

**LAND USE PETITION IN THE BOWIE PLANNING AREA**

Md.-National Capital Park and Planning Commission ID: Comprehensive Design Plan  
#CDP-0602, Hall Station Village Center  
Bowie Advisory Planning Board # 08-04 Date: January 31, 2008

**INTRODUCTORY NOTE: The proposed application is a request for approval:**

- (a) of a zoning type case involving the specific use of land;
- (b) of a conceptual site plan;
- (c) to subdivide property into building lots and obtain adequate public facilities approval;
- (d) of a site plan for building and parking design, landscaping, architecture, etc.

under the development regulations of Prince George's County. The application has been referred to the City for our review and recommendation. The position of the Bowie Advisory Planning Board in this matter is advisory to the City Council. The City Council will also conduct a public hearing on this application and their vote will become the final City recommendation. Persons wishing to participate in these hearings must submit written testimony or sign up to speak at each public hearing. Each person wishing to speak at the City's hearings will be given up to three (3) minutes. To participate in the County's hearings, you must make a separate, written request to become a person of record.

**GENERAL DATA:**

1. Nature of Petition: Comprehensive Design Plan
2. Petitioner: Cenhall, LLC
3. Represented by: Dan Lynch, Knight, Manzi, Nussbaum and LaPlaca, PA
4. Location of Petitioned Property: MD Rt. 214 (Central Avenue and Hall Road)
5. Proposed Use of Petitioned Property: Mixed-Use Village Activity Center
6. Size/Zone of Petitioned Property: 14.60 acres/Zoned: L-A-C (Local Activity Center)
7. Date of Hearing before BAPB: Tuesday, January 29, 2008 at 7:00 P.M.
8. Date of Hearing before City Council: Monday, February 4, 2008 at 8:00 P.M.
9. Date of Hearing before M-NCPPC: March 20, 2008
10. Date of Hearing before Hearing Examiner: N/A
11. Date of Hearing before District Council: N/A

NOTICES/LEGALS	Date	Number of Mailing/Signs
Notice sent to Adj. Properties:	01/15/08	86
Notice sent to Parties of Record	N/A	
Date Signs Posted:	01/15/08	3
Date Legal Sent:	N/A	
Date Legal Appeared:	N/A	

**RECOMMENDATIONS:**

12. **Department of Planning & Economic Development Recommendation:**  
The Department of Planning & Economic Development staff recommends **APPROVAL** with the conditions stated in the attached report.
  
13. **Bowie Advisory Planning Board Recommendation:**  
The Bowie Advisory Planning Board recommends **APPROVAL** with the conditions stated in the attached report.



# City of Bowie

2614 Kenhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

**TO:** City Council

**FROM:** Toussaint D. Gaskins, Chairman  
Bowie Advisory Planning Board

**SUBJECT:** Comprehensive Design Plan #CDP-0602  
Hall Station Village Center  
MD Route 214 (Central Avenue) and Hall Road

**DATE:** January 31, 2008

---

The Bowie Advisory Planning Board (BAPB) met on Tuesday, January 29, 2008 to review an application for a Comprehensive Design Plan (CDP) for a mixed use development (Hall Station Village Center) proposing 109 residential dwelling units (70 attached two-family units and 39 townhouse units), 42,000 sq. ft. of commercial/retail/office space and 50,000 sq. ft. of public/institutional use (library). Cenhall, LLC is the applicant in this case. The site contains 14.6 acres, is located between Hall Road and Central Avenue (MD Route 214) and is zoned L-A-C (Local Activity Center), where the proposed development is permitted by under the Prince George's County Zoning Ordinance.

### Presentations

Mr. Frank Stevens, of the City Planning staff, addressed the Board, directed the Board's attention to a PowerPoint presentation regarding the application, and reviewed the staff report. He noted the criteria cited in the staff report that need to be satisfied for approval of a Comprehensive Design Plan. Mr. Stevens identified which conditions for approval were met, which ones would be met with revisions recommended in the staff report and which ones did not apply to this particular case. At the conclusion of his presentation, Mr. Stevens noted that the staff and applicant met prior to the meeting to review the report and conditions contained therein and agreed to modify two (2) of the conditions. The applicant agreed with all of the other conditions in the staff report.

Mr. Dan Lynch, an attorney with Knight, Manzi, Nussbaum and LaPlaca, PA, was in attendance representing the applicant. Mr. Lynch stated that the applicant agreed with the staff recommendation and the modifications to the conditions.

### Questions by BAPB Members

Questions by BAPB members centered on the following:

- **What are the breakdown and locations of the proposed residential units?** RESPONSE: The CDP only shows locations of types of uses. The Specific Design Plan (SDP), which is a future phase of the development review process, will show the exact locations of different unit types, and all other buildings proposed on the site as well.
- **What is the reason for the railroad depot architectural theme?** RESPONSE: This theme has long been envisioned for this site, since the Popes Creek Railroad is close by. Further, the railroad theme was a condition of an earlier Basic Plan for the project. The architectural design and materials, however, have not been finalized at this point; this will take place during the preparation and review of the SDP.
- **Does the Basic Plan restrict types prohibited on the property?** RESPONSE: Yes, a condition is in place, via the Revised Basic Plan, that lists several types of uses that are not permitted on the property.
- **What is the distance of the railroad crossing at Central Avenue to the proposed site access?** RESPONSE: The site has approximately 1,000 ft. of frontage along Central Avenue. The railroad tracks are several thousand feet east of the proposed site access. The State Highway Administration (SHA) has not raised an objection to the site access along Central Avenue.
- **Does the list of prohibited uses exclude a drug store on the site?** RESPONSE: No.
- **Has SHA approved the Central Avenue site access?** RESPONSE: Not yet. While one site access is permitted from Central Avenue, the exact location and design will be reviewed by SHA at a subsequent stage in the development review process.
- **Is there additional information regarding the architectural design of the library?** RESPONSE: The design of the library is conceptual at best. A more refined and specific design will be forthcoming as the entire project continues to evolve.
- **What is the phasing of the project?** RESPONSE: Condition #5 of the Revised Basic Plan is very specific in stating the construction phasing of the development: only the building permit for a credit union building may be issued before the permit for the library. No building permits may be issued until construction on the library has begun.
- **Will the BAPB see other development applications for this project?** Yes, the Board will review the Preliminary Subdivision Plan, which is the next step in the process, and the Specific Design Plans for all the

buildings, whether they are submitted as one or separately for each use type.

### **Public Hearing**

Mr. Russ Ideo, of 16403 Pointer Ridge Drive, representing the Citizens Association of South Bowie, spoke during the public hearing portion of the meeting. Mr. Ideo noted that he and area residents have worked long and hard on this project, and are pleased with the proposed development. He expressed his satisfaction that the project includes a public library and is not an all-retail/strip commercial development. Referencing a site-specific issue, Mr. Ideo noted his concern of the potential view of a dumpster area adjacent to the library from the Hall Road site access. Mr. Thomas Milbourne, of the Michael Company, indicated that the project engineering and architectural consultants are revising previously prepared plans to address this issue.

Since none of the other four (4) individuals in attendance wished to speak during the public hearing portion of the meeting, the BAPB Chairman closed the public hearing.

### **BAPB Motion**

Mr. Jim Golato moved for approval of Comprehensive Design Plan #CDP-0602, in accordance with the conditions contained in the staff report as amended at the meeting. The motion, seconded by Ms. Deidre Trass, passed unanimously.



# City of Bowie

2614 Kenhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

**To:** City Council

**From:** David J. Deutsch *DJD*  
City Manager

**Subject:** Comprehensive Design Plan #CDP-0602  
Hall Station Village Center  
MD Route 214 (Central Avenue) and Hall Road

**Date:** January 31, 2008

---

### **I. General Information**

Owner and Applicant: Cenhall, LLC

**Subject:** Comprehensive Design Plan #CDP-0602

**Project Name:** Hall Station Village Center

**Location:** MD Route 214 (Central Avenue) and Hall Road (Attachment 1)

**Acreage:** 14.6 acres

**Existing Zoning:** L-A-C (Local Activity Center)

**Existing Land Use:** Vacant

**Surrounding Land Uses and Zoning:**

**North:** Detached single-family residential (Devonshire Estates); zoned R-R (Rural Residential)

**South:** Detached single-family residential (Collington Station); zoned R-R

**East:** Detached single-family residential (individual single-family houses); zoned R-R

**West:** Detached single-family residential (Devonshire Estates); zoned R-R

**Master Plan Land Use Category:** Low Density Residential (Mixed-Use Development recommended, consisting of residential, office, employment and retail uses)

**Sectional Map Amendment:** L-A-C (retained in 2006 Sectional Map Amendment)

**MAYOR** G. Frederick Robinson    **MAYOR PRO TEM** Todd M. Turner

**COUNCIL** Dennis Brady ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Trough ♦ Geraldine Valentino Smith    **CITY MANAGER** David J. Deutsch  
**City Hall** (301) 262-6200    **FAX** (301) 809-2302    **TDD** (301) 262-5013    **WEB** www.cityofbowie.org

Water and Sewer Categories: W-4 and S-4 (Public water and sewer are adequate and available to site; an adequate description of the development has been provided)

Police: Bowie Substation (District II)

Medic Service: Pointer Ridge Fire Station (Company #43); response time is 3.03 minutes, which is within the 7.25-minute response time guideline

Fire Engine Service: Pointer Ridge Fire Station (Company #43); response time is 3.03 minutes, which is within the 3.25-minute time response guideline

Fire Ladder Truck Service: Marlboro Fire Station (Company #45); response time is 11.49 minutes, which is beyond the 4.25-minute response time guideline (Pursuant to the referral from the Public Facilities Planning Section, ladder truck response time would be within the recommended response time for ladder truck service if the operational decision is made by the County to locate this service at the Pointer Ridge Station.)

Public Schools:

Elementary Schools – Northview Elementary School, (Cluster #3, 101% capacity) and Pointer Ridge (Cluster #3, 78% capacity)

Middle School – Benjamin Tasker Middle School, (Cluster #2, 108% capacity)

High School – Bowie High School, (Cluster #2, 150% capacity)

## **II. Background Information**

A Revised Basic Plan for the property was approved by the Prince George's County District Council on July 25, 2005, with conditions and considerations related to the Comprehensive Design Plan (CDP). On January 17, 2007, the applicant filed a request with the Zoning Hearing Examiner (ZHE) to revise Condition #5 of the Revised Basic Plan related to the timing of construction of the library. On November 19, 2007, the District Council determined that, "Construction of the library shall proceed concurrently with the construction of the first phase of the project." The District Council's action continued, ". . . the library shall be the second permit issued for the site. No other permits may be pulled until construction of the library has begun." (Case #A-9838-C; Zoning Ordinance #14-2007) (Attachment 2).

The Revised Basic Plan established three (3) development envelopes for this mixed-use project: commercial/retail/office; public/institutional (library); and, residential (Attachment 3). The Revised Basic Plan also set forth maximum development parameters for the commercial/retail/office residential components of the project, and required the library to be between 25,000 sq. ft. and 50,000 sq. ft. and to include a community meeting room.

Since the subject site and several iterations of site uses and designs have taken place, since various proposals, including the current one, have been well published in local newspapers, and since there has been broad community outreach over the past few years regarding this site, no Stakeholders Meeting was held. However, nearly 90 letters were

distributed to area residents, civic associations, the local newspaper, etc. advertising the City's two public hearings.

### **III. Proposal (Attachments 4 and 5)**

The Hall Station Village Center Comprehensive Design Plan (CDP) proposes to develop the subject site with the following uses:

- 109 residential dwelling units (70 attached two-family dwellings and 39 townhouse units) (13.7 units/acre);
- up to 42,000 sq. ft. of commercial/retail/office space; (maximum Floor Area Ratio (FAR) of 0.22; and,
- up to 50,000 sq. ft. of public/institutional use (library).

The CDP submission includes a text and plans which describe the proposal and establishes a set of design standards and guidelines for the various site and building elements. The three (3) categories of uses noted above, as well as site access points and internal vehicular and pedestrian circulation systems, are identified on the CDP plan (Attachment 4). The proposal also includes (Attachment 5):

- an open space network, including a 5,400 sq. ft. plaza/sitting area in the non-residential area, picnic areas, trails, green buffers and decorative walls;
- a 2,400 sq. ft. tot lot in the residential area (Attachment 6);
- bicycle lanes and a pedestrian walking system, connecting the commercial, library and residential uses with each other and the surrounding community;
- a comprehensive free-standing/monument signage and building-mounted signage program;
- the construction of decorative walls along the site frontages of MD Rt. 214 and a portion of Hall Road (Attachment 7);
- site furnishings, such as street lighting, benches, trash receptacles;
- landscaping, including the use of tree guards and grates, planter walls and berms; and,
- an architectural building design theme in the non-residential areas, the concept of which is to illustrate a cluster of buildings reminiscent of early 20th century railroad depot architecture (Attachments 8, 9 and 10).

#### IV. Analysis of Proposal

##### Requirements for Comprehensive Design Plan Approval

Pursuant to Section 27-521(a) of the County Zoning Ordinance, prior to approving a Comprehensive Design Plan and any revisions thereto, the Planning Board shall find that:

- “(1) The plan is in conformance with the approved Basic Plan.”  
**COMMENT:** The proposed CDP conforms with the Revised Basic Plan in terms of the number and types of land uses proposed and the maximum allowable densities for development in the residential and commercial/retail/office components. However, Condition #5 in Appendix A of the CDP text should be amended to include the District Council’s language adopted in Zoning Ordinance #14-2007, with respect to the future library on the subject site.

*(Upon including the revised wording of Condition #5, the CDP will be in conformance with the Basic Plan.)*

- “(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations.”  
**COMMENT:** The purpose and intent of the Comprehensive Design Zone (CDZ) process are to allow flexibility and creativity in the design of a project. Zoning regulations governing the CDZ allow a more desirable environment to be designed and created than would be otherwise achievable under a non-CDZ project. The ability to provide a mixed-use development was provided by the District Council zoning the subject site as an L-A-C (Local Activity Center), and by setting forth land use types and quantities and development and design parameters in Zoning Ordinance #14-2007. The on-site amenities proposed in the CDP (open space, internal pedestrian system, design of the stormwater management facility as an amenity, decorative walls, tot lot, sitting area, plaza in the commercial area, community room in the library), provide an enhanced development. Under conventional zoning, these site amenities would be more difficult to achieve.

*(The CDP application complies with this criterion.)*

- “(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;”

**COMMENT:** The project proposes to include the amenities noted above in Criterion #2 for the use and enjoyment of its residents, employees and patrons. As a result of the project's design and the type of facilities and amenities proposed, approval of the CDP is warranted.

*(The CDP application complies with this criterion.)*

"(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;"

**COMMENT:** The proposed development is permitted under the L-A-C zone and will be compatible with the Revised Basic Plan. The L-A-C zone is a Master Plan implementation zone and, as such, permits and encourages the inclusion of a variety of uses, resulting in a mixed-use development. In this project, the west-to-east placement of uses from commercial/retail/office to institutional (library) to residential provides a gradual transition from more intensive uses to the residential component that is more compatible with existing residential uses on eastern adjacent properties and within the area of the subject site (Devonshire Estates, Tall Oaks Crossing, Ashleigh Station, Collington Station). The proposed design guidelines and standards, in terms of the use of materials on all buildings, especially those where the facades are visible from Hall Road and Central Avenue, and the use of four-sided architecture will help to ensure compatibility among the uses within the project and with the surrounding area.

The streetscape proposed along Hall Road will include sidewalk, street trees and a six-foot high decorative screening wall. This wall is proposed to extend from the western end of Hall Road to the center vehicular access point. A pedestrian crosswalk should be provided at the Hall Road/Devonwood Drive intersection to provide a connection between the proposed project and the adjacent community. To provide screening and a sense of security to the proposed residential area, this decorative screen wall should be extended from the center access point to the eastern property line of the project. In addition, to create an upscale and aesthetically-pleasing impact along Hall Road, this entire frontage should be landscaped with street trees with a minimum caliper of four inches (4") at the time of planting, and spaced not more than 30 feet on center.

Finally, the existing and approved residential development in the area, as well as the proposed residential component of the

project, will all benefit from the proposed commercial and public (library) uses included in the subject development.

*(With conditions as noted above, the CDP application will comply with this criterion.)*

“(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;”

**COMMENT:** The CDP under review proposes to establish approximately 1.43 acres (21%) of the 6.67-acre non-residential portion of the project as green space. (This does not include landscaped areas in the parking areas.) The green areas in the commercial and institutional areas of the site will be enhanced with a central plaza, as well as with landscaping and planted berms. Two (2) sitting areas are proposed in the 5,400 sq. ft. plaza area adjacent to the library.

The proposed building square footage for the commercial area is 42,000 sq. ft., set forth by the District Council in adopting Zoning Ordinance #14-2007.

Approximately 30,800 sq. ft. of improved recreational space is proposed in the residential portion of the project. This includes a 2,400 sq. ft. playground, a sitting area and a shelter. A pedestrian walkway is also proposed to and within this recreational area. The number of dwelling units proposed (109), on 7.9 acres, equates to a residential density of 13.7 units/acre.

The CDP land use plan situates the more intensely developed two-over-two multifamily units closer to the center of the property, while allowing the lower density conventional townhouse units to transition to the lower density single family detached development adjacent to the eastern portion of the subject site.

In the eastern portion of the property, a landscaped buffer, between 25 ft. and 40 ft. in width, is proposed between the townhouses and adjacent residential properties. To enhance the effectiveness of this buffer and the compatibility between the existing and proposed residential uses, a variety of densely planted native plants (deciduous and evergreen trees,

shrubs and ornamental grasses) should be installed along the entire eastern property line.

*(With the condition as noted above, the CDP application will comply with this criterion.)*

“(B) Building setbacks from streets and abutting land uses; and”

**COMMENT:** A CDZ allows flexibility in the design of a site and, therefore, to achieve the desired effect, the L-A-C zoning permits specific building setbacks to be established at the Specific Design Plan (SDP) stage. While the proposed CDP submitted at this time is illustrative, approximate building setbacks are:

- 50 ft. (residential units to Rt. 214 right-of-way)
- 10 ft. (residential units to Hall Road ultimate right-of-way)
- 40 ft. (residential units to adjacent property to the east)
- 40 ft. (commercial building to Rt. 214 right-of-way)
- 40 ft. (commercial building to Hall Road ultimate right-of-way)
- 185 ft. (library to Rt. 214 right-of-way)
- 120 ft. (library to Hall Road ultimate right-of-way)

The proposed approximate building setbacks (distances) within the project range from: 70 ft. and 120 ft. between commercial buildings; 30 ft. from a commercial building to the library; 40 ft. between the library and townhouses; and, 20 ft. to 30 ft. between rows of residential buildings. The walking distance from the proposed tot lot in the eastern portion of the property to the western end of the commercial building is approximately 1,000 ft. (<0.2 mile), making for a quick, causal walk from one end of the project to the other. The proposed setbacks of the buildings, via the proposed internal and external sidewalk systems, serve to enhance the connectivity and compatibility between uses within and adjacent to the subject site.

*(The CDP application complies with this criterion.)*

“(C) Circulation access points;”

**COMMENT:** Four (4) vehicular access points to the site are proposed: three (3) from Hall Road and one (1) from MD Rt. 214. These four (4) accesses were established under the Revised Basic Plan approval and are in accordance with Zoning Ordinance #14-2007; the proposed CDP reflects these same access locations. Two (2) access points from Hall Road are proposed to lead into the commercial area, while one (1) access from Hall Road is proposed to serve the residential area. (This access is proposed to align with an existing residential driveway on the north side of Hall Road.) The single MD Rt. 214 vehicular access is subject to approval by the State Highway Administration (SHA). Ingress/egress movements are proposed to be separated by a six-foot wide, landscaped median.

With respect to on-site pedestrian circulation and access, the CDP proposes an extensive internal and external pedestrian system. Internally, sidewalks and identified crosswalks are proposed to: link the three (3) land uses; lead to and from the tot lot; be constructed around the stormwater management pond; be located adjacent to internal parking areas and around the library and commercial buildings; and, connect to the external sidewalk proposed along Hall Road. Crosswalks will be clearly identified by the use of paving materials (pavers or imprinted concrete). In open space areas, the pedestrian system will be enhanced with landscaping, lighting and seating.

While no minimum width of the internal pedestrian system is proposed, in previous projects, the City has required that sidewalk be a minimum of six (6) feet in width in the non-residential areas. Since the pedestrian system in the residential area of the project proposes to link all residential buildings with each other, the tot lot and the stormwater management (SWM) pond, the minimum width of this portion of the pedestrian system should be eight (8) feet (Attachment 11).

According to Zoning Ordinance #14-2007, bike lanes and bicycle parking are required to be provided on the property. Bike racks will be provided to serve the commercial and library areas and will be located

so as to not interfere with pedestrian circulation. The bike racks provided should be the inverted "U" type racks, preferred by the hiking community. The delineation of bike lanes on the site remains to be accomplished.

*(Upon the width of the internal pedestrian system being specified as noted above, the delineation of on-site bike lanes, and the incorporation of the use of inverted "U" bike racks in the project, the CDP application will comply with this criterion.)*

- "(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;"

**COMMENT:** According to a note on the proposed CDP regarding project staging, "The first stage will be for grading and infrastructure. Stage two will be for institutional, commercial office and retail uses. Stage three will be the residential uses. Stages one, two and three may occur at the same time." Further, Zoning Ordinance #14-2007 for the Revised Basic Plan specifically sets forth staging of a credit union building on-site and the library, by stipulating that the credit union building may receive a building permit before the library does. The second building permit issued for the project shall be for the library. No other permits may be issued until construction of the library has begun. The strategy in this approach is to expedite site clearing, leading to the initiation of library construction in the near term of the project. With the above notation on the CDP and the condition of the Revised Basic Plan, the purpose of this criterion is met.

*(The CDP application complies with this criterion.)*

- "(7) The staging of development will not be an unreasonable burden on available public facilities;"

**COMMENT:** The Adequate Public Facilities (APF) test for this development, which will address project impacts on schools, roads, water and sewer service and police/fire/rescue facilities, will be performed at the time of Preliminary Subdivision Plan review. Current County regulations have established development impact fees and surcharges, and minimum emergency response times that must be addressed prior to issuance of building permits. Further, the approved Revised Basic Plan for this project has set forth conditions addressing the provision of fire suppression systems in all

buildings, and the construction of road improvements along MD Rt. 214 and Hall Road.

According to Park and Planning's review of the traffic study submitted with the Basic Plan for 137,750 sq. ft. of retail development in 2005, traffic impacts are as follows:

<u>Intersection</u>	<u>Level of Service (LOS)</u>	
	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
MD Rt. 214/Church Rd	D	C
MD Rt. 214/Devonwood Dr./ Jennings Mill Dr.	D	B

The all retail project was projected to generate 142 AM peak hour trips (87 in/55 out) and 882 PM peak hour trips (441 in/441 out).

Condition #16 of Zoning Ordinance #14-2007 addresses road improvements:

"Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurance, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

- A. Provide an additional continuous westbound through lane on Central Avenue, from east of Devonwood Drive to west of Church Road. At the intersections, this lane shall be striped to allow through and right-turn movements.
- B. Provide a traffic signal, if warranted, on Central Avenue at the access into the subject property. Warrants shall be determined by the submittal of an acceptable traffic signal warrant study to SHA for this intersection. The Applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by SHA at that time, the Applicant shall bond the signal prior to the release of any building permits within the subject property, and install it at a time when directed by SHA.

- C. Provide exclusive southbound right-turn and left-turn approach lanes, an exclusive eastbound left-turn lane, and an exclusive right-turn lane, on Central Avenue, at Hall Road, in accordance with SHA access requirements.”

The proposed CDP includes less development than previously analyzed traffic reviews. Staff finds, with the assurances of the Basic Plan traffic condition in place and the required staging of development discussed above in #6, the project will not be an unreasonable burden on available public facilities.

*(The CDP application complies with this criterion.)*

- “(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:
- (A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;”
  - “(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;”
  - “(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;”

**COMMENT:** (A), (B) and (C) are not applicable; the CDP proposal does not involve an adaptive use of a Historic Site.

*(This criterion does not apply to the proposed CDP.)*

- “(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d); and”

**COMMENT:** Section 27-274 of the Zoning Ordinance sets forth design guidelines related to the following: parking, loading and circulation; lighting; views; green areas; site and streetscape amenities; grading; service areas; public spaces;

and, architecture. Section 27-433(d) relates to the layout, design and architecture of townhouses in a project.

Views of parking areas should be screened using a combination of landscaping, berming and decorative walls. The loading areas for the non-residential areas should be provided and designed in accordance with the requirements of the Zoning Ordinance, sited to minimize public views, screened by walls a minimum of 10 ft. in height, and constructed of the same materials and patterns used on the building to which they are adjacent and intended to serve.

Lighting should be provided along the entire pedestrian trail/sidewalk system, using pedestrian scale lighting. Parking lot lighting in the non-residential areas should include the use of timers so lights are not on when the facilities are closed, and should include the use of full cut-off devices to direct light to specific locations and away from residences. The combined height of lighting poles, fixtures and pedestals upon which they are placed should not exceed the height of the buildings in the non-residential areas, or 25 ft., whichever is lower. The style/design of all lighting fixtures used on site should be compatible with each other.

Views into the project should be minimized by the use of a combination of decorative walls, landscaping and berms. To prevent the appearance of a long, linear, continuous feature, such as the decorative wall proposed along MD Rt. 214, clusters of landscaping should be planted in front of the wall.

Green areas should be functional, accessible by pedestrians and the disabled and user-friendly, and contain features and amenities that will be achieve maximum use by project patrons, employees and residents.

Service areas (i.e. trash/recycling/solid waste areas) should be screened from public view by screening walls constructed a minimum of eight (8) ft. in height, and of hard surface materials (brick, stone, etc.) that are used on adjacent buildings they are intended to serve.

Public spaces (plaza area, non-residential area) should be landscaped and should include benches and trash receptacles.

With respect to architectural design, under Zoning Ordinance #14-2007, the maximum building height permitted on the site is 50 ft., and all buildings shall be constructed so that the facades visible from Hall Road and

Central Avenue are designed with equal attention to design details and building materials. The design of four-sided architecture should be implemented for the commercial/retail/office buildings, and the surface area of all elevations of those buildings should include the use of at least 60% materials that resemble the appearance of hard-surface materials (brick, stone, etc.). Building design in the non-residential areas should incorporate the use of features such as unique roof forms, clock tower or cupola. All roof-mounted mechanical equipment should be screened from public view by the design of the building's roof. The brick used on the proposed decorative screening walls should be identical to that used on other buildings throughout the project.

The architecture, design and building materials for the townhouse buildings should include: a minimum unit width of 20 ft. for interior units and 24 ft. for end units; minimum floor area of 2,000 sq. ft.; a minimum of two (2) architectural features on endwall (sidewalls) and rear walls; the use of at least 60% of materials that resemble the appearance of hard surface materials on front elevations and the side elevations of end units; and, where chimneys are provided, their exterior finish should be brick or stone and they should extend to the finished grade.

A comprehensive signage package, proposing a hierarchy of signage, should be submitted with the SDP. No more than one (1) free-standing/monument sign should be permitted at each vehicular access to the property. Total area of all such signs should be in conformance with the Zoning Ordinance, however, the area for each such sign along the Hall Road accesses should not exceed 32 sq. ft.

In addition, in accordance with City policy, a minimum of 80% of the plant materials used on the entire site should be native/non-invasive plants. The use of invasive plants should be prohibited throughout the entire site.

The above features should be provided in a revised CDP text and incorporated in all future Specific Design Plan (SDP) submissions.

*(The CDP application will comply with this criterion, upon incorporation of the above items into the CDP text.)*

“(10) The Plan is in conformance with an approved Tree Conservation Plan.”

**COMMENT:** The applicant has submitted an approved Natural Resources Inventory Plan (NRI/1083/05), certified by Park and Planning’s Environmental Planning Section on September 9, 2005. According to this approved plan, only 0.21 acres (9,148 sq. ft.), which represents approximately 1.5% of the total area of the site, is wooded. On October 25, 2007, the Environmental Planning Section issued a letter of exemption to the County’s Woodland Conservation Ordinance because the site contains less than 10,000 sq. ft. of on-site woodland and because there are no previous Tree Conservation Plan (TCP) approvals for the site. The letter of exemption for the development site expires on October 25, 2009. However, the SWM parcel, located to the southeast of the proposed townhouses and part of the project, was not included in the information submitted to Park and Planning when the letter of exemption was requested. The applicant is now in the process of preparing a Type-I TCP for the SWM parcel. Because the proposed SWM facility is located on an adjacent parcel and is not within the area zoned L-A-C, this finding does not apply.

*(This criterion does not apply to the proposed CDP.)*

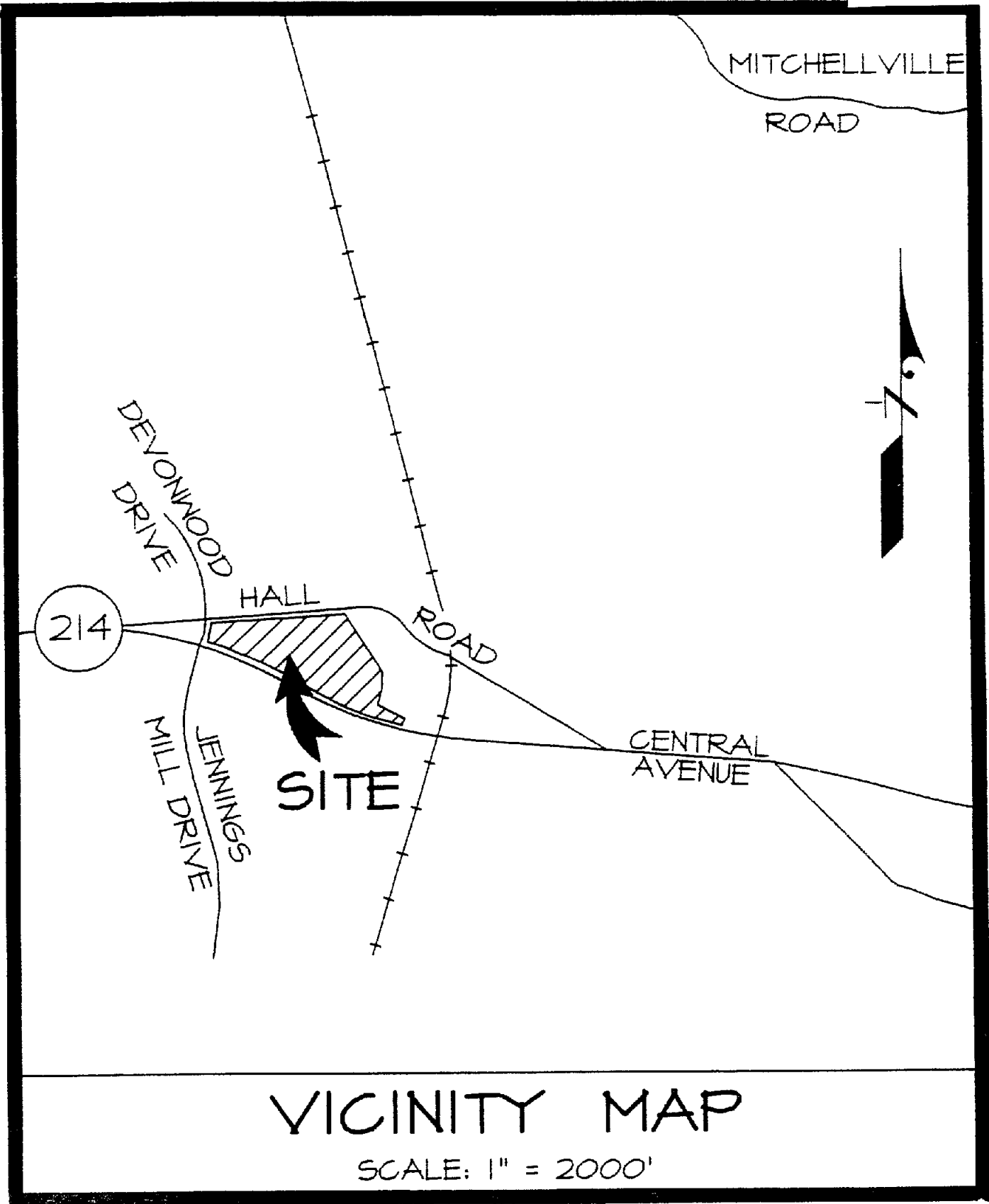
## V. Recommendation

Since the application meets the findings required for approval of a Comprehensive Design Plan, it is recommended that Comprehensive Design Plan #CDP-0602 for the Hall Station Village Center be APPROVED with the following conditions that will enhance the quality of the project and the immediate area:

1. Condition #5 in Appendix A of the CDP text shall be amended to include the District Council’s language adopted in Zoning Ordinance #14-2007.
2. A pedestrian crosswalk shall be provided at the Hall Road/Devonwood Drive intersection.
3. The decorative screen wall proposed along the Hall Road frontage of the site shall be extended from the center vehicular access to the eastern property line of the project. The brick used to construct this decorative screening wall shall be identical to that used on other buildings throughout the project.
4. The entire site frontage along Hall Road shall be landscaped with street trees with a minimum caliper of four inches (4”) at the time of planting, and spaced not more than 30 feet on center.

5. A variety of densely planted native plants (deciduous and evergreen trees, shrubs and ornamental grasses) shall be installed along the entire eastern property line.
6. Sidewalk in the non-residential areas shall be a minimum of six (6) feet in width. The minimum width of the pedestrian system in the residential area of the project that links all residential buildings with each other, the tot lot and the SWM pond, shall be eight (8) feet.
7. All bike racks provided throughout the site shall be of the inverted "U" type designed bike racks.
8. Pursuant to Condition #10 of Zoning Ordinance #14-2007, the CDP shall show bicycle lanes and a bicycle parking area on the subject property.
9. The following design standards shall be included in a revised CDP text:
  - A. The loading areas for the non-residential areas shall be provided and designed in accordance with the requirements of the Zoning Ordinance, sited to minimize public views, screened by walls a minimum of 10 ft. in height, and constructed of the same materials and patterns used on the building to which they are adjacent and intended to serve.
  - B. Parking lot lighting in the non-residential areas shall include the use of timers so lights are not on when the facilities are closed, and shall include the use of full cut-off devices to direct light to specific locations and away from residences. The combined height of lighting poles, fixtures and pedestals upon which they are placed shall not exceed the height of the buildings in the non-residential areas, or 25 ft., whichever is lower. The style/design of all lighting fixtures used on site shall be compatible with each other.
  - C. Clusters of landscaping shall be planted in front of the decorative screening wall proposed along MD Rt. 214 for its entire length. The brick used for this decorative screening wall shall be identical to that used on other buildings throughout the project.
  - D. Service areas (i.e. trash/recycling/solid waste areas) shall be screened from public view by screening walls constructed a minimum of eight (8) ft. in height, and of hard surface materials (brick, stone, etc.) that are used on adjacent buildings they are intended to serve.

- E. Public spaces (plaza area, non-residential area) shall be landscaped and should include benches and trash receptacles.
- F. All building facades visible from Hall Road and Central Avenue shall be designed with equal attention to design details and building materials. The design of four-sided architecture shall be implemented for the commercial/retail/office buildings, and the surface area of all elevations of those buildings shall include the use of at least 60% materials that resemble the appearance of hard-surface materials (brick, stone, etc.). Building design in the non-residential areas shall incorporate the use of features such as unique roof forms, a clock tower or cupola. The brick used on the proposed decorative screening walls shall be identical to that used on other buildings throughout the project.
- G. The architecture, design and building materials for the townhouse buildings shall include: a minimum unit width of 20 ft. for interior units and 24 ft. for end units; minimum floor area of 2,000 sq. ft.; a minimum of two (2) architectural features on endwall (sidewalls) and rear walls; the use of at least 60% of materials that resemble the appearance of hard surface materials on front elevations and the side elevations of end units; and, where chimneys are provided, their exterior finish shall be brick or stone and they shall extend to the finished grade.
- H. A comprehensive signage package, proposing a hierarchy of signage, shall be submitted with the Specific Design Plan. No more than one (1) free-standing/monument sign shall be permitted at each vehicular access to the property. Total area of all such signs shall be in conformance with the Zoning Ordinance; however, the area for each such sign along the Hall Road accesses shall not exceed 32 sq. ft.
- I. A minimum of 80% of the plant materials used on the entire site shall be native/non-invasive plants. The use of invasive plants shall be prohibited throughout the entire site.



# VICINITY MAP

SCALE: 1" = 2000'

Case No.: A-9838-C

Applicant: Cenhall, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 14 - 2007

AN ORDINANCE to amend conditions attached to a conditional rezoning, and to reapprove the conditional rezoning, as amended.

WHEREAS, on November 14, 2005, the District Council approved Application No. A-9838-C, for the L-A-C Zone, with basic plan, and with conditions, on approximately 14.6 acres of land, located on the north side of Central Avenue (MD Route 214) and the south side of Hall Road, Bowie, Maryland; and

WHEREAS, the applicant has filed a request to revise condition 5, which provides as follows:

Construction of the library shall proceed concurrently with construction of the first phase of the project. If the applicant constructs the library, the construction shall conform to the building program approved by the Prince George's County Memorial Library System.

WHEREAS, the applicant's request was referred to the Office of the Examiner, and the Zoning Hearing Examiner held a public hearing on the request and filed recommendations with the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that it should approve the applicant's request, as authorized in the Zoning Ordinance; and

WHEREAS, as the basis for this action, the District Council hereby adopts the report and recommendations of the Examiner as its findings and conclusions on the applicant's request to amend conditions, with the exception of conclusion statement No. 5, as to Condition 5 of the Report of the Hearing Examiner dated August 29, 2007.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby further amended to show that the property that is the subject of application No. A-9838-C is placed in the L-A-C Zone, subject to the modified conditions in Section 2.

SECTION 2. The L-A-C Zone on the subject property is hereby made subject to the following land use types and quantities, conditions, and considerations:

Land Use Types and Quantities:

Up to 42,000 square feet of commercial uses including without limitation offices for professionals, real estate firms, or travel agencies; at least 25,000 square feet of public or quasi-public (library or other) uses. Residential density and commercial intensity shall be based upon actual land area and shall be subject to the conditions below.

Conditions:

1. The Basic Plan use list shall be amended to include public and quasi-public uses, and the Plan should identify the general location of the proposed community meeting room facility.

2. The Basic Plan text (Exh. 213) shall be revised in part by deleting all references to the 125,000-150,000 square feet of retail commercial activities. The Basic Plan text shall make reference to the proposed mix of commercial retail/office, public/quasi-public, and residential uses cited in condition 3, as well as the revised access points referenced in condition 15.

3. The Basic Plan shall be revised to show three development envelopes. One development envelope shall be designated as commercial retail/office, one envelope shall be designated library, and one envelope shall be designated as residential.

4. The Basic Plan shall be revised to show a minimum library floor area of 25,000 square feet.

5. Construction of the library shall proceed concurrently with the construction of the first phase of the project. For purposes of this Ordinance, the first phase of the project shall include the grading, clearing, excavation, infrastructure, and adding utilities for the library and the entire site. Further, permits for the Credit Union are the only permits that may be pulled prior to permits for the library. It is envisioned that allowing the pulling of permits for the Credit Union will expedite clearing of the site and the ultimate building of the library. However, the library shall be the second permit issued for the site. No other permits may be pulled until construction of the library has begun.

6. The Basic Plan shall be revised to show total commercial floor area of not more than 42,000 square feet.

7. The following uses shall not be permitted in the commercial envelope:

- Adult bookstore
- Pawnshop
- Laundromat
- Massage parlor
- Consolidated storage
- Nail salon
- Drug paraphernalia
- Drug treatment center
- Automobile, boat, trailer rental
- Automobile sales, new or used
- Shooting range, rifle, pistol or skeet
- Liquor store

Tattoo parlor  
Gas station  
Vehicle repair and service station  
Pet grooming shop  
Funeral parlor or undertaking establishments  
Repair shop  
Hobby shop  
Photographic supply store  
Seafood market  
Seasonal decoration display and sales  
Buying of items within guest rooms and vehicles  
Firewood sales  
Wayside stand as a temporary use  
Church or similar place of worship  
Day care center for children  
Family day care  
Small group childcare center  
Eleemosynary or philanthropic institution  
Nursing or care home  
Collection of recyclable materials  
Warehouse  
Mobile home, with use for which amusement taxes collected  
Ambulance service  
Voluntary fire, ambulance, or rescue station  
Arena or stadium  
Basketball courts  
Carnival, circus, fair or similar use  
Theatre  
Club or lodge  
Golf course  
Skating facility  
Assisted living facility  
Flag lot development  
Group residential facility  
Agricultural uses  
Surface mining  
Public utility or wireless telecommunications use or structure  
Satellite dish antenna  
Tower, pole or antenna for commercial and noncommercial purposes

8. Automated teller machines shall be permitted as an accessory use. All automated teller machines shall be located within the building envelope secure of the principal use, so that the automated teller machine area is secure.

9. The Basic Plan shall be revised to show a building height restriction of 50 feet.

10. The Comprehensive Design Plan shall show bicycle lanes and a bicycle parking area on the subject property. The Plan should also indicate links with adjacent communities.

11. The design concepts and architectural style embodied in Exhibit 210 shall be the basis for future architectural design approvals for the library and commercial uses in the Comprehensive Design Plan and Specific Design Plan.

12. All buildings shall be constructed so that the facades visible from Hall Road and Central Avenue are designed with equal attention to design details and building materials.

13. The Comprehensive Design Plan shall include a detailed proposal concerning quantity, location, height, size, and materials of proposed freestanding signs and building-mounted signs, to assess compatibility with the architectural design concept.

14. All structures shall be fully equipped with an automatic fire suppression system, in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County regulations.

15. The Basic Plan shall be revised to show one access point on MD 214 and three access points on Hall Road, subject to approval by the State Highway Administration.

16. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

A. Provide an additional continuous westbound through lane on Central Avenue, from east of Devonwood Drive to west of Church Road. At the intersections, this lane shall be striped to allow through and right-turn movements.

B. Provide a traffic signal, if warranted, on Central Avenue at the access into the subject property. Warrants shall be determined by the submittal of an acceptable traffic signal warrant study to SHA for this intersection. The Applicant should utilize a

new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA.

If a signal is deemed warranted by SHA at that time, the Applicant shall bond the signal prior to the release of any building permits within the subject property, and install it at a time when directed by SHA.

C. Provide exclusive southbound right-turn and left-turn approach lanes, an exclusive eastbound left-turn lane, and an exclusive right-turn lane, on Central Avenue, at Hall Road, in accordance with SHA access requirements.

17. Prior to Comprehensive Design Plan approval, a limited forest stand delineation shall be reviewed and approved by the M-NCPDC Natural Resources Division, to determine whether the subject property is subject to County Woodland Ordinance requirements.

18. Prior to the issuance of any permit which impacts wetlands buffers, streams, waters of the U.S., or waters of the State, the applicant shall provide the Natural Resources Division with evidence that all Federal and State approvals have been obtained.

19. Prior to the approval of a Preliminary Plat of Subdivision, the applicant shall secure approval of a Conceptual Stormwater Management Plan by the County Department of Environmental Resources (DER), Watershed Protection Branch.

20. Prior to the approval of a Comprehensive Design Plan, the applicant shall secure approval of a variation for wetland and buffer impacts from the appropriate agencies. Particular attention shall be given to documenting all efforts to avoid and minimize impacts.

#### **Considerations:**

1. A cohesive design for vehicular access, circulation, parking and pedestrian circulation. Auto, truck, and pedestrian traffic shall be separated to the extent possible. Pedestrian access shall be provided throughout the site, such that pedestrians can safely and conveniently access the entire site without the use of an automobile.

2. Common pedestrian space and common focal points should be provided.

3. The stormwater management pond to be constructed on the

adjacent property, should be designed as an amenity. To the extent possible, passive recreational facilities around the stormwater management pond and wetlands located along the eastern property line should be explored at the time of Specific Design Plan.

4. Signage shall be consistent in terms of location for both building-mounted and freestanding signs, shall be easy to read and shall provide clear internal direction and an uncluttered external appearance. Signage should be designed in a manner that is consistent and compatible with the proposed architecture for the site.

5. All views of trash and loading areas should be completely screened from the road. Parking should be screened from the road with either a masonry screen wall or evergreen shrub material.

6. Clustered buildings discretely sited and screened parking is encouraged.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 19th day of November, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts, Olson and Turner

Opposed:

Abstained:

Absent:

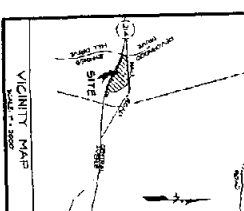
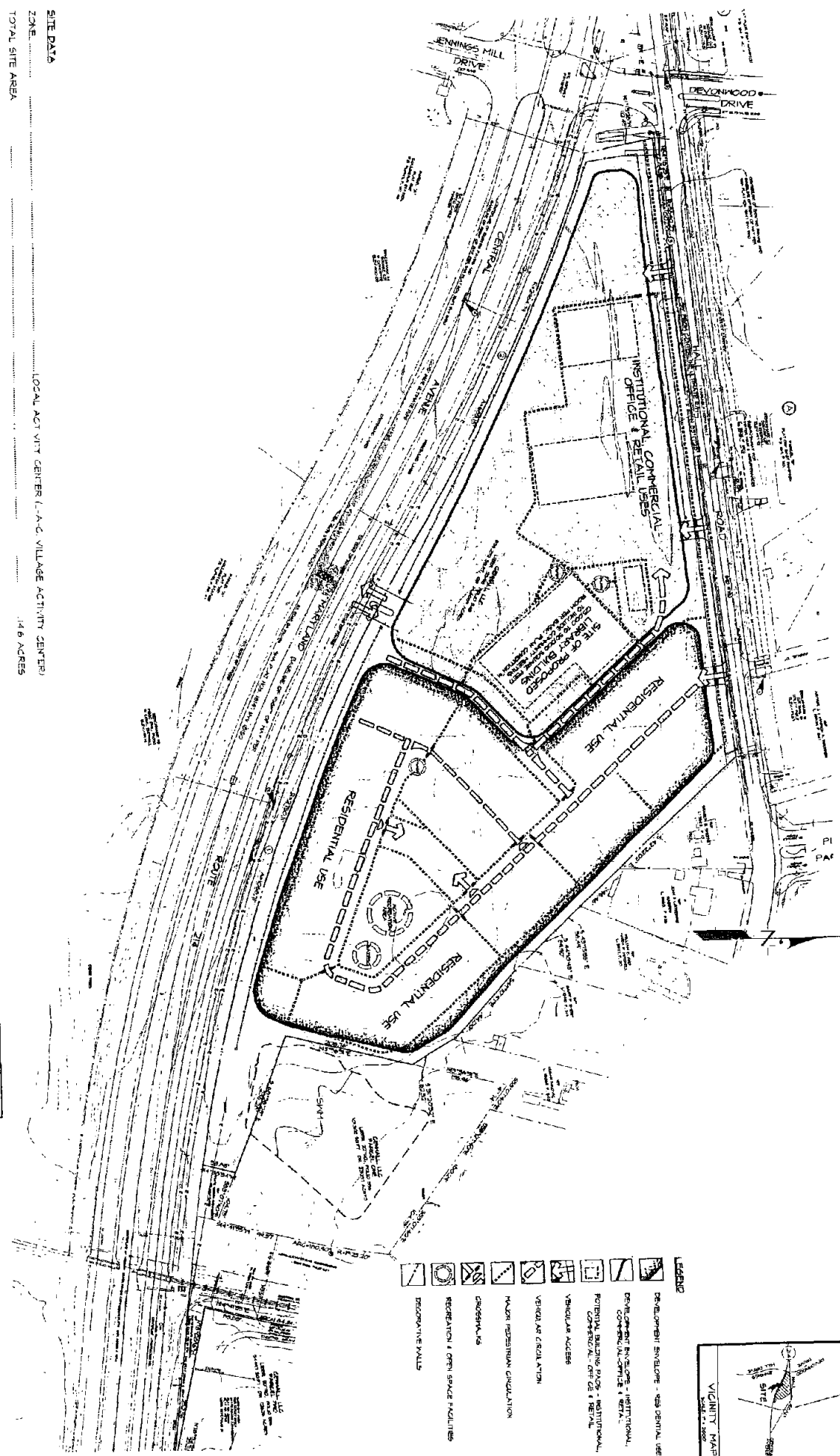
Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF THE  
MARYLAND-WASHINGTON REGIONAL DISTRICT  
IN PRINCE GEORGE'S COUNTY, MARYLAND

BY:   
Camille A. Exum, Chairman

ATTEST:  
  
Redis C. Floyd  
Clerk of the Council





- LEGEND**
- DEVELOPER ENVELOPE - RESIDENTIAL USE
  - DEVELOPER ENVELOPE - INSTITUTIONAL, COMMERCIAL OFFICE & RETAIL
  - POTENTIAL BUILDING PADS - INSTITUTIONAL, COMMERCIAL, OFFICE & RETAIL
  - VEHICULAR ACCESS
  - VEHICULAR CIRCULATION
  - MAJOR PEDESTRIAN CIRCULATION
  - DISSEMINALS
  - RECREATION / OPEN SPACE FACILITIES
  - DISCONTINUOUS WALLS

**SITE DATA**

ZONE: LOCAL ACTIVITY CENTER (L.A.C. VILLAGE ACTIVITY CENTER) 14.6 ACRES

TOTAL SITE AREA: 14.6 ACRES

LAND USE TYPES AND QUANTITIES:

RESIDENTIAL USE	10 TO 5 DWELLING UNITS PER 6,000 SQUARE FEET
COMMERCIAL USE (OFFICE AND RETAIL)	10 TO 5 DWELLING UNITS PER 6,000 SQUARE FEET
INSTITUTIONAL USE (LIBRARY)	20,000 TO 50,000 SQUARE FEET
(INCLUDES COMMUNITY MEETING ROOM)	

PROPOSED DENSITY AND LAND USE INTENSITIES:

RESIDENTIAL DENSITY	187 DU/AC (FOR DWELLING UNITS/TA RESIDENTIAL)
COMMERCIAL DENSITY	187 DU/AC (FOR DWELLING UNITS/TA RESIDENTIAL)
COMMERCIAL DENSITY	187 DU/AC (FOR DWELLING UNITS/TA RESIDENTIAL)

**LEGEND APPENDIX**

RESIDENTIAL USE	10 TO 5 DWELLING UNITS PER 6,000 SQUARE FEET
COMMERCIAL USE (OFFICE AND RETAIL)	10 TO 5 DWELLING UNITS PER 6,000 SQUARE FEET
INSTITUTIONAL USE (LIBRARY)	20,000 TO 50,000 SQUARE FEET
(INCLUDES COMMUNITY MEETING ROOM)	

**OWNER / APPLICANT**

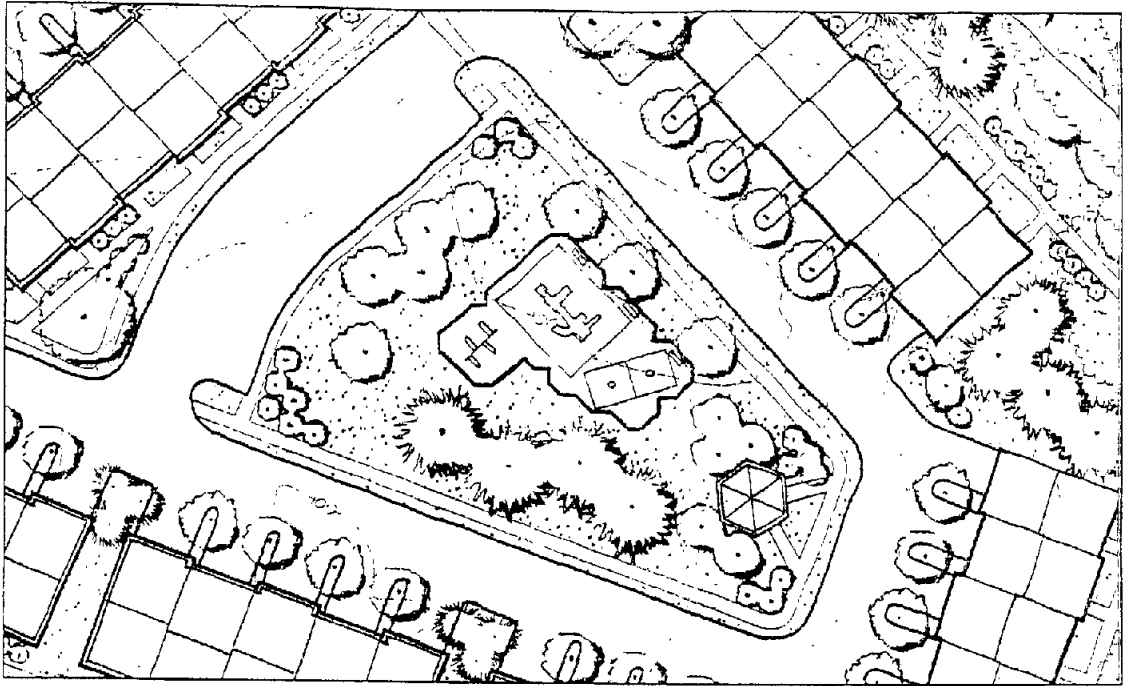
4200 W. ...  
 ...  
 ...

**COMPREHENSIVE DESIGN PLAN**  
**STAGING PLAN AND CIRCULATION PLAN**  
**HALL STATION**  
 QUEEN ANNE DISTRICT NO. 7  
 PRINCE GEORGE'S COUNTY MARYLAND

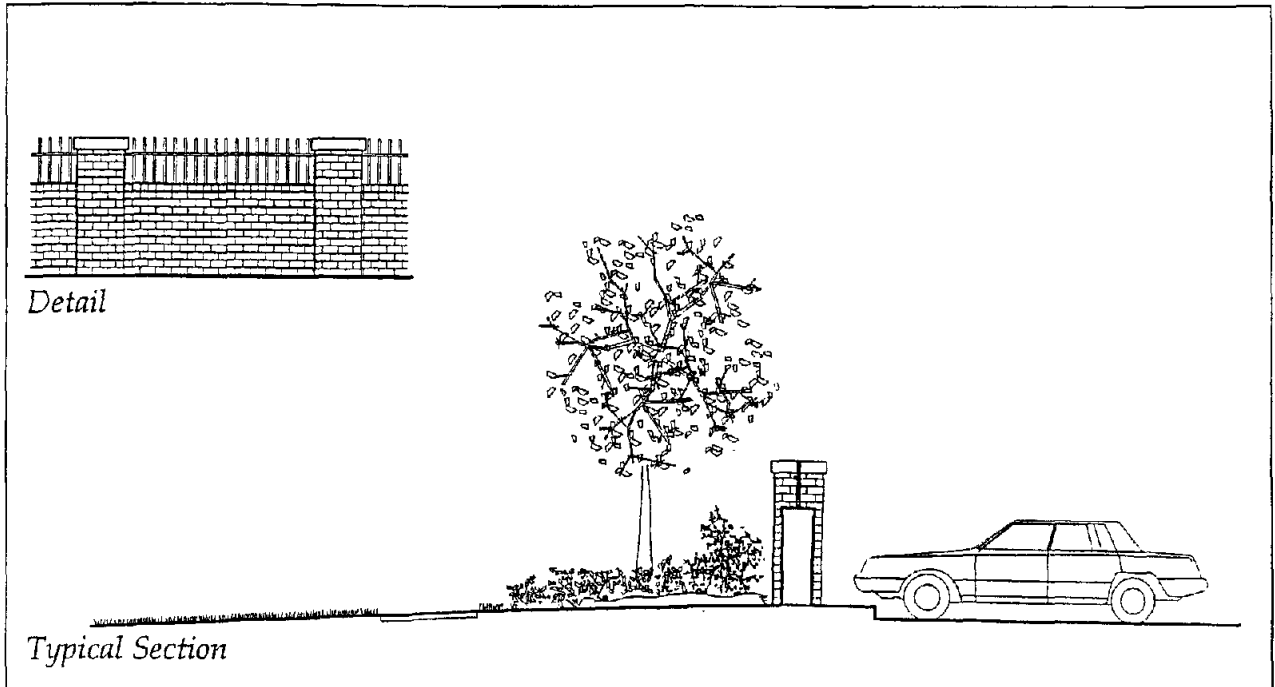
**REVISIONS**

NO.	DATE	DESCRIPTION
1	...	...
2	...	...
3	...	...

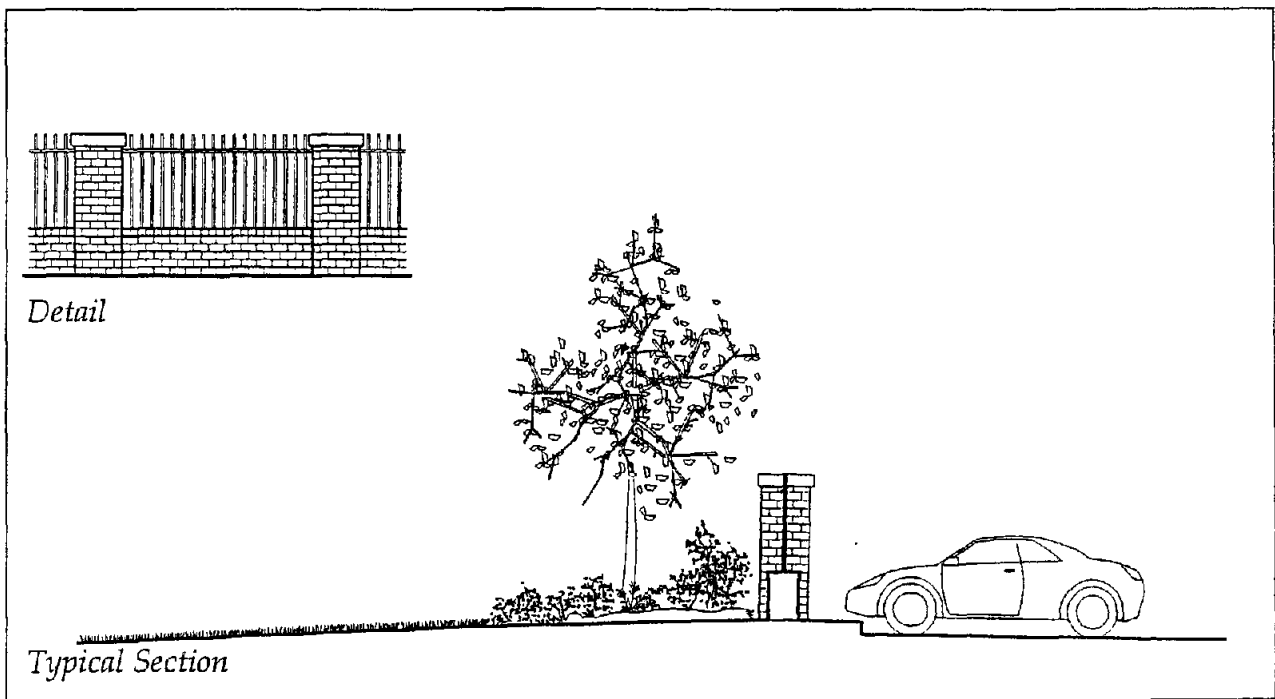




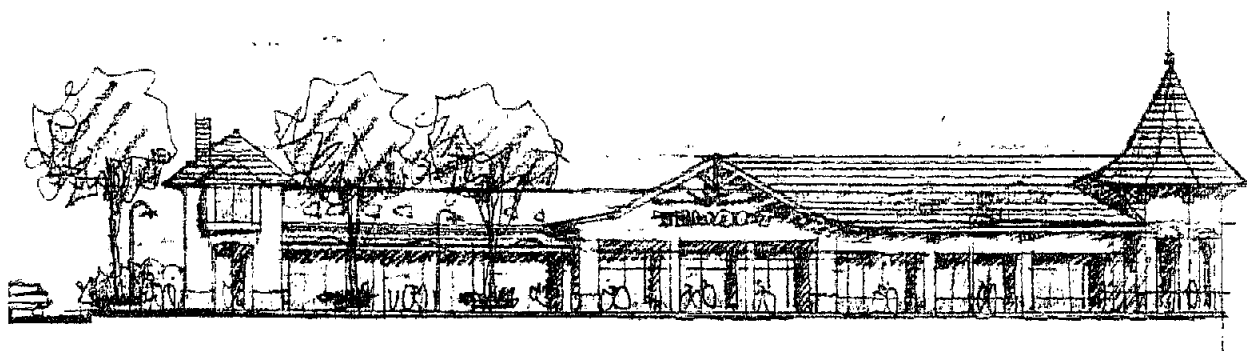
*Illustrative Concept for Recreation Area*



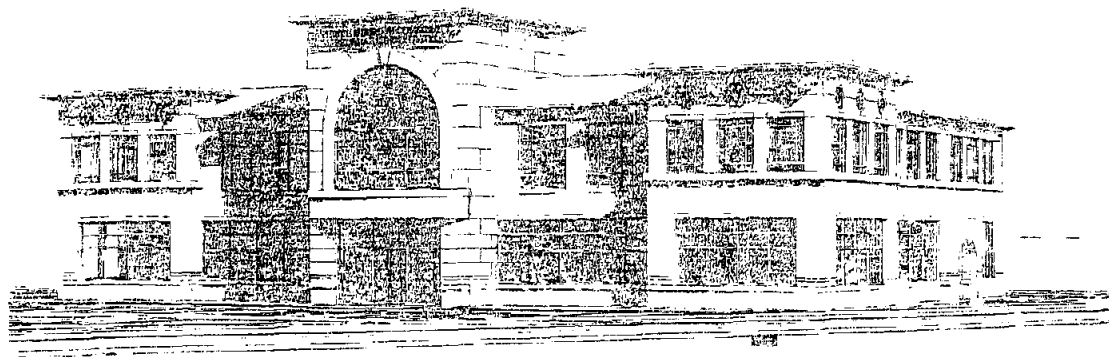
*Illustrative Concept for Decorative Wall along Hall Road*



*Illustrative Concept for Decorative Wall along Central Avenue*



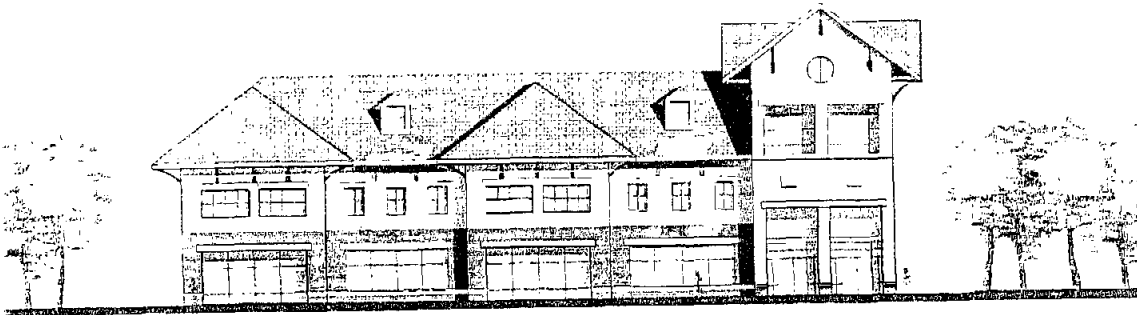
*Illustrative concept for non-residential architecture*



*Conceptual Design for the proposed office building*

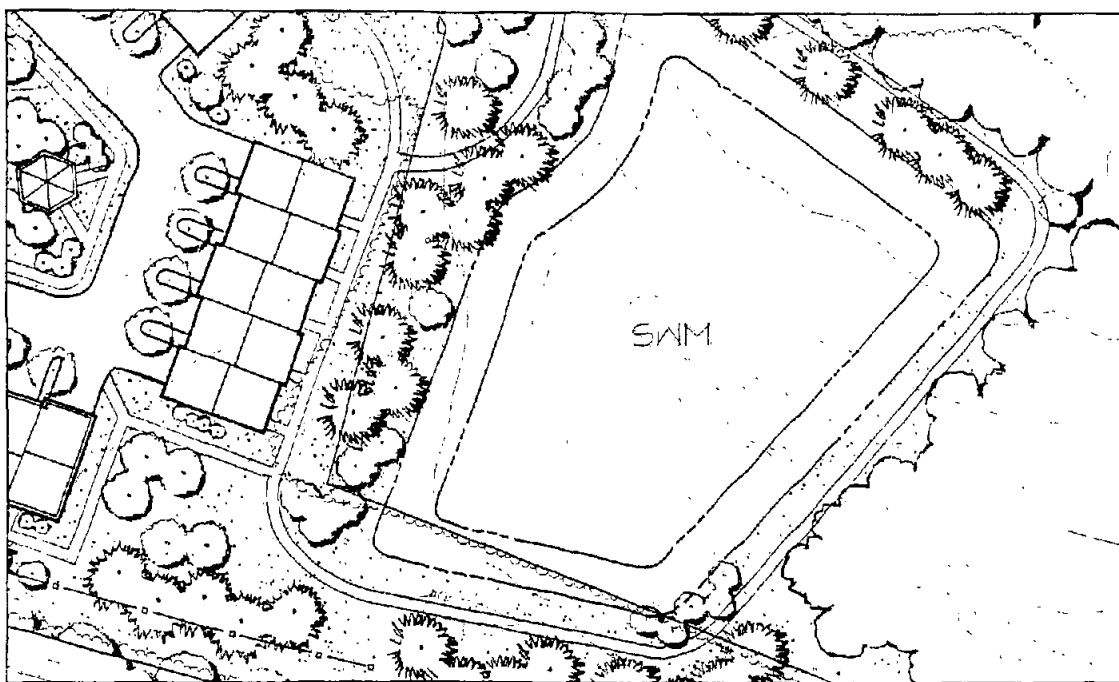


Front Elevation



Side Elevation

*Conceptual Design for the proposed South Bowie  
Regional Branch Library*



*Illustrative Concept for use of Stormwater  
Management Facility as an Amenity*