


City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: David Deutsch
City Manager 

SUBJECT: West New Bridge Subdivision
Preliminary Plan #4-07102

DATE: December 24, 2008

I. General Information/Proposal

The applicant, West New Bridge, LLC, is proposing to build a new 225 seat, 12,000 square foot multi-purpose banquet facility and associated parking as well as retain the existing 2,600 square foot, two-story building currently used for a catering business (see Attachment #1). The property is located at 14207 Old Annapolis Road on the south side, approximately 300 feet east of Woodcliff Road (see Attachment #2). The site is zoned C-M (Commercial Miscellaneous) and is comprised of 2.76 acres within the Developing Tier in a designated Evaluation Area of the County Green Infrastructure Network. The *2006 Bowie and Vicinity Master Plan and Sectional Map Amendment* retained the property in the C-M zone in the Developing Tier in what has been described as West Bowie Village. The vision for this mixed-use activity center is to re-create the area as a more neighborhood-oriented retail and professional services center with enhanced pedestrian and bike path connectivity that provides access to the adjacent residential areas and the Bowie Business Park.

The site is approximately 40 percent wooded with an existing building, shed and other auxiliary structures as well as an old miniature golf course. The property is bounded by the Collington Park warehouses to the west and south, zoned C-M, the Pope's Creek Railroad tracks to the east, and Old Annapolis Road on the north. East of the railroad tracks is the Collington Branch, which is residentially zoned land (R-R, Rural Residential) owned by the County. On the north side of Annapolis Road is commercially zoned land (C-O, Commercial Office) owned by the future operator of the recently approved Goddard School.

The only access to the site is from an existing curb cut on the south side of Old Annapolis Road, which will be improved as part of the project. The City's Stakeholders Meeting was advertised by one (1) sign posted at the entrance to the site on Old Annapolis Road. Notices were mailed to 25 stakeholders in the area. The site is located outside the City limits, but the City

expects to annex the property in the near future as part of the adjacent Spring Meadows development planned annexation.

II. Stakeholders Meeting

A Stakeholders Meeting was held on Tuesday, December 26, 2008, to review the Preliminary Plan proposal. No residents attended the meeting, but representatives of the West New Bridge project and a City staff member were present and discussed some of the features of the project. It was noted that the banquet facility would be approximately 18 feet in height and be partially obscured by the existing two-story, recently renovated building. While elevations of the facility are not yet available, the applicant assured staff that it would be an attractive building and be well-landscaped since the objective was to use it for functions such as weddings and special events. In addition, some of the woodland along the eastern boundary of the site will be retained, effectively screening the property from the adjacent railroad tracks. There is no timetable for construction at this point due to the current economic situation.

Staff was contacted by the adjacent Spring Meadows Homeowners Association (HOA) on December 22, 2008. The HOA expressed concerns regarding traffic, parking, noise, capacity, hours of operation, and property taxes. They also questioned the types of proposed events, who they would attract, and the amount of alcohol that would be consumed with regard to the public safety of the local community. The HOA made some suggestions to limit the number of occupants and the hours of operation and to require security guards and patrolling of the parking lot. Staff advised the HOA that these recommendations could not be included as conditions of a Preliminary Plan of Subdivision but could be addressed during review of a Detailed Site Plan. (At this time, only the M-NCPPC Environmental Planning Section staff has mentioned the use of a Detailed Site Plan to limit outdoor lighting.) After receiving this explanation from City staff, the HOA indicated their concurrence. The County public hearing for this project is scheduled for January 15, 2009, and required County signs have been posted.

III. Analysis

The proposed Preliminary Plan will be reviewed by the County Planning Board for compliance with Subtitle 24 of the County Code (the County Subdivision regulations). A Preliminary Plan of subdivision may be approved if the County Planning Board finds, among other requirements, that: adequate public facilities including water, sewer and roads exist or are programmed for the area where the subdivision is located; a stormwater management concept plan has been approved by the County; and, the site has been designed in accordance with requirements for woodland conservation and tree preservation.

City staff has reviewed the plans and the referral comments received from M-NCPPC staff and believes there are no irresolvable problems or major issues. The traffic study indicates that all surrounding intersections satisfy M-NCPPC and MD SHA Guidelines of LOS "D" or better. The only intersection that is expected to operate at LOS "D" is the 197/MD 450 intersection that currently operates at LOS "C". The study also notes that the facility will operate mainly during off-peak hours, that is, on the weekends and on Friday evening from 7:00 to 11:00 p.m. (the latest hour of operation). An approved Stormwater Management Concept Plan and approval letter has been submitted. The current Tree Conservation Plan shows 0.72 acres (31,363 square feet) of clearing and provides 0.12 acres (5,227 square feet) of on-site preservation with 0.60 acres (26,136 square feet) of fee-in-lieu. The conceptual site plan for the project denotes

109 parking spaces when only 75 spaces would be required for a 225 person banquet facility. Staff supports the fee-in-lieu proposal because of the small amount of area available for redevelopment on this site.

As stated above, the applicant has noted that the buildings and grounds will be attractively designed and well maintained, in keeping with the nature of the events to be held at the facility. Staff finds that this proposal is a major improvement over the current condition of the property and anticipates that the building and grounds will be more detailed than the adjacent warehouse facilities located on Woodcliff Road. Because the conceptual site plan shows that this is a relatively small, one-story, 225 person banquet facility with more than adequate parking and with minimal grading and clearing for a commercially zoned site, staff does not recommend a Detailed Site Plan as a condition of approval.

IV. Recommendation

Because there are no major issues with this request and it appears to conform to the Subdivision Regulations, staff recommends that the City Council send the attached letter to the County Planning Board recommending APPROVAL of Preliminary Plan #4-07102.

Attachments

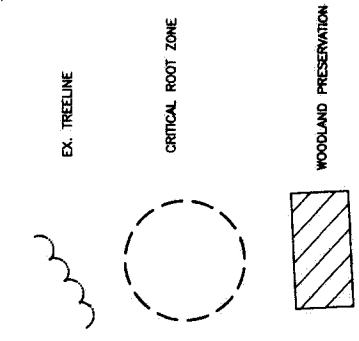
SOILS INFORMATION

1. Property located on Prince George's County Soils Survey Map 14/15.
2. Soil Types:
 - 70% Cnc2 - Collington fine sandy loam, 2-5% slopes, moderately eroded.
 - 30% Cnc2 - Collington fine sandy loam, 5-10% slopes, moderately eroded.

SPECIMEN TREE INFORMATION

- THE SPECIMEN TREES SHOWN HEREON WERE FIELD LOCATED DURING THE TOPO SURVEY OF THE SUBJECT SITE.
1. 30" YELLOW POPLAR IN FAIR CONDITION (S.T.1) TO REMAIN
 2. 39" YELLOW POPLAR IN GOOD CONDITION (S.T.2) TO BE REMOVED
 3. 30" YELLOW POPLAR IN GOOD CONDITION (S.T.3) TO BE REMOVED
 4. 39" YELLOW POPLAR IN GOOD CONDITION (S.T.4) TO REMAIN
 5. 36" YELLOW POPLAR IN FAIR CONDITION (S.T.5) TO BE REMOVED
 6. 30" YELLOW POPLAR IN GOOD CONDITION (S.T.6) TO BE REMOVED
 7. 30" YELLOW POPLAR IN GOOD CONDITION (S.T.7) TO BE REMOVED

Code	Tree Type	Condition	Remarks
1	30" Yellow Poplar	Fair	S.T.1
2	39" Yellow Poplar	Good	S.T.2
3	30" Yellow Poplar	Good	S.T.3
4	39" Yellow Poplar	Good	S.T.4
5	36" Yellow Poplar	Fair	S.T.5
6	30" Yellow Poplar	Good	S.T.6
7	30" Yellow Poplar	Good	S.T.7



GENERAL NOTES

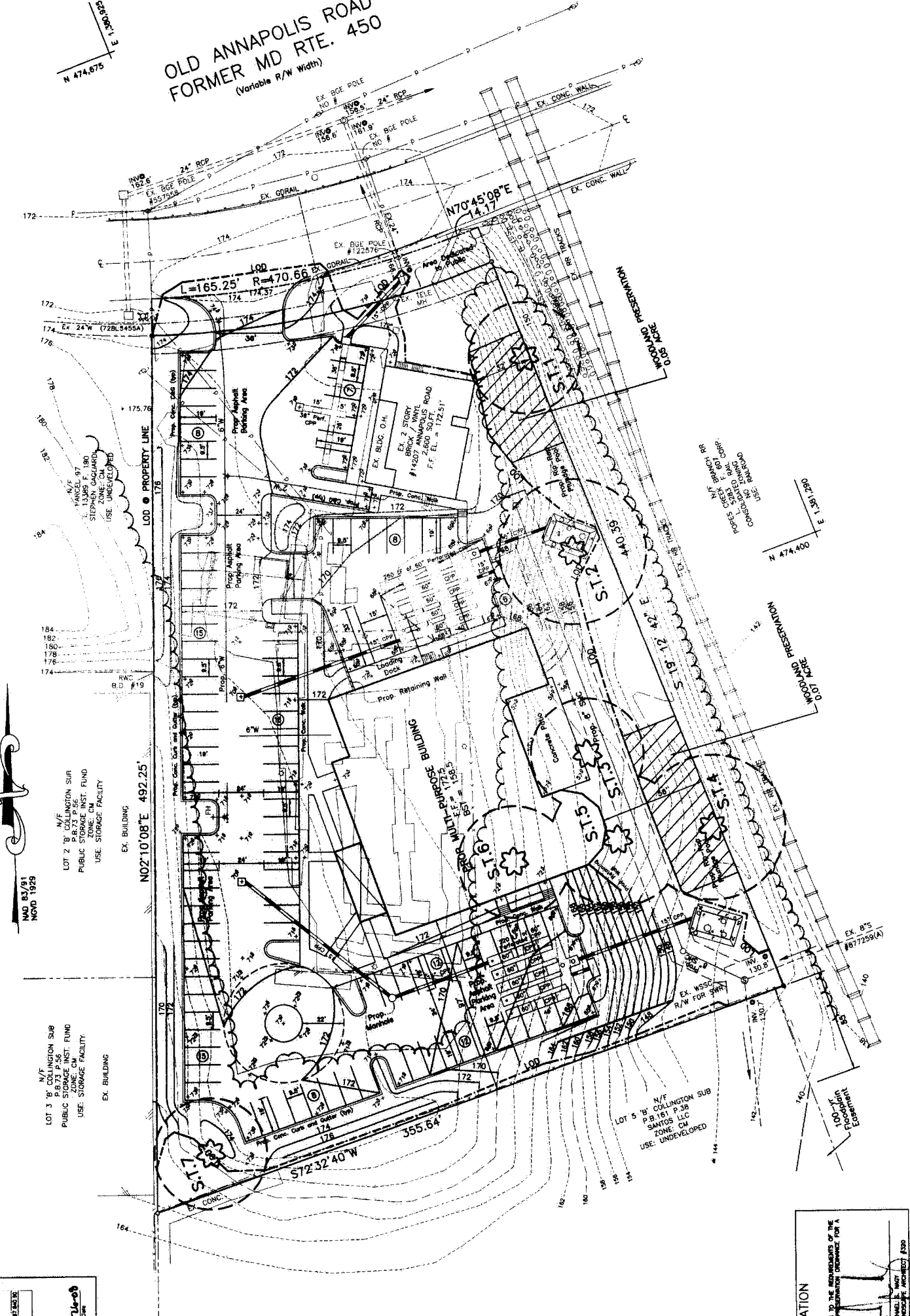
1. Subject Site Description: Parcel 62, Liber 21565 Folio 315 Tax Map 14/15, 2.7566 acres.
2. Total Site Area: 120,208 sq. ft. or 2.7566 ac.
3. Existing Site Use: carry-out, mini golf, storage.
4. Property Zoned: C-M.
5. Property located on Prince George's County Tax Map 45.
6. Grid E-2.
7. Property located on Prince George's County Street Map 15.
8. Grid M-1.
9. Property located on Prince George's County Soils Survey Map 14/15.
10. Soils Types:
 - 70% Cnc2 - Collington fine sandy loam, 2-5% slopes, moderately eroded.
 - 30% Cnc2 - Collington fine sandy loam, 5-10% slopes, moderately eroded.
11. Property located on Prince George's County 200' scale topography 208' NC 15 U.S.G.S. Map Latham Quadrangle.
12. Electric service: PRECO.
13. Telephone service: Verizon.
14. Sewer disposal: Public Sewer.
15. Other utility: Public Water.
16. Survey: Survey performed by Landesign, Inc. (July, 2007).
17. Horizontal Datum: NAD 83, U.S.G.S. Map Latham Quadrangle.
18. Vertical Datum: W.S.S.C.
19. Topographic Survey performed by Landesign, Inc. (July, 2007).
20. The subject site is located in the Flood Insurance Rate Map on Community Panel #245208 00335 C.
21. Building Restrictions: C-M (AJACENT TO NON-RESIDENTIAL ZONES)
 1. Minimum lot size: N/A
 2. Minimum lot coverage: N/A
 3. Minimum lot width of front building line: N/A
 4. Minimum lot width of front street line: N/A
 5. Minimum building setback at front yard: N/A
 6. Minimum building setback at rear yard: N/A
 7. Minimum building setback at side yard: N/A
22. Area Statement:
 - Total Site Area: 120,208 sq. ft. or 2.7566 ac.
 - Area of Dedication: 11,565 sq. ft. or 0.2641 ac.
 - Area of Construction: 2,600 sq. ft. or 0.0593 ac.
 - Disturbed Area: 108,208 sq. ft. or 2.4392 ac.
 - Undisturbed Area: 14,000 sq. ft. or 0.3214 ac.
 - Coverage: 65,474 sq. ft. or 1.5026 ac.

- TYPE I TREE CONSERVATION PLAN NOTES
1. The plan is conceptual in nature and is submitted to fulfill the requirements of the Prince George's County Ordinance 4-07102. The plan will be modified by a Type I Tree Conservation Plan in conjunction with the approval of a Detailed Site Plan, a Specific Design Plan, and/or a Grading Permit Application.
 2. Significant changes to the type, location, or extent of the woodland conservation reflected on this plan will require approval of a Type I Tree Conservation Plan by the Prince George's County Planning Board.
 3. Cutting, clearing, or removing woodlands contrary to the plan or as required by a 21.50 per acre foot of woodland disturbed without the expressed written consent of the Prince George's County Planning Board or otherwise. The woodlands cleared in conflict with an approved Type I Tree Conservation Plan shall be replaced with an approved woodland replacement requirements (1/4" x 1" 21' and/or 1 1/2") shall be calculated for the woodland clearing above that reflected on the approved TCP.
 4. Plans for stormwater management are contained in Conceptual Stormwater Plan # 44013-2007. It is understood that final design plans for stormwater management shall be approved prior to the approval of Preliminary Plan # 4-07102.
 5. The Type I Tree Conservation Plan will provide specific details on the implementation of the woodland conservation and other details necessary for the implementation of the Woodland Conservation Ordinance on the site.

Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP1 / 024 / 08

DATE	APPROVED BY
01	
02	
03	
04	
05	

DATE: Nov., 2007
SCALE: 1" = 30'
DESIGN BY: J.C.
DRAWN BY: DH&JF
CHECKED BY: J.F.
SHEET No: 1 of 1
COMPUTER: B
JOB No: 07-015
FIELD BOOKS: 123, 126



WEST NEW BRIDGE SUBDIVISION

TYPE I TREE CONSERVATION PLAN

OWNER/DEVELOPER
WEST NEW BRIDGE, LLC
3220 17TH STREET N.W. SUITE T-30
WASHINGTON, D.C. 20010
ATTN: MR. WAYNE GLEASON

ENGINEERS * SURVEYORS * PLANNERS
LAND DESIGN
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

TYPE I TOP CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON CONFORMS TO THE REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY WOODLAND CONSERVATION / TREE PRESERVATION ORDINANCE FOR A TYPE I TREE CONSERVATION PLAN.

11-26-07
DATE

MICHAEL J. WEST
RES. PROF. LANDSCAPE ARCHITECT #200

DATE	REVISION	ADDRESS	SRC	COMMENTS
09/17/08				



Site 7

City of Bowie Web Mapping Application

Find Address Find by Prop ID Find Street Find Streetlight Print



Results ▾

Map Contents ▾

Layers

- Blank Streetlight
- Duplicate Streetlight
- Streetlight
- Water & Sewer
- Public Services
- Recreation
- Base Background
- Aerial_Imagery
 - Aerial_2007
 - Aerial_2005
- City of Bowie





City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

January 6, 2009

The Honorable Samuel J. Parker, Jr., Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
County Administration Building
Upper Marlboro, Maryland 20772

RE: Preliminary Plan of Subdivision #4-07102
West New Bridge Subdivision

Dear Chairman Parker:

On January 5, 2009, the Bowie City Council considered the above referenced matter. The developer in this case, West New Bridge, LLC., is proposing to build a new 12,000 square foot multi-purpose banquet facility and associated parking as well as retain an existing 2,600 square foot, two-story building currently used for a catering business. The site is located at 14207 Old Annapolis Road on the south side, approximately 300 feet east of Woodcliff Road. The subject property is comprised of 2.76 acres, is zoned C-M (Commercial Miscellaneous) and is located in the Developing Tier in a designated Evaluation Area of the County Green Infrastructure Network.

Because there are no major issues with this request and it appears to conform to the Subdivision Regulations, the City Council voted unanimously to recommend APPROVAL of Preliminary Plan #4-07102. Thank you for the opportunity to comment on this application and for your serious consideration of our recommendation.

Sincerely,

Bowie City Council
G. Frederick Robinson
Mayor

cc: The Honorable Ingrid M. Turner, Prince George's County District 4
Mr. Alan Hirsch, Subdivision Section, M-NCPPC
Mr. John Ferrante, Subdivision Review Section, MNCPPC
Mr. Chris Mason, Landesign