The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Detailed Site Plan DSP-03039-02
Alternative Compliance AC-10027

Application	**General Data**	
Project Name: University Plaza West	Planning Board Hearing Date:	10/21/10
	Staff Report Date:	10/12/10
Location: South side of University Boulevard (MD 193), approximately 500 feet west of Riggs Road.	Date Accepted:	09/21/10
	Planning Board Action Limit:	11/30/10
	Plan Acreage:	4.0367
Applicant/Address: Shellhorn Langley LLC 4912 Del Ray Ave. Bethesda, MD 20814-2517	Zone:	R-10
	Dwelling Units:	N/A
	Gross Floor Area:	51,115 sq. ft.
	Planning Area:	65
	Tier:	Developed
	Council District:	02
	Election District	17
	Municipality:	Hyattsville
	200-Scale Base Map:	209NE02

Purpose of Application	**Notice Dates**	
The construction of a 2,935-square-foot fast-food restaurant on Lot 2 of a previously approved integrated shopping center.	Informational Mailing:	08/03/10
	Acceptance Mailing:	09/21/10
	Sign Posting Deadline:	09/21/10

Staff Recommendation			**Staff Reviewer:** Meika Fields **Phone Number:** 301-780-2458 **E-mail:** Meika.Fields@ppd.mncppc.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-03039-02
University Plaza West

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 (DSP) was reviewed and evaluated for conformance with the following criteria:

a. The requirements of the Zoning Ordinance in the R-10 Zone.

b. The requirements of Detailed Site Plan DSP-03039.

c. The requirements of Departure from Design Standards DDS-559.

d. The requirements of Preliminary Plan of Subdivision 4-03051.

e. The requirements of the *Prince George's County Landscape Manual.*

f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.

g. 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 approval of a detailed site plan for the construction of a 2,935-square-foot fast-food restaurant on Lot 2 of a previously approved integrated shopping center.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-10 (Multifamily High Density Residential)	R-10 (Multifamily High Density Residential)
Use(s)	Integrated Shopping Center	Integrated Shopping Center
Acreage	4.0367	4.0367
Lots	2	2
Building Square Footage/GFA	48,180	51,115

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Parking	205	215
Loading	3	4
Front Yard Setback	30′ from property line	37′
Side Yard Setback	30′ total/10′ min. side	40′ total/10′ side
Rear Yard Setback	30′	250′
Height (maximum)	110′	36′

3. **Location:** The site is in Planning Area 65, Council District 2. More specifically, it is located on the south side of University Boulevard, approximately 500 feet west of Riggs Road.

4. **Surrounding Uses:** The subject property is bounded to the northeast by University Boulevard. The land use context of the area surrounding the subject site is primarily commercial and office, with one institutional use (a school).

5. **Previous Approvals:** The area included in this application was previously the subject of Preliminary Plan of Subdivision, 4-03051, and Type I Tree Conservation Plan, TCPI/143/03; Departure from Design Standards, DDS-559; and Detailed Site Plan, DSP-03039 and Type II Tree Conservation Plan, TCPII/176/04. The Planning Board's action of approval for Preliminary Plan 4-03051 is found in PGCPB Resolution No. 03-196, which was adopted on October 16, 2003; for Departure from Design Standards, DDS-559 in PGCPB Resolution No. 05-160, which was adopted on July 28, 2005; and for Detailed Site Plan DSP-03039 in PGCPB Resolution No. 04-04, which was adopted on January 22, 2004.

   An "-01" revision to DSP-03039 was reviewed at the staff level to revise the location of a dumpster enclosure and loading space on the subject site.

6. **Design Features**: The area of the detailed site plan is located on a triangularly shaped piece of property with access from University Boulevard (MD 193). There is right-in/right-out access on the westerly part of the frontage and standard signalized access on the easterly side at 15th Avenue. The signalized access also serves as an entrance onto adjoining Parcel "B", also known as Hechinger Plaza Shopping Center, located to the rear of the subject project. Pedestrian improvements on the site include standard sidewalks along University Boulevard and striped crosswalks. There is additionally bus access to the site aided by one bus stop at the site's easternmost frontage on University Boulevard.

The integrated shopping center site is comprised of two lots, Lot 1 and Lot 2. Both lots were the subject of DSP-03039, in which Lot 1was approved with two buildings and associated parking, and Lot 2 was approved as a 3,960-square-foot pad site. On Lot 1, Building A was approved for 44,220 square feet of leasable space, while Building B was approved with just below 4,000 square feet. Parking was approved to be located both along University Boulevard and behind the buildings, offering a total of 209 spaces. To date, both Building A and B have been constructed, along with the surface parking on the site.

In the subject revision the applicant proposes to develop the approved pad site on Lot 2 with a 2,935-square-foot Wendy's Restaurant with drive-through. The restaurant is proposed to have a red brick façade and two split-faced block rows which run horizontally across the building. Building-mounted signage with the trademark Wendy's logo is proposed on three sides of the building. The front entry into the Wendy's is proposed on the west side of the building and is characterized by an expanse of commercial windows. The drive-through is proposed on the north side of the building (along the site's University Boulevard frontage), and a secondary entrance is proposed on the south side of the building. If the interior layout of the building permits, staff recommends that two additional windows are added to the building's north elevation, to add additional interest to the building's street frontage and provide additional eyes on the street (University Boulevard).

The submitted landscape and lighting plan does not propose the use of foundation plantings around the Wendy's building. Foundation plantings, including evergreen shrubs should be included on the site plan south of the proposed building to provide more pleasing views of the site and break up the expanse of paving within the integrated shopping center.

The site is located in an area heavily traveled by automobiles and pedestrians. Due to the location, the site plan should pay careful attention to pedestrian safety, particularly due to the proposal of an additional auto-focused use, such as a drive-through restaurant. The applicant proposes a one-way circulation through the restaurant's drive-aisle, which will reduce some vehicular conflicts. From an urban design perspective, the location of the drive-aisle on the north side of the building is not ideal. Typically, it is preferred for a building to be closer to the street with parking and drive aisles to the rear, to minimize vehicular and pedestrian conflicts and establish a street edge. The applicant's ability to redesign the site plan according to these design principles is nevertheless limited, due to the R-10 zoning on the site, which requires a 30-foot building setback, and the triangular lot shape.

In light of the site constraints, there are additional provisions that can be made on the site to provide safe, continuous, pedestrian connectivity to the Wendy's entrance from the sidewalk along University Boulevard. The site plan should be redesigned to provide a continuous sidewalk and crosswalks across the proposed drive-aisles that demonstrate safe pedestrian connectivity from University Boulevard to the Wendy's entrance. Proposed light poles and/or parking space(s) that impede the ability to provide a continuous sidewalk at least five-feet in width should be relocated or removed.

Along a northeastern portion of the site, the site plan shows that the proposed final grade of the drive-aisle will be approximately four feet higher in elevation than the grade of the adjacent sidewalk within the University Boulevard right-of-way. The applicant proposes steep slopes (2:1), within the area of the ten-foot-wide landscape strip bordering the right-of-way. The steep slopes adjacent to the sidewalk will create a condition where soil and mulch erode, depositing sediment along the sidewalk within the right-of-way. Trees and shrubs also struggle to survive on slopes steeper than 3:1. Instead of creating a steep slope adjacent to an active pedestrian sidewalk,

the applicant should install a low, masonry, retaining wall parallel to the northeast property line to reduce the slope and aid in retaining the proposed landscape materials.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The detailed site plan meets the requirements of Section 27-441(b)(1) of the Zoning Ordinance, as a detailed site plan for a retail shopping center with offices. The use is permitted by right in the R-10 Zone, per Section 27-441(b)(1) of the Zoning Ordinance (as amended by County Council Bill (CB-4-2003)). This section of the Zoning Ordinance authorizes the establishment and operation of any uses permitted in the C-S-C Zone (Commercial Shopping Center), except those requiring Special Exception approval, in the R-10 Zone, and removes a maximum percentage of lot coverage permitted, provided the property complies with the following criteria:

   a. The use is located on a parcel that is surrounded by commercial and institutional uses.

   b. The parcel does not abut any property that is improved with single-family detached dwellings; and

   c. The site has frontage on a street shown on the applicable master plan as an arterial or higher classification.

   Staff's review of the subject plans evidences compliance with the above-stated criteria.

   The applicant is proposing three building-mounted signs. Each sign is identical and includes channel style letters with red acrylic faces and the Wendy's decal on an eleven-foot-long aluminum raceway. The letters utilize LED (light-emitting diode) illumination, while the Wendy's decal is lit with fluorescent lamps. The signage area for one sign is approximately 22.3 square feet. Section 27-615 of the Zoning Ordinance governs signs for non-residential uses within residential zones as follows:

   Section 27-615. Nonresidential uses in Residential and R-M-H Zones

   When not otherwise provided for in this Subtitle, a sign associated with a nonresidential use allowed in a Residential Zone or the R-M-H Zone shall be permitted, and shall be regulated by the same provisions as those for the least intensive Commercial Zone in which the nonresidential use is allowed.

   As a fast food restaurant within an integrated shopping center is a permitted use in the C-S-C (Commercial Shopping Center) Zone subject to the use table Section 27-461(b)(1)(a)(v) of the Zoning Ordinance, the signs shall be reviewed according to the provisions of the C-S-C Zone.

   The signs have been reviewed for conformance with C-S-C Zone regulations with regard to signs. Section 27-613 of the Zoning Ordinance governs signs attached to a building or canopy.

   Section 27-613. Signs Attached to a building or canopy.

   (a) Location.

   (1) In all Commercial and Industrial Zones (except the I-3 and U-L-I Zones),

signs may be attached to the walls or roof of a building or to a canopy that is located at least ten (10) feet behind a street line. No signs may be erected on the top of a canopy. No sign shall be erected on a rear wall or canopy attached to a rear wall so that it is visible from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.

Comment: The proposed building-mounted signs conform to the above criteria.

(b) Height.

(1) In all Commercial and Industrial Zones (except the I-3 Zone), no sign shall extend more than twelve (12) feet above the roof line or parapet wall (whichever is higher) of that part of the building to which the sign is attached.

Comment: No signage extends above the lowest point of any roof.

(c) Area.

(3) Commercial Zones (except the C-O Zone) and Industrial Zones (except the I-3 and U-L-I Zones).

(C) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building that is located within an integrated shopping or industrial center or office building complex, the following applies:

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

Comment: Prior to signature approval of the detailed site plan, the applicant should revise the signage proposal to note linear feet of building width for each proposed sign, and demonstrate compliance with Section 27-613 of the Zoning Ordinance.

8. **Detailed Site Plan DSP-03039:** Detailed Site Plan DSP-03039, for the subject property was approved by the Planning Board on January 8, 2004 and the resolution was subsequently adopted on January 22, 2004, PGCPB Resolution No. 04-04, subject to one condition. That condition required that a number of technical revisions be made to the detailed site plan prior to signature approval. The site plan has since obtained signature approval.

The subject DSP revision shows few alterations of the previously approved site plan, other than proposing a more defined development proposal for Lot 2–previously approved as a pad site. There are no other issues relevant to the subject detailed site plan review and approval.

9. **Departure from Design Standards DDS-559:** On July 7, 2005, The Prince George's County

Planning Board approved a Departure from Design Standards from Section 27-579 (b) of the Zoning Ordinance for the subject site. Section 27-579 (b) of the Zoning Ordinance states that "no portion of an exterior loading space and no vehicular entrances to any loading space (including driveways and doorways), shall be located within 50 feet of any Residential Zone (or land proposed to be used for residential purposes on an approved basic plan for a Comprehensive Design Zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan)."

The site borders one residential zoned property (Carole Highlands Elementary). The loading space to the rear of Building A is set back 56 feet from the adjacent residentially zoned property; and the loading space to the rear of Building B is set back 54 feet from the adjacent residentially zoned property. Access to the loading spaces is set back 20 feet from the adjacent residentially zoned property.

As the majority of the subject property area has been constructed, the approved departure from design standards remains valid for the subject revision.

10. **Preliminary Plan of Subdivision 4-03051**: Preliminary Plan of Subdivision 4-03051, for the subject property was approved by the Planning Board on September 25, 2003 and the resolution was subsequently adopted on October 16, 2003, PGCPB Resolution No. 03-196, subject to five conditions. Staff has reviewed the conditions attached to that approval and found only Condition 5 relevant to the subject detailed site plan approval. Condition 5 states:

    5. Total development within the subject property shall be limited to 52,000 square feet of retail/commercial space, or equivalent development which generates no more than 27 AM and 150 PM new peak-hour vehicle trips. Development of up to 5,000 additional square feet of space shall not constitute a significant change in trip generation. Any development which generates more peak-hour vehicle trips than that identified herein shall require an additional Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.

    Comment: The proposed development is within the trip cap indicated by this condition, given that the proposed development does not exceed the 52,000 square feet of retail/commercial space or equivalent development that would generate more vehicle trips.

11. ***Prince George's County Landscape Manual:*** The subject detailed site plan is subject to Sections 4.2, Commercial and Industrial Landscaped Strip Requirements, Section 4.3, Parking Lot Requirements, 4.4 Screening Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual.*

    a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, specifies that in all commercial zones a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The landscape plan has provided the corresponding landscape strips and landscape schedules.

    b. Section 4.3(a), Landscape Strip Requirements, requires a ten-foot-wide landscaped strip between the parking lot and public right-of-way (ROW) to be planted with one shade tree and ten shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among other landscape strip treatments. The landscape plan has provided the corresponding required landscape strips and the landscape schedules.

c. Section 4.3(b) of the Landscape Manual requires that a landscape strip be provided between the parking lot and any adjacent property line, to be a minimum of five feet for sites over 10,000 square feet. The subject property is 4.03 acres and is therefore required to provide a perimeter landscape strip. The previous Detailed Site Plan DSP-03039, approved the site plan without an 87 linear-foot perimeter strip between a portion of the parking lot and the adjacent property line. The affected portion of the parking lot has since been constructed.

The applicant has requested Alternative Compliance from Section 4.3(b) of the *Prince George's County Landscape Manual* due to the recently improved conditions on the site. The Alternative Compliance Committee's findings are as follows:

Alternative compliance is requested for Section 4.3(b), Perimeter Landscape Requirements, of the *Prince George's County Landscape Manual* along the southern property line of the subject property.

Location:

The subject property is located at 1461 University Boulevard in Hyattsville on the south side of University Boulevard, approximately 500 feet west of Riggs Road.

Background:

The subject 4.03-acre property is zoned R-10 (Multifamily High Density Residential). The property was previously approved for an integrated shopping center through DSP-03039 and has since constructed two commercial structures, three surface parking compounds, and a pad site in accordance with the approved site plan. The site is bordered on the north by University Boulevard, on the west by a shopping center in the C-S-C Zone (Commercial Shopping Center), on the south by Carole Highlands Elementary School in the R-55 Zone (One-Family Detached Residential), and also on the south by an integrated shopping center in the C-S-C Zone under the same ownership as the subject property.

This request for alternative compliance is filed in conjunction with a detailed site plan application for the addition of a 2,935-square-foot fast-food restaurant on an undeveloped pad site within the existing integrated shopping center. The site is subject to Sections 4.2(a), Commercial and Industrial Landscaped Strip; 4.3(b), Perimeter Landscape Requirements; 4.3(c), Parking Lot Interior Planting; 4.4, Screening Requirements; and 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual*. The applicant has filed this request for alternative compliance to Section 4.3(b), Perimeter Landscape Requirements, along a portion of the southern property line, to allow for a reduced parking lot perimeter landscape strip where the subject integrated shopping center parking lot is adjacent to University Plaza Parcel B.

TOTAL REQUIRED: 4.3(b) Parking Lot Perimeter Landscape Strip Requirements, along a portion of the southern property line, adjacent to an integrated shopping center.

Linear feet of parking lot adjacent to the property line	87
Option selected:	Option 1
Landscape strip width	5 feet
Shade trees required (1 per 35 l.f.)	3
Shrubs required (3 per 35 l.f.)	8

TOTAL PROVIDED: 4.3.b. Parking Lot Perimeter Landscape Strip

Linear feet of parking lot adjacent to the property line	87
Option selected:	Option 1
Landscape strip width	2–4 feet (on adjacent property)
Shade trees provided	4
Shrubs provided	10

Justification of Recommendation:

A portion of the constructed parking lot on Lot 1, identified on the site plan as Parking Compound "C", was previously approved and subsequently constructed with paving directly abutting the southern property line. Section 4.3(b) of the *Prince George's County Landscape Manual* requires a minimum five-foot-wide landscape strip between parking lots and property lines. The omission of the required planting strip was overlooked by the applicant and staff during the review of DSP-03039. The applicant requests alternative compliance to correct a previous error.

The applicant proposes to plant the required landscape strip within an existing, unpaved, and unplanted strip of ground directly opposite Parking Compound "C" on the adjoining property. The subject property and the adjoining integrated shopping center share the same owner. The owner/applicant of both properties, Fred Wine of the Quantum Properties, has submitted a letter with the alternative compliance application stating that the owner has "no objection to the impact of any off-site disturbance" to the adjoining property.

The Alternative Compliance Committee finds that the additional plant material along the southern property line will fulfill the objective of the perimeter landscape strip in a way equal to or better than normal compliance with the *Prince George's County Landscape Manual.*

Recommendation:

The Alternative Compliance Committee recommends approval of alternative compliance pursuant to Section 4.3.b. of the *Prince George's County Landscape Manual* along the southern property line for University Plaza West with the following condition:

1. The Section 4.3(b) schedule on the landscape and lighting plan shall be revised to indicate the length and width of the proposed landscaping area subject to this alternative compliance request and the number of shade trees reduced from 4 to 3, based on inadequate soil volume in the planting area.

d. Section 4.3(c), Interior Planting, requires a certain percentage of the parking lot to be an interior planting area with one shade tree for each 300 square feet of the planting area. The landscape plan identifies three parking compounds on the site which total 76,087 square feet of proposed parking in the subject DSP. The provided 4.3 interior planting worktable and schedule should incorporate the proposed parking lot on Lot 2, which has been omitted. The total area of all the parking compounds is approximately 77, 000 square feet. The applicant should revise the appropriate 4.3 schedule to include the parking on Lot 2 and demonstrate compliance with the referenced section of the Landscape Manual prior to signature approval of the detailed site plan.

e. Section 4.4, Screening Requirements, requires that dumpsters and loading spaces be screened from view from travelers on adjacent public roads. The site plan proposes the use of one dumpster with enclosure and one loading space within fifty feet of University Boulevard.

The proposed dumpster enclosure is set back eight feet from the rear of the proposed Wendy's. For a more continuous façade and more complete screening of the mechanical and functional areas of the building from the street and sidewalk, Staff recommends that the north wall of the dumpster enclosure be extended to meet the east wall (the rear) of the proposed Wendy's. The applicant should provide a dumpster enclosure detail that seamlessly integrates with the façade of the proposed Wendy's.

A detail of the proposed dumpster enclosure has not been provided. The material selected should be compatible with the architectural material used in the proposed Wendy's. Staff recommends that the applicant use a red brick dumpster enclosure with split face block rows, identical to that proposed for the Wendy's façade. A dimensioned detail for the dumpster enclosure should be provided indicating proposed use of such a material prior to signature approval of the site plan. For additional screening, evergreen plant material should be provided on the northwest corner of the proposed dumpster enclosure and on south side of the enclosure within the full length of the six-foot-wide planting strip.

The applicant proposes one 12-foot by 33-foot loading space east of the proposed dumpster. There is no screening proposed for the loading area. Staff recommends that the proposed loading space is removed from the site plan, unless Alternative Compliance is granted to Section 4.4 of the Landscape Manual for the loading space.

With revisions outlined above, the submitted site plan will meet the requirements of Section 4.4 of the Landscape Manual.

f. As a portion of the site is adjacent to a school use, conformance with Section 4.7, Buffering Incompatible Uses, is required. A Type "B" bufferyard, which includes a 30-foot setback and a 20-foot-wide landscaped yard should be provided along a portion of the south property line. The landscape plan demonstrates compliance with the above section of the Landscape Manual.

12. **Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the

provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the entire site is more than 40,000 square feet in area, more than 5,000 square feet of woodland was disturbed, and the site has a previously approved Type I tree conservation plan and Type II tree conservation plan. The site plan was reviewed and found to meet the requirements of the Woodland and Wildlife Habitat Conservation Ordinance and to be in conformance with approved Type II Tree Conservation Plan (TCPII/176/03).

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

a. **Community Planning North Division**—In a memorandum dated September 30, 2010, the Community Planning North Division stated that the proposed development does not conform to the zoning recommendations in the May 1990 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67 (SMA)*; is not consistent with the 2002 General Plan Development Pattern policies for the Developed Tier; and does not conform to the land use and urban design recommendations in the November 2009 *Takoma/Langley Crossroads Preliminary Sector Plan* for transit-oriented development.

The November 2009 *Takoma/Langley Crossroads Preliminary Sector Plan* locates the proposed development in the TOD 2 Riggs Road Station area. This designation was recommended due to the close proximity of the proposed Riggs Road Purple Line station stop within the development area. There are a number of development recommendations within the Riggs Road Station area to achieve a vision of a higher density, mixed-use transit supporting development, but there are no design guidelines or similar regulations approved to date. The Community Planning staff decided at initiation to separate the sectional map amendment (SMA) from the sector plan process because the sector plan boundary area encompasses three jurisdictions. Future establishment of design guidelines and regulations for new and in-fill development in the Takoma/Langley Crossroads area is a policy goal defined within the sector plan.

Comment: The subject property obtained R-10 zoning in the 1990 Sectional Map Amendment for Langley Park-College Park-Greenbelt. Pursuant to County Council Bill CB-4-2003, retail, general offices, parking lots and amended lot coverage requirements were enabled in the R-10 Zone. While the commercial land use was not anticipated by the 1990 Approved Langley Park-College Park-Greenbelt Sectional Map Amendment, the approval of the County Council Bill CB-4-2003 that revises the uses and standards permitted on the subject site is a statement from the District Council that an adjusted vision should be permitted.

The most recent Community Planning Division referral states that the application is not consistent with the 2002 General Plan Development Pattern policies for the Developed Tier (Douglas to Fields, September 30, 2010); whereas in 2004, the application was found to be "not inconsistent" with the 2002 *Prince George's County Approved General Plan* in the adopted resolution for DSP-03039 (PGCPB Resolution No. 04-04). The change in position is reflective of the recent approval of the 2009 *Takoma/Langley Crossroads Preliminary Sector Plan*, which amended the 2002 General Plan.

The site is located within close proximity of the proposed Riggs Road Purple Line station stop in the 2009 *Takoma/Langley Crossroads Preliminary Sector Plan.* The zoning on the ground (R-10 as amended by the County Council Bill CB-4-2003) remains a primary development review criterion because no sector map amendment or design regulations were approved with the sector

plan. Nevertheless, the applicant's proposal with conditions can incorporate key design strategies outlined in the sector plan. Some of those design strategies include: siting buildings and primary entrances to be easily accessible from the street; providing amenities such as storefront windows, awnings, architectural features, lighting, and landscaping to help create a comfortable pedestrian environment along and between buildings; allowing direct pedestrian movements to surrounding areas; and providing convenient bicycle parking. A number of the recommended conditions relate to providing a quality pedestrian environment, which is discussed in the sector plan.

b. **Transportation Planning Section**—In a memorandum dated September 28, 2010, the Transportation Planning Section provided comment on the application referenced above. The Transportation Planning Section requested that adequate signage be provided to delineate the one-way access to the proposed drive-through windows on the north side of the building, including the provision of a "Do Not Enter" sign at the driveway's egress. It was requested that the applicant also demonstrate adequate truck access to the loading space proposed at the rear of the building. The proposed loading space location does not appear to be conducive for usage by large delivery trucks in order to access the rear of the building for deliveries, particularly while the drive-through window is in use.

In summary, the site plan is acceptable and consistent with prior underlying approved plans. This is conditional on the provision of signage as described above, and on the demonstration of adequate access to the loading space associated with the use.

Comment: Staff has recommended that the discussed loading space be removed from the site plan unless the Transportation Planning Section approves the location of the loading space, and the applicant demonstrates that the proposed space conforms to Section 4.4 of the Landscape Manual.

c. **Subdivision Section**—In a memorandum dated October 6, 2010, the Subdivision Section offered comment on the subject detailed site plan revision. The subject property is located on Tax Map 32 in Grid C-3 and is known as Lot 1 and Lot 2, recorded in Prince George's County Land Records in plat book REP 199@84 on April 6, 2004. The applicant is proposing to add a 2,900-square-foot eating and drinking establishment with drive-through service on a pad site located on Lot 2.

Lot 1 and Lot 2 were granted access to MD 193 via the Planning Board's approval of a variation to Section 24-121(a)(3) of the Subdivision Regulations at the time of Preliminary Plan (4-03051) approval. This variation granted access to an arterial roadway. The majority of the frontage for Lots 1 and 2 was denied direct vehicular access to University Boulevard (MD 193) and the lots were to be served by a cross access easement pursuant to Section 24-128(b)(9) of the Subdivision Regulations. The locations of the access points for this site are consistent with the Planning Board's approval of the variation. The DSP should reflect these approvals. Any modification to the access approved by the Preliminary Plan could require a new preliminary plan of subdivision.

d. **Trails**—In a memorandum dated September 30, 2010, the Transportation Planning Section concluded that adequate bicycle and pedestrian transportation facilities would exist to serve the proposed subdivision as required under Section 24-123 of the Subdivision Regulations if the application were to be approved with conditions.

Prior to signature approval of Detailed Site Plan DSP-03039, the applicant revised the plan to include bicycle racks to accommodate at least ten bicycles located conveniently to

the entrances to Building A and B. The above referenced bicycle parking racks are shown on the subject plan, but only one u-shaped bicycle rack was located by staff on the site. The provided rack can park approximately two to four bikes, which is inadequate bike parking for the site. It is recommended that Lot 2 contain two new u-shaped bicycle parking racks, and that all bicycle parking spaces shown on the detailed site plan that have not been installed to date be installed on concrete pads so that a total of ten bicycles can be accommodated.

University Boulevard is recommended for bicycle improvements in the area master plan and the Master Plan of Transportation (MPOT). All bicycle parking space locations should be signed with bicycle parking signage per the Manual of Uniform Traffic Control Devices and be placed in concrete footings close to the main entrances of the buildings. Wheel racks should not be shown as bicycle parking spaces.

The proposal shows sidewalks along the south side of the property that connect to the area sidewalk network. It is recommended that an additional minimum five-foot-wide sidewalk be constructed along the east side of Lot 2 to connect University Boulevard (MD 193) to the proposed handicap parking spaces south of the proposed building.

Comment: Without specifying a style of bike racks to be used, it is recommended that the applicant demonstrate parking for ten bicycles on the site. The applicant should submit details of the bicycle racks to be installed so sufficiency of bicycle parking facilities can be determined, prior to signature approval of the subject detailed site plan revision. Since demonstration of adequate bicycle parking facilities was a previous requirement for approval of DSP-03039 the applicant should be required to verify installation of the approved facilities prior to release of use and occupancy permit for the proposed restaurant.

e. **Permit Review Section—**In a memorandum dated October 1, 2010, the Permit Review Section made several comments requesting clarification of several plan elements. The Permit Review Section's comments have been addressed in the recommended conditions section of this report.

f. **Environmental Planning Section**—In a referral dated September 22, 2010, the Environmental Planning Section stated that there are no issues with the submitted detailed site plan revision. The detailed site plan revision does not require any amendment to the approved TCPII.

g. **Fire Department/EMS—**At the time of the writing of this technical staff report, the Prince George's Fire/EMS Department has not submitted comment on the proposed project.

h. **Washington Suburban Sanitary Commission (WSSC)—**At the time of the writing of this technical staff report, the Washington Suburban Sanitary Commission (WSSC), has not submitted comment on the proposed project.

i. **Department of Public Works and Transportation (DPW&T)—**At the time of the writing of this technical staff report, DPW&T has not submitted comment on the proposed project.

j. **The City of Hyattsville**—Referral comments were not received at the time of the writing of this technical staff report from the City of Hyattsville.

14. **Urban Design Discussion:** Site photographs and aerial imagery show that some of the landscape materials approved to fulfill Landscape Manual requirements are not provided on the subject site. Some of the required plant material may have not been installed on-site, or, if installed, did not survive to the present date. Any distressed or dead plant material on the site should be removed and replaced with healthy plant material as shown on the approved landscape plan; additionally any absent plant material should be provided prior in accordance with the approved site plan. All plant material associated with the approved site plan, including the off-site area of the Alternative Compliance request, should be provided prior to the release of use and occupancy permits for Lot 2.

    To complete the above request, the Urban Design Section recommends that the applicant complete a site inventory that highlights the plant materials and site furnishings to be replaced in the previously constructed areas of the site. The applicant should submit the site inventory and certify that all such material has been replaced in accordance with the approved detailed site plan prior to release of the use and occupancy permit.

    During a site visit it was also noted that a number of dumpsters are used onsite that are without dumpster enclosures. Staff recommends that the applicant provide an additional dumpster enclosure on the site that can house at least two dumpsters, to be screened in accordance with the Landscape Manual.

15. 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03039-02 and Alternative Compliance AC-10027 for University Plaza West, subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall revise the plans as follows or provide the specified information:

    a. Provide at least two additional windows on the building's north elevation, if the interior layout of the building permits. If additional windows cannot be provided, an additional architectural feature should be incorporated on the building's north elevation.

    b. Include foundation plantings, such as evergreen shrubs, on the site plan south of the proposed building to provide more pleasing views of the site and break up the expanse of paving within the integrated shopping center.

    c. Revise the site plan to provide a continuous sidewalk on Lot 2 at least five feet in width, and crosswalks across proposed drive-aisles that demonstrate safe pedestrian connectivity from University Boulevard (MD 193) to the Wendy's entrances.

    d. Revise the parking schedule to note the removal of any parking space(s), if found

necessary during the redesign of the sidewalks.

e. Provide the design for a low masonry wall parallel to the northeast property line outside the public utility easement (PUE) to reduce the slope adjacent to the University Boulevard right-of-way. The maximum slope in this area shall be 3:1.Provide a detail of the low masonry wall. The materials shall be compatible with that of the proposed Wendy's and shall be approved by the Urban Design Section.

f. The applicant shall revise the signage proposal to note linear feet of building width for each proposed sign, and demonstrate compliance with Section 27-613 of the Zoning Ordinance.

g. Demonstrate compliance with Section 4.3 of the Landscape Manual. Revise the 4.3 interior planting worktable and schedule to incorporate the proposed parking lot on Lot 2, which has been omitted.

h. Provide a dumpster enclosure and detail that is continuous with the façade of the proposed Wendy's. A red brick dumpster enclosure with split face block rows, identical to that proposed for the Wendy's façade shall be employed, unless an equally attractive and functional design is proposed and approved by the Urban Design Section as designee of the Planning Board. A dimensioned detail for the dumpster enclosure shall be provided indicating proposed use of such a material prior to signature approval of the site plan. The final design shall be approved by the Urban Design Section.

i. Provide evergreen plant material on the northwest corner of the proposed dumpster enclosure and on the south side of the enclosure within the full length of the six-foot-wide planting strip. The plant material selection shall be approved by the Urban Design Section.

j. Remove the proposed loading space from Lot 2 of the site plan, unless Alternative Compliance to Section 4.4 of the *Prince George's County Landscape Manual* is granted by the Planning Director as designee of the Planning Board, and the Transportation Planning Section approves the location of the loading space.

k. Revise the site plan to clarify width of the drive aisles and the proposed drive-through lane.

l. Note the drive-through lane with striping and arrows, as appropriate.

m. Provide the location of a menu board for the drive-through, if proposed.

n. Provide the location and sign details for "Do Not Enter" sign at the driveway's egress.

o. Revise the site plan to provide an additional dumpster enclosure on the site that can house at least two dumpsters, to be screened in accordance with the *Prince George's County Landscape Manual*. The applicant shall submit a detail of the proposed dumpster enclosure indicating use of a non-wood, non-white, low sheen, durable material. If after signature approval the applicant demonstrates that the additional enclosure is no longer needed, it may be removed from the site subsequent to the submission of written notification to the Urban Design Section.

p. Place the following note on the detailed site plan:

> "Access to Lots 1 and 2 has been authorized via a cross ingress & egress easement pursuant to Section 24-128(b)(9) of the Subdivision Regulations. The two access locations are as reflected on this DSP. Additional direct vehicular access onto University Boulevard (MD 193) is denied."

q. Submit written verification from the Department of Public Works and Transportation (DPW&T), stating that the subject site plan revision conforms to an approved stormwater management concept plan.

r. The Section 4.3(b) schedule on the landscape and lighting plan shall be revised to indicate the length and width of the proposed landscaping area subject to this alternative compliance request and the number of shade trees reduced from 4 to 3, based on inadequate soil volume in the planting area.

s. Submit locations for bicycle racks accommodating at least ten bicycles located on Lots 1 and 2 at locations convenient to building entrances. Provide details of bicycle racks, concrete pads, and bicycle parking signage.

2. All distressed or dead plant material on the site shall be removed and replaced with healthy plant material shown on the approved landscape plan. Additionally, any absent plant material shall be provided in accordance with the approved site plan. All plant material associated with the approved plan, including the off-site area of the Alternative Compliance request, shall be installed prior to the release of use and occupancy permits for the proposed restaurant on Lot 2.

3. Prior to the release of the use and occupancy permit, the applicant shall submit a site inventory of all missing site furnishings and all missing, dead or diseased plant material, and shall certify that all such material has been replaced in accordance with the approved detailed site plan.

4. Bicycle racks accommodating at least ten bicycles shall be provided on the subject site at locations convenient to building entrances. All bicycle parking space locations shall be signed with bicycle parking signage per the Manual of Uniform Traffic Control Devices and be placed in concrete footings close to the main entrances of the buildings. The bicycle parking facilities and associated signage shall be installed prior to release of use and occupancy permits for the proposed restaurant.

5. The Liber and Folio of the cross access easement authorized by Section 24-128(b)(9) of the Subdivision Regulations serving Lots 1 and 2 shall be submitted to The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department prior to release of a use and occupancy permit for the proposed restaurant on Lot 2.