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## Detailed Site Plan

**DSP-05044/02**

Application	General Data	
<b>Project Name:</b> Steeplechase 95 Business Park Navy Federal Credit Union  <b>Location:</b> The south side of Alaking Court, directly north of the interchange of Ritchie Marlboro Road and the Capital Beltway (I-95/495).  <b>Applicant/Address:</b> ATAPCO Ritchie Interchange Inc. 10 East Baltimore Street, Suite 1600 Baltimore, MD 21202	Date Accepted:	04/29/09
	Planning Board Action Limit:	07/02/09
	Plan Acreage:	12.85
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	5,142 sq. ft.
	Planning Area:	75A
	Tier:	Developed
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202NE08

Purpose of Application	Notice Dates	
A 5,142-square-foot bank with drive-through.	Informational Mailing:	02/09/09
	Acceptance Mailing:	04/27/09
	Sign Posting Deadline:	05/25/09

Staff Recommendation		Staff Reviewer: Christopher Lindsay	
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-05044/02  
Steeplechase Business Park (Navy Federal Credit Union)

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 for the Light Industrial (I-1) Zone.
- b. The requirements of prior approvals:
  - (1) Preliminary Plan of Subdivision 4-03113
  - (2) Detailed Site Plan DSP-05044 and DSP-05044/01
  - (3) Departure from Design Standards DSDS-641
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. Referral comments.

**FINDINGS**

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

- 1. **Request:** This revision proposes to replace an approved 2,600-square-foot restaurant building with a 5,142-square-foot bank building.
- 2. **Location:** The subject parcel is located on the south side of Alaking Court, directly north of the interchange of Ritchie Marlboro Road and the Capital Beltway (I-95/495).
- 3. **Surroundings and Uses:** Parcel 18 forms one of a row of seven commercial parcels along the southern side of Alaking Court, which are approved for retail, restaurant, and bank uses as part of an integrated shopping center. To the north of this commercial section, the remainder of the Steeplechase Business Park is planned for industrial uses.

Parcel 17, which abuts the subject parcel on the west side, is approved for a multitenant retail building, while Parcel 19, on the east side of the subject parcel, is approved for a sit-down restaurant.

4. **Previous Approvals:** In 2004, the Planning Board approved Preliminary Plan of Subdivision 4-03113 for the Steeplechase Business Park. In 2006, the District Council approved Detailed Site Plan DSP-05044 for the retail portion of the development along Alaking Court, approving the general site design without approving architecture for the proposed buildings. In 2007, the District Council approved Detailed Site Plan DSP-05044/01, which included architecture for the western portion of the site, but not the eastern portion of the site that includes the proposed bank building in this DSP. In conjunction with DSP-05044/01, the Planning Board and District Council also approved Departure from Design Standards DSDS-641 for free-standing and building-mounted signage.

5. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	I-1	I-1
Use(s)	Fast food restaurant (approved, not built)	Bank with drive-through
Area (Steeplechase retail area) (Parcel 18)	12.85 1.184	12.85 1.184
Gross floor area (Steeplechase retail area) (Parcel 18)	59,137 sq. ft. 2,600 sq. ft.	61,679 sq. ft. 5,142 sq. ft.

**Parking Data:**

	<b>REQUIRED</b>	<b>PROVIDED</b>
Standard parking spaces	21	53
Handicapped parking spaces	3	3
Van-accessible parking spaces	1	2
Total parking spaces	21	56

As part of the overall Steeplechase retail development, the parking for the bank has been calculated according to the requirements for a shopping center. It should be noted that the zoning ordinance requires more parking spaces under the shopping center calculations (23 spaces for 5,142 square feet) than under the individual bank calculations (16 spaces for 5,142 square feet). The plan provides enough parking to satisfy either requirement.

Under the zoning ordinance, a 5,142 square foot bank building does not, by itself, require any loading spaces. The overall Steeplechase development, as a shopping center, provides five loading spaces.

6. **Design Features:** The retail portion of the Steeplechase Business Park is located along the south side of Alaking Court, and directly north of the exit ramp leading from the Capital Beltway (I-95/495) to Ritchie Marlboro Road. The approved DSP-05044/01 allows for eight separate parcels, including one bank with drive-through tellers, two sit-down restaurants, two fast-food restaurants, and a multitenant retail building. The proposed DSP-05044/02 replaces one of the fast-food restaurants with a bank.

The proposed bank is located in the center of Parcel 18. Access to the site is by a curb cut on adjacent Parcel 17, which provides access to the parking lots for Parcels 17 and 18. Parking is provided to the north, south, and west of the building, while the drive-through lanes are located beneath a canopy on the east side of the building.

The proposed bank is a one-story building mainly faced with brick, utilizing concrete masonry (split-face blocks) in highlights around the foundation and exterior insulation finishing system (EIFS) around the upper levels of the wall and cornice. The main entrance to the building is located on the north side of the building, facing towards Alaking Court, and is accentuated by a small monumental pediment. An automatic teller machine is mounted in the wall beside this entrance. A smaller service door is located beneath a canopy on the south side of the building. The style of architecture is consistent with the other buildings that have been approved in Steeplechase, with consistent materials and colors.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** In the I-1 Zone, a bank with a drive-through is a permitted use. For the proposed one-story building, the zone requires a 25-foot setback from streets and combined side yards of at least 30 feet. The proposed building location meets these required setbacks.
8. **Preliminary Plan of Subdivision 4-03113:** Preliminary Plan of Subdivision 4-03113 was approved by the Planning Board on March 4, 2004, with 11 conditions of approval. Condition 4 is relevant to the subject application:

4. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

The Urban Design Section recommends that a condition to this effect should be included with the approval of this site plan.

9. **Detailed Site Plan DSP-05044:** This site plan was approved by the Planning Board on October 10, 2005, and by the District Council on July 11, 2006. There were seven conditions of approval, of which two are relevant to the subject application.

5. **Prior to signature approval of the detailed site plan, the applicant shall:**
- a. **Provide copies of the new storm water management plan demonstrating that Parcel D is no longer required and that there is no increase in the number of lots.**

This was completed prior to signature approval of DSP-05044.

- b. Revise the site bearings and distances to match the final plat with the detailed site plan.**

This was completed prior to signature approval of DSP-05044.

- c. Provide two (2) perimeter site walls on the detailed site plan. The walls shall be:**
  - i. Located along the subject property eastern portion lots, beginning at the northwest corner of Lot 14 and continuing along the property line in a southeasterly direction and ending at the southeast corner of Lot 16, or as close to that point as possible, given the proposed grading and elevation along that frontage; provided that the wall shall not be required if the elevation of the ground surface adjacent to the Interstate 95/495 ramp is not at the same grade as the southeast corner of lot 16.**
  - ii. Located along the subject property western portion lot, beginning at the northeast corner of lot 24, and continuing along the property line in a southwesterly direction, and ending at the southwest corner of lot 24.**
  - iii. Constructed of high-quality materials, such as decorative brick veneer, split face blocks, brick, and precast; with split face blocks, if employed, similar in appearance to those used in the Ritchie Station Marketplace wall.**
  - iv. A maximum length of fifty feet (50') of continuous, unbroken, and uninterrupted wall plane. Breaks shall be provided through the use of columns, landscaping pockets, and/or a change in material.**
  - v. At least 3 but no more than 6 feet high.**
  - vi. Set back from the property line, to allow a landscape setback area facing the rights-of-way. The setback area shall be landscaped, with turf, shrubs, and trees, using a variety of species, to provide seasonal color and plant variety, but it is not intended to provide dense screening that conceals the wall.**

Under (i) and (ii) of the above condition, a wall is not required along the frontage of Parcel 18. A brick wall has been shown on the plan to the west of the subject parcel, in accordance with the requirement.

- d. Each limited DSP shall also show landscaping and plantings on all lots subject to that plan. Plantings of evergreen trees, 6 to 8 feet high, shall be used to screen dumpster areas.**

The DSP shows landscaping and planting for Parcel 18. A proposed dumpster pad in the southeast corner of the site is proposed to be screened with a fence and with three deciduous trees (zelkova serrata). In accordance with this condition, a screen of evergreen trees should be utilized.

7. **The District Council's approval of this detailed site plan, DSP-05044, allows permits to be issued for construction of a gas station on Lot 24, subject to compliance with conditions above, approval of a final plat, and plat recordation. For other construction on the subject property, the applicant must submit additional DSP applications, as stated below.**

**The requirements recited in this condition, for architecture, boundary wall, and plantings, are intended to ensure design compatibility of the proposed retail, restaurant, commercial, and gas station development with the existing and proposed development on adjacent and neighborhood properties. The District Council has concluded that compliance with these requirements will achieve a well-designed project, as shown in this approved DSP.**

- a. **To receive permits for construction on each lot other than Lot 24, the applicant shall obtain approval of one or more limited DSPs, to show proposed architecture for structures on the lot or lots subject to that plan.**

The applicant has submitted the subject detailed site plan to obtain approval of the architecture for the proposed bank building, in accordance with this condition.

10. **Detailed Site Plan DSP-05044/01:** This site plan was approved by the Planning Board on December 7, 2006, and by the District Council on July 23, 2007. The application was for the architecture and design of the three buildings near the entrance to the business park. Parcel 18 was shown on the DSP with a building footprint similar to the currently proposed bank, but no architecture was approved for it. There were three conditions of approval, which are not relevant to the subject application.

Concurrently with this site plan, the Planning Board and District Council approved DSDS-641, a departure for the amount of signage that could be permitted on the site. The departure allowed additional freestanding and building-mounted signage for the business park. For Building 5 on Parcel 18, the DSDS approved a departure of an additional 124 square feet of building-mounted signage above that permitted in the Zoning Ordinance. The conditions of approval for the departure related to the freestanding signage of the park.

11. **Prince George's County Landscape Manual:** The site is subject to Sections 4.3 and 4.4 of the *Prince George's County Landscape Manual*.
  - a. Section 4.3 requires landscape strips between the edge of the parking lot and the adjacent rights-of-way (Alaking Court to the north and the exit ramp to the south). Section 4.3 also requires that adequate internal plantings be provided for parking lots. The required landscape strips and internal planting quantities have been provided.
  - b. Section 4.4 requires screening for the proposed dumpster on the southeast corner of the site. The plan shows an enclosure around the dumpster pad as well as three zelkova deciduous trees. However, as noted above, condition 5(d) of DSP-05044 specifically

requires evergreen screening for dumpsters. The deciduous trees should be replaced with a screen of evergreen trees, six to eight feet tall and densely planted around the sides and rear of the dumpster enclosure.

12. **Signage:** The plan proposes both freestanding directional and building-mounted signage for the bank building. The freestanding signage consists of two directional signs for the drive-through, totaling twelve square feet, which is permitted under Section 27-629(d) of the Zoning Ordinance.

The proposed building-mounted signage includes letters fixed to the wall of the building on all four sides stating the name of the bank (Navy Federal Credit Union), and smaller directional signs affixed to the drive-through canopy. The total area of the building-mounted signage is 171.6 square feet. In the I-1 Zone, building-mounted signage is limited to two square feet per linear foot of width along the front of the building. As the proposed building is 64 feet, four inches wide along its front, this permits 128.67 square feet.

As noted above, DSDS-641 approved 124 additional square feet of building-mounted signage for this building, for a total of 252.67 square feet. The proposed signage (171.6 square feet) falls below this level.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Permit Review Section:** In a memorandum dated May 5, 2009 (Larman to Lindsay), the Permit Review Section noted several problems with the plans. The plan notes have been revised and additional information has been submitted to address the issues identified by the Permit Review Section.
- b. **Environmental Planning Section:** In a message dated May 18, 2009 (Shoulars to Lindsay), the Environmental Planning Section noted that the DSP is in conformance with the approved Type II Tree Conservation Plan, TCPII/128/90-04, and that there are no other environmental issues.
- c. **Transportation Section:** The Transportation Section indicated that they had no comment on the proposed plan.
- d. **Trails Coordinator:** In a referral dated May 26, 2009 (Shaffer to Lindsay), the Trails Coordinator offered the following comments:

The *Approved Countywide Trails Plan* and the 1985 Equestrian Addendum to the approved master plan of transportation recommend a master plan trail facility along Ritchie-Marlboro Road and Walker Mill Road Extended. Bicycle and pedestrian improvements have been incorporated into the recent Ritchie-Marlboro Road and Capital Beltway interchange. These improvements have taken the form of wide and (in places of right-of-way constraints) standard sidewalks along the south side of Ritchie Marlboro Road.

It appears likely that these improvements will be continued along the south side of Ritchie-Marlboro Road and Walker Mill Road extended. Improvements to the north side of these roads may consist of standard Department of Public Works and Transportation (DPW&T) improvements, with the master plan trail facility going on the south. Staff recommends that the master plan trail facility along Ritchie-Marlboro Road be continued

along the south side of the roadway in the vicinity of the subject site, in keeping with recent DPW&T road improvements in this area. Condition 4 of approved Detailed Site Plan DSP-05044 (PGCPB Resolution No. 05-240) required sidewalks along the following frontages:

4. **Prior to signature approval of the detailed site plan, provide a standard sidewalk along the subject site's entire frontage of Walker Mill Road extended and Ritchie Marlboro Road, unless modified by DPW&T.**

The required sidewalks are reflected on the submitted site plan (DSP-05044/02). The sidewalk along Ritchie-Marlboro Road ends at Hampton Park Boulevard. Through the I-95/495 interchange, pedestrian access is provided via the wide sidewalk on the south side of the road. Insufficient right-of-way and an existing retaining wall prevent a sidewalk along the north side of the road under the Beltway.

Standard sidewalks are reflected along both sides of all internal roads. This includes both sides of the subject application's frontage of Hampton Park Boulevard and Alaking Court. Sidewalks and marked crosswalks are also provided to the entrances of the proposed buildings at all appropriate locations. No additional sidewalk or crosswalk recommendations are necessary.

There are no master plan trails recommendations. The sidewalks required in Condition 4 of approved DSP-05044 have already been constructed.

- e. **State Highway Administration (SHA):** In a memorandum dated May 6, 2009 (Foster to Lindsay), the State Highway Administration (SHA) stated that they have no comments or objections to this detailed site plan.
14. 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-05044/02 with the following conditions:

1. Prior to signature approval of the DSP, the landscape plan shall be revised to provide a dense evergreen screen around the sides and rear of the proposed dumpster enclosure, replacing the three deciduous trees currently shown on the plan. The proposed trees shall be six to eight feet in height.
2. The building shall be equipped with a fire suppression system unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is more appropriate.