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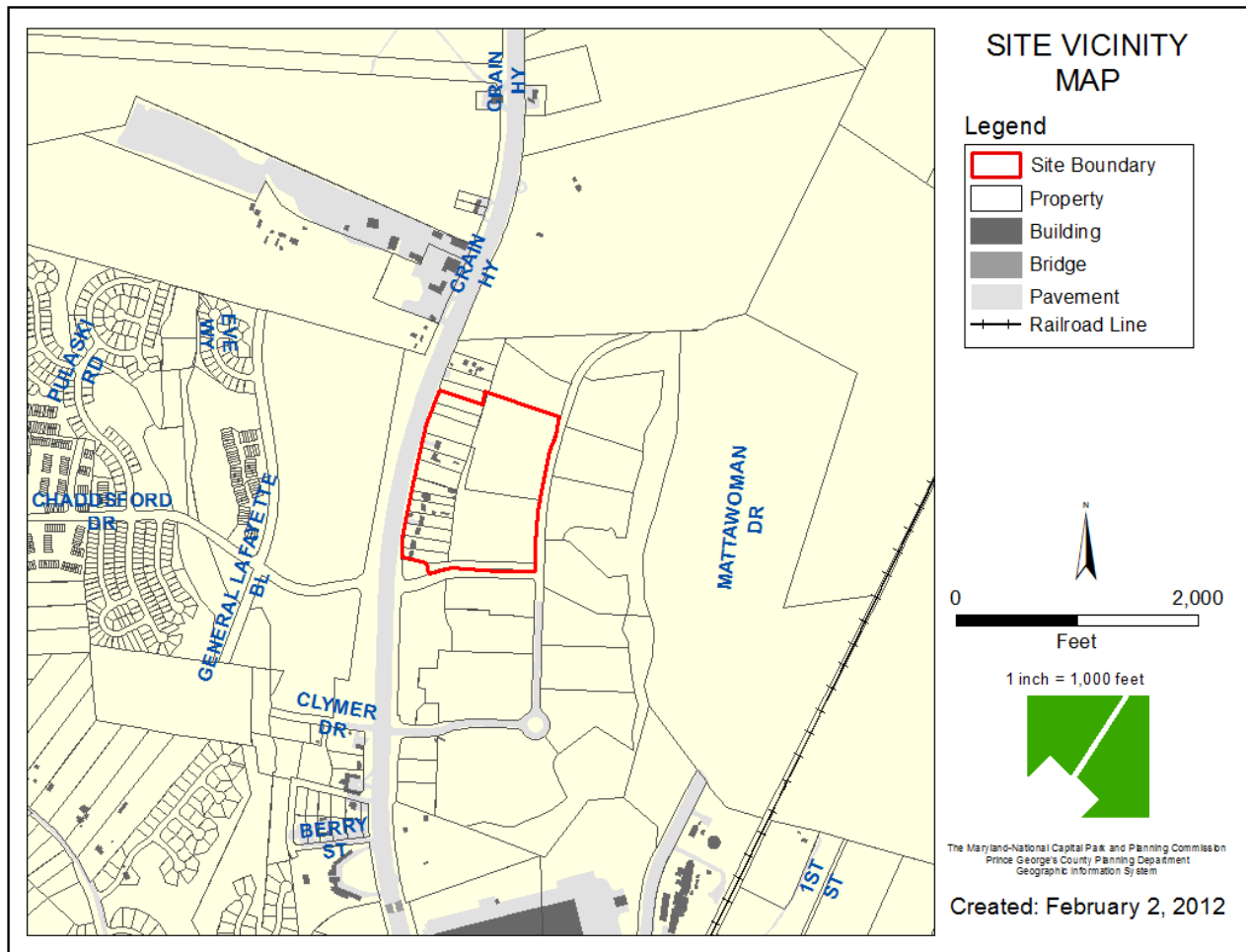
# Detailed Site Plan Alternative Compliance

**DSP-07076-12**  
**AC-14014**

Application	General Data	
<b>Project Name:</b> Brandywine Crossing, Phase II  <b>Location:</b> The northeast quadrant of the intersection of Timothy Branch Drive and Robert Crain Highway (US 301), on the west side of Matapeake Business Drive.  <b>Applicant/Address:</b> FPR Medical Properties Brandywine, LLC 9600 Blackwell Road, Suite 200 Rockville, Maryland 20850	Planning Board Hearing Date:	10/02/14
	Staff Report Date:	09/17/14
	Date Accepted:	06/26/14
	Planning Board Action Limit:	10/05/14
	Plan Acreage:	34.10
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	251,340 sq. ft.
	Planning Area:	85A
	Council District:	09
	Election District	11
	Municipality:	N/A
	200-Scale Base Map:	220SE07

Purpose of Application	Notice Dates	
A 65,295-square-foot medical office building.	Informational Mailing:	02/28/14
	Acceptance Mailing:	06/24/14
	Sign Posting Deadline:	09/02/14

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Meika Fields <b>Phone Number:</b> 301-780-2458 <b>E-mail:</b> Meika.Fields@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-07076-12  
Alternative Compliance AC-14014  
Type II Tree Conservation Plan TCPII-133-91-12  
Brandywine Crossing, Phase II

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 with conditions, 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 Commercial Shopping Center (C-S-C) Zone and the site design guidelines;
- b. The requirements of Zoning Ordinance No. 12-2007 (Zoning Map Amendment A-9990-C);
- c. The requirements of Preliminary Plan of Subdivision 4-07112;
- d. The requirements of Detailed Site Plan DSP-07076 and its revisions;
- e. The requirements of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Tree Canopy Coverage Ordinance;
- h. Referral comments.

FINDINGS

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

1. **Request:** The purpose of the subject detailed site plan (DSP) application is for a new 65,295-square-foot medical office building and surface parking lot on Parcel 11.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	C-S-C	C-S-C
Use(s)	A developing Integrated Shopping Center with Theater, Vehicle Sales Lot and Service	A developing Integrated Shopping Center with Theater, Vehicle Sales Lot and Service, and a Medical Office Building
Acreage	34.1	34.1
Parcels/Lots	12 Parcels	12 Parcels
	<b>Existing or Approved Building Square Footage</b>	<b>Proposed Building Square Footage</b>
Total Gross Floor Area (GFA)	186,045 (including CarMax potential expansion)	251,340 (including CarMax potential expansion)
of which Theater Building M	55,540	55,540
Building J	7,115	7,115
Building K	3,500	3,500
Building L	13,000	13,000
Building N	6,405	6,405
Building O (McDonald's)	4,587	4,587
Building P	4,000	4,000
Building Q (Cheddar's)	7,938	7,938
Building R	3,500	3,500
CarMax	27,185 (initial) 53,275 (potential)	27,185 (initial) 53,275 (potential)
Medical Office	0	65,295

**Parking Data:**

<b>Total Parking Spaces Required</b>	<b>1,468 spaces</b>
Integrated Shopping Center	
50,190 GFA @ 1 space per 250 GFA	201 spaces
Theater	
2,856 seats @ 1 space per 4 seats	712 spaces
Vehicle Sales/ Service Lot	228 spaces
Medical Office @ 1 space per 200 GFA	327 spaces
<b>Total Parking Spaces Provided</b>	<b>1,773 spaces</b>
Compact Spaces	397 spaces
ADA Spaces	37 spaces
<b>Loading Spaces Required</b>	<b>7 spaces*</b>
<b>Loading Spaces Provided</b>	<b>10 spaces</b>

\* The loading schedule should be updated to reflect that one additional loading space is required, due to the addition of the medical office building.

3. **Location:** The subject site is located in the northeast quadrant of the intersection of Timothy Branch Drive and Robert Crain Highway (US 301), on the west side of Matapeake Business Drive, in Planning Area 85A and Council District 09.
4. **Surrounding Uses:** The property is part of what is known as the Brandywine 301 Industrial Park. The site is bounded on the east side by the right-of-way of Matapeake Business Drive and on the west by the right-of-way of Robert Crain Highway (US 301) and Branch Avenue (MD 5). To the south and east of the site is the Brandywine 301 Industrial Park. Further to the east across Matapeake Business Drive is undeveloped I-1-zoned (Light Industrial) property. To the south is C-S-C-zoned (Commercial Shopping Center) property (Zoning Map Amendment A-9980-C), a previously approved integrated shopping center known as Brandywine Crossing, Phase I, developed by the same applicant. To the west across US 301 is the Chaddsford development zoned E-I-A (Employment and Institutional Area), L-A-C (Local Activity Center), and R-M (Residential Medium Development). To the north are I-3 (Planned Industrial/Employment Park) and I-1-zoned properties.
5. **Previous Approvals:** The 1978 *Brandywine-Mattawoman Sectional Map Amendment* rezoned the subject site from the R-R (Rural Residential) Zone to the E-I-A (Employment and Industrial Area) Zone. The September 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B* retained this property in the I-1 and I-3 Zones. On November 5, 2007, the District Council approved Zoning Map Amendment A-9990-C to rezone the subject property from the I-1 and I-3 Zones to the C-S-C Zone. The subject site was a part of a larger subdivision known as Brandywine 301 Industrial Park (approximately 176.44 acres), which was approved as Preliminary Plan of Subdivision 4-97124 in 1998 (PGCPB Resolution No. 98-84). A preliminary plan of subdivision (PPS) covering the subject DSP site was approved by the Planning Board on July 24, 2008 with 23 conditions (PGCPB Resolution No. 08-106). The subject site also has a Stormwater Management Concept Plan, 18385-2008-00.

A previously approved Detailed Site Plan, DSP-07076 (PGCPB Resolution No. 08-122), was for approval of a 271,215-square-foot integrated shopping center in the C-S-C Zone. On July 29, 2010, DSP-07076-01 was approved by the Planning Board (PGCPB Resolution No. 10-82(C)) which reduced the gross floor area (GFA) for Phase II of Brandywine Crossing and relocated the proposed movie theater north of the "T" intersection of Matapeake Business Drive and Timothy Branch Drive. The DSP revision also added an additional 3.6 acres of land that was recently rezoned from the I-3 Zone to the C-S-C Zone per the District Council's approval of Zoning Map Amendment A-10014-C on June 29, 2009 (Zoning Ordinance No. 10-2009).

On June 30, 2011, the Planning Board approved Departure from Sign Design Standards DSDS-670 for a freestanding sign and building signage for this section of the shopping center. Prince George's County Planning Board Resolution No. 11-51 was approved for the building-mounted signage proposal and PGCPB Resolution No. 11-69 was approved for the freestanding signage proposal.

On November 16, 2011, the Zoning Hearing Examiner approved Special Exception SE-4697 for the Brandywine Crossing CarMax proposal. That decision was made final on April 10, 2012. The special exception approval contained a condition anticipating further DSP review and approval for the Brandywine Crossing CarMax.

On May 10, 2012, the Planning Board approved DSP-07076-04 (Brandywine Crossing, Phase II, Cheddar's Café and CarMax (PGCPB Resolution No. 12-37)), to incorporate the architecture and site layout for a Cheddar's restaurant, which was previously identified as Building Q; and provide DSP review for a proposed CarMax vehicle sales lot, as required by Zoning Ordinances No. 12-2007 (A-9990-C) and No. 10-2009 (A-10014-C). Detailed Site Plan DSP-07076-04 was also the subject of a District Council-approved permit in the right-of-way application pursuant to Section 27-259 of the Zoning Ordinance.

On November 1, 2012, the Planning Board approved DSP-07076-05 (Brandywine Crossing, Phase II, McDonald's (PGCPB Resolution No. 12-103)) to incorporate the architecture and site layout for a 3,987-square-foot McDonald's restaurant with drive-through; provide layout changes for Parcels 7 and 8; and increase the square footage previously assigned to Building P.

On May 2, 2013, the Planning Board approved DSP-07076-08 (Brandywine Crossing, Phase II (PGCPB Resolution No. 13-50)), to revise the building architecture for Buildings K, L, and R, and to update the landscape plan to meet the requirements of the 2010 *Prince George's County Landscape Manual*.

On June 13, 2013, the Planning Board approved DSP-07076-09 (Brandywine Crossing, Phase II (PGCPB Resolution No. 13-72)), to revise the building architecture for Buildings J and N, and to update the landscape plan to meet the requirements of the 2010 *Prince George's County Landscape Manual*.

6. **Design Features:** The Brandywine Crossing, Phase II, site is roughly rectangular in shape with the east, west, and south sides fronting public rights-of-way. The site has one right-in temporary access from Robert Crain Highway/Branch Avenue (US 301/MD 5) that was approved by Preliminary Plan 4-07112 for this site. The site also has two access points from Matapeake Business Drive and three additional access points from Timothy Branch Drive.

The layout of Brandywine Crossing, Phase II, is composed of three major sections: the theater, a retail street, and a vehicle sales building with a service lot. The applicant proposes the medical office building on a four-acre parcel (Parcel 11) within Brandywine Crossing, Phase II, for which there is no previously approved development proposal.

The applicant proposes a three-story, 65,295-square-foot, cast concrete, medical office building with surface parking on Parcel 11. An outdoor seating area is proposed in the parking lot near the primary building entrance. The applicant's architect provided the following description of the architectural proposal:

“We have designed the Brandywine Medical Office Building to complement the existing center with colors and materials used elsewhere in the development. The façade features a beige field color which harmonizes with the brick on the surrounding buildings and is accented by off white areas which will match the theater next door. The front is further enhanced with a projected canopy and entry surround in a silver grey aluminum composite which ties in with the base of the theater as well as the canopies on the adjoining retail structure. We have endeavored to add visual interest thru the use of changes in plane, colors, and materials. Large areas of recessed curtain wall similarly break up the facades and add visual interest.”

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance No. 12-2007 (Zoning Map Amendment A-9990-C):** Zoning Ordinance No.12-2007 was adopted by the District Council on November 5, 2007 to approve Zoning Map Amendment A-9990 that rezoned the subject site from the I-1 and I-3 Zones to the C-S-C Zone, with three conditions. Condition 2 is applicable to the review of this DSP as follows:

2. **Detailed site plan approval shall be required, prior to the issuance of any building or grading permit, to ensure compatibility with the surrounding industrially zoned properties, conformance with the purposes of the C-S-C Zone, and compliance with all prior conditions of approval.**

The subject DSP has been filed in order to fulfill this condition of approval. If approved with conditions, the architecture for a proposed medical office building will be an aesthetic improvement over the surrounding industrially-zoned properties.

All other conditions of Zoning Ordinance No.12-2007 were determined to have been met during the review of DSP-07076 and its revisions. No additional findings regarding Zoning Ordinance No.12-2007 pertain to this detailed site plan revision.

8. **Preliminary Plan of Subdivision 4-07112:** On July 10, 2008, the Planning Board approved Preliminary Plan of Subdivision 4-07112 (PGCPB Resolution No. 08-106) for Parcels 1–5 which includes a variation from Sections 24-130 and 24-121(a)(3) of the Subdivision Regulations. The resolution contains 23 conditions and the following conditions in [boldface] text relate to the review of this application:

2. **A Type II Tree conservation plan shall be approved with the detailed site plan.**

**Comment:** A revised type II tree conservation plan (TCPII) has been submitted for review, and is recommended for approval.

3. **Development of this site shall be in conformance with the Stormwater Management Concept Plan, No. 433666-2007-00 and any subsequent revisions.**

**Comment:** In a memorandum dated July 31, 2014 from the Department of Permitting, Inspections and Enforcement (DPIE) (Giles to Fields), DPIE stated that the site has an approved Site Development Concept Plan No. 11481-2008-01 dated July 11, 2013, that covers Pond 2 and Pond 3 in Phase II. The original concept approval 11481-2008-00 was issued on June 19, 2008. Both ponds received technical approval under Permit No. 25276-2008 on November 18, 2008. Final Erosion and Sediment Control plans (SC #30 -09-07) received approval on April 2, 2012 and these plans were extended through April 16, 2016. Due to these previous approvals, the portion of the site draining to Ponds 2 and Pond 3 are waived from Environmental Site Design (ESD) requirements. Parcel 11 drains into Pond 3, which will be finalized pending the construction of Parcel 11. The development conforms with the above condition.

4. **Provide a standard sidewalk along the subject site's entire frontage of Matapeake Business Drive and Timothy Branch Drive, unless modified by DPW&T.**

**Comment:** Parcel 11 has frontage on Matapeake Business Drive. The DSP delineates a six-foot-wide sidewalk along the Parcel 11 frontage of Matapeake Business Drive.

5. **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.**

**Comment:** Note 21 on the site plan indicates that the building will have an automatic fire suppression system.

6. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

**Comment:** This application is proposing the development of a medical office. No residential development is proposed or shown on the site plan.

13. **One direct temporary right in only vehicular access point to US 301/MD 5 shall be permitted subject to SHA approval and under the following condition:**

**The access will be closed when one of the following occurs: the final construction of the spine road system to the north is complete, the US 301 upgrade is implemented, or if accidents at the access are above the state average. In any case, the developer must close the access within six (6) months of notice from SHA.**

**Comment:** Condition 13 is reflected in Note 24 on the DSP.

18. **Total development of the overall Brandywine 301 Industrial Park site (the areas covered by Preliminary Plan of Subdivision 4-97124) plus the areas encompassing Longs Subdivision, Lots 8 through 23 (as existing in 1997) shall be limited to uses that would generate no more than 794 AM and 1,836 PM peak-hour vehicle trips. Areas containing C-S-C zoning as of the date of the resolution approving this plan shall be limited to uses that would generate no more than 309 AM and 1,390 PM peak hour vehicle trips. Areas containing I-3 or I-1 zoning as of the date of the resolution approving this plan shall be limited to uses that would generate no more than 485 AM and 446 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

**Comment:** The areas within the C-S-C Zone (which includes the subject site plus the area approved as DSP-06077) are limited to uses generating 309 AM and 1,390 PM peak-hour trips. The trip generation for the approved uses plus the uses proposed on this plan is summarized as follows:



Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Trip Cap Per 4-07112 (C-S-C only)			309			1390
- Brandywine Crossing, Ph. I & II – retail	155	92	247	441	474	915
- Brandywine Crossing, Ph. II – theater	0	0	0	49	65	114
- Brandywine Crossing, Ph. II – CarMax	35	25	60	74	52	126
- Brandywine Crossing, Ph. II – medical office	89	20	109	36	96	132
- Residue of 4-97124	236	51	287	42	176	218
<b>Total Trips Generated with Current Proposal</b>	<b>515</b>	<b>188</b>	<b>703</b>	<b>642</b>	<b>863</b>	<b>1505</b>
Approved Trip Cap	588	206	794	774	1062	1836
<b>Total Trips Remaining</b>	<b>73</b>	<b>18</b>	<b>91</b>	<b>132</b>	<b>199</b>	<b>331</b>

It is determined that the uses proposed on this revision will not exceed the trip cap; therefore, a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities will not be required.

- 20. The detailed site plan shall provide a vehicular access easement between Matapeake Business Drive and the area encompassing Lots 1 through 8 of Longs Subdivision. The exact location and width of this easement shall be determined during detailed site plan review and shown on the appropriate Record Plat.**

**Comment:** Parcel 11 was not part of the Longs Subdivision. Based on the proposed site layout for medical office, Parcel 11 will have shared vehicular access to Matapeake Business Drive with Parcel 1 to the south and Parcel 10 to the north. Parcel 11 will also have a secondary shared access to US 301 with Parcel 7 to the west. Based on the development layout, it appears that the entire Brandywine Crossing subdivision has a cross access easement to allow inter-parcel connections and access to Matapeake Business Drive and US 301. The applicant should submit a copy of the cross access easement and the Liber and Folio should be added as a note on the DSP.

9. **Detailed Site Plan DSP-07076-01:** On July 29, 2010, Detailed Site Plan DSP-07076-01 (Brandywine Crossing, Phase II) was approved by the Planning Board (PGCPB Resolution No. 10-82(C)).

At the time of approval of DSP-07076-01, the Planning Board encouraged the use of consistent design standards to help unify Phase II of the development with Brandywine Crossing, Phase I (DSP-06077). At the time of approval of Brandywine Crossing, Phase I, the applicant submitted complete design guidelines to be applied to the entire Brandywine Crossing shopping center. The intent of the design guidelines was to develop a framework for an integrated retail development made up of different buildings of varying size and scale. The design of the shopping center draws heavily from the design principles found in the twentieth century retail architecture of the surrounding metropolitan area, such as the Art Deco style, which is reflected in the building's scale, massing, and materials. Exterior finishing materials include brick, precast masonry, stone, cementitious panels, colored split-face concrete block, exterior insulation and finishing system (EIFS), wood, and composite products. The applicant also submitted complete signage design guidelines for the entire shopping center at the time of approval of Brandywine Crossing, Phase I.

The architecture and tenant signage will be in keeping with the previously established standards. Each tenant name should not exceed 36 inches in height and should conform to all other Brandywine Crossing sign standards. Individual tenant names are shown to appear as channel letters. Box signs are not permitted.

Detailed Site Plan DSP-07076-01 also requires bike racks near the front entrance of each building pad. Bike rack locations are shown along the east and west entrances of the proposed medical office building and are located so as not to impede pedestrian flow along the sidewalk.

10. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in general conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed office for medical practitioners is a permitted use in the C-S-C Zone.
  - b. The DSP shows a site layout that is consistent with Section 27-462, regulations regarding building setbacks. The DSP is also in conformance with the applicable site design guidelines.
  - c. The signage within the DSP has been reviewed per Section 27-613 of the Zoning Ordinance, which governs signs attached to a building or canopy, and Section 27-614, Freestanding Signs. The following discussion is offered.
    - (1) The permitted building-mounted sign area is regulated as follows:

**Section 27-613(c)(3)(C)**

**(i) The area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building measured along the wall containing the principal entrance of each individual place of business to a maximum of four hundred (400) square feet.**

**Comment:** A sign chart should be provided on the architectural elevations that demonstrates conformance with Section 27-613. The amount of signage permitted for the entire building is calculated based upon the width of the wall that contains the building's principal entrance. As the building has a width of 222 linear feet, up to 400 square feet of signage is permitted. A chart should be provided to indicate the total amount of building-mounted signage permitted and proposed.
    - (2) On July 28, 2011, the Planning Board adopted two resolutions for the approval of Departure from Sign Design Standards DSDS-670 (PGCPB Resolution No. 11-51 and PGCPB Resolution No. 11-69) for signs for Brandywine Crossing, Phase II. In its approval of a more extensive signage proposal for the proposed movie theater and retail tenants, the Planning Board determined that no additional freestanding signs should be permitted in the shopping center. As a result, the Planning Board added a condition that restricts the issuance of any additional sign permits for freestanding signs for the shopping center. Condition 2 of PGCPB Resolution No. 11-69 reads:
      2. **No further sign permits for freestanding signs shall be approved for Phase I or Phase II of the Brandywine Crossing Shopping Center.**

**Comment:** No additional freestanding signage has been proposed with the subject application.

11. **Prince George's County Landscape Manual Requirements:** The area of revision is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The subject proposal has frontage on Matapeake Business Drive. Section 4.2 specifies that for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. A Section 4.2 schedule has been provided indicating conformance with this requirement; however, the landscape plan coversheet should include a note referencing Sheet L-6A for landscape details and schedules.
- b. **Section 4.3, Parking Lot Requirements**—A percentage of the parking lot, determined by the size of the lot, is required to be interior planting area. The applicant has submitted Alternative Compliance AC-14014 from Section 4.3 for a reduction in the number of required shade trees in the interior landscaped area provided within Parking Compound One.

REQUIRED: 4.3(c)(2), Parking Lot Interior Planting Requirements, Parking Compound One.

Interior Planting Area Required	7,988 sq. ft. or 10%
Number of Shade Trees Required	40

PROVIDED: 4.3(c)(2), Parking Lot Interior Planting Requirements, Parking Compound One.

Interior Planting Area Provided	9,611 sq. ft. or 12%
Number of Shade Trees Required	49
Number of Shade Trees Provided	45

The applicant is requesting Alternative Compliance from Section 4.3(c)(2), Parking Lot Interior Planting Requirements, of the Landscape Manual. Section 4.3(c)(2) requires ten percent of interior planting area in parking compounds larger than 50,000 square feet, with a planting requirement of one shade tree per 200 square feet of interior area provided (as an option to providing a nine-foot-wide planting island every two bays per Section 4.3(c)(2)(H)(ii)). The subject plan proposes to provide 12 percent interior planting area, which requires a total of 49 shade trees to be planted. The applicant is proposing to provide 45 shade trees within the interior parking lot planting area provided. Although the planting proposed is four shade trees deficient of meeting the interior parking lot planting requirement, the plan proposes to line the northern and southern perimeter of the parking compound with a total of 20 shade trees. The 20 shade trees will provide shade along the edges of the parking compound in excess of the shading that would have been provided by the four shade trees that could have been planted in the interior of the parking compound.

The Planning Director and Alternative Compliance Committee find the applicant's proposal to be equally effective as normal compliance with Section 4.3(c)(2) of the

Landscape Manual, and recommend approval of Alternative Compliance AC-14014 from Section 4.3(c)(2), Parking Lot Interior Planting Requirements, of the *Prince George's County Landscape Manual* for Brandywine Medical, Parcel 11.

The landscape schedules should be corrected to demonstrate conformance with the parking lot perimeter landscape strip requirements. Section 4.3-1 requires a minimum five-foot-wide landscape strip when a parking lot is within 30-feet of a property line. Parking Compound 2 is largely exempt from this section; however additional plant material should be provided near the entrances into the parking compound.

- c. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4. A detail for a concrete trash enclosure has been provided for the proposed dumpsters. The dumpster enclosure appears to be of a style that is complementary to the proposed building. The color/finishes of the enclosure should be provided. Evergreen plant material should also be added to soften the views of the dumpster enclosure.
  - d. **Section 4.7, Buffering Incompatible Uses**—Parcel 11 is not subject to the requirements of Section 4.7. The necessary buffers along the perimeters of the center have been addressed.
  - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The required charts have been provided and demonstrate conformance to this section.
12. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there are previously approved tree conservation plans for the site. This application is not subject to the environmental regulations that came into effect on September 1, 2010, because the site has a previously approved preliminary plan and detailed site plan. The application is not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010, because there are previously approved Type I (TCPI) and Type II (TCPII) tree conservation plans. The associated TCPII is for the entirety of the Brandywine 301 Commerce Park totaling 182.35 acres.
- A revised TCPII should be submitted that shows the location of the proposed medical office building.
13. **Tree Canopy Coverage Ordinance:** The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. The Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on properties that require a grading permit. Properties zoned C-S-C are required to provide a minimum of ten percent of the gross tract area in tree canopy. The previously approved TCC schedule indicates the use of credit for woodland conservation shown on an approved TCPII. In the approval of DSP-07076-04 (PGCPB Resolution No. 12-37), the Planning Board found that TCC should be provided on each of the developing sites within Brandywine Crossing, Phase II, to the extent feasible.

The TCC credit provided on Parcel 11, which is the 4.02-acre area of revision, is as follows:

	<b>RECOMMENDED</b>	<b>PROPOSED</b>
Tree Canopy	17,512 sq. ft.	23,750 sq. ft.

The TCC provided on Parcel 11 is 13.56 percent, and exceeds the ten percent TCC requirement in the C-S-C Zone. The TCC provided on Brandywine Crossing, as a whole, meets the TCC requirements and guidelines established in previous plan approvals.

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

- a. **Community Planning Division**—In a memorandum dated July 23, 2014, the Community Planning Division staff stated that the application is consistent with the *Plan Prince George's 2035 Approved General Plan*, which designates Brandywine as a Town Center.

The application is consistent with the 2009 *Approved Subregion 5 Master Plan and the Sectional Map Amendment for Planning Areas 81A, 81B, 83, 84, and 85A*, which designates the area as part of the Brandywine Community Center Core area, which extends a quarter mile radius around the proposed transit station.

- b. **Transportation Planning Section**—In a memorandum dated August 21, 2014 (Jenkins to Fields), the Transportation Planning Section staff provided comments on the DSP. There are no issues regarding access or on-site circulation. The site plan conforms to all previous conditions of approval.

- c. **Trails**—In a memorandum dated July 24, 2013, the trails coordinator provided analysis regarding the site plan's conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 master plan.

- (1) The subject property is within the Brandywine community center core area. The property is within one-quarter mile walking distance of a yet to be constructed, but master-planned transit station. The overall property has road frontage along US 301, Matapeake Business Drive, and Timothy Branch Drive. The property has internal roads for on-site circulation, and there is property frontage along Matapeake Business Drive and Robert Crain Highway.

- (2) **Sidewalks:** The area master plan recommends that sidewalks and pedestrian/bicycle facilities are to be provided when new development occurs, or when roads are improved by the operating agencies. The resolution of approval for DSP-07076 contained a condition that required sidewalks be constructed along the subject site's entire frontage of Matapeake Business Drive and Timothy Branch Drive, unless modified by the Department of Public Works and Transportation (DPW&T).

Accordingly, six-foot-wide sidewalks are proposed by the applicant to be constructed with the subject application along Matapeake Business Drive. Sidewalks have already been constructed along Timothy Branch Drive and

within the shopping center's parking areas in conjunction with other development approvals.

The proposal shows an adequate pedestrian circulation system, with proposed sidewalks that will lead to the proposed medical office building from the parking areas. More sidewalks are proposed that will surround the proposed medical office building. These sidewalks will encourage walking within the shopping center, and they will perhaps make it safer for pedestrians.

#### Proposed Sidewalks and Widths

Timothy Branch Drive	6' wide	(Already constructed)
Matapeake Business Drive	6' wide	(Proposed)
Internal – North of Pad Site	6' wide	(Proposed)
Internal – South of Pad Site	6' wide	(Proposed)
ADA Crosswalk and Sidewalks	6' to 13' wide	(Proposed surrounding the building)

Crosswalks have been provided and their locations and extents are adequate. The proposed sidewalks, sidewalk ramps, and crosswalk at the main entrance appear to be adequate. The pedestrian system is well lit.

Hardscape details, sidewalk construction details, and ramp details, will need to be proposed in accordance with DPW&T specifications and standards, and are normally subject to modification by the Department of Permits, Inspections and Enforcement (DPIE) and/or DPW&T.

**Comment:** While the proposal shows sidewalks directly around the building, sidewalks are not proposed to directly connect the north side of the building to the sidewalks along Matapeake Business Drive. Staff recommends that the sidewalk be extended from the north side of the building, along the north side of Parking Compound 2, to the proposed sidewalk along Matapeake Business Drive. The proposed dumpster location may need to be shifted slightly to the west to accommodate this change. A crosswalk and Americans with Disabilities Acts (ADA) ramp should also be provided to guide pedestrians from Parcel 11 to Parcel 1, the theater pad site.

- (3) **Bicycle Improvements:** This development is close to area master-planned stream valley trails, and other master-planned on-road bikeways, such as Matapeake Business Drive. It is anticipated that bicycles will share the road along Matapeake Business Drive, and this is consistent with the area master plan. There are no other trails that directly impact the subject property.

It is recommended that bicycle parking spaces be shown on the detailed site plan prior to certification of the plan because the property is a destination where bicycle parking facilities are recommended in the area master plan.

Bicycle parking spaces can be provided in u-shaped parking racks. The racks should be anchored into a concrete base. Bicycle parking area signs (Manual on Uniform Traffic Control Devices (MUTCD) D4-3) should be erected at the two parking locations for the medical office building (see MUTCD Part 9, Traffic

Control for Bicycle Facilities, Section 9B.23). Details of the bicycle parking signage should be shown on the detailed site plan.

**Comment:** Bicycle racks are proposed on the east and west sides of the building near the building entrances.

- d. **Environmental Planning Section**—In comments dated July 16, 2014 (Finch to Fields), the Environmental Planning Section requested that the Type II Tree Conservation Plan be updated to show the footprint of the medical office building proposal.
- e. **Subdivision Review Section**—In a memorandum dated July 24, 2014 (Nguyen to Fields), the Subdivision Review Section staff provided an analysis of the DSP as follows:
  - (1) The subject property is known as Parcel 11, located on Tax Map 154 in Grid F-4, and is within the Commercial Shopping Center (C-S-C) Zone. The applicant is requesting a Detailed Site Plan, DSP-07076-12, for the development of 65,295 square-feet of medical office.
  - (2) The bearings, distances and acreage for the Parcel 11 shown on the site plan should match the record plat. It should be noted that the bearings, distances, lots, and blocks as reflected on the final plats must be shown and match. Failure of the site plan and record plats to match will result in the grading and building permits being placed on hold until the plans are corrected.
  - (3) The DSP should be revised to show a 17-foot-wide public utility easement (PUE) on Parcel 11 along Matapeake Business Drive and a 10-foot-wide PUE along Robert Crain Highway (US 301) as reflected on the plat.
- f. **Permit Review Section**—In a memorandum dated July 25, 2014, the Permit Review Section staff requested that a loading schedule be included on the site plan.
- g. **Historic Preservation Section**—In comments dated July 2, 2014, the Historic Preservation Section staff stated that the subject DSP has no impact on historic sites or historic resources.
- h. **Prince George's County Health Department**—In a memorandum dated September 12, 2014, the Health Department staff stated that the Environmental Engineering Program of the Prince George's County Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:
  - (1) There are two existing markets/grocery stores and ten fast food restaurants within a one mile radius of the proposed medical office building. Brandywine Crossing is proposing an additional two fast food establishments in the adjacent lots. There is emerging evidence that people who live near an abundance of fast food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

**Comment:** This comment appears to be for informational purposes. The application does not propose a fast food restaurant or convenience store.

- (2) Scientific research has demonstrated that a high quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive outcomes. The site offers ample area for pedestrian access within the medical office facility and surrounding parking lots.
- (3) Living in proximity to green space is associated with reduced self-reported health symptoms, better self-rated health, and higher scores on general health questionnaires. The site proposes a ten percent tree canopy coverage area; this will be an added health benefit to the surrounding community.
- (4) The proposed site is located within 1,000 feet of US 301. There is an emerging body of evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma. Also, published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention, problem-solving and performance on standardized tests.

**Comment:** This comment appears to be for informational purposes. There are no zoning regulations that address fine particulate air pollution.

- (5) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

**Comment:** The proposed lamp posts utilize full-cut of fixtures, so light will not be directed into the night sky. As the adjacent properties are commercial and industrial in nature, staff suggests that some light spillover from the proposed medical office site onto the adjacent parcels will not pose adverse impacts.

- (6) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

**Comment:** A note to this effect should be provided.

- (7) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

**Comment:** A note to this effect should be provided.

- i. **Prince George's County Police Department**—In a memorandum dated July 16, 2014, the Prince George's County Police Department staff stated that after visiting the site, there are no crime prevention through environmental design (CPTED) issues.



- j. **Washington Suburban Sanitary Commission (WSSC)**—In comments dated July 17, 2014, WSSC provided an evaluation of the subject proposal. Existing mains should be shown on the plan and labeled with correct pipe size, material and WSSC contract number. Right-of-way limits should be shown on the plan for all existing and proposed water mains. The proposed pipeline alignment(s) should be added to the plan. Additionally, if private easements or covenants are required, their limits and locations and/or legal documents should be shown or provided.

**Comment:** All technical review comments provided by WSSC should be addressed prior to the issuance of building permits. The DSP should be revised to show proposed pipeline alignments.

- k. **The Department of Permitting, Inspections and Enforcement (DPIE)**—In comments dated July 31, 2014, DPIE provided an evaluation of the subject proposal, summarized as follows:

- (1) Robert Crain Highway (US 301) is a State-maintained roadway; therefore; coordination with the Maryland State Highway Administration (SHA) is required.
- (2) DPIE permits are required for access points from existing County roads.
- (3) The detailed site plan is consistent with the approved Stormwater Concept Plan 11481-2008-01, dated July 11, 2013.

- l. **Maryland State Highway Administration (SHA)**—SHA provided no comments on the DSP revision as an access permit has already been issued for the development.

15. Based upon the foregoing, and 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, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-07076-12, Alternative Compliance AC-14014, and Type II Tree Conservation Plan TCPII-133-91-12 for Brandywine Crossing, Phase II, subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the following information shall be provided, notes added, or revisions made:
  - a. Delineate a 17-foot-wide public utility easement (PUE) along Matapeake Business Drive and a ten-foot-wide PUE along Robert Crain Highway (US 301) as reflected on the plat on the coversheet and subsequent detail.
  - b. Update the loading schedule to reflect that one additional loading space is required.

- c. Show the bearings and distances on Parcel 11 as reflected on the record plat.
  - d. Add a note regarding the cross access easement for Brandywine Crossing to allow internal parcel connections and access to Matapeake Business Drive and US 301 and include the Liber and Folio of the easement.
  - e. Details of the bicycle parking spaces shall be provided on the detailed site plan.
  - f. Provide details and locations for a bicycle parking area sign (Manual on Uniform Traffic Control Devices D4-3), which shall be erected at each of the bicycle parking locations.
  - g. Label the colors and finishes for the proposed dumpster enclosure. The finish materials and colors shall be complementary to those used in the construction of the proposed building.
  - h. Provide sign charts that state the amount of building-mounted signage permitted and proposed to indicate conformance to the requirements of Section 27-613 of the Zoning Ordinance.
  - i. Update the plan to reflect the building layouts, as were shown on previous approvals for Brandywine Crossing, Phase II.
  - j. Extend the sidewalk from the north side of the building, along the north side of Parking Compound 2, to the proposed sidewalk along Matapeake Business Drive. Shift the dumpster to the west to accommodate this change, as necessary.
  - k. Provide a crosswalk and Americans with Disabilities Acts (ADA) ramp across the access drive that separates the proposed medical office building and the theater pad site on Parcel 1.
  - l. Update the Type II tree conservation plan to accurately reflect the subject proposal and previous approvals.
  - m. Provide plan notes that indicate the applicant's intent to conform for the applicable construction activity dust control and noise control requirements.
  - n. Show the proposed pipeline alignments for water and sewer.
2. Prior to signature approval of the detailed site plan, the following revisions shall be made to the landscape plan:
- a. Demonstrate conformance with the parking lot perimeter landscape strip requirements. Parking Compound 2 is largely exempt from this section; however, additional plant material shall be provided near the entrances into the parking compound.
  - b. Provide evergreen plant material to soften the views of the dumpster enclosure from the sidewalk and drive aisle.
  - c. Provide a note on the landscape plan coversheet that references Sheet L-6A for landscape details and schedules.