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## DETAILED SITE PLAN

## DSP-05092

Application	General Data
<b>Project Name:</b> PNC Bank, Bowie, Maryland Site  <b>Location:</b> Southwest quadrant of US 301 and Excalibur Road  <b>Applicant/Address:</b> PNC Bank C/O Michael Balent 1600 Market Street, 28th Floor Philadelphia, PA 19103	Date Accepted: 4/5/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 1.03
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: 3,395
	Planning Area: 71B
	Tier: Developing
	Council District: 04
	Municipality: Bowie
	200-Scale Base Map: 205NE14

Purpose of Application	Notice Dates
Construction of a Drive-Through Branch Bank	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <div>1/4/06</div>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <div>6/13/06</div>

Staff Recommendation		Staff Reviewer: Edward Estes	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 28, 2006

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Edward Estes, Planner Coordinator, Urban Design Section,  
Development Review Division

SUBJECT: Detailed Site Plan DSP-05092  
PNC Bank, Bowie, Maryland

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, 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 in the C-S-C Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-92001 and Final Plat VJ170-82.
- 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 evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject detailed site plan application is for approval of a 3,395-square-foot branch bank with drive-through tellers in the C-S-C (Commercial Shopping Center) Zone.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	C-S-C	C-S-C
Use(s)	N/A	Branch Bank
Acreage	1.03	1.03
Parcel	1	1
Building square footage/GFA	0	3,395

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total Parking Spaces	12	27
Of which handicapped spaces	2	3
Loading space	0	0

3. **Location:** The subject property is located southwest of the intersection of Crain Highway (US 301) and Excalibur Road, within the boundary of the City of Bowie, in Planning Area 71B, Council District 4.

4. **Surroundings and Use:** The site is part of an outer parcel consisting mainly of restaurants in a commercial shopping center known as Collington Plaza. To the north, west and south are properties in the C-S-C Zone (Commercial Shopping Center); to the east is Crain Highway (US 301).

5. **Previous Approvals:** On April 2, 1992, the Planning Board approved Preliminary Plan of Subdivision 4-92001 (PGCPB 92-80) subject to 16 conditions.

On May 7, 1992, the Planning Board adopted Detailed Site Plan SP-92001 (PGCPB Resolution No. 92-88) subject to seven conditions.

The subject site also has an approved City of Bowie Department of Public Works Stormwater Management Concept Plan 06-0102-205NE14, which is valid through March 21, 2009.

6. **Design Features:** The intent of the proposed drive-through branch bank is to create a recognizable image as a distinct place, varying massing to provide visual interest, as applicable, ensuring compatibility with the surrounding commercial shopping center, using building height and massing to emphasize important corners and designated points of entry.

The 1.03-acre site is accessed from a private road, which leads into the property from Excalibur Drive to a parking area that wraps around three sides of the one-story branch bank with a gross floor area of 3,395 square feet. The building will provide visitor and employee parking areas.

The drive-through branch bank integrates existing natural features and open space into the overall design and layout of the commercial shopping center complex. The existing natural features and common open spaces are used to create site amenities and provide physical separators and buffers from adjacent development. The location and design of the independent pad site reinforces the identity and function of the drive-through branch bank. The primary facades of the building, typically the facade containing the primary customer entrance, are oriented in toward the main access street. The architectural character of the buildings is contemporary in style with both flat

roofs and pitched roofs without a coping at the roofline. The windows are glass curtain walls and storefronts are flush with the outer walls with no or little detailing at the doors and windows. The exterior walls are mostly smooth, unornamented surfaces. The facades are asymmetrical, which is typical of the international style of architecture utilized with the prototype of this drive-through branch bank.

The drive-through branch bank has achieved a unity of design through compatible materials and colors existing throughout the shopping center; selected building materials that are durable, attractive and have low maintenance requirements; and utilize colors that reflect natural tones found in the environment of Prince George's County. The building is constructed and clad with materials that are durable, economically maintained, and of a quality that will retain their appearance over time, including thin-brick veneer panels, painted steel and glass.

A signage package is illustrated on the drive-through branch bank elevations. The signage is scaled appropriately to appeal to both pedestrians walking on the adjacent sidewalks and to vehicles driving at reduced speeds. The signs are aesthetically pleasing and cohesive. The signage on the street frontages is integrated into the overall design of the buildings.

#### 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.

The subject application is in general conformance with the requirements of Section 27-461 of the Zoning Ordinance, which governs development in the commercial zones. The proposed drive-through branch bank is a permitted use in the C-S-C Zone.

8. **Preliminary Plan of Subdivision 4-92001 and Final Plat VJ170-82:** Preliminary Plan of Subdivision 4-92001, covering a larger property including the subject site, was approved by the Planning Board with 16 conditions and was recorded as Final Plan VJ170-82. The conditions of approval that are applicable to the review of this DSP are discussed as follows:

- (2) **A Type II Tree Conservation Plan shall be approved for Lots 1-4, Block B, by the Planning Board at the time of Detailed Site Plan approval. Prior to approval of the Type II Tree Conservation Plan, specific details on tree locations, tree sizes and health along with justification for the proposed removal of selected trees, in the area proposed for selective clearing shown on the Type I Tree Conservation Plan, shall be submitted to the Natural Resources Division.**

Comment: The applicant has submitted a copy of the approved TCPII with the subject DSP to address this condition.

- (5) **Prior to the issuance of any permits, a Detailed Site Plan shall be approved by the Planning Board. The Detailed Site Plan shall address, but not be limited to the following:**

- a. **Landscaping and berming within the 30-foot buffer along the west side of US 301.**

**b. Architecture of the proposed structures on Lot 1, Block A, and Lots 1-4, Block B.**

Comment: The applicant has provided the required landscaping plans and architectural elevations for review of the detailed site plan referenced in the preliminary plan condition 5.

9. ***Landscape Manual:*** The proposed development is subject to the requirements of Section 4.3 A, Parking Lot Landscape Strip Requirements, and Section 4.3 C, Parking Lot Interior Planting.

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*.

10. **Woodland Conservation Ordinance:** This property is subject to the Woodland Conservation Ordinance because it has a previously approved Type II Tree Conservation Plan, TCPII/229/92, associated with it.

The subject 6.19-acre site previously contained 4.00 acres of existing woodland, of which 0.31 acre is located within areas of 100-year floodplain; however, this regulated environmental feature is not associated with Lot 1 of Block B. The site's woodland conservation requirement is 1.37 acres. The current plan shows this requirement to be met with 0.22 acre of on-site preservation, 0.45 acre of reforestation, and 0.70 acre of off-site mitigation on another property.

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

- a. In a memorandum dated June 22, 2006, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and conforms to the land use recommendations of the 2006 approved Master Plan for Bowie and Vicinity (Planning Areas 71B).
- b. In a memorandum dated April 19, 2006, the Subdivision Section staff provided a subdivision approval history for this site and concluded that there are no other subdivision issues at this time.
- c. In a memorandum dated April 4, 2006, the Historic Preservation Section staff indicated that there are no effects on historic resources.
- d. The archeological consultant, in a memorandum dated May 17, 2006, indicated that one archeological site, 18PR78, also known as the Collington Plaza Site, was located on the property in 1972. The site was identified as a possible prehistoric burial.

A Phase I archeological survey is recommended by the Planning Department on the above-referenced property. The survey should be designed so that possible prehistoric burials could be located.

In a subsequent correspondence from the Historic Preservation Section dated May 24, 2006, staff indicated that a Phase I archeological survey would not be required due to their observation of photographs submitted to them for review by the applicant. The decision was based on existing rough grading that has occurred.

- e. In a memorandum dated May 5, 2006, the Public Facilities Section offered the following comments:

The preliminary plan was approved in April 2, 1992. It states that fire and police facilities were within response time standards.

#### **Fire and Rescue Facilities**

The Prince George's County Planning Department has determined that this plan is within the required seven-minute response time for the first due fire station, Bowie Company 43, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George's County Fire Department.

The required fire and rescue facilities have been determined to be adequate and the population of the development will not place an unreasonable burden upon development or public facilities.

#### **Police Facilities**

The Prince George's County Planning Department has determined that this detailed site plan is located in District II, Bowie. The response standard is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The test is based on a rolling average for the preceding 12 months. The detailed site plan was accepted for processing by the Planning Department on April 5, 2006. Police response time is clearly within response time standards.

	<b>Date</b>	<b>Emergency Calls</b>	<b>Nonemergency</b>
Acceptance Date	01/05/05-3/5/05	10.00	23.00

This data is provided for informational purposes only as there is no requirement for a finding of adequate public facilities for detailed site plans.

- f. The Environmental Planning Section, in a memorandum dated May 17, 2006, indicated that the site is subject to the Woodland Conservation Ordinance because it has a previously approved Type II Tree Conservation Plan, TCPH/229/92, associated with it.

The subject 6.19-acre site previously contained 4.00 acres of existing woodland, of which 0.31 acre is located within areas of 100-year floodplain; however, this regulated environmental feature is not associated with Lot 1 of Block B. The site's woodland conservation requirement is 1.37 acres. The current plan shows this requirement to be met with 0.22 acre of on-site preservation, 0.45 acre of reforestation, and 0.70 acre of off-site mitigation on another property.

The current plan has been reviewed for compliance with the ordinance and several minor revisions are necessary. The TCPH must show the proposed building footprint and parking lot location for Lot 1 of Block B as it is shown on the DSP. The TCPH signature block on the current plan is outdated. Provide the standard M-NCPPC TCPH signature approval block with the date and staff person's signature typed in, so that the subject -01 revision can be signed.

After these revisions have been made, have the qualified professional who prepared the plan sign and date it.

Two areas of reforestation are shown as woodland treatment areas on the current plan in relation to the two existing restaurants; however, no information has been provided to verify that the entire reforestation has been accomplished. If the reforestation areas on TCPII/229/92 were previously planted, verify this with current photos of these two areas to be submitted to the Environmental Planning Section prior to the issuance of a county permit for the bank building. If the reforestation was not previously planted, demonstrate that the reforestation planting has been addressed prior to the issuance of a county permit for the bank building.

Urban Design Comment: The Environmental Planning staff conditions have been incorporated into the recommendation section of this staff report.

- g. The Transportation Planning Section, in a memorandum dated May 17, 2006, indicated that the site plan is acceptable from the standpoint of access and circulation and all of the conditions of Preliminary Plan 4-92001 have been met with the exception of (portions of) condition 12. Consequently, portions of condition 12 should still remain a condition of approval.

Urban Design Comment: The Transportation Planning staff conditions have been incorporated into the recommendation section of this staff report.

- h. The subject application was also referred to the Department of Environmental Resources (DER). In a memorandum dated May 3, 2006, staff noted that the site plan is in the City of Bowie and out of county jurisdiction.
- i. The Permit Review Section, in a memorandum dated May 3, 2006, provided 12 comments and questions. The applicant, through a revised plan, has addressed those comments and questions.
- j. The Department of Public Works and Transportation (DPW&T), in a memorandum dated May 15, 2006, noted that since the property is located within the City of Bowie, coordination with the City of Bowie is required. In addition, US 301 is a state-maintained roadway and coordination with the Maryland State Highway Administration is required. There is no impact to county-maintained roadways.
- k. The subject application was also referred to the Maryland State Highway Administration (SHA). In a memorandum dated April 25, 2006, staff noted that based on their findings, it was determined that the existing ingress/egress will adequately serve the facilities and had no objection to Detailed Site Plan DSP 05092 approval.
- l. The City of Bowie, in a memorandum dated October 10, 2005, indicated that on Tuesday, September 6, 2005, the Bowie City Council conducted a public hearing on the proposed detailed site plan for PNC Bank. The City Council voted unanimously to recommend approval with conditions.

Urban Design Comment: The Bowie City Council conditions have been incorporated into the recommendation section of this staff report.

- m. The subject application was also referred to the Washington Suburban Sanitary Commission (WSSC). In a memorandum dated May 2, 2006, staff noted that water is

available and an onsite review package should be submitted. In addition, water and sewer proposed connections were not shown on the plan and private sewer connection easement and covenant may be required.

12. As required by Section 27-285(b), 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-05092 for the PNC Bank, Bowie , Maryland site, and TCPII/22/92-01 subject to the following conditions:

1. Prior to certificate approval of DSP-05092, the TCPII shall be revised as follows:
  - a. Show the proposed building footprint location on Lot 1 of Block B as it is shown on the detailed site plan.
  - b. Provide the standard M-NCPPC TCPII signature approval block with the date and staff person's signature typed in, so that the subject -01 revision can be signed.
  - c. After these revisions have been made, have the qualified professional who prepared the plan sign and date it.
2. If the reforestation areas on TCPII/229/92 were previously planted, verify this with current photos of these two areas to be submitted to the Environmental Planning Section prior to the issuance of a county permit for the bank building. If the reforestation was not previously planted, demonstrate that the reforestation planting has been addressed prior to the issuance of a county permit for the bank building.
3. Prior to the issuance of any building permits, the applicant, his heirs, successors and/or assignees shall construct or bond to construct one additional northbound and southbound through lane (along US 301), creating a six-lane divided facility extending to a point south of the US 301/Excalibur-Mill Branch Road intersection, or as determined by the State Highway Administration (SHA).
4. Prior to signature approval of Detailed Site Plan DSP-05092:
  - a. The applicant shall provide additional signage on-site to identify one and two-way traffic patterns.
  - b. The applicant shall provide full cut-off fixtures that are fully shielded wherever possible to reduce glare. For continuity, the fixtures shall be identical to those at the two existing restaurants.
  - c. The general notes shall be revised to state that the lighting system will include timing devices to turn off lighting when the parking area is not in use.
  - d. The six white pines shall be replaced with either red cedar or American holly.



- e. The proposed evergreen trees shall be replaced with an equivalent number of deciduous shade trees.
- f. The applicant shall provide shade trees in excess of *Landscape Manual* requirements and locate them along the west and south sides of the parking area to increase the amount of shaded area.
- g. The proposed shade trees on the east side of the site shall be located no more than three feet from the parking lot curbing, to provide maximum shade along the parking area.
- h. All HVAC and other roof-mounted mechanical equipment shall be screened from view.
- i. No flags or banners may be mounted, suspended or otherwise displayed for advertising anywhere on the building.