In a memorandum dated January 6, 2005, the Community Planning Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier and that the application is in conformance with the land use recommendation of the Largo-Lottsford and Vicinity Master Plan (1990). In sum, they stated, there are no master plan issues related to this detailed site plan application.

Transportation—In comments dated November 17, 2004, the Transportation Planning Section stated that, while the proposed site plan is acceptable, they noted that the proposed use would engulf a startlingly high portion of the PM trip cap. They further stated that this is of concern as the site only comprises 1/3 of the land area of Lot 4, but would be using up over 70 percent of the trips allocated to Lot 4. In closing, they requested that the applicant provide trip generation information for the use so that they would be able to allocate trips for the remainder of the site.

Subdivision—In comments dated November 29, 2004, the Subdivision Section stated that the property is a part of Lot 4, Block B (8.3 ac) VJ 186@22. They also stated that a new preliminary plan of subdivision in accordance with Section 24-111, and 24-19 is required for a determination of adequate public facilities and the requirements of the Subdivision Regulations prior to the approval of the detailed site plan unless the applicant demonstrates that the division of Lot 4, Block B, conforms to an exemption of preliminary plan per Section 24-111. However, the Subdivision Section subsequently orally stated that, since an overall property map has been included as an inset on the detailed site grading and development plan and because no subdivision of Lot 4 is anticipated as part of the proposed plan, a new preliminary plan would not be required.

Trails—In a memorandum dated December 10, 2004, the senior trails planner stated that the approved Morgan Boulevard-Largo Town Center Metro Areas Sector Plan designates MD 202 as a master plan bikeway. In addition, he stated that since, in the vicinity of the subject site, paved asphalt shoulders and wide outside curb lanes accommodate the bikeway, he would recommend that the applicant provide one “Share the Road with a Bike” sign along the road frontage to alert motorists to the possibility of on-road bicycle traffic. He noted that both at the time of preliminary plan approval and master plan adoption, no master plan or trail recommendations were made. With respect to sidewalk connectivity, the senior trails planner recommended the provision of a standard sidewalk along one side of the entrance road from the existing sidewalk along Technology Way to the proposed sidewalk adjacent to the proposed credit union. He stated that while this stretch is short in length, the sidewalk connection would eliminate the need for pedestrians to walk within the entrance road or on the grass when accessing the proposed building. In addition, he stated that the sidewalk network appears adequate to accommodate pedestrian movement within and around the site. The senior trails planner suggested inclusion of two conditions that have been incorporated in the recommended conditions below.

Permits—The Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended comments below.

Environmental Planning—In a memorandum dated January 10, 2005, the Environmental Planning Section stated that as revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. A forest stand delineation (FSD) that was prepared in August 8, 1989, and updated in September 10, 1998, for submittal with Preliminary Plan of Subdivision 4-98064 has been submitted. In a memorandum dated September 22, 1998, from Stacy Miller to Alan Hirsch, it was stated that there were less than 10,000 square feet of woodlands on the site and the site was, therefore, exempt from the woodland conservation ordinance.

Discussion: The site is exempt from the Woodland Conservation Ordinance because the subject property contains less than 10,000 square feet of woodlands as determined from

the FSD submitted in 1998, memorandum from the Environmental Planning Section, and a review of the 2000 GIS aerial photos. A letter of exemption from woodland conservation must be obtained from the Environmental Planning Section prior to the issuance of permits.

Any additional development on the subject property may become subject to the Woodland Conservation Ordinance because there are some areas of existing woodlands and some areas of regenerating woodlands. Any future development application must include on the plan the full extent of the legal boundaries of the site, as well as a delineation of the existing woodlands.

2. Prior to the issuance of any permits for this property a letter of exemption shall be obtained from the Environmental Planning Section. Submittal requirements to obtain the letter of exemption include a copy of the approved detailed site plan showing the entire property with the location of the of existing woodland areas.

Recommended Condition: Prior to certificate approval of the detailed site plan, the “Overall Property Map” shown on the upper right-hand corner of Sheets SP-1 and 2 shall be revised as follows:

- a. The location of the existing woodlands (tree line) on the site shall be shown; and
 - b. The following note shall be added to the DSP: “The existing woodlands shown on the overall property plan are in accordance with the forest stand delineation submitted in conjunction with Preliminary Plan 4-98064, and as verified by the 2000 GIS aerials, are less than 10,000 square feet in area.”
3. The Subdivision Ordinance provides for the protection of streams, 50-foot stream buffers, wetlands, 25-foot wetland buffers, 100-year floodplain, adjacent areas of slopes in excess of 25 percent, and adjacent areas of slopes between 15 and 25 percent with highly erodible soils. When a property is located within the Patuxent River watershed, these features compose the Patuxent River Primary Management Area (PMA) that is to be protected to the fullest extent possible.

During the review of Preliminary Plan 4-98064, the Patuxent River Primary Management Area consisting of a stream, a stream buffer, 100-year floodplain, nontidal wetlands, and wetland buffers were identified. At time of final plat the delineated PMA was placed in a conservation easement as shown on VJ 186-22.

No PMA impacts were proposed or approved during the review of Preliminary Plan of Subdivision 4-98064, and the current detailed site plan proposes none.

Discussion: No further information is required relative to the protection of the Patuxent River Primary Management Area on the subject property for the development proposed by the current detailed site plan. Any future development on the site will require the submittal of a detailed site plan that shows the full extent of the legal site and includes a delineation of all easements or encumbrances on the property.

Department of Environmental Resources—The Department of Environmental Resources, in revised comments dated December 21, 2004, stated that the site plan for Largo Park, Lot 4, Block B, Money One Federal Credit Union is consistent with approved stormwater concept #8001350-1991-02.

Prince George’s County Fire Department—As of the writing of this staff report, the Prince George’s County Fire Department has not provided comment on the proposed project.

Department of Public Works & Transportation—In a draft memorandum dated December 20, 2004, the Department of Public Works and Transportation, noting that the property's frontage on MD 202 is state-maintained, stated that they had jurisdiction over the frontages that the subject property has on county-maintained Technology Way and Mercantile Lane. They further stated that all improvements within the public right-of-way dedicated to the county must be designed in accordance with the County Road Ordinance, Department of Public Works & Transportation's Specifications and Standards and the Americans with Disabilities Act; that the pavement surface along both frontages is deteriorating and will require edge milling at the curb followed by surface course overlay to the centerline; that the proposed entrance on Technology Way must be designed at a minimum width of 30 feet; that the proposed entrance on Mercantile Lane must be shifted southward so as to be a minimum of 12 feet from the property line; that all storm drainage systems and facilities are to be designed in accordance with the Department of Public Works & Transportation's and the Department of Environmental Resources' requirements; that conformance with street tree and lighting standards is required and that the applicant must coordinate with the various utility companies as existing utilities may require relocation and/or adjustments. Please note that the Department of Public Works & Transportation's requirements will be enforced through a separate permitting process.

Washington Suburban Sanitary Commission—In a memorandum dated November 23, 2004, the Washington Suburban Sanitary Commission has stated that water and sewer is available, that an on-site plan review package should be submitted and that Willow Oak trees may impact proposed on-site sewer line.

Maryland State Highway Administration—In a letter dated December 6, 2004, the State Highway Administration has stated that while they have no objection with respect to the proposed improvements for detailed site plan DSP-04059, they would request the imposition of a condition requiring that the applicant submit stormdrain plans and computations to Engineering Access Permits Division within the State Highway Administration for review and approval. Such a condition has been included in the recommended conditions below.

13. 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, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE detailed site plan DSP-04059, Largo Park, Lot 4, Block B, Money One Credit Union, subject to the following conditions:

1. Prior to signature approval, the detailed site plan shall be revised and the relevant submissions be made as follows:
 - a. The area for the monument sign shall be reduced to ten square feet.
 - b. Applicant shall submit and have stormdrain plans and computations approved by the Engineering Access Permits Division of the State Highway Administration.
 - c. The "overall property map" shown on the upper right corner of Sheets SP-1 and 2 shall be revised as follows:
 - i. The location of the existing woodlands (tree line) on the site shall be shown, and

- ii. The following note shall be added to the DSP: “The existing woodlands shown on the overall property plan are in accordance with the forest stand delineation submitted in conjunction with Preliminary Plan 4-98064, and as verified by the 2000 GIS aerials, are less than 10,000 square feet in area.”
- 2. The proposed two-story addition shall be approved by the Planning Board or its designee to assure compatibility with the architecture on the subject site and in its vicinity.