



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

SPECIFIC DESIGN PLAN

SDP-0110

Application	General Data	
Project Name THE SHOPPES AT BOWIE TOWN CENTER	Date Accepted	11/08/2001
	Planning Board Action Limit	N/A
	ZHE Hearing Date	N/A
Location ALONG EVERGREEN PARKWAY, ADJACENT TO THE BOWIE TOWN CENTER	Plan Acreage	9.7
	Zone	M-A-C
	Dwelling Units	N/A
Applicant/Address MLS PROPERTIES, LLC 10616 BEAVER DAN ROAD HUNT VALLEY, MARYLAND 21030	Square Footage	106,930
	Planning Area	71B
	Council District	04
	Municipality	07
	200-Scale Base Map	205NE13

Purpose of Application	Notice Dates	
COMMERCIAL/RETAIL DEVELOPMENT	Adjoining Property Owners (CB-15-1998)	11/2/01
	Previous Parties of Record (CB-13-1997)	01/28/02
	Sign(s) Posted on Site	1/18/02
	Variance(s): Adjoining Property Owners	N/A

Staff Recommendation			Staff Reviewer: WAGNER, GARY
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-0110
The Shoppes at Bowie New Town Center

The Urban Design Review staff has completed its review of the site development plans for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as stated in the Recommendation section of this report.

EVALUATION CRITERIA

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Basic Plan A-8589-C
- b. Comprehensive Design Plan CDP-8504/01
- c. Preliminary Plat of Subdivision 4-86049
- d. Specific Design Plan SDP-9711
- e. Zoning Ordinance regulations for development in the M-A-C Zone and applicable sections of the *Landscape Manual*
- f. The Woodland Conservation and Tree Preservation Ordinance
- g. Referral responses from concerned agencies and divisions

FINDINGS

The Urban Design Review Section recommends that the Planning Board adopt the following findings:

1. The site for the Shoppes at Bowie Town Center is located on the south side of the Bowie Town Center Mall, south of relocated Evergreen Parkway. The applicant proposes to construct a 106,930-square-foot retail center on Lots 9, 10 and 11 (Subparcels C&D of CDP-8504/01) that were created with the relocation of Evergreen Parkway.

Site Development Data:

Zone:	M-A-C
Gross Site Area, Lots 9, 10 & 11	9.8 acres
Proposed Use	Commercial Shopping Center
Proposed Building Area	106,930 sf
Parking Spaces Required (4.5 spaces/1,000 sf of GLA)**	482 spaces
Handicap Spaces Required	9 spaces
Parking Spaces Provided	498 spaces
Standard (9.0' x 18.0')**	483 spaces
Compact	none
Handicapped (8.0' x 18.0')**	15 spaces
Loading Spaces Required	4 spaces
Loading Spaces Provided	4 spaces
Green Area Required	
Parcel 9 overall	Ave. 18 percent
Subparcels C&D	Min. 12 percent
Green Area Provided	
Parcel 9 overall	22 percent
Subparcels C&D	12 percent

** DDS and DPLS approved by the City of Bowie for the reduction in the size requirements for standard and handicap parking spaces, and for the number of parking spaces required.

Conformance with Basic Plan

2. The proposed Specific Design Plan is in conformance with the approved Basic Plan, A-8589-C, in regard to land use types, quantities and conditions of approval.

Conformance with Comprehensive Design Plan

3. The Specific Design Plan is in conformance with the approved Comprehensive Design Plan, CDP-8504/01, in terms of green space requirements, parking and building setbacks, overall pedestrian and vehicular circulation patterns, design standards for architecture, landscaping, and signage, and other applicable conditions of approval.

Conformance with Preliminary Plat of Subdivision

4. The Specific Design Plan is in conformance with Preliminary Plat of Subdivision 4-00029 and applicable conditions of approval. According to a Subdivision Office memorandum dated November 9, 2001 (Del Balzo to Wagner), ■The proposed uses, lotting pattern, and road interface are consistent with the approved preliminary plan.●

Conformance with Zoning Ordinance and *Landscape Manual*

5. The Specific Design Plan is in general conformance with the applicable regulations governing development in the M-A-C Zone, and with applicable standards of the *Landscape Manual*. Sea Green Juniper is not a desirable plant material to use throughout the site. As a replacement, staff recommends the use of a variety of dwarf Bayberry.

Required Findings of Section 27-528 of the Zoning Ordinance (in addition to Finding 3 above)

6. By memorandum dated December 4, 2001 (Masog to Wagner), the Transportation Planning Section made the following comments:
 - A Specific Design Plan requires a finding that ■he development will be adequately served within a reasonable period of time . . .● by the needed transportation facilities. The transportation staff has noted that the site was subjected to a test of transportation adequacy in 1986, and since that time the transportation improvements that were needed to serve the entire Bowie New Town Center, including the subject parcel, were fully constructed. The entire town center parcel (which includes the subject property) has a cap of 1,125,000 square feet of retail space and 100,000 square feet of office space, and this is consistent with the level of development that was considered in 1986. Combining the current proposal with development approved under SDP-9711, SDP-0008, SDP-0101, SDP-0105, and SDP-0106, the town center parcel would contain approximately 841,000 square feet of space, well below the cap.
 - The subject site does front on Evergreen Parkway. That facility has been constructed as required by conditions placed on previous plans.
 - The CDP included some discussion of traffic-calming strategies within the town center parcel. The subject plan includes sidewalks and crosswalks connecting the site to the larger town center. However, the plan location is to the side of other areas of heavier traffic, and would be fairly self-contained from the standpoint of traffic.

- Issues regarding the PT-1 alignment, as recommended in the *Bowie, Collington, Mitchellville and Vicinity Master Plan*, were fully discussed during the staff's review of CDP-8504/01, and the submitted SDP is consistent with those discussions.

There are a number of transportation-related conditions on earlier development review stages that may require review at the time of SDP. However, none of these conditions affect the development status of the subject site with regard to transportation. Therefore, the proposal appears to conform to prior approvals from the standpoint of transportation.

Vehicular and pedestrian access within the site is acceptable. Adequate right-of-way in accordance with the Master Plan exists along MD 197 and Evergreen Parkway.

The subject property is part of a larger project which has largely completed roadway improvements in the area pursuant to a finding of adequate public facilities made in 1986 for Preliminary Plan of Subdivision 4-86049. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved. Furthermore, the submitted plans are in conformance with past approved plans, including the approved Comprehensive Design Plan.

7. In a memorandum dated October 21, 1999 (Izzo to Wagner), the Growth Policy and Public Facilities Planning Section has determined that the staging of the development will not be an unreasonable burden on the available public facilities per Section 27-520 (a)(8) of the Zoning Ordinance. The Growth Policy and Public Facilities Planning Section concludes:

Fire Service

The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.07 minutes, which is beyond the 3.25-minute response time guideline.

The existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.07 minutes, which is beyond the 4.25-minute response time guideline.

The existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Drive, has a service response time of 5.07 minutes, which is within the 7.25-minute response time guideline.

The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service response time of 6.03 minutes, which is beyond the 4.25-minute response time guideline.

These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

The Approved and Adopted Bowie-Collington-Mitchellville and Vicinity Master Plan proposes a new fire station be located in the vicinity of the Bowie Town Center. This proposed station is programmed in the Approved FY 2002-2007 Capital Improvement Program and is scheduled for completion in June 2006. The construction of this station would provide adequate response time for fire engine and ambulance services.

Police Service

The proposed development is within the service area for District II-Bowie. The staff of the Growth Policy and Public Facilities Section has concluded that the existing police facilities will be adequate to serve the proposed Shoppes at Bowie Town Center development.

8. The site has an approved stormwater management concept plan, approved by the city's Public Works Department; therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

9. By memorandum dated February 11, 2002 (Markovich to Wagner), the Environmental Planning Section offers the following comments:

Background

This site was previously evaluated by the Environmental Planning Section in conjunction with the review and approval of Comprehensive Design Plan CDP-8504/01, Preliminary Plan of Subdivision 4-00029, Specific Design Plan SDP-9711, TCPI/38/99, and TCPII/77/99.

Site Description

The site is located at the southeast quadrant of MD 197 and Northview Drive. This parcel, which totals 9.7 acres, is part of the larger 99.15-acre site reviewed with the above-referenced plans. Although a review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and steep slopes with highly erodible soils were previously found to occur on the original 99.15-acre parcel, those features were not found to occur within the boundaries of subject application. The soils found to occur on this property, according to the Prince George's County Soil Survey, include Collington fine sandy loam and Shrewsbury fine sandy loam. Although the Shrewsbury soils have limitations with respect to high water tables and impeded drainage, those areas have been previously graded and filled in accordance with SDP-9711. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur on this property. There are no scenic or historic roads in the vicinity of this property. The sewer and water service categories are S-3 and W-3. The property is located in the Collington Branch subwatershed of the Patuxent River watershed and the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

Environmental Review

- a. A Forest Stand Delineation (FSD) was reviewed and accepted as complete in conjunction with the review and approval of Comprehensive Design Plan CDP-8504/01 and Preliminary Plan of Subdivision 4-00029.

Discussion: No further information is required.

- b. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved TCPs. This application is consistent with approved TCPI/38/91, TCPII/77/99, and CDP-8504/01. TCPII/77/99-01 as revised has addressed the requirements of the Prince George's County Woodland Conservation Ordinance and the conditions of approval in CDP-8504/01 that deal with the Woodland Conservation requirements. TCPII/77/99-01 and TCPII/19/02 are recommended for approval subject to Condition 5 below.

10. By memorandum dated December 14, 2001 (Shaffer to Wagner), the Trails Planner of the Transportation Planning Section has indicated that the site plan is in conformance with the master plan and with prior approvals for bicycle and pedestrian facilities.

11. By letter dated January 29, 2002, the City of Bowie recommended approval of SDP-9711 with 11 conditions. Some of the conditions recommended by the city have been addressed by the applicant. Conditions not addressed by the applicant have been included in the Recommendation section below.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SDP-9711, TCPII/19/02 for the site, and TCP II/77/97-01 as amended for the overall development, subject to the following conditions:

1. Prior to certification, the following conditions shall also be added as notes to the Specific Design Plan:
 - a. Parcels I and S shall be conveyed by deed to the city prior to the issuance of the first building permit for SDP-0110. Right-of-entry agreements for both parcels shall be provided to the city within 30 days after signature approval of the SDP.
 - b. The freestanding bank shall be the subject of another SDP submission, review and approval for signage, landscaping, lighting and building architecture.
 - c. The retail building shall meet the following criteria:
 - (1) A minimum of two junior anchors shall be provided.
 - (2) The maximum gross floor area for one tenant shall be 50,000 square feet.
 - (3) A minimum of five tenants shall be provided in the building.
 - d. Lighting.
 - (1) The building-mounted ornamental lights shall be down lit and of a low wattage to reduce the potential for light dispersion and off-site glare.
 - (2) The building-mounted lighting proposed on the rear (southern) elevations of the stores shall consist of cut-off fixtures so as to minimize off-site glare and be down lit so as to not cast glare off-site.
 - e. Signage.
 - (1) No flags or banners shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except a standard size American flag. However, the panels on the decorative lights, which are exactly like a feature in the main retail core area, shall be permitted.
 - (2) Building-mounted signage on the store facades shall be permitted as per the Zoning Ordinance, yet the character size (size of letters, logos, emblems, symbols, etc.) of

each building-mounted sign shall be in proportion to the store/unit front of the individual tenant it advertises.

- (3) Some of the other types of signage that were permitted in the main retail core area shall also be allowed within this project, under the same restrictions. These types of signs include window signs; banners (on decorative light poles); projecting (blade) signs; and awning signs. Signs shall not be permitted in any false windows or in the windows of any upper level of the building.

f. Architecture and Building Materials.

- (1) The six vertical elements proposed on store B shall be constructed of a material such as gantex or other similar material, to provide the appearance of granite or marble.
- (2) Prior to the issuance of a building permit for store C, if store C is used for one tenant, the six EIFS panels proposed on the portion of that store which have been designed to be 1.5 stories with flat roofs shall be replaced with false windows. If store C has multiple tenants, then this condition will allow for the modification of the above detail to accommodate tenant architecture and signage.
- (3) Storefront windows or false storefront windows and second story false windows shall be included in the side elevations of each end store (stores A and E).
- (4) All roof-mounted HVAC equipment shall be completely screened from the parking lots on all stores. The applicant shall work with staff to screen the HVAC equipment in the rear of the building.
- (5) The color of all rear building entry doors and loading doors in the rear of the building shall match that of the split face block used on this elevation.

g. Where a trash area is not within a service area, each of these trash areas shall be screened by eight-foot-high walls that shall be constructed of the same type and color of split face block used on the side and rear elevations of the building. A solid wooden fence, a minimum of eight feet in height, shall be provided to close off each trash area. The fence shall be painted/stained to match the color of the screen wall.

h. The access route for delivery and trash vehicles to the subject site shall be from MD 197, for these vehicles to continue along old Evergreen Parkway to relocated Evergreen Parkway, turn right and proceed to the site. To leave the Town Center, these vehicles shall retrace the same route and be prohibited from continuing along relocated Evergreen Parkway to Northview Drive or onto Excalibur Road to Mitchellville Road. Signage shall be installed in the vicinity of the site exits instructing service vehicles of the approved direction to leave the Town Center.

2. Loading/Service Areas.
 - a. All screen walls in the service areas of this project shall be a minimum of 12 feet in height.
 - b. Prior to certification, trash areas for each store shall be indicated on the Specific Design Plan and Landscape Plan. Trash areas shall be screened in accordance with Condition 1.g above.
3. Landscaping.
 - a. Prior to certification, the plant list on sheet 6 shall be revised to indicate that the size of the 14 Thornless Honey Locust trees proposed along the front walkway of the stores be a minimum of 6 inches in caliper at the time of planting.
4. Prior to the issuance of a building permit, the applicant shall initiate the vacating of the old Evergreen Parkway right-of-way, from the access driveway to Parcel U (to the east of the subject site) to the terminus of Everest Drive (to the west).
5. Prior to certification of SDP-0110 the following revisions shall be made to TCPII/77/99-01:
 - a. The additional clearing associated with the construction of the cul-de-sac at the end of Town Center Boulevard shall be addressed on the worksheet and mitigated accordingly.
 - b. The reconfigured reforestation areas around the pond and trail shall be correctly shown on TCP/77/99-01 and mitigated either on-site or at an off-site location.
6. Prior to certification, the Landscape Plan shall be revised to replace all Sea Green Juniper with a variety of dwarf Bayberry.