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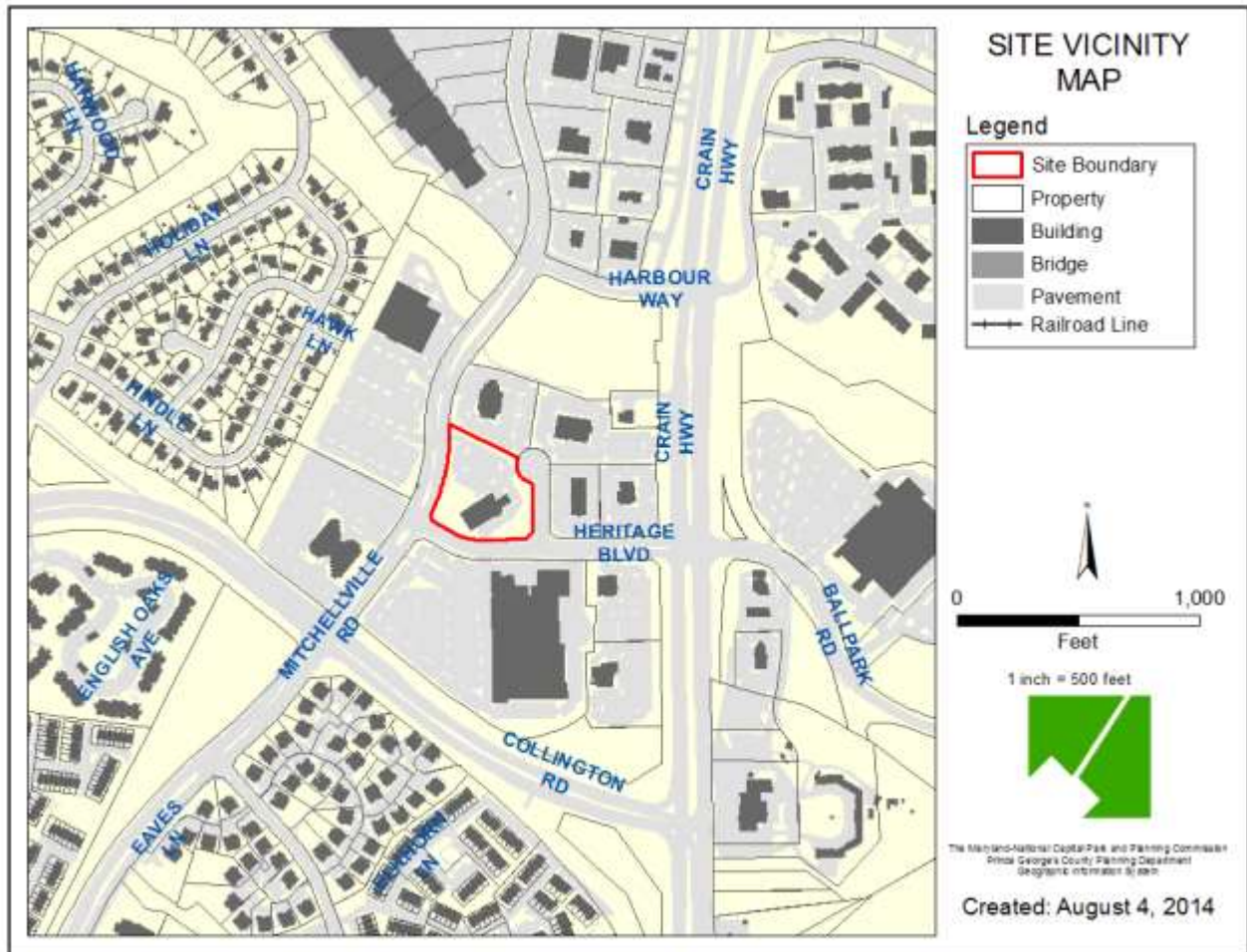
Detailed Site Plan

DSP-91016-02

Application	General Data	
Project Name: City of Capitals 16300 Heritage Boulevard Lots 10 and 11, Block E Location: At the intersection of Heritage Boulevard and Mitchellville Road. Applicant/Address: Bowie Heritage, LLC 4929 Bethesda Avenue, Suite 200 Bethesda, MD 20814	Planning Board Hearing Date:	07/16/15
	Staff Report Date:	07/02/15
	Date Accepted:	05/13/15
	Planning Board Action Limit:	07/22/15
	Plan Acreage:	3.18
	Zone:	C-M
	Dwelling Units:	N/A
	Gross Floor Area:	2,228 sq. ft.
	Planning Area:	71B
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	206NE14

Purpose of Application	Notice Dates	
The addition of a 2,228-square-foot eating and drinking establishment with drive-through service (Lot 11) and modification of the existing office building to allow retail uses (Lot 10).	Informational Mailing:	05/13/15
	Acceptance Mailing:	05/11/15
	Sign Posting Deadline:	06/16/15

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mnccppc.org	
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-91016-02
City of Capitals
16300 Heritage Boulevard
Lots 10 and 11, Block E

The Urban Design staff has completed the review of the subject application and appropriate referrals and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this technical staff report.

EVALUATION

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

- a. The requirements of the Commercial Miscellaneous (C-M) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of Prince George's County Council Resolution CR-108-1975, Amendment 14;
- c. The requirements of Comprehensive Site Plan SP-78020 and all applicable subsequent revisions;
- d. The requirements of Preliminary Plan of Subdivision 4-14015;
- e. The requirements of Detailed Site Plan SP-91016 and all subsequent applicable revisions;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan (DSP), the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a DSP for the addition of a 2,228-square-foot eating and drinking establishment with drive-through service on proposed Lot 11, and modification of an existing office building to convert office to retail space on proposed Lot 10.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Office Building	Office/Retail Building, Eating and Drinking Establishment with drive through
Total Acreage	3.17	3.17
Proposed Lot 10		2.39
Proposed Lot 11		0.78
Lots	1	2
Parcels	0	0
Total Square Footage	12,600	14,828
Proposed Lot 10	12,600	12,600
Proposed Lot 11	0	2,228

OTHER DEVELOPMENT DATA*

Parking Data:

Parking Spaces	Required	Provided
Lot 10		
Office – 1,600 sq. ft. (1 space/250 sq. ft.)	7 spaces	18 spaces
Retail – 11,000 sq. ft.	60 spaces	86 spaces*
3,000 sq. ft. (1 space/150 sq. ft.)	20 spaces	
8,000 sq. ft. (1 space/200 sq. ft.)	40 spaces	
Total parking spaces**	67	104 (incl. 3 h/c)
Handicap Spaces	3	3
Loading Spaces	2	2

Parking Spaces	Required	Provided
Lot 11		
Eating/Drinking Establishment (66 seats)		
1 space/3 seats	22 spaces	22 spaces
plus 1 space per 50 sq. ft.	8 spaces	8 spaces
Total parking spaces**	30	30
Handicap Spaces	4	2***
Loading Spaces	3 spaces	3 spaces
Total Parking for DSP	97 spaces	134 spaces

Notes: *The Parking Table shown on the coversheet should be revised to indicate that 86 parking spaces are provided.

**The 18 compact spaces proposed should be identified in the Parking Table for each lot.

***Two handicap spaces for Lot 11 must be provided in accordance with the Americans with Disabilities Act (ADA) requirements.

3. **Location:** The subject site is located in Planning Area 71B, Council District 4, at 16300 Heritage Boulevard. The site is located at the intersection of Heritage Boulevard and Mitchellville Road, specifically.
4. **Surrounding Uses:** The subject property is bounded to the north by a bank in the Commercial Miscellaneous (C-M) Zone; to the east by North Hanson Court; to the west by Mitchellville Road; and to the south by Heritage Boulevard. Across North Hanson Court to the east is another bank building zoned C-M; across Heritage Boulevard to the south is Lowe's in the C-M Zone; and across Mitchellville Road to the west is Kohl's department store, also in the C-M Zone. The subject site was originally developed as part of the larger property known as Bowie Gateway Center.
5. **Previous Approvals:** The subject property is part of an overall property known as City of Capitals, the International Renaissance Center, and most currently as the Bowie Gateway Center. Approximately 88.44 acres of the 102-acre site was rezoned from Rural Residential (R-R) to C-M in 1975 as part of the Bowie-Collington Sectional Map Amendment (Prince George's County Council Resolution CR-108-1975, Amendment 14) and required a concept plan of development. The most current Comprehensive Site Plan CSP-78020-10 was approved by the Prince George's County Planning Director on April 23, 2015 to allow the proposed restaurant and retail uses on the site. A general note should be added to the plan for reference indicating that CSP-78020-10 is the current overall development concept plan. Preliminary Plan of Subdivision 4-14015 was approved by the Prince George's County Planning Board and adopted on May 21, 2015 (PGCPB Resolution No. 15-41). The site was previously recorded in the Prince George's County Land Records on December 12, 1989 as Lot 5 – City of Capitals on Plat NLP 150-89. On May 2, 1991, the Planning Board adopted Detailed Site Plan SP-91016 for the purpose of construction of the existing 12,600-square-foot office building on the site. On October 11, 1994, the Planning Director approved minor revisions to the DSP for parking, landscaping, building materials, and signage.

6. **Design Features:** The applicant proposes to develop a one-story 2,228-square-foot Taco Bell restaurant with drive-through service on Lot 11, Block E, a fee-simple lot carved from the larger lot currently known as Lot 5. The residue acreage, proposed Lot 10, will retain the existing Enterprise Rent-A-Car office space of 1,600 square feet, and 11,000 square feet will be converted to accommodate office/retail uses. Vehicular access to the site is via Mitchellville Road, Heritage Boulevard, and North Hanson Court. Each access point accommodates two-way traffic. The proposed drive-through service lane for the Taco Bell is located behind the restaurant, minimizing potential queuing conflicts with parked vehicles or with off-site circulation.

Architecture

Lot 10—The existing office/retail building is primarily a brick building and is proposed to be renovated to accommodate a total of four tenants. Three new doors and storefronts are proposed on the “A” (north/front) Elevation. Three new smaller exit doors are also proposed on the “C” (southern/rear) Elevation. The front and rear elevations include three existing bays with garage-style doors which will remain. It is unclear what this area is intended to be used for in the future.

Lot 11—The Taco Bell restaurant is a rectangular-shaped building proposed to be faced in two complementary colors of brick with a vertical area of stone veneer on the front (north) elevation. A metal horizontal slat wall provides additional texture and rhythm to the façade. The west elevation includes the Taco Bell “swoop” and polycarbonate channel lettering framed by metal, which is affixed to the slat wall. The swinging bell logo is mounted on the brick wall and is the same material as the lettering. Storefront windows and the glass double doorway provide a visual break in the mass. A metal security door painted to match the brick is also provided. The eastern elevation includes a small drive-through pick-up window with a metal roof and a picture window accented with a metal slat feature. The rear elevation has multiple bump outs and contrasting brick colors which avoid a flat monotonous appearance. All of the materials and features on the Taco Bell elevations should be clearly called out and identified in the legend.

Signage

Lot 10—Two building-mounted signs are on the existing building and a freestanding monument sign is currently located at the intersection of Heritage Boulevard and North Hanson Court. The applicant is proposing to replace the existing building-mounted sign to accommodate signage needed for existing and future tenants. A total of 160 square feet is proposed, with up to 40 square feet allocated per tenant to be located above the new doorways on the roof. No materials for the signage were shown on the detail sheet. A condition is included in the Recommendation section of this report to address this issue.

The applicant is proposing to remove the existing freestanding monument sign and construct a new sign at the Mitchellville Road/Heritage Boulevard intersection to serve the existing and future tenants on Lot 10. The existing monument sign should be shown on the site plan and labeled “To Be Removed.” The new sign is proposed to be painted aluminum with vinyl lettering on a brick base that will match the color of the existing building. The sign area is proposed to be 10 feet tall and 20 feet wide, for a total of 200 square feet.

Lot 11—The Taco Bell is proposed to have a freestanding sign and building-mounted signage, in addition to site signage including directional signage and a menu board. The signage proposed presents a coherent unified sign package. The freestanding monument sign is proposed to be located at the site’s access from Mitchellville Road. A monument sign detail was provided

showing the Taco Bell swinging bell, with “Taco Bell” beneath, within a six-foot-tall by four-foot-wide polycarbonate sign area framed in metal atop a one-foot-high brick base in rustic brown that includes the restaurant’s address. The total sign area is 24 square feet, not including the one-foot-high base. Building-mounted signage is proposed on the west elevation. A polycarbonate “swoop” and channel lettering is shown on the metal wall slats with the Taco Bell swinging bell logo in the same material also framed in metal on the brick wall to the right. The applicant should provide the dimensions and height of the menu board in the detail. The City of Bowie commented extensively on the signage for each of the proposed lots.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the C-M Zone and the site plan design guidelines of the Zoning Ordinance. It is noted that the entire City of Capitals site was originally approved as an integrated shopping center; however, over the years as uses changed, the DSPs that had been approved were not reviewed as part of an integrated shopping center. This has created some confusion with regard to the amount of parking provided and signage that has been approved for the overall 102-acre site. At this point, it is neither practical nor feasible for the applicant to show site plan conformance with the requirements for an integrated shopping center. For the purposes of this application, the site plan has been reviewed for conformance with the C-M Zone, and parking and signage for this proposed development conform to the requirements of the zone.
 - a. The subject application is in conformance with the requirements of Section 27-461, which governs permitted uses in commercial zones. The proposed Taco Bell with drive-through services is a permitted use in the C-M Zone subject to DSP approval. The applicant has not identified the retail use(s) that will occupy the existing office building. It is noted that the range of retail uses allowed is limited in the C-M Zone.
 - b. The DSP shows a site layout that is generally consistent with the applicable site design guidelines including Section 27-462, Regulations, for the C-M Zone.
 - c. Parking and loading for the two lots is in general conformance with Part 12 of the Zoning Ordinance. The site plan parking table reflects that a total of three loading spaces are required and provided. Parking and loading requirements for Lot 10 will be further analyzed at the time of tenant build-out, as the specific use and size of tenants may vary. The location of the loading space for the Taco Bell conflicts with two parking spaces for the restaurant. The applicant has indicated that the loading space will not be relocated; therefore, the two parking spaces for the Taco Bell impacted by the proposed loading space should be relocated elsewhere on Lot 11. In addition, the applicant should provide two additional handicap spaces for Lot 11 and indicate the number of the compact spaces provided for each lot.
 - d. The signage within the DSP has been reviewed for conformance with Section 27-613, which governs signs attached to a building or canopy. The submitted plans provide dimensions for the proposed building-mounted signage which indicate that the square footages proposed are within the allowed standards. For the proposed office/retail building, per the City of Bowie’s approval, the applicant has agreed to limit the building-mounted signage to a total of 160 square feet. The applicant should provide sign calculations indicating this is within the square footage permitted by the Zoning

Ordinance. The applicant has also agreed, in cases where door signage is provided, to limit the sign area to 30 inches by 30 inches.

The two proposed freestanding/monument signs were reviewed for conformance with Section 27-614 of the Zoning Ordinance and are within the allowed standards.

Because the signage for both buildings/lots must meet the requirements for the C-M Zone, all references to an integrated or non-integrated facility should be deleted.

- e. The applicant is providing full cut-off lighting fixtures in accordance with the City of Bowie conditions included in this report. The applicant shall provide additional details reflecting the conditions regarding height and color. The applicant shall also provide a photometric plan for the development.
8. **Prince George's County Council Resolution CR-108-1975**—The subject site was rezoned as part of a larger rezoning from R-R to C-M by the County Council in 1975 as part of the Bowie-Collington Sectional Map Amendment (CR-108-1975, Amendment 14). Amendment 14 states the following:

Amendment 14.

Change SMA proposed zoning for 88.44± acres located in the northwest corner of Routes 197 and 301, known as the Gaegler Tract, recorded as part of l. 3699/f. 342, l. 4321/f. 21, and l. 4365/f. 126, from the R-R Zone to the C-M-C Zone with the requirement that prior to the issuance of any building and/or grading permits for this property the owner(s) and/or developer(s) of the subject property shall submit to the Planning Board for its approval a comprehensive site plan showing the proposed development for the entire property, or any portion thereof, should development of the tract be proposed to occur in stages, and showing in particular:

1. **Relationships of the proposed uses and structures to natural features such as drainage, topography and vegetation;**
2. **Relationship of proposed uses and structures to existing and anticipated uses of adjoining properties;**
3. **Internal circulation considerations of all proposed and necessary modes, including pedestrian, bike, car, and truck;**
4. **Relationship of parking compounds to buildings, buffers and public ways;**
5. **Relationship of buildings and other structures to others on the same lot and on adjacent lots;**
6. **Placement, sizing and appropriateness of landscaping elements;**
7. **Signing and lighting;**
8. **Location and treatment of off-street loading areas used by trucks, and;**
9. **Storm water management.**

The Planning Board shall act upon a comprehensive site plan within 45 days after the filing thereof with the Planning Board, and shall approve the comprehensive site plan when it finds:

- **that the plan makes the subject property as attractive as possible from all public ways and adjacent properties;**
- **that the developer(s) has devoted sufficient attention to all aspects of site planning, design, grading, access, landscaping, and construction as would have been used and as is often required in large scale development proposals.**

There shall be no grading of the site nor cutting of trees until approval has been obtained of the comprehensive site plan. Major stands of trees shall be delineated on the comprehensive site plan and the developer shall demonstrate to the satisfaction of the Planning Board (or District Council upon appeal) why it is necessary to remove any mature or specimen trees.

The developer(s) and/or owner(s) shall have the right to appeal the decision of the Planning Board to the District Council.

Comment: The comprehensive site plan was approved and has been revised numerous times in accordance with the above. The DSP has also been reviewed for the above elements.

9. **Comprehensive Site Plan CSP-78020**—Comprehensive Site Plan CSP-78020 was a development concept site plan approved on August 24, 1978. Subsequent revisions to the concept plan were numbered as SP-78020. A staff memorandum dated March 23, 1989 (Ma to the Prince George's County Planning Board) for the approval of SP-78020-01 (City of Capitals) states the following:

“On July 26, 1979, the Planning Board approved a revised version of its initial August 24, 1978 approval of the development concept plan (labeled ‘Comprehensive Site Plan’) as part of the ‘Comprehensive Site Plan’ for the City of Capitals. This development concept plan approval required that prior to the development of any portion of the entire site, a detailed site plan for that portion must be approved by the Planning Board. The approved development concept plan, along with the detailed site plan for individual lots, would constitute the ‘Comprehensive Site Plan’ required by Amendment 14 of CR-108-1975.”

Comprehensive Site Plan SP-78020-01 was approved by the Planning Board on April 6, 1989 (PGCPB Resolution No. 89-167) for the City of Capitals development. Finding 3 of the resolution reflects the requirement for DSP review by the Planning Board, stating the following:

3. **The plan along with the detailed site plans for individual developments within the City of Capitals will constitute the comprehensive site plan required.**

The District Council adopted the findings and conclusions of the Planning Board in their order affirming the Planning Board's decision on October 9, 1989. Since the approval of SP-78020-01, several revisions have been submitted for minor land use and lot layout changes, but addressing individual lots and blocks. On November 18, 1993, the Planning Board approved SP-78020-04 (PGCPB Resolution No. 93-307), a revision to amend the proposed uses for Lot 1 of Block E (from which the subject site was later re-subdivided).

The most current revision, CSP-78020-10, was approved by the Planning Director on April 23, 2015 to allow an eating or drinking establishment with drive-through service and retail, in addition to an existing office use, on Lot 5, Block E (currently proposed for subdivision as Lots 10 and 11 pursuant to Preliminary Plan 4-14015), which is the subject of the current application.

10. **Preliminary Plan of Subdivision 4-14015**—Preliminary Plan of Subdivision 4-14015 was approved by the Planning Board and adopted on May 21, 2015 (PGCPB Resolution No. 15-41) to subdivide Lot 5 into two lots, Lots 10 and 11, with eight conditions. The following conditions are applicable to the review of this DSP and warrants discussion as follows:

2. **Development of this site shall be in conformance with the stormwater management concept plan approved by the City of Bowie (Approval No: 01-1214-206NE14) and any subsequent revisions.**

Comment: The applicant has an approved stormwater concept plan from the City of Bowie. General Note 15 reflects the stormwater concept number and approval date.

4. **Prior to approval of the detailed site plan, the site plan shall reflect an u-shaped bicycle rack that can accommodate a minimum of five bicycles at a location convenient to the entrance of each building.**

Comment: Two bike racks are shown on the DSP, one at each building, consistent with this condition and a detail has been provided.

6. **Total development shall be limited to a gross floor area cap of 61,900 square feet on Lots 10 and 11 combined. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

Comment: The total combined development for Lots 10 and 11 is 14,828 square feet.

11. **Detailed Site Plan SP-91016:** Detailed Site Plan SP-91016 was approved by the Planning Board and adopted on May 2, 1991 (PGCPB Resolution No. 91-120) with four conditions. The application was for a one-story 12, 592-square-foot office building for State Farm Insurance Company which is currently occupied by Enterprise Rent-A-Car. There are no conditions applicable to the current application.

12. **2010 Prince George's County Landscape Manual:** The proposed development is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.5, Stormwater Management Facilities; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

- a. **Section 4.2, Requirements for Landscape Strips along Streets**—Applies to all public and private road frontages, which includes Mitchellville Road, Heritage Boulevard, and North Hanson Court. The landscape plan reflects mature plant material previously installed and is therefore found to be in conformance with these requirements.

- b. **Section 4.3(c)(2), Parking Lot Interior Planting Requirements**—Requires that a certain percentage of the interior parking area, in accordance with the size of the parking lot, be planted with one shade tree for each 300 square feet of planting area. The landscape plan identifies a parking area for Lot 10 totaling 51,266 square feet which is subject to a ten percent planting requirement. The landscape plan schedule indicates that 15 shade trees are provided and two ornamental; however, 17 shade trees are required to satisfy the required ten percent required interior planting area for Lot 10. The applicant is required to provide two additional shade trees, for a total of 17 shade trees.

Lot 11 has a parking area totaling 16,101 square feet which is subject to an eight percent planting requirement. For Lot 11, the applicant is proposing eight shade trees which is equivalent to an 11 percent planting area. The landscape plan is in conformance with the requirements of this section.

- c. **Section 4.4, Screening Requirements**—Requires that all dumpsters and loading spaces be screened from all public roads and adjacent properties. The proposed trash facilities for Lot 11 are enclosed by an eight-foot-high masonry wall that will match the brick on the Taco Bell. This sight-tight wall enclosure is consistent with the Landscape Manual requirements in this section. A detail should also be provided for the existing trash enclosure on Lot 10 in conformance with this section.

Two loading spaces are provided for the office/retail use on Lot 10. The loading space on the east side of the building will be screened from Heritage Boulevard by a building bump-out and will be screened from North Hanson Court by the existing trash enclosure. The loading space on the west side of the building is proposed to be screened by a fence, although the height and details have not been provided. A condition is included in the Recommendation section of this report requiring the fence to be labeled on the DSP and landscape plan with the height, and that fence details be provided. The loading space for the Taco Bell on Lot 11 is screened either by buildings or landscaping in conformance with this section.

- d. **Section 4.7, Buffering Incompatible Uses**—Requires that a buffer be provided between adjacent incompatible land uses. A portion of Lot 10 is adjacent to the bank property to the north. Because both are considered medium-impact uses, no buffer is required. However, the Taco Bell on Lot 11 is a high-impact use and therefore a Type “B” bufferyard is required to buffer the fast-food use from the uses on Lot 10. The applicant is preparing an application for Alternative Compliance from the requirements of Section 4.7 for two required Section 4.7 bufferyards. It is anticipated that the alternative compliance request will be reviewed by the Planning Director prior to the Planning Board hearing scheduled on July 16, 2015 for the DSP.

- e. **Section 4.9, Sustainable Landscaping Requirements**—Requires that certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three-to-one. The submitted landscape plan provides the required schedule and shows the requirements of this section being met. However, upon a site visit, it was discovered that the site contains numerous invasive species including poison ivy and English ivy. A condition has been included in the Recommendation section of this report requiring that the invasive species should be removed. The site inspection indicates that some of the trees are in very poor health and should be removed. New plantings should be native species.

- f. Because the applicant is proposing to retain a number of existing mature trees that are required for Landscape Manual conformance, the applicant should provide the following note that should be signed, sealed, and dated by the landscape architect:

“I hereby certify that the site has been inspected and that landscaping has been maintained and is in compliance with the previously approved landscape plan in terms of quantity, location, species, and minimum size of plant materials, with exception of plant material that is shown to be replaced on the subject plan.”

13. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of existing woodland and has no previous tree conservation plan approvals. A standard exemption letter has been issued that is valid until December 4, 2016.

A natural resources inventory (NRI) equivalency letter has been issued based on the standard woodland conservation exemption and that no regulated environmental features are located on-site. The NRI equivalency letter is valid until December 4, 2019.

14. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading or building permit for more than 5,000 square feet of disturbance. The project is exempt from the requirements of this subtitle because the site was subject to a previous DSP approved prior to September 1, 2010.

15. **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 June 8, 2015, the Community Planning Division offered the following summarized comments:

This property is designated as a “Local Town Center” in the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035). A town center is a larger auto-accessible center that typically anchors suburban subdivisions. It features a walkable “core” and a horizontal and vertical mix of uses and is envisioned to accommodate future transit services. The following urban design principle from PGCPB Resolution No. 14-10, number 19, which approved the General Plan is relevant:

19. Orient and relate building frontages rather than parking to the street.

The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA) included this property as part of the Bowie Regional Center. The following are pertinent goals taken from page 31 of the master plan:

- **Encourage high-quality infill and redevelopment of existing commercial parking areas, over time.**
- **Require pedestrian-oriented and transit-oriented design.**

Comment: The proposed development has responded to the above design goals to the extent possible, given the proposed use and existing conditions.

- b. **Subdivision Review Section**—In a memorandum dated June 4, 2015, the Subdivision Review Section provided a review of the applicable conditions attached to the approval of Preliminary Plan of Subdivision 4-14015, which has been incorporated into Finding 10 above. They also provided the following summarized comments:

The subject site is located on Tax Map 55 in Grid D-2, is in the C-M Zone, and is 3.17 acres. The property was recorded in the County Land Records on December 12, 1989 as Lot 5 – City of Capitals, on Plat NLP 150-89.

Detailed Site Plan DSP-91016-02 is in substantial conformance with the approved preliminary plan, subject to technical revisions which have either been included as conditions or otherwise have been addressed. Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

- c. **Environmental Planning Section**—In an e-mail dated May 18, 2015, the Environmental Planning Section provided the following summarized comments:

A Stormwater Management Concept Plan approval from the City of Bowie (01-1214-206NE14) has been submitted. The approved concept shows water quality control requirements being met with micro-bioretenment, non-rooftop disconnection, drywells, and infiltration trenches. These features have been found to meet the requirement for Environmental Site Design (ESD) to the maximum extent practicable, according to the approval letter. The one-year water quantity controls are to be met with ESD. The ten-year and 100-year water quantity controls are to be provided in the existing gateway stormwater management pond located on Harbour Way. No revisions are required for conformance with the approved stormwater management concept.

Due to the commercial use, traffic-generated noise is not regulated in relation to the application. The site does not front on any designated scenic or historic roadway. No other environmental requirements have been identified for this application.

- d. **Transportation Planning Section**—In a memorandum dated May 18, 2015, the Transportation Planning Section provided the following summarized comments:

A development cap was originally placed on the 102.80 acres based on a floor area ratio (FAR) of 0.35. A staff report for Preliminary Plan 4-91104 from 1992 (PGCPB Resolution No. 92-6) established a gross floor area cap of 61,900 square feet for Lot 5, Block E (the subject of the current proposal), which was brought forward in Preliminary Plan 4-14015. The applicant is proposing to construct a Taco Bell at 2,228 square feet on the site and retain an existing building of approximately 12,600 square feet for new retail and office space. The proposed development square footage is far below the established development cap.

Existing commercial entrances will serve the office/retail building and the proposed eating or drinking establishment. The proposed drive-through service lane for the Taco Bell is located behind the restaurant which will reduce possible queuing of vehicles onto Mitchellville Road. Crosswalks and sidewalks are shown between the two buildings.

There are existing sidewalks on both adjacent roadways. Parking and driveway widths are acceptable. On-site circulation of traffic is adequate.

Mitchellville Road is a master plan roadway (collector) as designated in the Bowie and Vicinity Master Plan and Sectional Map Amendment. No further dedication is required. No development or structures are proposed within the right-of-way.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance.

- e. **Historic Preservation**—In an e-mail dated May 18, 2015, the Historic Preservation Section indicated the application had no impact on historic sites, resources, or districts.
- f. **Trails**—In a memorandum dated May 22, 2015, the trails coordinator provided the following summarized comments:

The DSP application was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements.

Mitchellville Road is designated as a master plan trail/bikeway corridor. This appears to have been implemented at the time of road construction with the provision of a wide sidewalk along the west side of Mitchellville Road. This is consistent with what was constructed along Mitchellville Road south of Laurel-Bowie Road (MD 197), where an eight-foot-wide sidewalk/sidepath has been constructed from MD 197 to Mt. Oak Road. There is also an existing bus stop and shelter along the west side of Mitchellville Road in the vicinity of the subject site.

The MPOT includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets section includes policies regarding sidewalk construction and the accommodation of pedestrians, which support the improvements being made by the applicant.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The subject site's road frontages along Mitchellville Road, North Hanson Court, and Heritage Boulevard include existing standard sidewalks. No additional frontage improvements are necessary, unless otherwise requested by the City of Bowie. The master plan trail along Mitchellville Road has been implemented by the wide sidewalk along the west side of the road. The City of Bowie has also implemented bikeway signage along this road in the vicinity of the subject site. Bicycle racks were required as part of Preliminary Plan 4-14015. A detail for the type of racks is included with the site

details, and the location of the racks is indicated on the DSP consistent with the preliminary plan approval.

Existing curb cuts are present at the Mitchellville Road and Heritage Boulevard intersection, but no crosswalk is present. The provision of a high-visibility striped crosswalk is recommended at this location, unless modified by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) or the City of Bowie. The proposed location is indicated on Staff Exhibit A. A condition is included in the Recommendation section of this report to address this issue.

- g. **Permit Review Section**—In a memorandum dated May 22, 2015, it was noted that a number of technical revisions to the site plan are required, which have either been addressed or included as conditions. It was further noted that retail uses are generally limited in the C-M Zone and that some retail uses are subject to Footnote 20 in the Use Tables for Commercial Zones.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 4, 2015, it was noted that coordination with the City of Bowie will be required for any necessary right-of-way improvements.
 - i. **Prince George's County Health Department**—In a memorandum dated June 26, 2015, the Health Department, Environmental Engineering/Policy Program, stated that they had completed a health impact assessment review of the subject DSP and had the following recommendations:
 - (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. The plan indicates that proposed lighting will “provide better uniformity and light level control across the property, and ensure that all light levels are maintained on-site, and do not cross property boundaries at unacceptable levels. No light shall be located so as to face or shine directly into the Heather Hills residential community.
- Comment:** A condition is included in the Recommendation section of this report to address the issue of light trespass.
- (2) 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.
 - (3) During the demolition/construction phases of this project, no noise should 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: Plan notes should be provided to indicate that the applicant intends to conform to the above recommendations provided by the Health Department.

- j. **Prince George's County Fire/EMS Department**—In a memorandum received on May 29, 2015, the Fire/EMS Department issued standard comments for the subject application with regard to fire apparatus, hydrants, and lane requirements. Those issues will be enforced by the Fire/EMS Department at the time of permit review.
 - k. **Prince George's County Police Department**—In a memorandum dated June 15, 2015, it was noted that the Police Department had no crime prevention through environmental design (CPTED) issues.
 - l. **City of Bowie**—In a letter dated June 16, 2015 from the City of Bowie, it was noted that the City Council held a public hearing on June 15, 2015 and voted to approve the DSP with six conditions. The applicant is in agreement with all of the conditions. The conditions are included in the Recommendation section of this report.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In comments dated May 19, 2015 and May 21, 2015, WSSC offered comments on needed coordination with buried utilities and WSSC easements and the requirements for connection to the existing water and sewer line. It was further noted that a grease abatement system will be required for the Taco Bell.
 - n. **Verizon**—No response was received from Verizon at the time this report was written.
 - o. **Baltimore Gas and Electric (BGE)**—No response was received from BGE at the time this report was written.
16. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, staff finds the detailed site plan represents a reasonable alternative for satisfying the site design guidelines if 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.
17. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that the regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features, this required finding does not apply.

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-91016-02 for City of Capitals, 16300 Heritage Boulevard, subject to the following conditions:

- 1. Prior to certificate of approval, the detailed site plan shall be revised to:
 - a. Add two additional handicap parking spaces for Lot 11 in accordance with the Americans with Disabilities Act (ADA) requirements.
 - b. Indicate the most recent preliminary plan of subdivision, comprehensive site plan, and detailed site plan approvals.

- c. Add “Eating and Drinking Establishment with Drive-Through Service” to the proposed uses. The uses shall be identified according to the lot.
- d. Add the following notes to the plan:
 - (1) All handicap parking spaces shall be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each space.
 - (2) Parking lot lighting shall use full cut-off fixtures that are fully shielded and directed downward to reduce glare and light spill over. The lighting system shall include timing devices to turn off unneeded lighting during times the project is not open.
 - (3) No flags, banners, or large inflatable forms of advertising shall be mounted, suspended, or otherwise displayed from the buildings or be permitted on the site, except one standard-size American flag.
 - (4) No signs or graphics, other than the maximum vehicle height clearance, shall be affixed or attached to, or be part of, the canopy over the menu board.
 - (5) The color of the three new doors on wall “C” (southern elevation) of the office/retail building shall match the brick on the building.
 - (6) The color of the gates used to enclose the trash area for the Taco Bell shall match the color of the brick material used on the walls of the structure, and noted on the plans.
 - (7) All roof-mounted mechanical or heating, ventilating, and air conditioning (HVAC) equipment shall be screened from view.
 - (8) There shall be no outdoor storage of rental vehicles.
- e. “Proposed” shall be deleted from the reference to Lot 10 and Lot 11 on the plans. All references to Lot 5A and Lot 5B shall be revised to indicate Lot 10 and Lot 11.
- f. Relocate two parking spaces to allow access to the proposed loading space on Lot 11.
- g. Correct the number of compact parking spaces identified in the Parking table according to each lot.
- h. Identify on the site plan the existing monument sign and label it “To Be Removed.” All proposed signage shown on the site plan shall be labeled accordingly.
- i. Provide sign calculations for all monument and building-mounted signage on the detail sheet in accordance with Sections 27-613 and 27-614 of the Prince George’s County Zoning Ordinance for the Commercial Miscellaneous (C-M) Zone, indicating allowed and proposed sign areas.
- j. Provide decorative building-mounted light fixtures or pedestrian-scale lighting (bollards) in the southwestern area of the existing building on Lot 10.

- k. Provide details and specifications on the plans indicating that the combined height of the parking lot light pole and base shall not exceed 19 feet, and the color of the parking lot light poles and fixtures shall be dark bronze.
 - l. Detail the dimensions and height of the menu board sign for the Taco Bell.
 - m. Add details and specifications for a fence to screen the loading space on Lot 10.
 - n. A detail shall be provided for the existing trash enclosure on Lot 10.
 - o. Add notes indicating the intent to conform to the recommendations of the Prince George's County Health Department regarding noise and dust.
2. Prior to certificate of approval the landscape plan, the plan shall be revised to show the following:
- a. Identify on the plan and reflect in the appropriate schedules all proposed plant materials.
 - b. Revise the plan to identify existing landscaping that is diseased, damaged, or otherwise unhealthy and replace it with a native species (shade tree or shrub). All invasive species shall be removed from the site.
 - c. Add two shade trees within the parking compound in conformance with Section 4.3(c)(2) of the 2010 *Prince George's County Landscape Manual* and reflect them accordingly in the applicable schedules.
 - d. The schedule for Section 4.3.1 shall be deleted.
 - e. Add a note to the plan that states that any tree shown on the plan as "To Remain" shall be replaced if it dies as a result of site construction.
3. Prior to issuance of a building permit, the applicant shall provide a high-visibility striped crosswalk along Mitchellville Road at its intersection with Heritage Boulevard along the frontage of the subject site, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or the City of Bowie.
4. Prior to issuance of sign permits for the proposed office/retail building, the following shall apply:
- a. The total area of building-mounted signage shall not exceed 160 square feet.
 - b. Door sign content shall not exceed a total area of 30 inches by 30 inches, shall be vinyl die-cut in white characters only, applied directly to the door surface, and shall be located in the upper half of the door. Content shall be limited to the name of the tenant/business occupying the respective business suite, tenant logo, days and hours of operation, and contact information. Logos on door signs may be in color.
 - c. No advertising signs shall be permitted on emergency exit-only doors.
 - d. No signs shall be permitted in any of the windows.