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DETAILED SITE PLAN

DSP-05107

Application	General Data
Project Name: Cedar Pointe, Parcel 2 and 3 Location: Northeast corner of Serenade Lane at the intersection of Branch Avenue (MD 5) and Surratts Road. Applicant/Address: Royal Martial Arts 6443 Old Alexandria Ferry Road Clinton, MD 20735	Date Accepted: 7/26/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 6.70
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: 16,854
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 213SE07	

Purpose of Application	Notice Dates
Detailed site plan for a martial arts studio building.	Adjoining Property Owners Previous Parties of Record Registered Associations: 5/16/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 2/27/2008

Staff Recommendation		Staff Reviewer: Noushin Rashtian	
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-05107 and TCPII/029/95-01
Cedar Pointe

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 of the detailed site plan 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 C-S-C Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-93072;
- c. The requirements of the *Landscape Manual*;
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance; and
- e. Referrals.

FINDINGS

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

1. **Request:** The subject application is for approval of a 16,854-square-foot martial arts studio on Parcels 2 and 3 in the Cedar Pointe development. The subject Detailed Site Plan DSP-05107 was submitted in fulfillment of the requirements of the Final Plat of Subdivision (Record Plat VJ 178@61) on which Plat Note 3 states that "Development of this property must conform to the Detailed Site Plan, which was approved by the Prince George's County Planning Board on May 18, 1995, No. SP-95015 or as amended by any revision thereto." On SP-95015, the subject C-S-C-Zoned portion of the property shows some grading and substantial tree preservation in support of the townhouse development shown on the adjoining R-T-zoned portion of the property. The subject DSP-05107 amends previously approved SP-95015 by separating the C-S-C-zoned portion from the previous approval into a separate detailed site plan on which the martial arts studio is proposed.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Vacant	Martial Arts Studio
Acreage	6.70	6.70
Lots	NA	NA
Parcels	2	2
Building Square Footage/ GFA		16,854
Building Height (feet)	-	27

Parking Data

	Required	Proposed
Total Parking	67	68
Standard parking spaces (9.5' x 19')	-	55
Parallel parking spaces (8' x 22')	-	9
Handicapped spaces (8' x 19', Van Accessible)	3	4
Loading spaces	1	1

3. **Location:** The property is located in Planning Area 81A, Council District 9, on the northeast corner of Serenade Lane at the intersection of Branch Avenue (MD 5) and Surratts Road.
4. **Surroundings and Use:** The proposed development is bounded to the north by Surratts Road, to the east by MD 5, to the south by attached dwelling units in the R-T Zone, and to the west by undeveloped Parcel 1 dedicated to the Cedar Point Homeowners Association.
5. **Previous Approvals:** The subject site has Stormwater Management Concept Approval 22851-2005-00, which is valid through July 15, 2008.
6. **Design Features:** The subject property consists of 6.70 acres, of which 1.08 acres are in the 100-year-floodplain. The net tract area of this site is 5.62 acres of land in the C-S-C Zone. The proposed martial arts studio building is 16,854 square feet in size and 27 feet in height. The access to the site is exclusively from Serenade Lane. No direct access is proposed from either Branch Avenue or Surratts Road.

The proposed architectural elevations for the subject building have been revised several times in order to improve the architectural design and provide details. Staff had several meetings with the applicant and engineer to discuss options for the architectural design that would result in a building that is truly compatible with the surrounding residential context. The most recent design (No. 7) for the martial arts studio consists of a basic rectangular building with a front entrance portico, hardi-board siding, a brick base on the front façade and the side elevations on the lower level of the building, metal seam gable roof, a series of small three-panel windows on the side elevations, three windows on the front façade, and a cross-gable roof for the stair tower at the rear of building. The applicant does not desire to make additional revisions to architectural design No. 7 for the martial arts studio.

The 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V* design guidelines for the commercial area recommend providing a high standard of site design “in relation to the surrounding area to provide safe, visually pleasing vehicle and pedestrian access”

(p.63) in addition to providing a building design that is not only esthetically but also functionally acceptable in terms of “similar architectural design, building materials, texture and design to other buildings in the area” (p.64). The proposed design No. 7 for the building has minimal design features and lacks architectural character that would help it blend better with nearby residences. The front façade has an unbalanced elevation with three windows on the right side of the building and a blank wall on the left side without any architectural features. The brick base along the front façade turns the corner and continues along a small portion on both sides of the building, but does not extend the full length of the side elevations and creates an awkward relationship with the brick on the lower floor. The lower portion of the building, which slopes down toward the rear property line, is brick on the side elevations and hardi-board (cementitious) siding at the rear. The rear of the building consists of a covered tower with metal roofing and concrete columns and three-panel windows on the top left and lower portion of building in addition to smaller two-foot by four-foot horizontal windows on the top right corner of the building. The proposed windows are small in size and do not provide a cohesive design. The proposed portico has a flat roof and brick pillars with a minimum of details. Overall, the proposed building lacks architectural details and character and gives the appearance of a warehouse, which is a jarring contrast to the nearby residential neighborhood.

Staff believes the previously proposed architectural design No. 6 represents the best solution proposed by the applicant for the subject site. Design No. 6 includes numerous features that together create the potential for an acceptable design. Design No. 6 includes a shingled mansard roof with a small tower over the entrance; arched windows with shutters; dormers on the front, side and rear elevations; brick and greenish-grey color siding; and a projecting entrance feature with pediment and four columns. Staff recommends the applicant improve Design No. 6 as follows: produce a design that has a clear base, middle and top by lowering the height of the brick base to the bottom level of the windows on the front façade; provide brick or stone coursing around the base portion of the building; and remove the decorative arched portion of the windows and provide window mullions, brick or stone lintels with keystone and window bases.

Since the proposed commercial building is located at the end of a cul-de-sac in a residential neighborhood, it is important the architectural design and materials used for the martial arts studio be in harmony with the surroundings. Although the applicant is providing an adequate landscaped buffer area, the site design should “enhance the aesthetic qualities of the area and break up the otherwise monotonous, barren look of the parking area” (Subregion V Master Plan, p.63). The proposed parking area does not propose innovative site design features in response to the recommendation of the 1993 Subregion V Master Plan. However, because the subject site has a relatively small parking lot, staff feels it could be made more attractive by the addition of more landscaping, and recommends providing additional trees along the outer southeast corner of the parking lot.

The applicant provided monumental sign details for the martial arts studio featuring a five-foot by eight-foot brick base with a stucco wall for the sign. The sign shows the logo of the martial arts studio without any lettering on the stucco wall.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-461, which governs permitted uses in commercial zones. The proposed martial arts studio is considered a type of private school, which is a permitted use in the C-S-C Zone.
 - b. The proposal is in conformance with the requirements of Section 27-462, Regulations for Development in Commercial Zones.
 - c. The proposal is also in conformance with the requirements of Section 27-454, Regulations, which govern development in C-S-C Zone.
8. Preliminary Plan of Subdivision 4-93072 was approved on March, 24, 1994, with the following conditions applicable to the subject detailed site plan:

2. The term "No Direct Access" shall be placed along the site's frontage on MD 5 on the Final Plat of Subdivision.

Comment: A condition of approval will be included in the recommendation section of this report to address the limited access to the site.

5. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, CSD 938012150.

Comment: The subject site has an approved stormwater management concept approval, 22851-2005-00, which is valid until July 15, 2008.

7. A Type II Tree Conservation Plan shall be approved by the Planning Board at the time of Detailed Site Plan.

Comment: In a memorandum dated December 3, 2007, the Environmental Planning Section recommended approval of DSP-05107 and TCPII/029/95-01 subject to one condition. See Finding 11 below for the Environmental Planning Section comments.

9. A floodplain study shall be approved by the Department of Environmental Resources prior to approval of a Detailed Site Plan.

Comment: The applicant provided a letter regarding the Cedar Pointe development from Dawn Hawkins of the Department of Environmental Resources dated October 30, 1996, which states:

“We have reviewed your 100-year floodplain study for the above-referenced site submitted on October 7, 1996, and have found it technically acceptable. We concur with your computed 100-year water surface elevations for PROPOSED channel conditions with range from El. 148.5 at cross section to El. 160.23 at cross section 14 on-site. The proposed elevations reflect twin 32'-0-“x 9'-0” concrete bottomless culverts at the Serenade Lane crossing.”

15. The following note shall be placed on the Final Plat of Subdivision:

"Automatic fire suppression systems shall be provided in all proposed commercial buildings as required by the Fire Department."

Comment: A condition of approval is included in the recommendation section of this report.

9. **Landscape Manual:** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strips; Section 4.3, Parking Lot Requirements; Section 4.4 Screening Requirements; and Section 4.7, Buffering Incompatible Uses of the *Landscape Manual*.

In regard to Section 4.2, Commercial and Industrial Landscaped Strips, of the *Landscape Manual*, the applicant selected Option 3 by providing a minimum 25-foot-wide strip of existing woodlands along Branch Avenue and Surratts Road, and selected Options 2 and 3 along Serenade Lane by providing a minimum 10-foot-wide and maximum of 20-foot-wide landscape strip in addition to the existing woodlands on this portion of the site.

In regard to Section 4.3, Parking Lot Requirements, of the *Landscape Manual*, the applicant selected Option C. Based on 2,440 square feet of interior parking lot green area provided, a total of nine shade trees are required. The schedule for Section 4.3c must be revised accordingly. A condition of approval is included in the recommendation section of this report.

Section 4.4(b) requires the screening of trash facilities. The proposed site plan indicates the location of the trash facility in the southwest section of the site. The dumpster facility is proposed to be screened by a sight-tight, board-on-board fence and a board-on-board swing gate. The proposed dumpster is located within the 25-foot building setback. Staff recommends relocating the dumpster to the rear of the site next to the loading space and providing a more durable and attractive non-wood fence.

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

10. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the site has a previously approved Type I Tree Conservation Plan, TCPI/042/93, approved with Preliminary Plan 4-93072, and TCPII/029/95, approved with DSP-95015. The site contains 6.70 acres in the C-S-C Zone. The Environmental Planning Section recommends approval of DSP-05107 and TCPII/029/95-01 subject to one condition.
11. **Referral Comments:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation: In a memorandum dated July 27, 2006, the Historic Preservation Section stated the subject development has no effect on historic resources.

Community Planning: In a memorandum dated November 29, 2006, the Community Planning Division stated this application is not inconsistent with the 2002 General Plan Development Pattern policies for a Corridor Node in the Developing Tier. This application conforms to the recommendation of the 1993 Subregion V Master Plan for mixed residential, commercial, and institutional land uses in the Cedar Pointe area as rezoned by the 1993 Subregion V Master Plan.

Planning Issues

The 1993 Subregion V Master Plan land use map shows a symbol for mixed use on the property, subject to this application. The land use recommendation for this site is discussed on page 70 of the master plan text:

“The 30+ acre tract located at the southwest quadrant of MD 5 and Surratts Road is recommended for limited mixed-use development. A number of land use options and combinations may be appropriate at this prominent location. There should probably be a strong residential orientation that may include elderly housing, a nursing home, or conventional higher density housing. The mix of uses might also include a small neighborhood convenience center, some office space (perhaps related to the housing described above or the nearby hospital), or a variety of institutional uses. Any of the selections must be compatible with the residential area in Summit Creek that its access road will pass through. Uses considered inappropriate include a large shipping center or major retailer, or industrial employment. In the accompanying SMA, the R-T and C-S-C Zones have been approved for development of this property. If another development proposal is considered, it should be submitted and reviewed utilizing flexible zoning techniques i.e. the comprehensive design zones or similar flexible zoning category, or special exception.”

The 1993 SMA approved the C-S-C and R-T zoning pattern for the Cedar Pointe area by Amendment 3 in Council Resolution CR-60-1993 on September 14, 1993 (plan text, pp. 286 and 309). The property subject to this detailed site plan application is located on the part of the property that was classified in the C-S-C Zone. The adjoining property, now developed as the Cedar Pointe residential community, is the part that was classified in the R-T Zone. This zoning pattern is based on the public hearing testimony of the property owner, which proposed residential townhouse and commercial development oriented to Serenade Lane. (See Public Hearing Exhibits 219 and 235, attached).

Although higher density residential, senior housing, nursing home, limited retail, institutional or medical uses related to the hospital located across MD 5 were contemplated at the time the master plan was prepared, the approval of the C-S-C Zone for the subject property allows other commercial uses to be developed. In addition to the description on page 70 of the plan text, guidelines for commercial development that may apply to review of this application are listed on pages 63-65 of the plan. These include:

1. “Commercial areas as they are developed, renewed and/or expanded should be subjected to high standards of site design and should be designed in relation to surrounding areas so as to provide safe, visually pleasing vehicle and pedestrian access....”
4. “The design of commercial areas as they are developed, renewed and/or expanded should be subject to aesthetic as well as functional design review criteria and, where possible should include open space such as parks, malls, plazas, and similar areas. Natural amenities should be preserved and incorporated into the design of commercial facilities where feasible.”
10. “Innovative site design and/or ample landscaping should be used within and around new, renewed and/or expanding commercial areas, to enhance the aesthetic qualities of the area and to break up the otherwise monotonous, barren look of parking area.”
15. “A gas station or other freestanding structure, locating in a new commercial, renewed and/or expanded area, should be an unobtrusive element in an overall site plan and should be of similar architectural design, building material, texture and design to other building in the area.”

Subregion V Master Plan and SMA Update

The 1993 Subregion V Master Plan and SMA was scheduled in the FY 2007 Planning Department work program to be updated beginning in spring 2007. As prescribed by the County Code, the process to review and update the master plan and SMA will take approximately 18 months to complete.

Transportation: In a memorandum dated August 17, 2006, the Transportation Planning Section offered the following:

“There is no trip cap condition on the subdivision, but a 17,000-square foot martial arts studio is consistent with the 20,000 square feet of retail that was considered in 1993. Conditions 3 and 4 of 4-93072 have been met. There is no access to MD 5, satisfying Condition 2 of 4-93072.”

Subdivision: In a memorandum dated August 18, 2006, the Subdivision Section offered the following:

“The property was the subject of Preliminary Plan 4-93072 and PGCPB Resolution No. 94-103, which was approved on March 24, 1994. The property is the subject of record plat VJ 178@61 (attached), approved November 14, 1996. It is known as Cedar Pointe 1, 2 and 3. It is the resubdivision of VJ 159@45 (attached).

“Record Plat VJ 178@61 contains twelve plat notes. The following plat notes are relevant to the DSP:

“Plat Note 1: Approval of this plat is based upon a reasonable expectation that public water and sewer services will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitation Commission authorization 95AW/AS 1234-A.

“Plat Note 2: Development of this site must be in compliance with all conditions of Preliminary Plan 94-013 (4-93072).

“Plat Note 3: Development of this property must conform to Detailed Site Plan SD-95015, which was approved by the Prince George’s County Planning Board on May 18, 1995, or as amended by any revisions thereto.

“Plat Note 6: There shall be no disturbance within the conservation easement shown hereon without the expressed prior written consent for the Planning Board or its designee.

“Plat Note 7: This plat is subject to transportation-related conditions of PGCPB Resolution No. 94-103 (4-93072).

“Plat Note 8: Development is subject to restrictions shown on the approved Type II Tree Conservation Plan (TCPII/29/95), or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.

“Plat Note 10: Automatic fire suspension systems shall be provided in all proposed commercial buildings as required by the Fire Department.

“Plat Note 11: Prior to the issuance of any grading permits, the applicant, his heirs, successors and/or assignees, shall obtain a joint state/federal permit for wetland disturbance necessary for development on this site.

“Plat Note 12: Prior to approval of any building permits, there shall be certification submitted to the Natural Resources Division by a professional engineer with competency in acoustical analysis stating that the building shells of structures within prescribed noise corridors will attenuate exterior noise levels to an interior level not to exceed 45 dBA (Ldn).

“Resolution No. 94-103 (Preliminary Plan 4-93072) contains 16 conditions. The conditions applicable to this DSP are discussed in Finding 8 above.”

The detailed site plan is in conformance with the approved final plat and preliminary plan for Cedar Pointe, Parcels 2 and 3. There are no other subdivision issues.

Trails: As of the writing of this report, no comment had been received from the trails coordinator.

Parks: In a memorandum dated November 1, 2007, the Department of Parks and Recreation provided no comment.

Permits: In a memorandum dated July 31, 2006, the Permits Section offered numerous comments that have either been addressed or are part of the recommendation section of this report.

Environmental Planning: In a memorandum dated December 3, 2007, the Environmental Planning Section offered the following:

“The Environmental Planning Section has reviewed the revised detailed site plan for Cedar Pointe, DSP-05107, and the revised Type II Tree Conservation Plan, TCPII/029/95-01, stamped as received by the Environmental Planning Section on November 29, 2007. The Environmental Planning Section recommends approval of DSP-05107 and TCPII/029/95-01 subject to the condition noted at the end of this memorandum.

“BACKGROUND

“The Environmental Planning Section previously reviewed Preliminary Plan 4-93072, TCPI/042/93, DSP-95015, and TCPII/029/95 for the subject property. This detailed site plan is a revision to Parcels 2 and 3.

“SITE DESCRIPTION

“This 6.70-acre site in the C-S-C Zone is located in the southwest quadrant of the intersection of Branch Avenue and Surratts Road. The site is partially wooded. There is a stream, wetlands, and 100-year floodplain on the property associated with Piscataway Creek in the Potomac River watershed. According to the ‘Prince George’s County Soil

Survey,' the principal soils on the site are in the Beltsville, Chillum and Sassafras series. Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on this property or on adjacent properties. The nearest source of traffic-generated noise is Branch Avenue; however there is no significant impact on this C-S-C-zoned property. The proposed use is not expected to be a noise generator. There are no designated scenic or historic roads affected by this proposed development. The *Countywide Green Infrastructure Plan* shows designated regulated area, evaluation area and a network gap. This property is located in the Developing Tier as reflected in the adopted General Plan.

“CONFORMANCE WITH THE SUBREGION V MASTER PLAN

“The master plan shows an area of natural reserve in the western portion of the subject property. Implementation of the Woodland Conservation Ordinance will result in conformance with the requirements of the master plan concerning development in natural reserve areas.

“CONFORMANCE WITH THE COUNTYWIDE GREEN INFRASTRUCTURE PLAN

“The western portion of this property is a regulated area as designated by the *Countywide Green Infrastructure Plan* and the remainder of the property is a designated evaluation area. The plan proposes to meet all woodland conservation on-site and preserve the sensitive environmental features to the extent possible.

“ENVIRONMENTAL REVIEW

“As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

- “1. There is a stream, wetlands and 100-year floodplain on the property associated with Piscataway Creek in the Potomac River watershed. The limits of the regulated areas were established during the review and approval of Preliminary Plan 4-93072 and DSP-95015. The conservation easement line is correctly shown on the plans. No impacts are proposed.

“Comment: No further action regarding sensitive environmental features is required.

- “2. This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the property has previously approved tree conservation plans. Tree Conservation Plan I/042/93 was approved with Preliminary Plan 4-93072 and TCP II/029/95 was approved with DSP-95015. These plans contain approximately 22.22 acres in the R-T Zone and 6.70 acres in the C-S-C Zone.

“The revised Type II Tree Conservation Plan, TCP II/029/95-01, has been reviewed. The approved plan contains separate worksheets for the R-T and C-S-C portions of the overall development. This revision applies only to the 6.70 acres in C-S-C Zone and does not affect the 22.22 acres in the R-T Zone. The revision changes some of the grading, but does not change the required woodland

conservation of 0.91 acre or the 0.91 acre of on-site woodland conservation provided.

“The approval stamps need to be revised to show that H. Stacy Miller signed the original plan on June 5, 1995, and the 2001 revision line must be blank.

“Recommended Condition: Prior to certification of the detailed site plan, the TCPII shall be revised to type in the name of the previous reviewer who signed the original approval, and the date signed. The TCP shall also be signed and dated by the qualified professional who prepared the revised plan.

“3. A copy of the stormwater management concept approval letter, CSD-22851-2005-00, was submitted with the review package. This approval requires an on-site facility to provide attenuation of the one-year storm and extended detention for water quality. The pond and associated outfall are shown on the plans.

“Comment: No further action regarding stormwater management is required for the review of this detailed site plan.

“SUMMARY

“The Environmental Planning Section recommends approval of DSP-05107 and TCPII/029/95-01 subject to the following condition:

“Prior to certification of the detailed site plan, the TCPII shall be revised to type in the name of the previous reviewer who signed the original approval and the dated signed. The TCP shall also be signed and dated by the qualified professional who prepared the revised plan.”

Fire/EMS Department: As of the writing of this report, no comment has been received from the Fire Department.

Department of Public Works and Transportation (DPW&T): In a memorandum dated August 17, 2006, DPW&T offered the following:

- The property is located in the northeast corner of Serenade Lane at the intersection of Branch Avenue (MD 5) and Surratts Road. Right-of-way dedication and frontage improvements, in accordance with DPW&T’s urban commercial/industrial road standards, are required for Serenade Lane.
- MD 5 is a state-maintained 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 Americans with Disabilities Act.
- Conformance with DPW&T street tree and street lighting standards is required.
- Compliance with DPW&T utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with

the established DPW&T “Policy and Specification for Utility Installation and Maintenance Permits” are required.

- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 for the County Road Ordinance.
- All storm drainage systems and facilities are to be in accordance with DPW&T and the Department of Environmental Resources requirements.
- Culs-de-sac are required to allow, as a minimum, turning movement for a standard WB-40 vehicle and a standard-length fire truck. When considering turning movement, it is assumed that parking is provided on the outside edge or radius of the cul-de-sac.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- A soils investigation report, which includes subsurface exploration and geotechnical engineering evaluation for public streets, is required.

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated August 10, 2006, WSSC stated that water and sewer is available for the proposed site.

Maryland State Highway Administration (SHA): In a memorandum dated November 6, 2006, the SHA offered the following:

- The subject property is located on the west side of MD 5 (Branch Avenue), south of its intersection with Surratts Road. Our highway location reference identifies MD 5 as a state-owned and maintained six-lane divided freeway. The posted speed limit is 55 MPH. The annual average daily trip (AADT) volume along MD 5 at this location is 72,912 vehicles per day. Surratts Road is a local facility owned and maintained by Prince George’s County.
- Access to commercial development is proposed via Serenade Lane. Therefore, coordination with Dawit Abraham, Associate Director, Engineering Services Division, is necessary to obtain a permit for improvements within the public right-of-way.
- Based upon the size, scope and potential trip generation of this development, M-NCPPC may determine a traffic impact study or traffic data is necessary to provide adequate measures of mitigation.

12. 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 without requiring unreasonable costs 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-05107, and Tree Conservation Plan TCPII/029/95-01, Cedar Pointe, subject to the following conditions:

1. Prior to certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
 - a. The minimum required building setbacks of the C-S-C Zone, as well as the proposed building setbacks, shall be provided in the General Notes on the site plan.
 - b. Provide the surface type for the parking lot on the site plan.
 - c. Provide a lighting plan for the parking on site.
 - d. Label the centerline and ultimate right-of-way of Branch Avenue on the site plan.
 - e. Provide a ramp or depressed curb for accessible parking spaces.
 - f. Revise the General Notes to show 68 parking spaces provided.
 - g. Revise the landscape schedule for Section 4.3c to provide nine shade trees.
 - h. Revise the landscape schedule for Section 4.2, Option 3, to show the limits of existing woodlands adjacent to Serenade Lane.
 - i. Relocate the dumpster to the rear of the site next to the loading space.
 - j. Provide a detail sheet and specifications for a durable and attractive sight-tight non-wood fence to screen the dumpster.
 - k. Provide a total of ten shade and ornamental trees along the outer southeast corner of the parking lot.
 - l. Add “No direct access along the site’s frontage on MD 5” to the General Notes.
 - m. Add a note to the site plan that “An automatic fire suppression system shall be provided as required by the Fire Department.”
 - n. Provide a detailed building footprint on the site plan that accurately reflects the proposed architectural elevations.

2. Prior to certification of the detailed site plan, the following revisions shall be made to architectural design No. 6:
 - a. Lower the height of the brick base to the bottom level of the two small windows on the front façade and carry the brick around the entire building at the level;
 - b. Provide brick or stone coursing all around the building along the top of the brick base.
 - c. Remove the decorative arched portion of the windows.
 - d. Replace the short two-pane windows with taller windows with mullions, brick or stone lintels and window bases.
 - e. Remove the two white narrow columns on the front façade.

3. Prior to certification of the Detailed Site Plan, the TCPII shall be revised to type in the name of the previous reviewer who signed the original approval and the date signed. The TCP shall also be signed and dated by the qualified professional who prepared the revised plan.