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## DETAILED SITE PLAN

## DSP-84014/02

Application	General Data
<b>Project Name:</b> NASA Federal Credit Union  <b>Location:</b> North of Glenn Dale Road, approximately 1,800 feet east of Telegraph Road.  <b>Applicant/Address:</b> Consortium Three Aerospace, LLC 3299 K Street, N. W. Washington, D.C. 20007-4415	Date Accepted: 11/21/2005
	Planning Board Action Limit: Waived
	Plan Acreage: 7.164
	Zone: I-1
	Dwelling Units: NA
	Square Footage: 9,950
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 210NE09

Purpose of Application	Notice Dates
Construction of a one-story bank-NASA Federal Credit Union with drive-through stations and ATM facility.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <span style="float: right;">11/26/2005</span>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <span style="float: right;">03/06/2006</span>

Staff Recommendation		Staff Reviewer: Noushin Rashtian	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 22, 2006

**MEMORANDUM**

TO: Prince George's County Planning Board  
VIA: Steve Adams, Urban Design Supervisor  
FROM: Noushin Rashtian, Senior Planner  
SUBJECT: Detailed Site Plan DSP-84014/02  
NASA Credit Union- Aerospace Building

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

**EVALUATION**

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

- a. The requirements of the Zoning Ordinance in the I-1 Zone.
- b. The requirements of Zoning Map Amendment A-7025-C.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

**FINDINGS**

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

- 1. **Request:** The subject application requests the construction of a one-story bank with drive-through stations and ATM facility on an existing parking lot in the I-1 Zone.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-1	I-1
Use(s)	Vacant	Bank
Acreage	7.164	7.164
Parcel	1	1
Building square footage	0	9,950
Building Height (Feet)	0	26

OTHER DEVELOPMENT DATA

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	409	548
Standard spaces (9.5' x 19')		266
Compact spaces (8' x 16.5')		264
Of which handicapped spaces	9	15
Van accessible handicapped spaces	3	3
Loading spaces (12' x 33')	0	0

3. **Location:** The site is in Planning Area 70, Council District 4, Developing Tier. The property is located in the northwest quadrant of the Greenbelt Road (MD 193)/Forbes Boulevard intersection, in Lanham, Maryland.
4. **Surroundings and Use:** The subject property is bounded to the north, east and the west by Light Industrial (I-1) zoned areas and to the south by residential dwellings in the R-18 Zone.
5. **Previous Approvals:** The site is subject to the following approvals:
  - Zoning Map Amendment A-7025-C, adopted on January 20, 1979, states the subject site was rezoned from R-R to I-1 for 7.164± acres, with 0.250± acre having been withheld to provide for a 120-foot right-of-way for Glenn Dale Road subject to the following condition:
 

**That the specific requirements of the I-3 Zone (Planned Industrial Park) be applied to the property with the exception of height limitation specified in Section 21A.213 of the Zoning Ordinance.**
  - A revision to the detailed site plan was approved on June 16, 1999, for the purpose of adding green area and landscaping to the parking compound.
  - The Planning Board approved Variance No.2735, for the subject site on April 20, 1970, which applies to the parking, loading area and building for the subject site. The variance was given for 20 feet setback to the north and east boundary, 50 feet setback for the west boundary, and a 100-foot setback required along the south boundary.
  - A stormwater management concept plan 35715-2005-00 was approved for the site on October 3, 2005. The approval will be valid for three years or until October 3, 2008.

- The subject site has an approved letter of exemption from the Environmental Planning Section dated October 26, 2005, from the Prince George's County Woodland Conservation Ordinance. The approval will be valid through until October 26, 2007.

6. **Design Features:** The proposed plan is for construction of a brick veneered, 9,950 square-foot credit union building on a 1.4-acre lease parcel located on the western portion of the 7.1-acre Aerospace building property. The existing nine-story office building is 151,200 square feet and is located in the southeast portion of the site. The subject site is accessed at two points from Greenbelt Road (MD 193). A parking lot stretches across the front and around the sides and back of the existing office building on the site. A five-lane drive-through facility is included to the rear of the proposed bank, with designated ATM and by-pass lanes. An enclosed area for the location of trash receptacles and the generator is provided along the west property line. The bank and its parking area are punctuated with landscaping, and a monument sign identifies the facility along its Greenbelt Road frontage. An existing concrete walkway provides some pedestrian access across the Greenbelt Road frontage.

The proposed NASA Federal Credit Union is a one-story full brick-veneered building, 9,950 square feet in size and 29 feet in height. Architecture for the proposed bank is visually interesting, with emphasis on a brick arched front entrance, brick columns with recessed panels and decorative concrete medallion and aluminum storefront doors and frame. The EIFS (exterior insulating finishing system) panels wrapped around the upper section of the drive-through island provide contrasting architectural emphasis over banded windows that form part of the fenestration. The one-story structure is to be capped with "Bristol blue" standing seam metal roofing. The building mass is well articulated with regular fenestration and a predominant use of brick.

The proposed building signage for the site includes two wall sign indicating "NASA Federal Credit Union" on the south elevation. The building signs are utilizing prefinished metal letters in "Bristol blue," measuring approximately 24.4 feet by 1.4 feet above the building main entrance and 6.8 feet by 1 foot above the second south entrance. The monument sign for the project, measuring 12 feet wide by approximately 6.10 feet high, is set on a brick base and bordered on each end by a brick-faced column.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-1 Zone as modified by A-7025-C and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones. The proposed credit union is a permitted use in the I-1 Zone.
8. **Zoning Map Amendment (ZMA) A-7025-C:** ZMA A-7025-C was approved by the District Council on December 19, 1969, rezoning the subject site from R-R to I-1. A resolution formalizing that approval was adopted by the District Council on January 20, 1970. The following condition in boldface type below included in that approval is relevant to the subject site, followed by staff comment.

**That the specific requirements of the I-3 Zone (Planned Industrial Park) be applied to the property with the exception of the height limitation specified in section 21A.213.**

Comment: The subject site has been reviewed for compliance with the requirements of Section 27-474. The proposed site is in the I-1 Zone with rezoning condition to conform to the I-3 Zone requirements. Section 27-474(e) Table IV–Building Coverage and Green Area, requires 25 percent of the net lot area to be maintained as green area. The 25 percent green area requirement was adopted subsequent to the development of the Aerospace Office Building on the site. As has been determined by the Associate General Counsel to be the appropriate criterion for review in the case, the proposed NASA Federal Credit Union facility is generally in compliance to the 1970 Zoning Ordinance, Section 21A.154:

**Parking lots of one acre or more in size shall have at least five (5%) percent of their interior area devoted to landscaping.**

Comment: The proposed NASA Federal Credit Union facility is generally in compliance with the I-3 Zoning requirements. The proposed site plan will increase the interior landscaping within the parking lot from the existing 15 percent to 19 percent, which is in excess of the *Landscape Manual*.

9. **Subdivision Regulations, Section 24-107(c)(7):**

**Any subdivision of land be ded of a lot prior to January 1, 1982, provided:**

- (D) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of total area of the site, has been constructed pursuant to a building permit issued on or before December 31, 1991.**

The existing Parcel 54, with primary existing nine-story office building with gross floor area of 151,200 square feet, built in 1971, which exceeds the ten percent requirement of the total of 7.01 acres. The subject property is a deed parcel (Liber 17158, Folio 484) and has never been the subject of a preliminary plan or final plat. In a memorandum dated January 11, 2006, the Subdivision Section stated this development is exempt from the requirement of filing a preliminary plan of subdivision because the proposed development square footage is in conformance with the aforementioned subdivision regulation.

10. ***Landscape Manual:*** The proposed development is subject to Section 4.3, Parking Lot Requirements, and Section 4.4, Screening Requirements, of the *Landscape Manual*.

In regard to the Section 4.3(a), Parking Lot Landscape Strip of the *Landscape Manual*, the proposed landscape plan is in compliance with the Alternative Compliance AC-99012, approved on May 5, 1999, for the DSP-84014/01, Aerospace Office Building.

In regard to the section 4.3(b), Parking Lot Perimeter Strip, the proposed landscape plan dictates only five shade trees are provided along the west property line. A bufferyard is not required along the western property line because the proposed Credit Union site and adjacent church site are both medium impact use and there is no change in the parking lot.

Section 4.4 requires the screening of trash facilities. The proposed site plan indicates the location of the trash facility on the west property line. The dumpster facility is screened with a perforated wall (with every other brick missing) and a metal gate. The proposed generator and transformer pads are screened by a six-foot-high board fence with a gate.

Urban Design staff has reviewed the proposed landscape plan and determined that it complies with the requirements of the *Landscape Manual*.

11. **Woodland Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is less than 40,000 square feet, contains less than 10,000 square feet of woodland, and does not have a previously approved tree conservation plan. No woodland exists at the site because it is developed with an existing office building and parking lot. A letter of exemption has been issued for the site and will be valid through October 26, 2007.

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

**Archeology:** In a memorandum dated January 9, 2006, the archeology reviewer stated that a Phase I archeological survey is not recommended by the Planning Department on the above-referenced property.

**Community Planning:** In a memorandum dated December 14, 2005, the Community Planning section stated that the proposal is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and the application conforms to the land use recommendation of the 1993 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Master Plan (Planning Area 70)*.

The property is located in the MD 193 corridor designated by the 2002 General Plan. One of the General Plan's goals of the corridors is to require pedestrian-oriented design (page 44 of the General Plan). It appears that this proposal provides no direct pedestrian links to Greenbelt Road (MD 193) and its surrounding office buildings.

The East Glenn Dale Sector Plan adopted by the Planning Board in October 2005 recommends creation of a pedestrian-friendly, mixed-use commercial and residential environment for the Glenn Dale business campus including the subject property (page 21 of the adopted sector plan). Thus, the applicant should provide a pedestrian path with appropriate lighting that connects the proposed bank building to Greenbelt Road where public transportation, such as buses, are available or proposed.

Comment: The proposed site is located in the Developing Tier as well as in a designated corridor (University Boulevard). The vision for corridors is mixed residential and nonresidential uses at moderate-to high-densities and intensities, with a strong emphasis on transit-oriented development. Thus, the proposed bank building should be connected to Greenbelt Road via a pedestrian path to the available or proposed public transportation in the area.

**Transportation:** In comments dated January 3, 2006, the Transportation Planning Section stated that MD 193 is a master plan arterial within existing right-of-way. Also, there are no transportation issues regarding the proposed site plan.

**Subdivision:** In a memorandum dated January 10, 2006, the Subdivision Section offered the following comments:

The property is a legal existing parcel, known as Parcel 54, Tax Map 36, in Grid A-2. Pursuant to the Subdivision Regulations, Section 24-107(c)(7)(D) a preliminary plan of subdivision is not required for the development of more than 5,000 square feet of gross floor area, which constitutes at least ten percent of the total area of the site has been constructed pursuant to a building permit issued on or before December 31, 1991.

The primary existing structure was built in 1971 and its gross floor area is 151,200 square feet, which exceeds the ten percent requirement of the total of 7.01 acres. This development is exempt from the requirement of filing a preliminary plan of subdivision because the proposed development square footage is in conformance with the aforementioned Subdivision Regulation. The plan illustrates what appears to be a lease line as part of Parcel 54. This line should be removed.

There are no other subdivision issues at this time.

Comment: The Subdivision Section's concerns have been addressed in the recommended conditions below.

**Trails:** In a memorandum dated January 5, 2006, the senior trails planner offered no comments.

**Permits:** In a memorandum dated December 20, 2005, the Permit Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

**Environmental Planning:** In a memorandum dated January 10, 2006, the Environmental Planning Section offered the following comments: This site is exempt from the Woodland Conservation Ordinance. There are no environmental planning related issues.

**Department of Environmental Resources (DER):** In a memorandum dated January 3, 2006, DER stated that the detailed site plan for NASA Credit Union DSP-84014/02 is consistent with the approved storm water concept 35715-2005.

**Fire Department:** At the time of this writing, the Prince George's County Fire Department has not submitted comments on the proposed project.

**Department of Public Works and Transportation (DPW&T):** In a memorandum dated January 31, 2006, the DPW&T offered the following:

- The property is located on the northwest quadrant of MD 193, at its intersection with Forbes Boulevard. Forbes Boulevard is a county-maintained roadway. Right-of-way dedication and roadway improvements are in accordance with DPW&T's commercial and industrial roadway; therefore, coordination with the Maryland State Highway Administration is required.
- All improvements within the public right-of-way as dedicated to the county are to be in accordance with the county road ordinance, DPW&T's specifications and standards and the American with Disabilities Act.

- The property frontage along Forbes Boulevard is improved and any deteriorated concrete curb and gutter, sidewalks and commercial entrance must be removed and replaced in accordance with DPW&T's specifications and standards.
- Full-width mill and overlay of Forbes Boulevard is required in accordance with DPW&T's specifications and standards.
- Conformance with street tree and street lighting standards is required.
- All storm drainage systems and facilities are to be in accordance with DPW&T's and DER's requirements.

In an email received on February 15, 2006, the district engineer stated that Forbes Boulevard along the property frontage is improved and in good condition and will not require the full width mill and overlay as previously suggested. Also, the construction entrance will be on MD 193 limiting construction traffic on Forbes Boulevard, thus a restoration bond will be required for Forbes Boulevard.

**Washington Suburban Sanitary Commission (WSSC):** In a comment dated December 28, 2005, the WSSC stated:

- a. On-site plan review package should be submitted.
- b. Private off-site rights-of-way required for sewer connection. The plan does not show whether the proposed water main is connecting into an existing WSSC main or an on-site system. The proposed site is within a leased area and may need its own water connection if that area changes ownership in the future and is currently planned to connect into the existing on-site system.

It should be noted that WSSC enforces these requirements through a separate permitting process.

**Maryland State Highway Administration:** In a memorandum dated December 29, 2005, the SHA stated they have no objection to the proposed detailed site plan.

13. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-84014/02, NASA Federal Credit Union, subject to the following conditions:

1. Prior to signature approval the applicant shall revise the plans or provide documents as follows:
  - a. Provide a pedestrian path with appropriate lighting that connects the proposed NASA Federal Credit Union building to Greenbelt Road where public transportation, such as buses, are available or proposed.

- b. Remove lease line as part of Parcel 54 on the site plan.
- c. Provide details and specifications and identify the location, type of fixture, and pole height of the proposed lighting.
- d. Provide the right-of-way and centerline of both streets on the site plan.
- e. The location of the main entrance shall be demonstrated on the site plan.
- f. Provide a solid brick screening wall for the proposed trash facility.