



**PLANNING COMMISSION
MEMORANDUM**

TO: Planning Commission
VIA: Robert S. Cohn, AICP, Planning Commission Administrator *RL*
FROM: William R. Pittman, Jr., Principal Planner *WRP/leeh*
DATE: Planning Commission Meeting of February 24, 2010
Staff Report *revised 2/23/10*
SUBJECT: Cedar Point Federal Credit Union, SPR 09-02-1447
Category I Site Plan Review

GENERAL INFORMATION

- Located in Prince Frederick, on the west side of MD RT 4, on Lot 4R and a portion of Lot 3 of the Bayside Land Development Subdivision. Lot 4 is a 1.59 acre lot on Auto Drive, zoned PFTC Entry District.
- Proposal for a 1½ -story 3,860 sq. ft. bank building with drive-up service adjacent to MD Rt 2/4. (drive-up service requires a Category I site plan).
- Calvert County/Prince Frederick Zoning Ordinance Land Uses:
CCZO 3-2.04 Use #21. Office, Non-Medical, less than 5,000 s.f.
- Parking spaces are required at one space per 200 square feet net floor area. 17 spaces are required and 17 are being provided on Lot 4. The Planning Commission Administrator granted approval of a request to construct five extra parking spaces on Lot 3 at time of construction of the credit union on Lot 4. A Declaration of Access and Parking Easements has been recorded at BK3228/PG0319. Access to serve Lot 4 is contained on Lot 3, and is located opposite the existing access to the Bayside Auto dealership on the north side of Auto Drive. The cross-parking and access easement provides non-exclusive rights to Lot 3 and Lot 4 to use other parking spaces and driveways contained on either lot.
- This application is subject to the Forest Conservation Program requirements as recorded on Plat Four of the Bayside Land Development Subdivision.
- The site plan drawings submitted on 2/19/09, 4/17/09, 5/14/09, 1/8/10 and 2/1/10 have received the following review comments, contained in the file record in the Department of Planning & Zoning:
State Highway Administration, Frank Coxon, 2/25/09
Engineering Bureau, Mighel Jackson, 3/25/09

Engineering Bureau, John Knopp, 5/14/09
Transportation Bureau, Karl Deugwillo, 3/25/09, 4/22/09
Certificate For Adequate Public Facilities, Walter Dombroski, 5/7/09
Water & Sewerage, Mark Buckler, 3/24/09
Soil Conservation, Ron Babcock, 3/24/09
Fire/Rescue/EMS Division, Wayne Hardesty, 3/25/09, 4/21/09
Planning & Zoning/Principal Planner, Bill Pittman, 3/18/09, 5/7/09, 5/15/09, 6/30/09, 7/6/09, 7/28/09, 2/4/10
Planning & Zoning/Environmental Planner, Paula Proctor, 3/26/09 PRJ
Planning & Zoning/PF Architectural Review Committee, Jenny Plummer-Welker, 3/25/09 (attached)
Planning & Zoning/Historic Preservation Specialist, Kirsti Uunila, 3/18/09
Staff report compiled by B. Hutchison, DPZ, 2/19/10, revised 2/23/10

STAFF RECOMMENDATIONS

Planning & Zoning staff reviewed the site plan drawings listed above for compliance with the Comprehensive Plan, County Zoning Ordinance, and the Prince Frederick Master Plan and Zoning Ordinance. It is recommended that the referenced site plan dated 2/1/10 be approved with the following conditions:

1. Unless exempt according to Zoning Ordinance 6-10, the Planning Commission or its designee, must find prior to final site plan approval, that all applicable roads are adequate or that mitigation will be provided. A Certificate For Adequate Public Facilities has been signed 5/7/09 by Walter Dombroski, representative for the Department of Public Works, stating that, "The Department of Public Works has determined that the afore referenced commercial or industrial development is not required to mitigate or provide additional infrastructure to the road system as the existing roadways and intersections will maintain an acceptable or adequate level-of-service after the proposed development is completed. Based on the requirements of Art. 6-7.01 of the Calvert County Zoning Ordinance, the level-of-service will be maintained by the proposed development if, at the time of the certificate for Adequate Public Facilities is sought, it reasonably appears that considering the results of the traffic impact analysis, the level-of-service will not drop below the standard set for in Art. 6-7.01 (C1 & C2) of the Calvert County Zoning Ordinance. Additional Comments: Auto Drive recently constructed to commercial standard per County and MSHA Standards."
2. Development on these lots is subject to the Forest Conservation Program requirements (retention of existing forest and additional reforestation) as recorded on Plat Four of the Bayside Land Development Subdivision. Forest protection measures are to be installed by the developer and inspected by the County prior to issuance of construction permits.
3. Plat 4, Lots 2 through 4 -The property of Bayside Land Development,LLC, states in Note #13 as follows: "The 20-ft Amenities Easement shown hereon was provided (KPS 2882/400) to Calvert County and/or its designees for installation and maintenance of public walkways, bikeways and other street amenities (for public use) and utilities as required by the Prince Frederick Master Plan and Zoning Ordinance and the County Transportation Plan. See the Development Agreement recorded in KPS 2177/405."

The following paragraphs under Item #3 only, contain revisions by staff, submitted to the Planning Commission via e-mail on 2/23/10. There are no revisions elsewhere in the staff report previously published 2/19/10. The agent, COA, has provided a revised bikeway plan 2/23/10.

A 5-ft wide concrete sidewalk was installed with the construction of Auto Drive along a portion of MD RT 2/4 and Auto Drive. The existing sidewalks shall be enlarged by three

feet, to 8-foot bikeways, and shall be extended to the south and west property lines of the subject Lot 4, to the maximum extent possible as deemed by the Planning Commission. This requirement is in accordance with the plat note above, and the Calvert County Comprehensive Plan which reads on page 52 under Recreation, "Provide safe access to parks and recreational facilities including, where feasible, pedestrian and bicycle access." Auto Drive provides access to the new aquatic center located at the intersection of Prince Frederick Boulevard, making the provision of bikeways essential to the safety of children.

In addition to expanding the width of the walk/bikeway, a double row of shade trees, with a minimum height of 12 feet, staggered and planted 40 ft on center, shall be installed along both sides of the bikeway along MD RT 4, and behind the bikeway along Auto Drive. The additional tree height is intended to more adequately buffer the proposed drive-through facility.

These requirements (reference The Prince Frederick Zoning Ordinance Section C.1.c. Landscaping within Setbacks along Roads, Exceptions (i), pages 8 and 9 attached) may necessitate widening of the existing 20-ft amenities easement to 35 ft depending upon the design approved by the Planning Commission Administrator and the Department of Public Works.

4. The proposed monument sign and its location will require a separate sign application for review and approval by staff prior to final approval of the site plan, or the monument sign as shown shall be removed from the site plan.
5. If there are any easement and/or plat requirements as a result of this review, supporting documents must be recorded prior to issuance of construction permits. This includes, but is not limited to, lot line revision, subdivision final plat, road widening dedication, forestation areas, easements for access, grading, storm drains, utilities, sidewalks and other amenities, etc.
6. The proposed building and any fencing, lighting and signage are subject to review by the Prince Frederick Architectural Review Committee (PFARC), and approval by the Planning Commission or its designee. The final approval of the site plan will be contingent upon these architectural approvals so that details of the same can be placed on the site plan.
7. The approval by the Planning Commission is conditional and contingent upon the applicant successfully addressing the remaining review agencies' comments with no major changes to the layout as presented. Any procedural questions regarding site plan revisions, or "as-built drawings" revisions, are to be resolved by the Planning Commission Administrator. The applicant is advised that revisions to site plans may have to return to the Planning Commission for review.

C: K. Ulrich, COA
Economic Development
Public Works

attachments

RESIDUE OF
PARCEL 35
BAYSIDE LAND DEVELOPMENT, LLC
A.B.E. 905/733
P/O PARCEL TWO
USE: COMMERCIAL

RESIDUE OF
PARCEL 35
BAYSIDE LAND DEVELOPMENT, LLC
A.B.E. 905/733
P/O PARCEL ONE
USE: COMMERCIAL

RESIDUE OF
PARCEL 36
BAYSIDE LAND DEVELOPMENT, LLC
B.J.S. 1043/560
USE: COMMERCIAL

AUTO DRIVE
60' PUBLIC R/W

MARYLAND ROUTES 2 AND 4
SOLOMONS ISLAND ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SHA PLATS 34398 & 34399

LOT 3

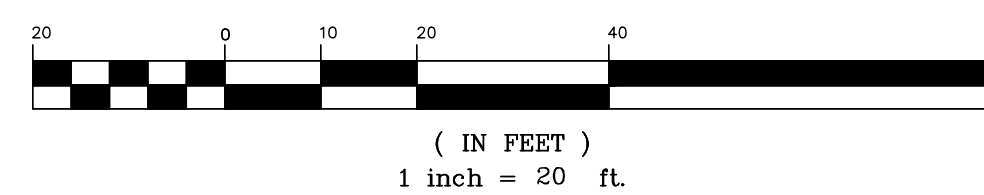
CEDAR POINT
FEDERAL
CREDIT UNION

1st Floor 3,082 gsf
2nd Floor 778 gsf
Total 3,860 gsf

LOT 4R
K.P.S. 3231/0720

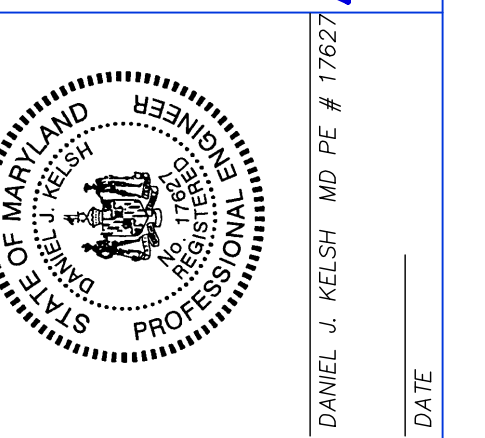
LANDSCAPE SCHEDULE						
SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE, ROOT PREPARATION	SPACING
SHADE TREES						
WO	27	ea	<i>Quercus phellos</i>	WILLOW OAK	2" CAL., (12' min. height) B&B	AS SHOWN
RC	15	ea	<i>Juniperus Virginiana</i>	EASTERN RED CEDAR	B&B (6' min. height)	AS SHOWN
AH	9	ea	<i>Ilex Opaco</i>	AMERICAN HOLLY	B&B (6' min. height)	AS SHOWN
RM	22	ea	<i>Acer Rubrum</i>	RED MAPLE	2" CAL., (12' min. height) B&B	AS SHOWN
SHRUBS/SCREENING						
IB	221	ea	<i>Ilex glabra</i>	INKBERRY	CONTAINER	AS SHOWN
CF	993	ea	<i>Rudbeckia fulgida 'goldstrum'</i>	CONEFLOWER	1 QUART CONT.	1' OC
FG	335	ea	<i>Pennisetum Alopecuroides 'cassian'</i>	DWARF FOUNTAIN GRASS	1 QUART CONT.	1' OC
MG	24	ea	<i>Miscanthus Sinensis</i>	MAIDEN GRASS	1 GAL CONT.	4' OC
SP	290	sf	Seasonal Planting Area			
LANDSCAPE NOTES						
1) FOR PARKING SIDEWALK, TRAVELWAY, FOUNDATION AND SLOPE PLANTINGS, A 4" DEEP CONTINUOUS HARDWOOD MULCH BED IS TO BE PROVIDED, 3" WIDE MINIMUM, FOR THE LENGTH OF THE PLANTING MATERIAL.						
2) LANDSCAPING MATERIAL TYPES MAY BE SUBSTITUTED FROM THE CALVERT COUNTY APPROVED PLANTING LIST WITH THE APPROVAL OF THE COUNTY PLANNING AND ZONING DEPARTMENT.						

GRAPHIC SCALE



COLLISON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners

110 MAIN STREET
POST OFFICE BOX 2209
PRINCE FREDERICK, MARYLAND 20678
PHONE: 410-535-3100
FAX: 410-535-3103
EMAIL: INFO@COAINC.COM



I HEREBY CERTIFY THAT
THE DOCUMENT PREPARED BY
ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND,
LICENSE NO. 17627
EXPIRATION DATE: 12/31/11

DATE	REVISION
2-23-09	STAIRCASE REVISION
4-17-09	COUNTY COMMENTS
5-15-09	COUNTY COMMENTS
10-30-09	CLIENT REQUEST-ADD GARBAGE CORAL
1-7-10	GENERAL COMMENT REVISIONS
2-16-10	ADDITIONAL STREET TREES

LANDSCAPING PLAN
CEDAR POINT FEDERAL CREDIT UNION
LOT 4R ~ 90 AUTO DRIVE
LOCATED ON MARYLAND ROUTE 2 & 4
SECOND DISTRICT, CALVERT COUNTY
PRINCE FREDERICK, MARYLAND
FOR: W. M. DAVIS, INC.

THIS STAMP IN
RED COLOR
INDICATES ORIGINAL

SHEET C 6.0 OF 17
FILE NO B-41-15 J

Cspr# 08-20
SPR# 09-02

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