



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

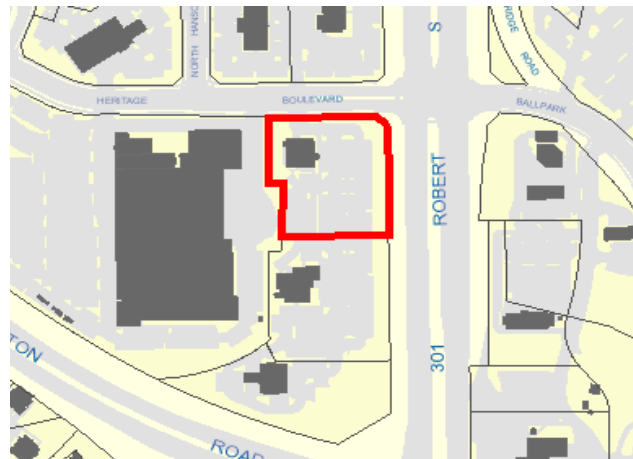
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Detailed Site Plan Raising Cane's Bowie

## DSP-98061-05

REQUEST	STAFF RECOMMENDATION
Development of an eating and drinking establishment with a drive through	With the conditions recommended herein: <ul style="list-style-type: none"> <li>• Approval of Detailed Site Plan DSP-98061-05</li> </ul>

<b>Location:</b> In the northwest quadrant of the intersection of MD 197 (Laurel Bowie Road) and US 301 (Robert Crain Highway)	
Gross Acreage:	6.78
Zone:	TAC-E
Zone Prior:	C-M
Reviewed per prior Zoning Ordinance:	27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	3,352 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	Bowie
<b>Applicant/Address:</b> Raising Cane's Restaurants, LLC 6800 Bishop Road Plano, TX 75024	
<b>Staff Reviewer:</b> Andrew Shelly <b>Phone Number:</b> 301-952-4976 <b>Email:</b> Andrew.Shelly@ppd.mncppc.org	



Planning Board Date:	01/26/2023
Planning Board Action Limit:	01/31/2023
Staff Report Date:	01/11/2023
Date Accepted:	11/07/2022
Informational Mailing:	08/04/2022
Acceptance Mailing:	11/03/2022
Sign Posting Deadline:	12/26/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-98061-05  
Raising Cane's Bowie

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 CRITERIA**

This application is for development of an eating and drinking establishment with a drive through. The site is located within the Town Activity Center-Edge (TAC-E) Zone, which was formerly the Commercial Miscellaneous (C-M) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows development applications with prior approvals to continue to be reviewed under the prior ordinance. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Commercial Miscellaneous (C-M) Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-98060;
- c. The requirements of Conceptual Site Plan CSP-78020-02;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

**FINDINGS**

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

1. **Request:** This detailed site plan (DSP) requests development of an eating and drinking establishment with a drive through. This proposal will replace an existing eating and drinking establishment, which will be razed.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	TAC-E (Prior C-M)	TAC-E (Prior C-M)
Use(s)	Eating and Drinking Establishment	Eating and Drinking Establishment with Drive Through
Total Gross Acreage	6.78	6.78
Total Gross Floor Area (GFA)	5,676 sq. ft.	3,352 sq. ft.

**Parking Spaces**

<b>Use</b>	<b>NUMBER OF SPACES REQUIRED</b>	<b>NUMBER OF SPACES PROVIDED</b>
Eating and Drinking Establishment	34	60
Handicap-accessible spaces	3	4
Bicycle spaces	6	6
Total	34	60

**Loading Spaces**

	<b>Required</b>	<b>Provided</b>
Eating and Drinking Establishment	1	1
Total	1	1

3. **Location:** The subject site is located in the northwest quadrant of the intersection of MD 197 (Laurel Bowie Road) and US 301 (Robert Crain Highway), in Planning Area 71B and Council District 4. The site is zoned Town Activity Center Edge (TAC-E) and was previously zoned Commercial Miscellaneous (C-M).

4. **Surrounding Uses:** The subject property is located on the south side of Heritage Boulevard, at its intersection with US 301. The property is located in the Bowie Local Town Center, as designated in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan). The property is surrounded by other C-M-zoned properties. Located adjacent to the site is a Lowes supply store to the west and a vacant commercial building to the south. To the north of the site is Heritage Boulevard and across the street from the site is an eating and drinking establishment. To the east is US 301 and across the street from the site is a gas station and Chick-fil-A.

5. **Previous Approvals:** The subject property is located on Tax Map 55 in Grid D-2. It consists of one lot, known as Lot 7, recorded in the Prince George’s County Land Records on September 22, 1999, as Lots 5 thru 7, Block A, City of Capitals, in Plat Book VJ 187 page 89. The property was rezoned in 1975 via Prince George’s County Council Resolution CR-108-1975, Amendment 14, from the Rural Residential Zone to the C-M Zone. The subject property is located within the area of the master plan. The property is subject to Preliminary Plan of Subdivision (PPS) 4-98060 and Conceptual Site Plan CSP-78020-02 and CSP-78020-12. The relevant conditions of approval from 4-98060 and CSP-78020-02 are discussed below. CSP-78020-12 did not change the conditions of approval of CSP-78020-02, but amended the use of the site from an eating and drinking establishment to an eating and drinking establishment with a drive through, which maintains conformance with the Zoning Ordinance. The subject DSP application amends DSP-98061, proposing development of an eating and drinking establishment with a drive through, in place of an eating and drinking establishment.
  
6. **Design Features:** The proposed application is for construction of a 3,352-square-foot eating and drinking establishment with a drive through. The building will be oriented toward Heritage Boulevard. In front of the building, there will be a patio with an outdoor seating area. The site will contain a total of 60 parking spaces, with 4 handicap-accessible (Americans with Disabilities Act (ADA)) spaces, one 33-foot by 12-foot loading space, and 6 bike spaces within two bike racks. The rear of the building will include two dumpsters, with enclosures and direct access to two of the ADA parking spaces. The site will contain two drive-through lanes that will wrap around the approximately 20-foot-tall building, with a 10-foot-tall canopy located at the drive-through pick up window. Stormwater management will be located east of the proposed building, next to the loading space. The building’s materials will include reclaimed metal panel, brick masonry, cement stucco, black aluminum storefront systems, and steel matte black finish, that will be in multiple colors including black, gray, red, and brown.

**Figure 1: Site Plan**



**Figure 1: Architecture Elevations**

**Signage**

The site proposes one freestanding pylon sign and several building-mounted signs. Located on the front of the building, there will be a sign with the Raising Cane’s logo and a white channel letter “ONE LOVE” sign above the outdoor patio. The site will also contain a menu bar and order board for the drive through.

### **Lighting**

Pole-mounted lighting is proposed throughout the parking lot, and building-mounted lights are provided at all doors. A photometric plan was submitted with this application and reflects adequate lighting throughout the site, with minimal spillover onto adjacent neighboring properties. Staff recommends approval of the lighting, as proposed.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prior Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-M Zone of the prior Zoning Ordinance.

### **Section 27-459(a)**

- (1) **The purposes of the C-M Zone are:**

- (A) **To provide locations for miscellaneous commercial uses which may be disruptive to the harmonious development, compactness, and homogeneity of retail shopping areas;**

The subject site proposes an eating and drinking establishment with a drive through, which is consistent and compatible with the C-M Zone. The closest retail use is the Kohl's department store located on Lot 4, Block B, which is approximately 740 feet from the subject property.

- (B) **To provide these locations, where possible, on nonresidential streets; and**

This site is located in a nonresidential area and fronts on Heritage Boulevard, which is a nonresidential street.

- (C) **To provide concentrations of these uses which are relatively far apart.**

The subject property is located along US 301 in Bowie and fronts on Heritage Boulevard. The property is located in an area of TAC-E-zoned property, located along US 301, that includes Bowie Gateway Center and commercial properties located on the east side of US 301. The next concentration of similar uses is further south and located in the Pointer Ridge Shopping Center.

The criteria for approval of a DSP are set forth in Section 27-285(b) and the site design guidelines are set forth in Section 27-283 of the prior Zoning Ordinance.

**Section 27-285**

**(b) Required findings.**

- (1) The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.**

The proposed development satisfies the site design guidelines. The site plan does not require unreasonable costs, nor does it detract from the utility of the proposed development for its intended use.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

The proposed development is in general conformance with all of the conditions of the original Conceptual Site Plan, CSP-78020-02, and the latest amended version, CSP-78020-12.

**Section 27-283. – Site design guidelines.**

- (a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) These guidelines may be modified in accordance with Section 27-286.**

The proposed development conforms with the design guidelines indicated in the following analysis of Section 27-274. The guidelines below are applicable to the development of a proposed eating and drinking establishment, with a drive through, in the C-M Zone. The guidelines have not been modified, in accordance with Section 27-286.

**Section 27-274. - Design Guidelines**

**(1) General.**

- (A) The Plan should promote the purposes of the Conceptual Site Plan.**

The proposed development does promote the purposes of the detailed site plan, as stated in Section 27-281.

**Section 27-281. - Purpose of Detailed Site Plans.**

**(b) General purposes.**

**(1) The general purposes of Detailed Site Plans are:**

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this Division; and**
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

**(c) Specific purposes.**

**(1) The specific purposes of Detailed Site Plans are:**

- (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented**



**in accordance with the requirements of this Subtitle.**

The proposed development does promote the intended purposes of the detailed site plan. All proposed buildings and structures are located on the plan. There is adequate parking provided for the site. The use is permitted and there are green areas shown on the plan.

**(2) Parking, loading, and circulation.**

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...**

The proposed development demonstrates adequate parking and circulation throughout the site. The subject application proposes access to the site via Heritage Boulevard. The existing site consists of 109 parking spaces, with zero loading spaces. The applicant is proposing a total of 60 parking spaces and 3 loading spaces, which exceeds the required 51 parking spaces, and is acceptable by staff. The site plan also reflects six bicycle parking spaces on-site, at a location near the entrance to the building.

The surface parking is primarily located east of the building and a striped crosswalk is provided, connecting the surface parking to the building. There are existing sidewalks along Heritage Boulevard and the submitted site plan proposes a sidewalk connection with associated ADA ramps and striped crosswalk, to facilitate safe pedestrian movement to the entrance of the building. Given the striped crosswalks, ADA ramps, and sidewalk connection from Heritage Boulevard, staff finds that pedestrian circulation on-site is acceptable and no additional sidewalk connections are recommended.

A truck turning plan was submitted as part of the DSP application, to demonstrate on-site truck turning movements, with the appropriate design vehicle classification for the site. As shown in the truck turning plans, trucks will have to use the full extent of the site and encroach into the proposed drive-through lanes to access the loading area and to maneuver through the site. In addition, given the location of the access from Heritage Boulevard, trucks that are prohibited from making safe turning maneuvers, due to conflicts with the proposed drive-through facility (when at full capacity), will lead to queuing of vehicles that would impact vehicle access from Heritage Boulevard. Furthermore, the truck turning plans also show that

outbound trucks, making a right-turn movement out of the site, will encroach into the curve to access Heritage Boulevard.

The truck conflicts with the proposed drive-through facility and site access, as shown on the truck turning plan, does not allow for adequate vehicular circulation on-site. Staff recommend that the applicant provide site modifications, to allow for safe turning maneuvers for all vehicle classifications, to prevent any conflicts with delivery trucks and the drive-through. In addition, staff recommend that the applicant modify the site driveway to increase the radii, to allow sufficient space for truck turning movements.

The applicant has proffered to restrict the loading operations to only allow deliveries to the restaurant, outside of peak operating hours. The applicant also proposed providing signage to restrict truck right-turn outbound movements onto Heritage Boulevard. Staff was made aware that the restaurant does not serve breakfast and that deliveries would likely be made prior to 9:30 a.m. A note was added to the truck access plan stating that all deliveries would be made outside of standard operating hours, and signage is provided to restrict the right turn leaving the site.

While staff believe site modifications would be the best solution to eliminate the conflicts shown on the truck access plan, staff understands the constraints of modifying the site and believes the other programmatic solutions proposed are suitable. The applicant has provided additional signage for delivery trucks leaving the site and restricting the delivery hours. Since the loading operation will occur outside of the hours when the stacking in the drive through would impede the turning movement of the delivery trucks, staff believes this could be a reasonable alternative and the proffer could reduce the conflicts with vehicular circulation on-site. Staff recommends that the notes on the truck turning plan be added to the general notes of the DSP.

**(3) Lighting.**

**(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...**

The proposed development will provide adequate lighting. A photometric plan was provided with this application and full cut-off light-emitting diode (LED) fixtures are being proposed, harmonious with the surrounding commercial development.

**(4) Views.**

**(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The site design techniques include a 15-foot-wide landscape strip along the US 301 frontage and a Section 4.2 landscape strip located along the Heritage Boulevard frontage, in keeping with this criteria.

**(5) Green Area.**

**(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

This application meets the green space requirements and a Tree Canopy Coverage schedule has been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

**(6) Site and streetscape amenities.**

**(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...**

There will be site and streetscape amenities, such as the proposed landscape strips along Heritage Boulevard and US 301, with a variety of landscaped material that will contribute to an attractive development. An approximate 516-square-foot outdoor seating area is proposed, designed to accommodate guests that wish to eat outdoors. The outdoor seating area provides picnic tables, with adequate spacing to allow for multiple groups to utilize the space at the same time.

**(7) Grading.**

**(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

There is minimal grading associated with the proposed development, as the property contains an existing eating and drinking establishment.

**(8) Service Areas.**

**(A) Service areas should be accessible, but unobtrusive...**

All service areas proposed on the site, such as the dumpster, are easily accessible.

**(9) Public Spaces.**

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

There are no public space systems being proposed, as part of this development.

**(10) Architecture.**

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application and it was determined that the building materials, including reclaimed metal panel, brick masonry, cement stucco, black aluminum storefront systems, and steel matte black finish that will be in black, gray, red, and brown colors, are harmonious with the proposed building design.

- 8. Preliminary Plan of Subdivision 4-98060:** On November 19, 1998, the Prince George's County Planning Board approved PPS 4-98060, with five conditions. The relevant conditions are discussed, as follows:

- 1. The Detailed Site Plan shall ensure that vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E (Applebee's site).**

Transportation Planning staff has reviewed and determined that the connection to Heritage Boulevard is appropriately aligned with the vehicular access to Lot 8, Block E (Applebee's site). The existing access drive, that was installed as part of the original development, will not be relocated.

- 2. The following note shall be placed on the final plat:**

**"An automatic fire suppression system shall be provided in all proposed buildings."**

This condition was previously satisfied with Note 3 on the record plat for the subject property, Plat Book NLP 187 plat number 89.

3. **A note shall appear on the final plat that access is provided from Heritage Boulevard to all lots pursuant to Section 24-128 (b)(9) of the Subdivision Regulations and that direct access to US 301 and MD 197 is denied.**

This condition was previously satisfied with Note 4 on the record plat for the subject property, Plat Book NLP 187 plat number 89. The DSP does not propose direct vehicular access to or from US 301 and MD 197.

4. **Development of the site shall be in conformance with the Conceptual Site Plan, SP-78020/09.**

Urban Design staff has reviewed and determined that the subject DSP is in conformance with CSP-78020-09.

9. **Conceptual Site Plan CSP-78020-02:** The Planning Board approved Conceptual Site Plan CSP-78020-02 on September 10, 1992, subject to five conditions.

The relevant conditions applicable to this DSP are, as follows:

4. **Development of individual lots along US 301 and MD 192 shall provide consistent landscaping/berming within the 15-foot-wide landscape strip along US 301 and MD 197 to tie the individual development into a coherent identity.**

The 15-foot-wide landscape strips along US 301 and MD 197 are shown on the landscape plan.

5. **The design of signs, lighting and entrance features on individual lots shall be carefully coordinated throughout the entire center to ensure the compatibility among these elements and to enhance the overall development character and appearance. National logos shall not be prohibited. Monumental signs for the center (not for individual businesses) shall be permitted at the locations shown on the subject plan.**

There are no entrance features proposed with this development.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. A diverse set of new trees, shrubs, and groundcovers will be planted to the north and east of the site, while the western border will primarily consist of stormwater management facilities and existing trees. The landscape plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site has a Natural Resources Inventory Equivalency Letter (NRI-184-2021), which was issued on December 3, 2021. The site has been previously developed and is not associated with any regulated environmental features. The site has a valid Standard Letter

of Exemption (S-219-2021) from the Woodland and Wildlife Habitat Conservation Ordinance that expires on December 1, 2023. The site has an approved Stormwater Management Concept Plan (01-0822-208NE14), which was issued on August 16, 2022 by the City of Bowie, that is in conformance with the current code.

12. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Subtitle 25, Tree Canopy Coverage Ordinance, of the Prince George's County Code. Section 25-128 requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule, demonstrating conformance to these requirements through new tree, shrub, and groundcover plantings on the subject property.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
  - a. **Subdivision**—In a memorandum dated December 28, 2022 (Heath to Butler), the Subdivision Section noted that the DSP has been found to be in conformance with the approved PPS.
  - b. **Transportation**—In a memorandum dated January 4, 2023 (Patrick to Butler), the Transportation Planning Section determined that this plan is acceptable, with conditions that are included herein.
  - c. **Environmental Planning**—In a memorandum dated December 21, 2022 (Rea to Butler), the Environmental Planning Section stated that the site is exempt from the Woodland and Wildlife Habitat Conservation Ordinance.
  - d. **Permits**—In a memorandum dated December 20, 2022 (Shaffer to Butler), it was noted that the plan was acceptable, with conditions for technical revisions included herein.
  - e. **Community Planning**—In a memorandum dated November 9, 2022 (Lester to Butler), Community Planning noted that the site is located within and is in conformance with the master plan.
  - f. **City of Bowie**—In a memorandum dated January 6, 2023 (Adams to Shapiro), the Bowie City Council recommended approval of the subject DSP, after conducting a public hearing on January 3, 2023.
14. As required by Section 27-285(b), the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

The DSP satisfies the site design guidelines, without requiring unreasonable costs.

15. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

## **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-98061-05 for Raising Cane's Bowie, subject to the following conditions:

1. All deliveries shall be made outside of standard operating hours.
2. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
  - a. Revise the total required parking amount shown in the parking schedule. Revise the schedule to reflect the correct parking amount of 59.
  - b. Provide the height and dimension of the proposed canopies.
  - c. Provide a general note to clarify the "Permanent Easement for a Special Purpose, Liber 14485, Folio 247, SHA Plat 55448," that is shown on and encumbering 17 parking spaces.
  - d. Show the recording information of the "Access Easement for Adjacent Property" at the Heritage Boulevard entrance.
  - e. Revise the sign table to reflect the same columns and calculations, as what is shown on the plan.
  - f. Provide a freestanding sign table for the pylon sign.
  - g. Add a general note to the DSP indicating that all deliveries will be made outside of standard operating hours.
  - h. Add a general note to the DSP stating that all delivery trucks are required to turn left onto Heritage Boulevard, on exiting the site.
  - i. Revise the 2010 *Prince George's County Landscape Manual* Schedule 4.7-3 and replace "Buffer Type = Alternative Compliance Requested" with "Buffer Type = N/A."

3. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for installation of the "Delivery Trucks Left Turn Only" signage, as shown in the approved Detailed Site Plan, DSP-9861-05.

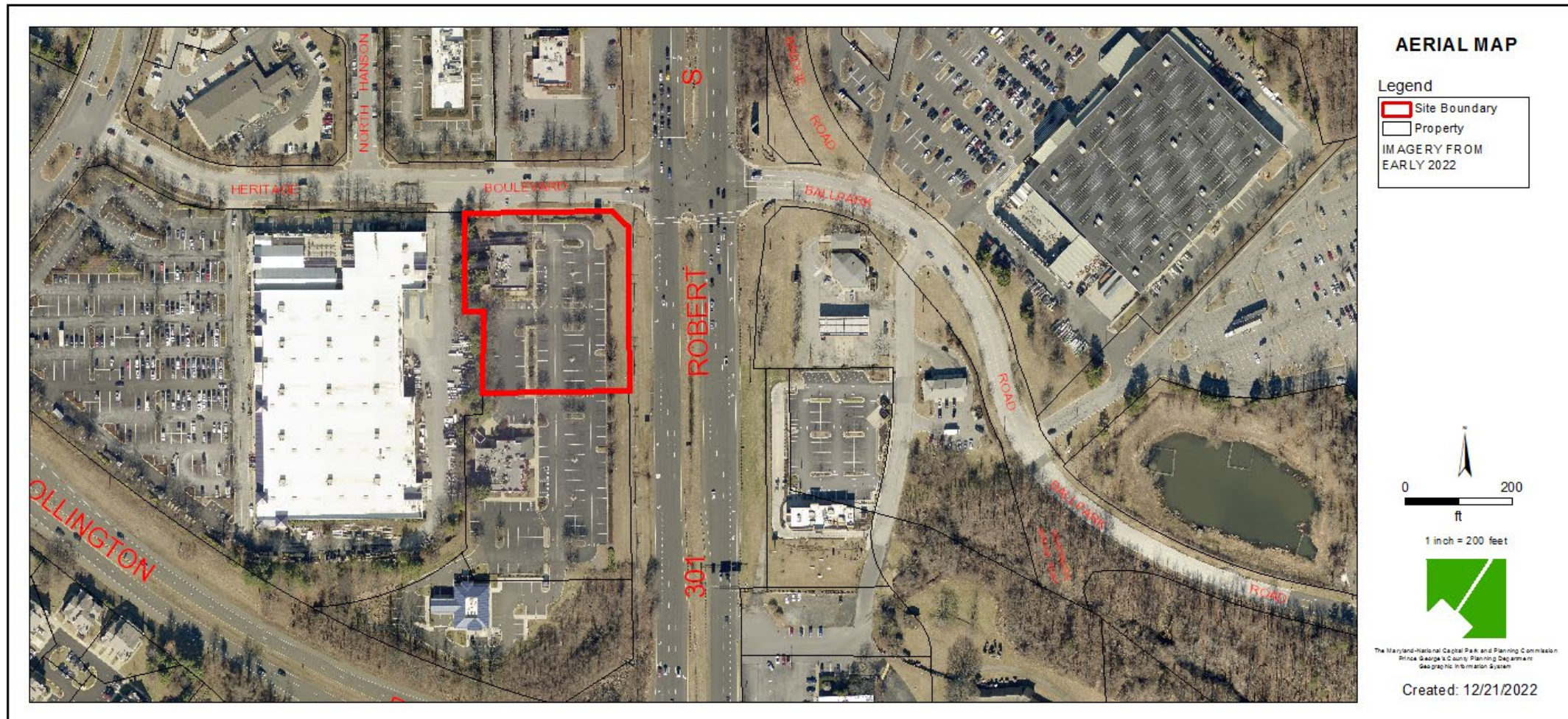


# RAISING CANE'S BOWIE

Detailed Site Plan

DSP-98061-05

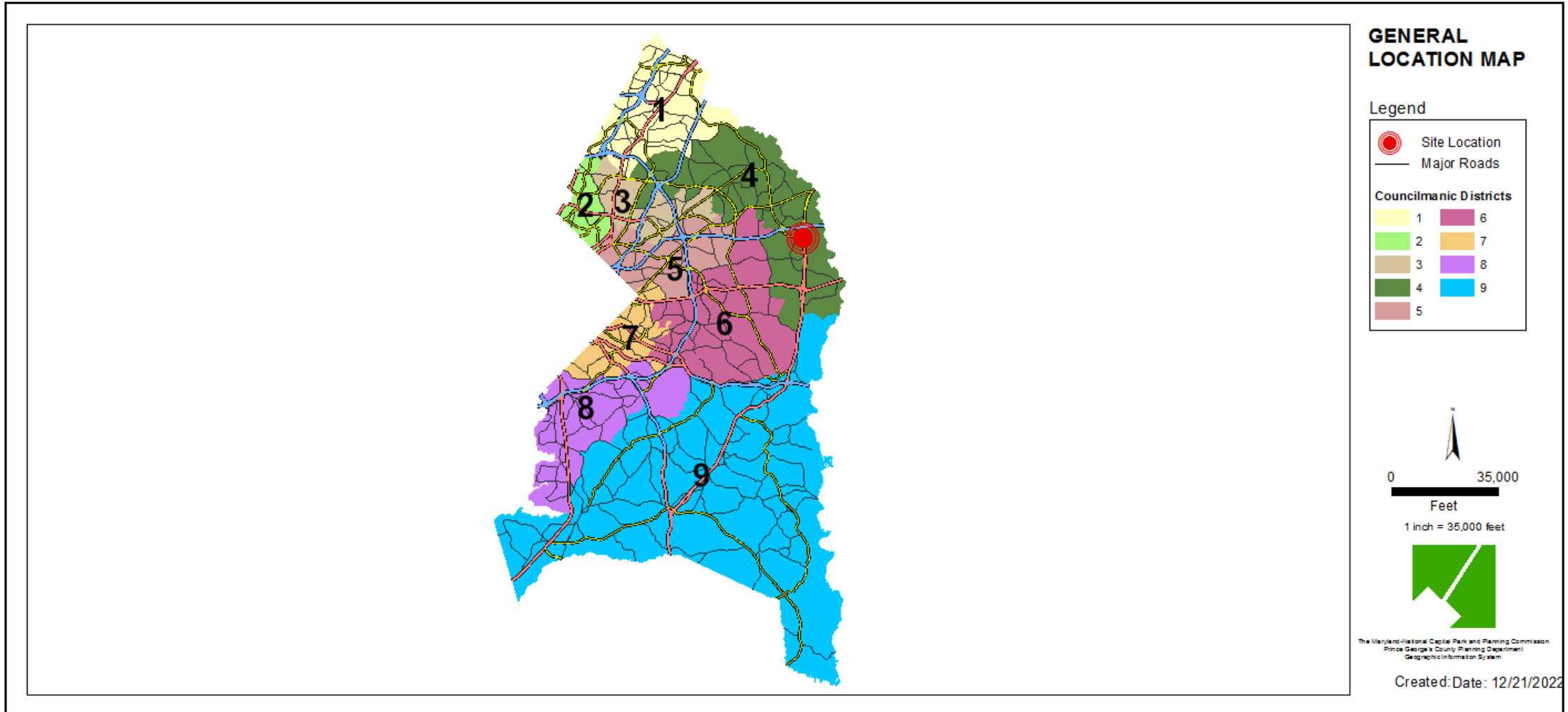
**Staff Recommendation:** Approval with conditions



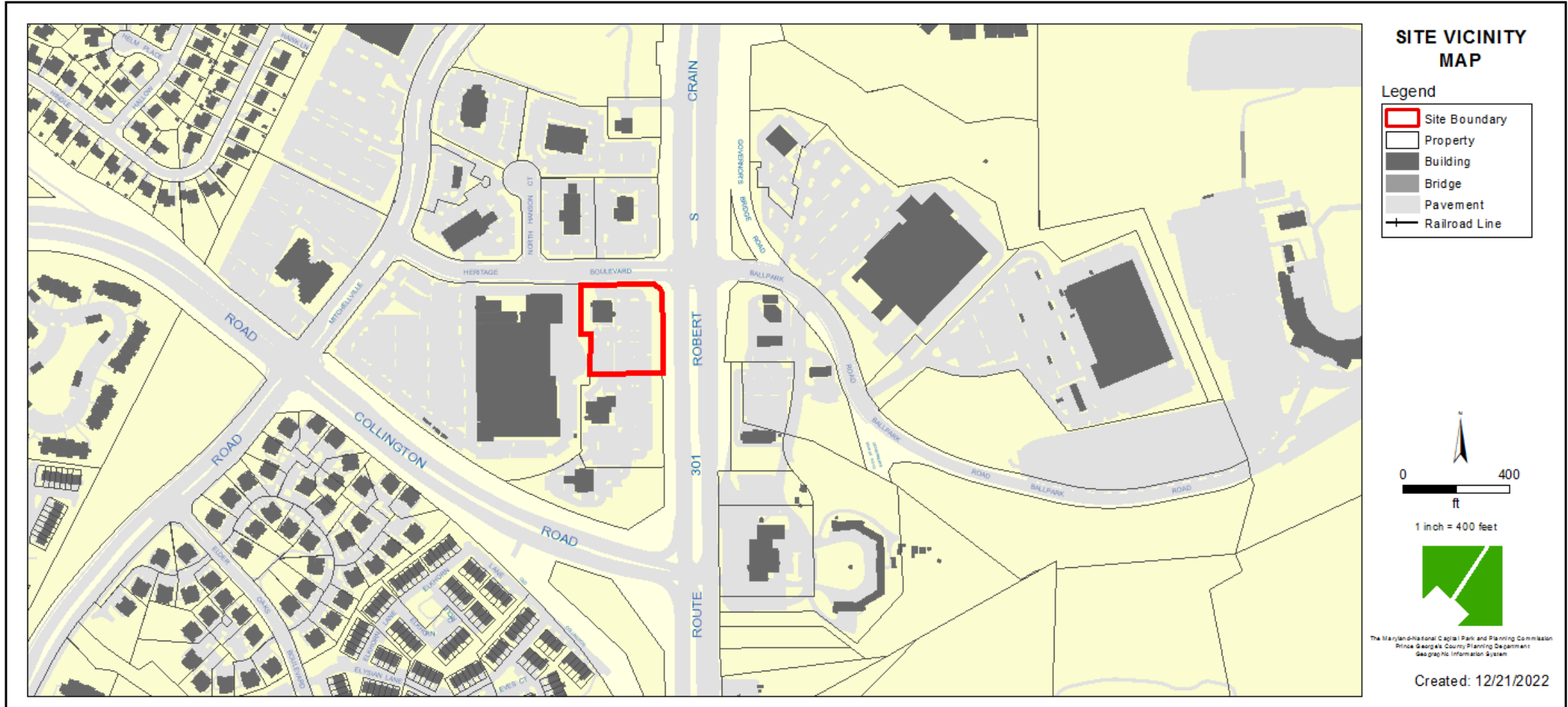
# GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



# SITE VICINITY MAP

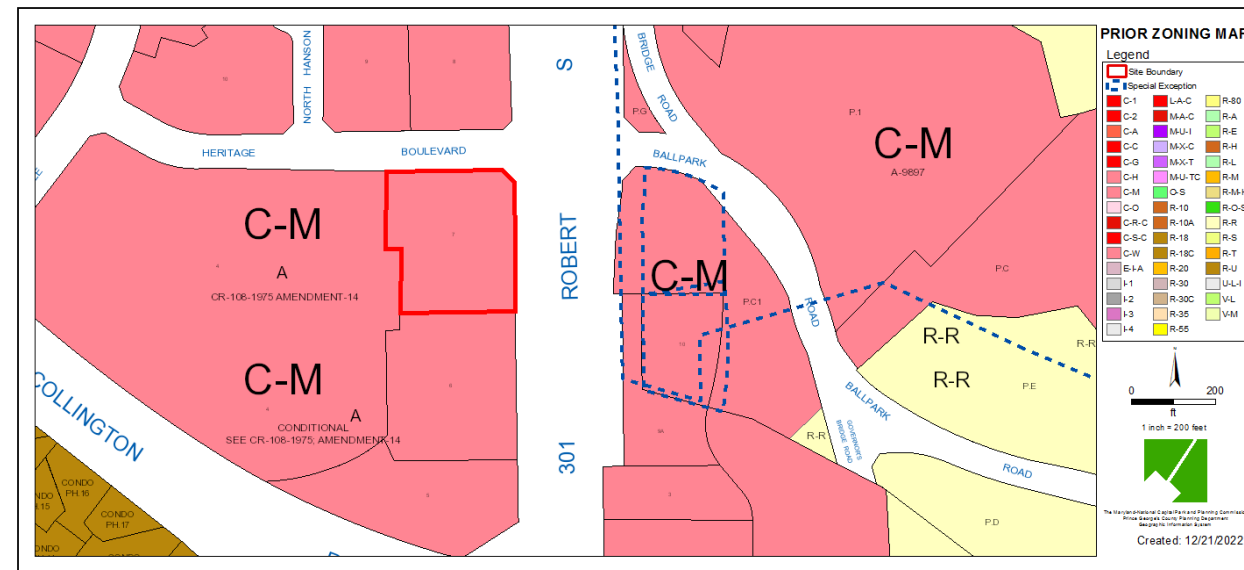
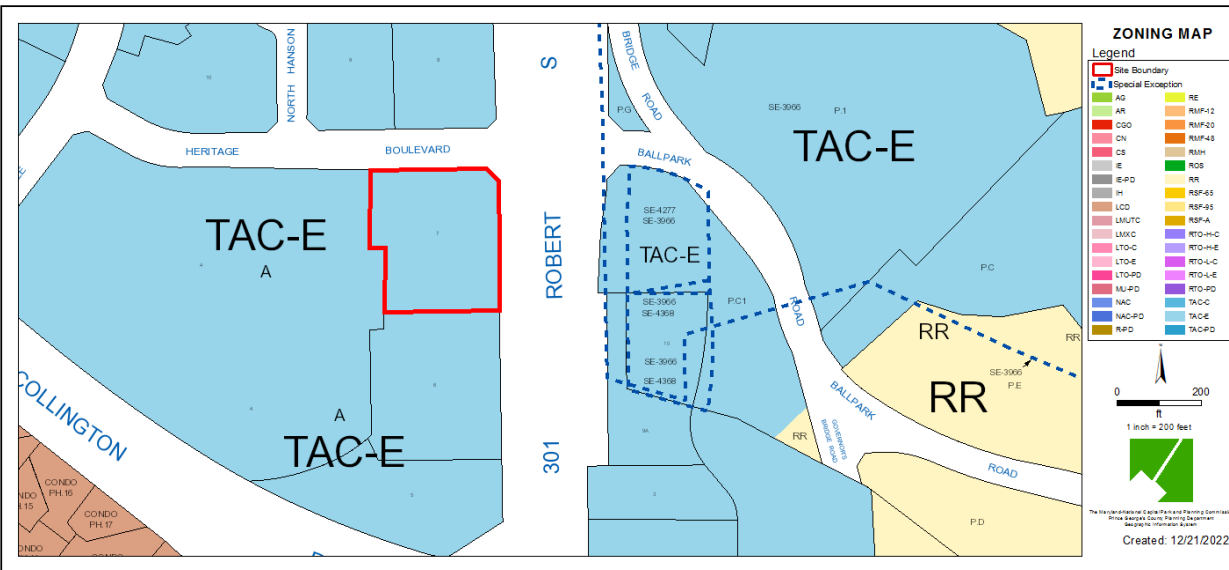


# ZONING MAP (CURRENT & PRIOR)

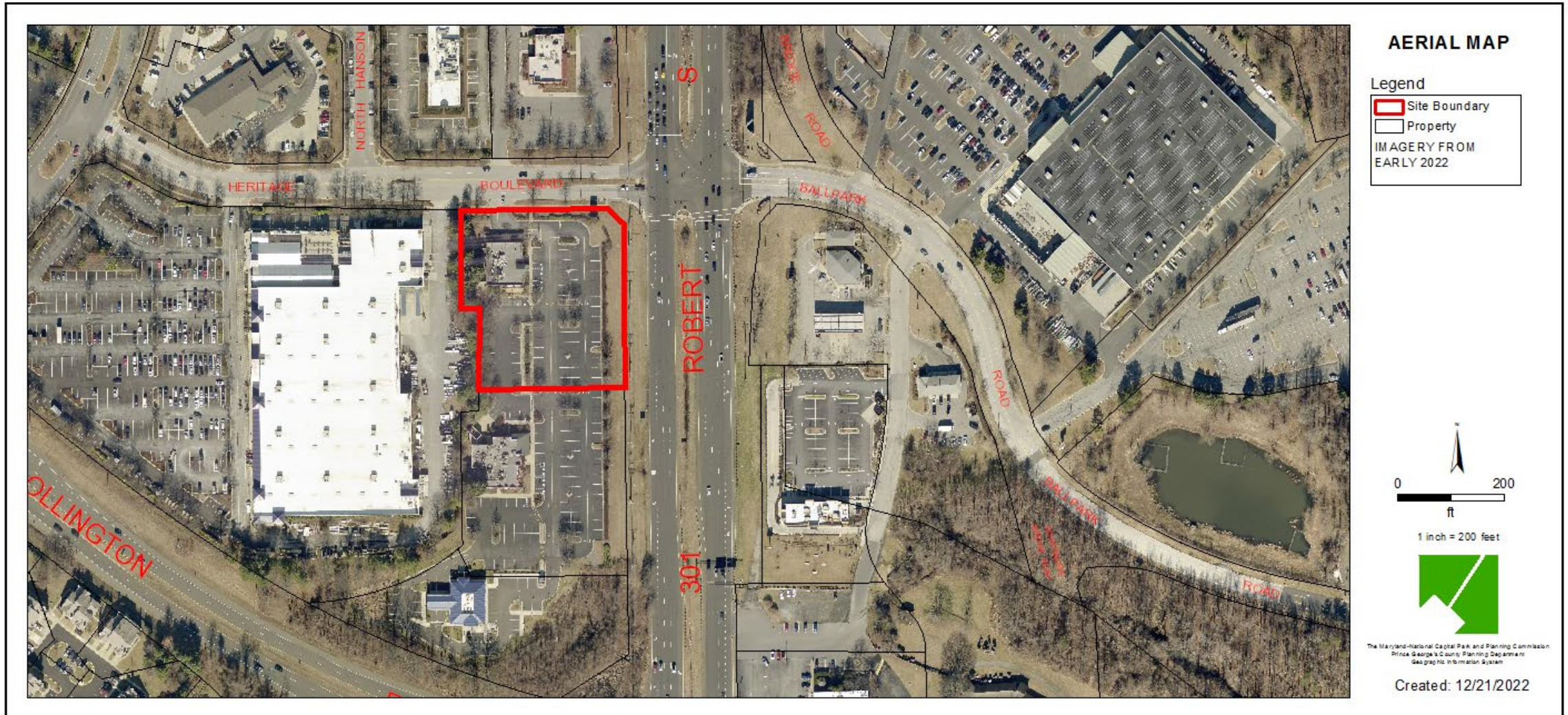
Property Zone: TAC-e Prior: C-M

CURRENT ZONING MAP

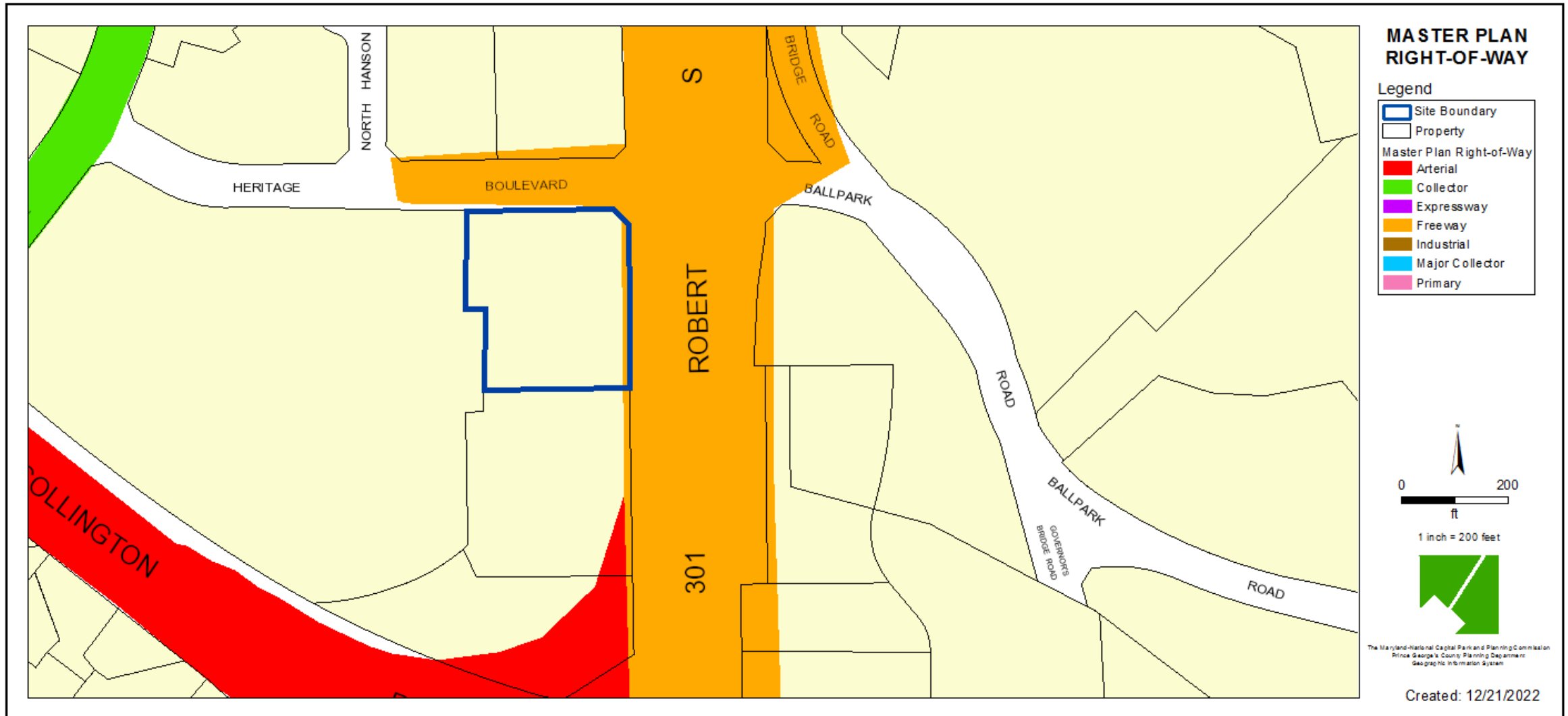
PRIOR ZONING MAP



# AERIAL MAP



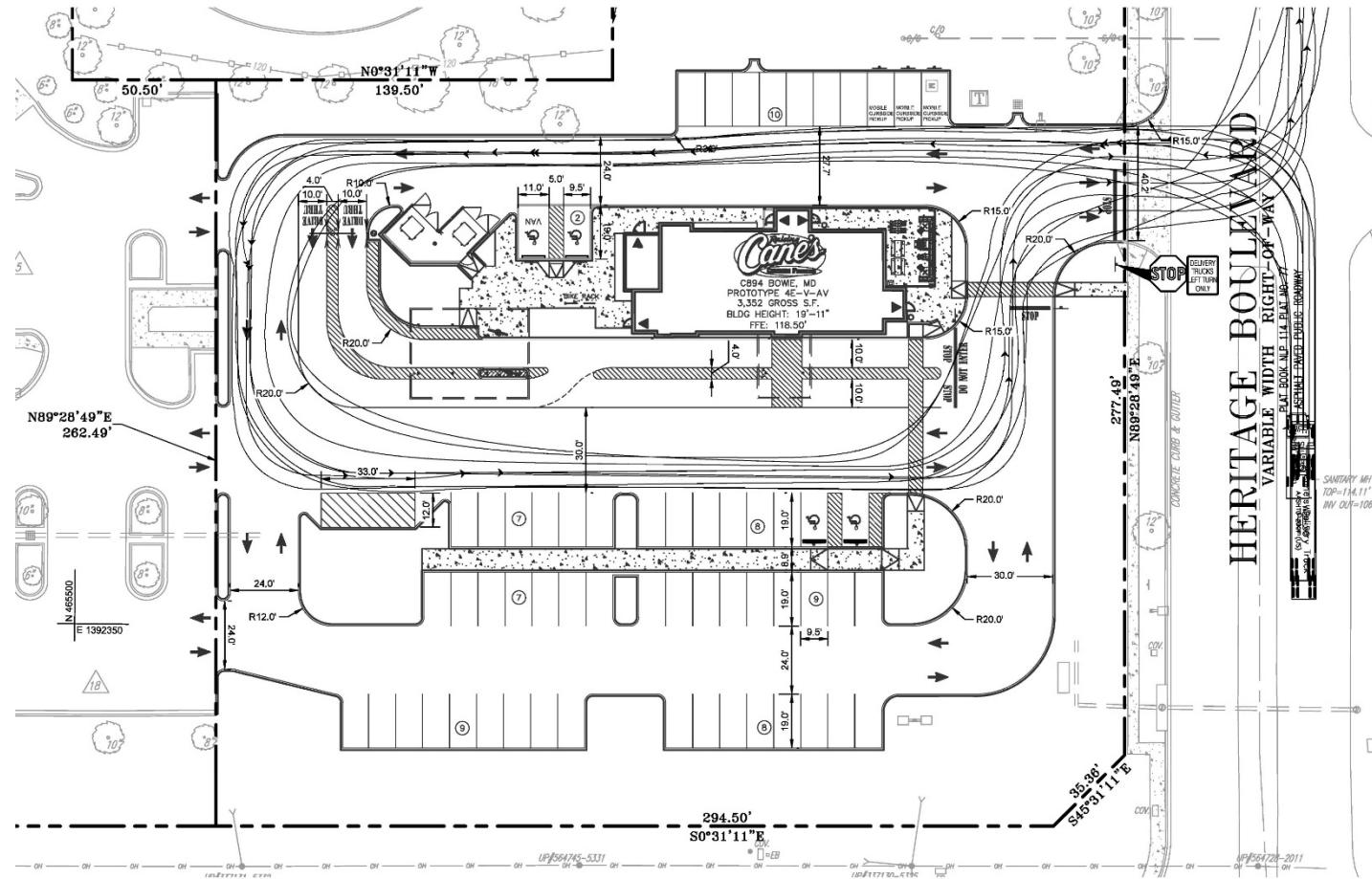
# MASTER PLAN RIGHT-OF-WAY MAP



# SITE PLAN & LANDSCAPE PLAN

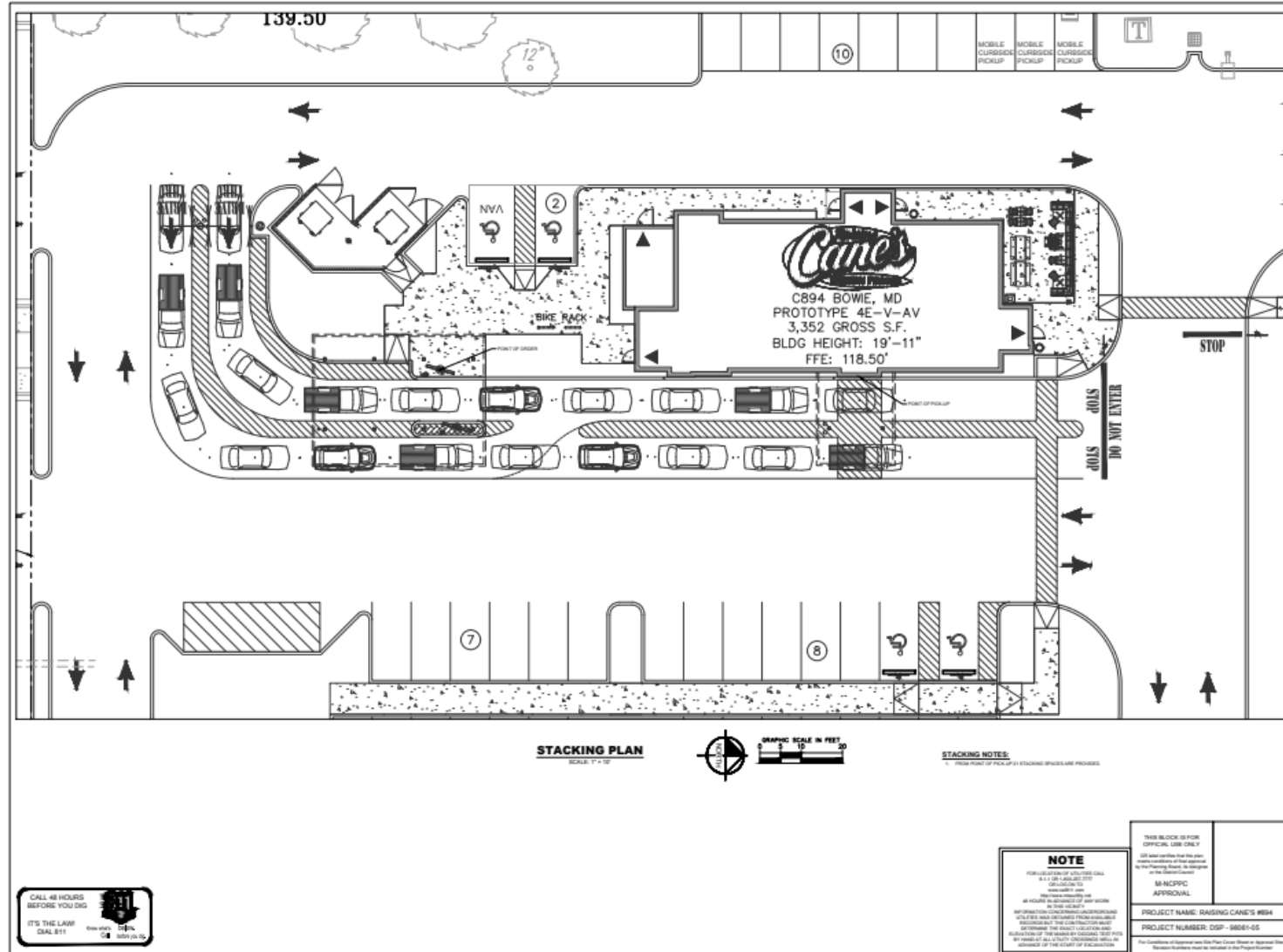


# TRUCK ACCESS PLAN





# STACKING PLAN



# EXTERIOR ELEVATIONS

**FRONT ENTRY ELEVATION**      **DRIVE THRU ELEVATION**

**SIDE ENTRY ELEVATION**      **REAR ELEVATION**

**MATERIAL FINISHES**

<b>EMF-3</b>	<b>EMF-4</b>	<b>EMF-1</b>	<b>EMF-2</b>	<b>EMF-4</b>	<b>EMF-5</b>	<b>EMF-6</b>	<b>EWS-2</b>
POWDER COATED STEEL WHITE BLACK TRIM	RECLAIMED METAL PANEL FINISH CARTRIDGE SCISSORS AT FACE OF THE "I" ELEMENT ONLY	WELDEN NORMAN BRICK MASONRY MEDIUM RANGE, BRICKS, WITH SPICE MORTAR TO MATCH GOLDEN PRODUCTS TO IN MATCHING HORIZONTAL STRIPES	TEN YEAR SUMMIT GRAY PORTLAND CEMENT STUCCO	BORAL "GLAZED" GREEN BRICK, HEAVY TO MEDIUM SOLIDITY, PRODUCTS TO LIGHT BUFF BACKGROUND FINISH	TITE MOUNTAIN FOG PORTLAND CEMENT STUCCO	THIS OYSTER SHELL CEMENT STUCCO	ALUMINUM STOREFRONT SYSTEM FINISH ANODIZED BLACK

**NOTE**  
 PROJECT NUMBER: DSP-98061-05  
 DATE: 11/03/2021  
 48 HOURS BEFORE YOU DIG  
 CALL 48 HOURS BEFORE YOU DIG  
 IT'S THE LAW  
 OKAL 811

**EXTERIOR ELEVATIONS**  
 C894 – Crain & Heritage – Bowie, MD | November 3, 2021

**Cane's**  
 CHICKEN FINGERS

**APPROVAL**  
 M-NCPPC  
 PROJECT NAME: RAISING CANE'S #894  
 PROJECT NUMBER: DSP-98061-05

# SIGNAGE DETAILS

# SIGNAGE PLAN

**CUTSHEET**  
One Love 20" Canopy Letters  
SHEET TO BE VIEWED BLUE TO MATCH SIGN

SIZE	A	B	C	D	E	F	G
88.36	107	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"
88.36	107	2'-0"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"
88.36	107	2'-0"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"	17'-10 1/2"

**FRONT ELEVATION**

**SIDE VIEW**

AGI

**CUTSHEET**  
Cove Lighting & T  
NOT REGULATED

**STRUCTURAL PLAN VIEW**

**SECTION**

AGI

**CUTSHEET**  
Leisureade Sign  
AT 10000-004

**FRONT ELEVATION**

**SECTION VIEW (CUTSHEET)**

AGI

**CUTSHEET**  
Drive Thru Menu Board  
NOT REGULATED

**FRONT ELEVATION**

**SIDE VIEW**

AGI

**CUTSHEET**  
Pre-Sell Board  
NOT REGULATED

**FRONT ELEVATION**

**SIDE VIEW**

AGI

**CUTSHEET**  
Sprayer Post  
NOT REGULATED

**FRONT ELEVATION**

**SIDE VIEW**

AGI

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# STAFF RECOMMENDATION

**APPROVAL** with conditions

**Minor Issues:**

- Technical Issues

**Applicant Required Mailings:**

- Informational Mailing 8/4/2022
- Acceptance Mailing 11/3/2022

**STATEMENT OF JUSTIFICATION  
DSP-98061/05**

**APPLICANT:** Raising Cane's  
6800 Bishop Road  
Plano, TX 75024

**CORRESPONDENT:** Daniel F. Lynch, Esq  
McNamee Hosea  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770  
(301) 441-2420 Voice  
(301) 982-9450 Fax  
dlynch@mhlawyers.com

**REQUEST:** Detailed Site Plan in accordance with Section 27-285(b) of the  
Zoning Ordinance.

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**I. DESCRIPTION OF PROPERTY**

1. Address – 16401 Heritage Boulevard, Bowie, Maryland 20716
2. Use – Eating and drinking establishment with drive-through
3. Incorporated Area - Bowie
4. Council District – 4th
5. Lots – Lot 7, Block A
6. Total Area – 2.08 Acres
7. Tax Map – Map 55/Grid D2
8. Location – Located on the south side of Heritage Boulevard at its intersection with US 301.
9. Zoned: TAC-e Zone
10. Owner – Raising Canes Restaurant, LLC
11. Zoning Map – 206NE14

## **II. APPLICANT'S PROPOSAL**

The applicant, Raising Cane's, is requesting the approval of a Detailed Site Plan for that property located at 16401 Heritage Boulevard, Bowie, Maryland (the "Subject Property") in conformance with the criteria set forth in Section 27-285(b) of the Zoning Ordinance. The purpose of this application is to locate an eating and drinking establishment on a parcel previously approved for a non-fast-food restaurant. The applicant is proposing to develop the Subject Property in conformance with the C-M Zone Pursuant to with 27-1900 of the Zoning Ordinance.

The Subject Property was developed as a Chili's Restaurant which is closed. The existing restaurant building is currently vacant. The applicant is proposing to raze all structures on the Subject Property and construct a Raising Cane's restaurant. The applicant obtained the approval of an amendment to the approved Conceptual Site Plan (CSP-78020/12) on February 14, 2022 to allow the drive-through component on the Subject Property.

## **III. DEVELOPMENT HISTORY**

The City of Capital property, commonly known as Bowie Gateway Center was originally rezoned from the R-R Zone to the C-M Zone by the Prince George's County Council in 1975 as part of the Bowie-Collington Sectional Map Amendment (CR-108-1975, Amendment 14). The conditions of the rezoning required the approval of Comprehensive Site Plan, which would include a conceptual development plan for the entire property, by the Planning Board. On July 26, 1979, the Planning Board approved a development concept plan, CSP-7808/01 (entitled "Comprehensive Design Plan") as part of the "Comprehensive Site Plan" for the City of Capital. The development site plan approval required that prior to the development of any portion of the site, a Detailed Site Plan for that portion be approved by the Planning Board. The approved development concept plan, along with the Detailed Site Plans for individual lots, would constitute the "Comprehensive Site Plan" required by Amendment 14 of CR-108-1975.

Subsequent to this approval, a number of Detailed Site Plans for various buildings within the center have been approved, the most recent of which, DSP-91016/02 was approved for a bank (NFCU) in 2016. In addition, a number of amendments to the Conceptual Site Plan have been approved for the center and the most recent was CSP-78020/12 to allow an eating and drinking establishment with drive-through service on the Subject Property.

## **IV. COMMUNITY**

The subject property is located on the south side of Heritage Boulevard at its intersection with US 301. The property is located in the Bowie Local Town Center as designated in the 2022

*Approved Bowie-Mitchellville and Vicinity Master Plan.* The property is surrounded by the following uses:

North: Heritage Boulevard and on the north side of Heritage Boulevard is an eating and drinking establishment in the C-M Zone.

South: Vacant building in the TAC-e Zone

East: US 301 and across US 301 retail commercial uses (gas station and Chick-fil-A) in the TAC-e Zone.

West: Building supply store (Lowe's) in the TAC-e Zone.

## V. CRITERIA FOR APPROVAL

The criteria for approval of a Detailed Site Plan are set forth in Section 27-285(b) and the Site Design Guidelines are set forth in Section 27-274.

### Section 27-285

(b) Required findings.

- (1) The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

**Comment:** This Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines. The plan does not require unreasonable costs nor does it detract substantially from the utility of the proposed development for its intended use as an eating and drinking establishment with drive-through service. The site design guidelines are found in section 27-274 of the Zoning Ordinance.

### Section 27-274 Design Guidelines

(1) General.

(A) The Plan should promote the purposes of the Detailed Site Plan.

**Comment:** The purposes of the Detailed Site Plan are found in Section 27-281 (b) & (c).

### Section 27-281. Purposes of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:



(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this division; and

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

**Comment:** This Detailed Site Plan promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the C-M Zone in which the subject land is located. An eating and drinking establishment with drive-through service is a permitted use in the C-M Zone. The plan gives an illustration as to the approximate location and delineation of the building, its parking, streets, green areas, and other similar physical features and land uses proposed for the site.

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires the Applicant to demonstrate the following:

(2) Parking, loading, and circulation.

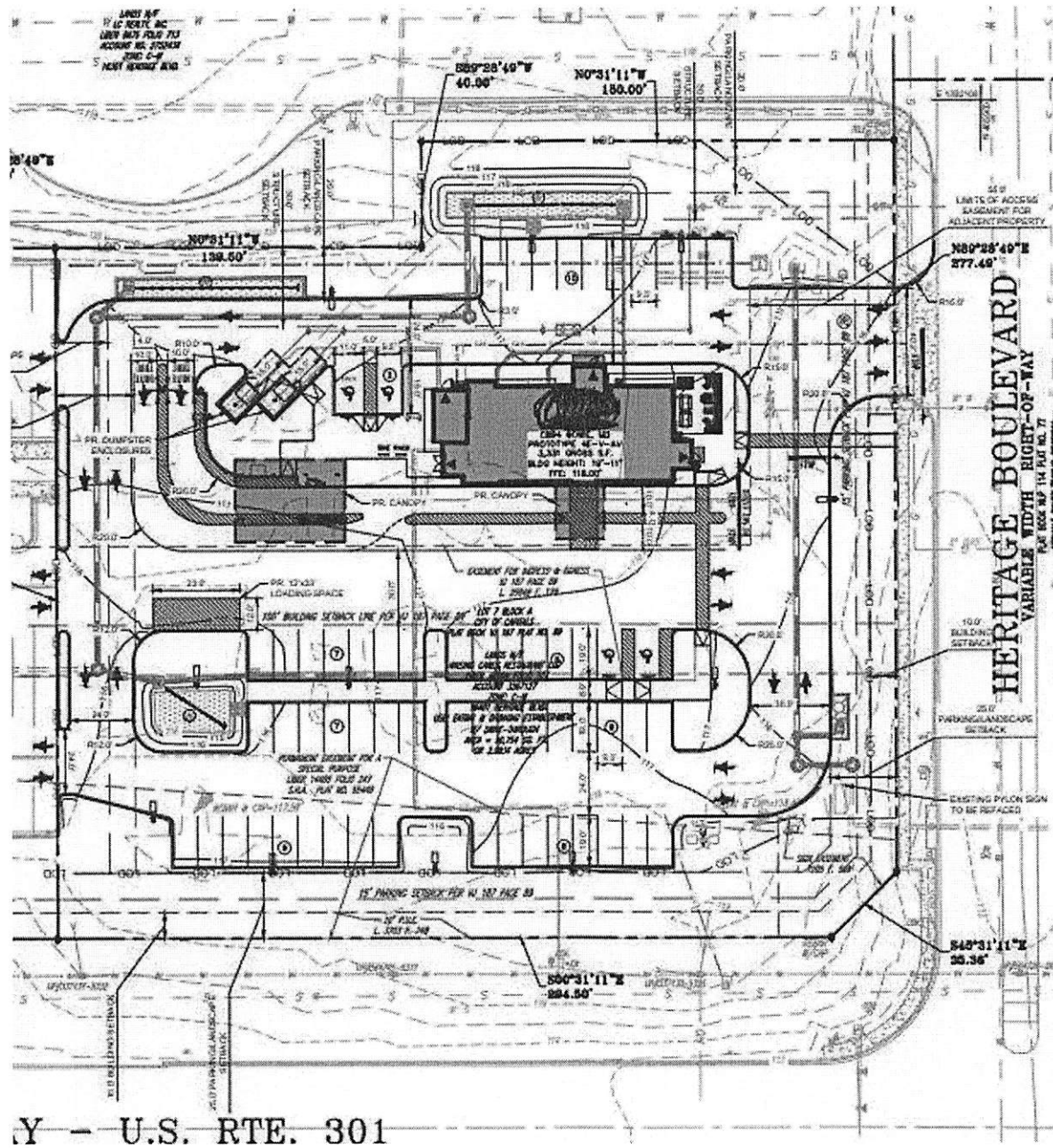
(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

**Comment:** This Detailed Site Plan demonstrates conformance with this Design Guideline. The plan shows that a majority of proposed parking spaces associated with the eating and drinking

establishment between the building and US 301. In addition, there are generous drive aisles provided to help the safe circulation of vehicles. The applicant believes that this layout will prevent any conflicts between vehicles and pedestrians on the Subject Property.



(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.

**Comment:** This plan complies with the design guidelines outlined in sub-part (3). Adequate lighting will be provided to illuminate entrances and parking areas throughout the site. Lighting Details are shown on the photometric plan.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (4) and the plan is designed to preserve, create, or emphasize views from the public roads that surround the property. The applicant is providing a 15-foot wide landscape strip along the US 301 frontage in compliance with the approved CSP and a 4.2 landscape strips located along the Heritage Boulevard frontage. The applicant is also providing a 4.7 buffer along the western property line it shares with Lowe's. The applicant believes that these landscape strips and landscape buffer will enhance the views of this property from travelers along US 301 and Heritage Boulevard.

(5) Green Area.

(A) On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

**Comment:** The Detailed Site Plan notes that the site will comply with the green space requirements and the Tree Canopy Coverage requirements.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

**Comment:** As indicated above, the applicant is proposing to install a 15-foot landscape strip along the US 301 frontage and a 4.2 Landscape Strip along the Heritage Boulevard frontage. The Landscape Plan also provides for compliance with Section 4.3 of the Landscape Manual. Given the size of the property and the nature of the use, the applicant is not proposing any other streetscape amenities.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

**Comment:** The site is currently developed with an eating and drinking establishment and the applicant is proposing a minimal amount of additional grading as part of this redevelopment proposal.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

**Comment:** The proposed loading space located on the north side of the property and complies with 4.4 of the Landscape Manual. The trash and recycling area will be surrounded by screening walls and landscaping.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

**Comment:** The applicant is not proposing to provide public space as part of this amendment.

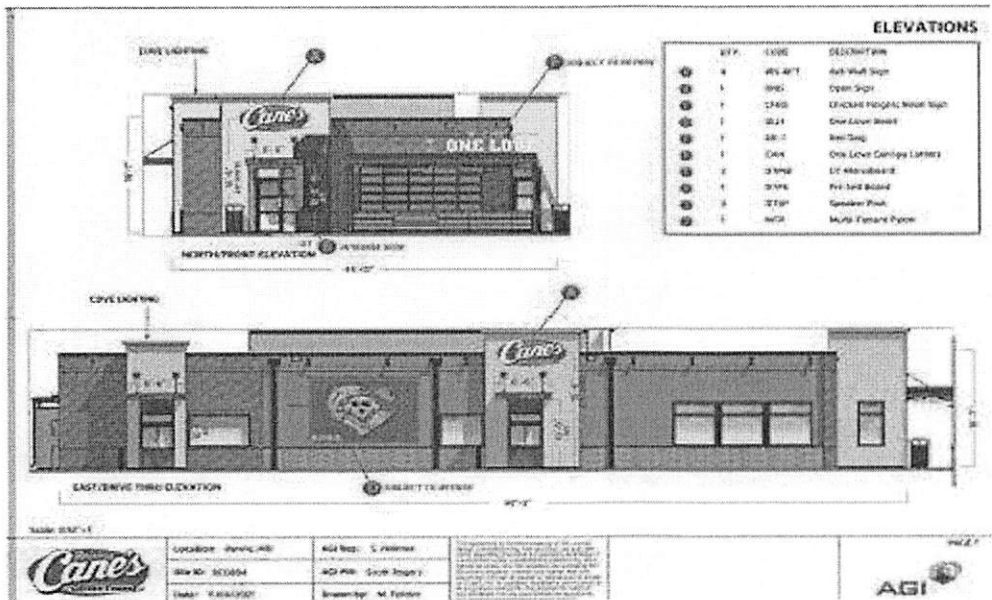
(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with section 27-277.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (10). As stated earlier, this Detailed Site Plan provides the front, rear and side exterior elevations of the proposed building. This Detailed Site Plan also provides the building materials, such as the brick stucco, veneer, glass, steel and aluminum that will be used for the proposed building. The applicant is also proposing two steel canopies on the building. One will be associated with the drive-through and the other will be associated with the outdoor eating area.



With regard to the proposed signage for the site, the Detailed Site Plan contains a compliance chart demonstrating that the building mounted signage and freestanding signage complies with the standards for the C-M Zone.

In addition to the requirements outlined in Section 27-274, Section 27-285 further requires that the Applicant demonstrate the following:

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required);

**Comment:** The DSP has been designed in accordance with the underlying conditions of approval of CSP-78020, as amended.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

**Comment:** Not applicable.

## VI. PURPOSES OF C-M ZONE

The purposes of the C-M Zone are set forth in Section 27-259(a) of the Zoning Ordinance. The applicant's proposal complies with said purposes as follows:

- (A) To provide locations for miscellaneous commercial uses which may be disruptive to the harmonious development, compactness, and homogeneity of retail shopping areas;

**Comment:** The applicant is not proposing to develop the site with a commercial miscellaneous use, rather and eating and drinking establishment with drive-through service. However, this use will be separated from the retail commercial uses located in the center and therefore any impacts normally associated with this use will be less disruptive to the retail commercial uses located in the center. The closest retail use is the Kohl's department store located on Lot 4, Block B which is approximately 740 feet from the subject property.

- (B) To provide these locations, where possible, on nonresidential streets; and

**Comment:** The proposed development is located on the south side of Heritage Boulevard at its intersection with US 301. Both Heritage Boulevard and US 301 are nonresidential streets.

- (C) To provide concentrations of these uses which are relatively far apart.

**Comment:** The Subject property is located along US 301 in Bowie. This property is located in area of TAC-e zoned property located along US 301 that not only includes the Bowie Gateway Center, but also includes the properties located on the east side of US 301 that include Rips Restaurant, Home Depot, AutoZone, BJ's and Ourisman's Chevrolet. The next concentration similar uses is further south and located in the Pointer Ridge Shopping Center.

## VII. PRIOR APPROVALS

The prior approvals are set forth in Section III above. The two prior approvals that are relevant to this application are CSP-78020/02, CSP-78020/12 and 4-98060. First, CSP-78020/12 was approved by the Planning Director for the purpose of amending the use on the subject property to reflect an eating and drinking establishment with drive-through service. CSP-78020/02 was

approved by the Planning Board on September 10, 1982 subject to 5 conditions. Each relevant condition is listed in below, followed by comment.

4. **Development of individual lots along US 301 and MD 192 shall provide consistent landscaping/berming within the 15-foot wide landscape strip along US 301 and MD 197 to tie the individual development into a coherent identity.**

**Comment:** The Landscape Plan submitted in conjunction with the DSP set shows the 15 foot wide landscape strip. The landscape strip is consistent with other property with frontage on US 301 and MD 197.

5. **The design of signs, lighting and entrance features on individual lots shall be carefully coordinated throughout the entire center to ensure the compatibility among these elements and to enhance the overall development character and appearance. National logos shall not be prohibited. Monumental signs for the center (not for individual businesses) shall be permitted at the locations shown on the subject plan.**

**Comment:** The detailed site plan demonstrates conformance with this condition. Sheet 8 of the plan set contains the detail sheet for the site. The applicant is not proposing an entrance feature for the site and the monumental sign for the center is not located on the subject property.

4-98060 was approved by the Planning Board on November 19, 1998, subject to 5 conditions. The relevant condition is as follows, subject to comment:

1. **The Detailed Site Plan shall ensure that vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E; Applebee's site.**

**Comment:** The existing access drive that was originally installed as part of the original development will not be relocated.

## VIII. CONCLUSION

The applicant respectfully submits that all of the criteria for granting the proposed conceptual site plan have been met and on behalf of Raising Cane's requests the approval of DSP-98061/05 for a Raising Cane's Restaurant on Lot 7, Block A of the Bowie Gateway Center.

Respectfully submitted,

**MCNAMEE HOSEA**

A handwritten signature in blue ink, appearing to be 'DL', with a long horizontal flourish extending to the right.

Daniel F. Lynch





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-3796

*City of Capitals*

PGCPB No. 98-303

File No. 4-98060

RESOLUTION

WHEREAS, NLI/PLC/Maco III, Limited Partnership is the owner of a 6.78-acre parcel of land known as City of Capitals (Lots 5-7, Block A), said property being in the 7th Election District of Prince George's County, Maryland, and being zoned C-M; and

WHEREAS, on August 26, 1998, NLI/PLC/Maco III, Limited Partnership filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 3 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-98060, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on Thursday, November 19, 1998, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on November 19, 1998, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plat of Subdivision 4-98060 with the following conditions:

1. The Detailed Site Plan shall ensure that vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E (Applebee's site).
2. The following note shall be placed on the final plat:

*add plat note:* "An automatic fire suppression system shall be provided in all proposed buildings."

*add plat note* A note shall appear on the final plat that "access is provided from Heritage Boulevard to all lots pursuant to Section 24-128(b)(9) of the Subdivision Regulations and that direct access to US 301 and MD 197 is denied."

*add platnote:* Development of the site shall be in conformance with the Conceptual Site Plan, SP-78020709.

add plat  
note: 5. "Prior to issuance of building permits, the applicant shall provide to the State Highway Administration, a Memorandum of Understanding (MOU) in which the terms of payment for excess parking on the subject property shall be defined. The MOU shall also outline the terms regarding the relocation of the proposed storm water management facility."

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located in the northwest corner of the US 30/MD 197 intersection in the City of Bowie, south of Heritage Boulevard. The property is surrounded by land in the C-M Zone. To the north, across Heritage Boulevard is an Applebee's Restaurant; to the east, across US 301 is Rip's Restaurant, motel and liquor store; to the south, across MD 197 is developing townhouse community; to the west is the Lowe's Homecenter.
3. The City of Bowie recommends approval of the preliminary plat with the following two conditions:
  - "A. Vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E (Applebee's site).
  - "B. The applicant shall perform pavement and striping and other necessary improvements on Heritage Boulevard and at the Heritage Boulevard/Mitchellville Road intersection as directed by the City Department of Public Works."

The first recommended condition is included. The alignment of the access points should be examined at the Detailed Site Plan stage.

The second condition is not included. These improvements do not impact adequacy of the transportation system. The improvements involve streets maintained by the City of Bowie. The City can require these improvements outside the subdivision process as part of their independent permit authority.
4. Streams, wetlands and a floodplain have not been found to occur on this property. No Marlboro Clays have been found to occur on this property. No Scenic or Historic Roads are located on or adjacent to this property. Although noise impacts associated with the US 301 have been identified, those impacts will be insignificant for this C-M zoned property. The soils found on this site include Collington fine sandy loam and Shrewsbury fine sandy loam which have no significant limitations. This site is in Sewer and Water service categories S-3 and W-3.

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A Woodland Conservation Letter of Exemption was issued for this property on January 31, 1997. That Letter of Exemption was since there was less than 10,000 square feet of existing woodland on the property, based on the plan submitted for review and the aerial photography available in this office. The applicant has submitted a revised tree line which was field checked by staff and the applicant on October 12, 1998. Based on the new information it has been determined that this site is indeed exempt from the requirements of the Prince George's County Woodland Conservation Ordinance since there is less than 10,000 square feet of existing woodland on the property.

No other significant environmental constrains have been identified for this property.

5. The C-M Zone was placed on this property with conditions via approval of the 1975 *Bowie-Collington Sectional Map Amendment*. These conditions (CR-108-1975) of approval are referenced and supported in the 1991 *Bowie-Collington Master Plan* (p. 132 in the "Employment Areas Chapter"). The following plan recommendations apply to the development of this property:

- a. "This Plan reaffirms . . . the District Council's intent [during the 1975 SMA] to provide the necessary safeguards to assure coordinated development [of this area] allowing specific commercial uses as described in the C-M Zone. Therefore, to retain this public commitment, the conditions contained within Amendment No. 14 of the 1975 SMA adoption resolution (Council Resolution-108-1975) are retained for the 88.4± acres in the C-M Zone (with conditions); to the extent they have not been altered by subsequent compliance or other approved development plan conditions or considerations.
- b. Development of parcels with frontage along both US 301 and MD 197 shall be of high quality design, and shall conform with the approved building and parking lot setbacks for this property (parking setbacks of 15 feet from each highway and building setbacks of 100 feet along US 301 and 70 feet along MD 197. The purpose is to provide a consistent setback policy and maintain a quality "gateway" employment presence. Substantial use of landscaping and berming should be provided between the highways and individual developments."

The Master Plan recommends (p. 45 in the "Transportation Chapter") an interchange (US 301 and MD 197) where this development is proposed. Also, the Plan Map shows a landscaped buffer area surrounding it. These issues will be more fully examined at the Detailed Site Plan stage.

The Community Planning Division notes that there appears to be through traffic in the parking lot to and from Lots 5-7. This arrangement s creates negative traffic patterns, which is reminiscent of the parking situation at Collington Plaza and Walmart. The

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provision of some separation between parking and drive through aisles should be examined at the Detailed Site Plan stage.

6. Per Section 24-134(a) of the Subdivision Regulations, the proposed subdivision is exempt from the requirements for mandatory park dedication because it is commercially zoned.
7. There are no master plan trails issues associated with this subdivision application.
8. The overall development represents approximately 1.6 million square feet of development within the C-M Zone. All previous traffic studies prepared for development plans in the vicinity of the City of Capitals have included a range of development background associated with the City of Capitals project, varying from 1 to 1.6 million square feet. Based on the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, the amount of development potential used to estimate site-generated traffic, with a floor area ratio (FAR) of 0.35 and 102.80533 gross acres, would be 1,567,370 square feet (which for purposes of analysis has been rounded to 1,600,000 square feet), which is consistent with this development's impact as background in traffic studies conducted in the area. The total usable or buildable area of the entire City of Capitals tract has been estimated to be 82.05961 acres. In September, 1998, a traffic assessment was made regarding the above-mentioned uses. Specifically, the analysis examined vehicular movements at the intersection of Heritage Boulevard and the driveway serving the three pad sites. The results showed a level of service "A."

The original City of Capitals tract (of which the subject property is a part) has been resubdivided several times, and has been the subject of several conceptual and detailed site plans. There is a cap on development within the City of Capitals. The lot being revised has a cap of 105,140 square feet. Since the uses being proposed for the three pads will total 20,446 square feet, the cap will not be exceeded. Because the existing lot is vested for 105,140 square feet of development, and the proposed development is 20,446 square feet, no further adequate public facilities tests as they pertain to transportation will be required of this development.

In accordance with the *1991 Bowie-Collington-Mitchellville and Vicinity Master Plan*, US 301 is planned to be upgraded to a free way, with a planned interchange at the confluence of US 301 and MD 197. As a part of the upgrade, there will be no direct access from US 301 onto Heritage Boulevard or Harbour Way. All access to the site would be from Heritage Boulevard. As a result of the master plan requirements, Lot 3, Block A, was placed in reservation in July 7, 1994. That reservation period ended in July 1997, and the property has subsequently been taken out of reservation and is now eligible for development.

To date, the State Highway Administration (SHA) has not made a decision regarding the purchase of the property. In fact, the SHA is still in the process of a project planning study of the US 301 corridor between the US 301-MD 3/US 50 interchange and a point

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just south of the proposed MD 197/US 301 interchange area. This project planning study is subject to Federal N.E.P.A. regulations and consequently, a selected alternate alignment is not likely to be determined until approximately December of the year 2000. In the interim, the SHA has provided staff with a preliminary alignment of the proposed interchange which shows potential impacts to the proposed parking area of Lot 3 as well as a proposed storm water management (SWM) facility.

In a November 2, 1998 intra-agency (SHA) memorandum from Neil Pedersen, Director of Office of Planning and Preliminary Engineering, to Mike Lenhart, Acting Chief, Engineering Access Permits Division, SHA notes that the applicant would be amenable to the SHA's proposed preliminary alignment as currently defined. More specifically, the applicant has agreed not to seek compensation for excess parking which may be lost as a result of right-of-way take. Further, the applicant has agreed, by way of a soon-to-be-drafted memorandum of understanding (MOU), to defray some of the cost associated with the relocation of the proposed SWM facility.

In conclusion, staff supported the subject application pending a revision showing the realigned driveway from Heritage Boulevard, and the right-of-way for the proposed interchange at MD 197 and US 301 as currently defined by SHA.

Based on these findings, adequate access roads will exist as required by Section 24-124 of the Prince George's County Code. Furthermore, the application should be approved with a condition requiring the applicant to provide a memorandum of understanding to the SHA regarding the relocation of the stormwater management facility and defining the terms of payment for excess parking.

9. The proposed subdivision is exempt from the requirements of Section 24-122.02 for adequacy of public schools because it is commercially zoned.
10. The Countywide Planning Section has reviewed the subdivision plans for adequacy of public facilities and concluded the following:
  - a. The existing fire engine service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Road has a service response time of 3.85 minutes, which is beyond the 3.25 minutes response time guideline.
  - b. The existing ambulance service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Road has a service response time of 3.85 minutes, which is within the 4.25 minutes response time guideline.
  - c. The existing paramedic service at Bowie Fire Station, Company 43, located at 16400 Pointer Ridge Road has a service response time of 2.55 minutes, which is within the 7.25 minutes response time guideline.

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File No. 4-98060  
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- d. The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road has a service response time of 6.75 minutes, which is beyond the 4.25 minutes response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*. To alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinkled in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.

- 11. The proposed development is within the service area of the District II-Bowie police station. In accordance with Section 24-122.01(c)(1)(A) and (B) of the Subdivision Regulations of Prince George's County, the staff concludes that the existing County police facilities will be adequate to serve the proposed City of Capitals development. This police facility will adequately serve the proposed subdivision.
- 12. The Health Department reviewed the application and offered no comment.
- 13. Since the property is within the City of Bowie, the City has stormwater management jurisdiction. Stormwater concept approval was granted in 1985 for the entire City of Capitals. This subdivision should have no impact on that approval.
- 14. The subdivision must conform to the Conceptual Site Plan, as revised. SP-78020/09 has been approved by the Planning Board, with conditions. The preliminary plat conforms to the Conceptual Plan. A Detailed Site Plan will ensure development proceeds in accordance with the Conceptual Site Plan approval.
- 15. Access — Access to the site is provided from Heritage Boulevard. While proposed Lot 6 has sole frontage on US 301 and proposed Lot 5 has frontage on both US 301 and MD 197, direct access to these roads will not be permitted because it would create a hazardous traffic situation. Access will be provided to proposed Lots 5 and 6 by a private access easement over proposed Lot 7 pursuant to Section 24-128(b)(9) of the Subdivision Regulations. A note to this effect appears on the preliminary plat.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Boone, seconded by Commissioner McNeill, with Commissioners Boone,

December 28, 2022

**MEMORANDUM**

**TO:** Tierre Butler, Planner II, Urban Design Section  
**VIA:** Mridula Gupta, Planner III, Subdivision Section *MG*  
**FROM:** Antoine Heath, Planner II, Subdivision Section *AH*  
**SUBJECT:** DSP-98061-05; Bowie Raising Cane's

The subject property is 2.08 acres in area, and is located on Tax Map 55 in Grid D-2. It consists of one lot, known as Lot 7, recorded in the Prince George's County Land Records on September 22, 1999, as 'Lots 5 thru 7, Block A, City of Capitals', in Plat Book VJ 187 page 89. This detailed site plan (DSP) application proposes a 3,352 square-foot eating or drinking establishment with drive-through service. The property is zoned Town Activity Center - Edge (TAC-E). However, this application is being reviewed pursuant to the prior Subdivision Regulations and Zoning Ordinance. Under the prior Zoning Ordinance this property is located within the Commercial Miscellaneous (C-M) Zone. The subject property is located within the area of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

This property is subject to the Preliminary Plan of Subdivision (PPS) 4-98060 which was approved by the Prince George's County Planning Board on November 19, 1998 (PGCPB Resolution No. 98-303). The PPS approved three lots (Lots 5, 6, and 7) for uses approved by Conceptual Site Plan CSP-78020-09, subject to five conditions. Any development on Lot 7 should conform to the PPS and its conditions of approval, which are listed below in **bold**. Staff analysis of the project's conformance to the conditions follows each one in plain text:

- 1. The Detailed Site Plan shall ensure that vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E (Applebee's site).**

The vehicular access to the site aligns with the vehicular access to Lot 8, Block E (Applebee's site). Conformance to this condition should be further reviewed by the Transportation Planning Section.

- 2. The following note shall be placed on the final plat:**

**“An automatic fire suppression system shall be provided in all proposed buildings.”**

This condition was previously satisfied with Note 3 on the record plat for the subject property, Plat Book NLP 187 plat number 89.

**3. A note shall appear on the final plat that access is provided from Heritage Boulevard to all lots pursuant to Section 24-128 (b)(9) of the Subdivision Regulations and that direct access to US 301 and MD 197 is denied.**

This condition was previously satisfied with Note 4 on the record plat for the subject property, Plat Book NLP 187 plat number 89. The DSP does not propose a direct vehicular access from or to US 301 and MD 197.

**4. Development of the site shall be in conformance with the Conceptual Site Plan, SP-78020/09.**

**Additional Comments:**

1. According to Finding No. 8 of the PGCPB Resolution No. 98-303, the total development for Lots 5, 6 and 7 should be within the development entitlement approved with the PPS, which is 105,140 square feet, else a new PPS will be required. Lot 5 is improved with a 4,175 square-foot bank building and Lot 6 is currently improved with a 6,899 square-foot restaurant. Therefore, there is 94,066 square feet of entitlement still available for the development of Lot 7.

The referral is provided for the purpose of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.





Countywide Planning Division  
Transportation Planning Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco


301-952-3680

January 11, 2022

**MEMORANDUM**

TO: Tierre Butler, Urban Design Section, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA:  William Capers III., PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-98061-05: Raising Cane's**

**Proposal:**

The subject Detailed Site Plan (DSP) application proposes to revise the previously approved DSP-98061 for the development of an eating and drinking establishment with a drive-through. The subject property is located in the northwest quadrant of the intersection of MD-197 and US-301 and is located within the C-M (Commercial Miscellaneous) zoning district and the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* area. The transportation planning review of the referenced DSP application was evaluated under Section 27 of the prior Zoning Ordinance.

**Prior Conditions of Approval:**

The site is governed by several previously approved applications, Comprehensive Site Plan, CSP-78020-12, Preliminary Plan of a Subdivision application, 4-98060.

**Comprehensive Site Plan CSP-78020-12**

CSP-78020-12 was amended to allow for drive-through service and does not contain any applicable conditions of approval for the subject application.

**Preliminary Plan of Subdivision 4-98060**

1. The Detailed Site Plan shall ensure that vehicular access to the site from Heritage Boulevard shall be located to directly align with that of Lot 8, Block E; Applebee's site.

**Comment:** The latest DSP submission shows that the site will be served by a single access connection from Heritage Boulevard with no access being proposed to either US 301 or MD 197 thereby satisfying condition 3. The DSP shows that the access connection to Heritage Boulevard is appropriately aligned with that of lot 8 consistent with the approved PPS condition.

**Master Plan Compliance:**

**Master Plan Right of Way**

The site is adjacent to US 301, which is shown as a master plan freeway as identified in 2009 *Approved Countywide Master Plan of Transportation*. Right-of-way was previously dedicated and recorded under plat numbers 19126 and 19127 which is consistent with the master plan recommendation.

**Master Plan Pedestrian and Bicycle Facilities**

There are no master planned bicycle and pedestrian facilities that impact the subject site. A sidewalk connection is provided from Heritage Boulevard, in addition to striped crosswalks leading to the entrance to the building. The submitted site plan also reflects bicycle parking on-site.

**Transportation Planning Review:**

**Zoning Ordinance Compliance**

Section 27-283 guides detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:
  - (ii) Parking spaces should be located as near as possible to the uses they serve;
  - (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:
  - (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
  - (ix) Pedestrian and vehicular routes should generally be separate and marked.

**Comment:** The subject application proposes access to the site via Heritage Boulevard. The applicant is proposing a total of 60 parking spaces and three loading spaces which exceeds the required 51 parking spaces and is acceptable to staff. The submitted site plan also reflects 6 bicycle parking on-site at a location near the entrance to the building.

The surface parking is primarily located on the east of the site and a striped crosswalk is provided connecting the surface parking to the building. There are existing sidewalks along Heritage Boulevard and the submitted site plan proposes a sidewalk connection with associated ADA ramps

and striped crosswalks to facilitate safe pedestrian movement to the entrance of the building. Given the striped crosswalks, ADA ramps, and sidewalk connection from Heritage Boulevard staff finds that pedestrian circulation on site is acceptable and no additional sidewalk connections are recommended.

A truck-turning plan was submitted as part of the DSP application to demonstrate onsite truck-turning movements with the appropriate design vehicle classification for the site. As shown in the truck turning plans, trucks will have to use the full extent of the site and encroach into the proposed drive-through lanes to access the loading area and maneuver through the site. Additionally, given the location of the access from Heritage Boulevard, trucks that are prohibited from making safe turning maneuvers due to the conflicts with the proposed drive-through facility (when at full capacity) will lead to queuing of vehicles that would impact vehicle access from Heritage Boulevard. Furthermore, the truck turning plans also showed that outbound trucks making a right turn movement out of the site will encroach into the curve to access Heritage Boulevard.

The truck conflicts with the proposed drive-through facility and site access as shown on the truck turning plan do not allow for adequate vehicular circulation on site. During the initial review of the application, staff recommended the applicant provide site modifications to allow for safe turning maneuvers for all vehicle classifications to prevent any conflicts with delivery trucks and the drive-through. Additionally, staff recommended that the applicant modify the site driveway to increase the radii to allow sufficient space for truck turning movements.

The applicant responded in an email dated January 4th, 2023, that site modifications were not possible, however, the applicant has proffered to restrict the loading operations and will only allow deliveries to the restaurant outside of peak operating hours. Also, the applicant proposed providing signage to restrict truck right turn outbound movements onto Heritage Boulevard. Staff was made aware that the restaurant does not serve breakfast and that deliveries would likely be made prior to 9:30 am. A note was added to the truck access plan stating that all deliveries would be made outside of standard operating hours and signage is provided to restrict the right turn leaving the site.

While staff believes site modifications would be the best solution to eliminate the conflicts shown on the truck access plan, staff understand the constraints of modifying the site and believe other programmatic solutions are suitable. The applicant has provided additional signage for delivery trucks leaving the site and restricting the delivery hours. Since the loading operation will occur outside of the hours when the stacking in the drive-through would impede the turning movement of the delivery truck, staff believes this could be a reasonable alternative and the proffer could reduce the conflicts with vehicular circulation on site. Staff recommends that the notes on the truck turning plan be added to the general notes of the DSP.

**Conclusion:**

In consideration of the scope of this application, the transportation staff can make a finding that the subject property is in general conformance with previously approved development applications and Section 27 of the prior zoning ordinance if the following conditions are met:

1. All deliveries shall be made outside of standard operating hours.

2. Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assigns shall:
  - a. Add a general note to the DSP indicating that all deliveries will be made outside of standard operating hours
  - b. Add a general note to the DSP stating that all delivery trucks are required to turn left onto Heritage Boulevard on exiting the site
  
3. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees for the installation of the "Delivery Trucks Left Turn Only" signage as shown in the approved Detailed Site Plan, DSP-98061-05.

Countywide Planning Division  
Environmental Planning Section

301-952-3650

December 21, 2022

**MEMORANDUM**

**TO:** Tierre Butler, Planner II, Urban Design Section

**VIA:** Maria Martin, Acting Supervisor, Environmental Planning Section *MM*

**FROM:** Mary Rea, Planner II, Environmental Planning Section *MAR*

**SUBJECT:** **Raising Cane's Bowie; DSP-98061-05**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-98061-05, received by the Countywide Planning Division on November 7, 2022, with revisions submitted by the applicant received on December 19, 2022, in response to comments from staff at the Subdivision and Development Review Committee (SDRC) meeting on November 14, 2022.

The site has a Natural Resource Inventory Equivalency Letter (NRI-184-2021) which was issued on December 3, 2021. The site has been previously developed and is not associated with any regulated environmental features. The site has a valid Standard Letter of Exemption (S-219-2021) from the Woodland and Wildlife Habitat Conservation Ordinance that expires on December 1, 2023.

The site has an approved Stormwater Management Concept Plan (#01-0822-208NE14) from the City of Bowie that is in conformance with the current code, which was issued on August 16, 2022.

No additional environmental review issues have been identified for the subject site. The Environmental Planning Section recommends approval of the application, with no conditions.

December 20, 2022

**MEMORANDUM**

TO: Tierre Butler, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division *KLS*

SUBJECT: Referral Comments for DSP-98061-05, Raising Cane's Bowie

**NOTE: Comments are being provided based off the 12/19/2022 SDRC submission plans, PE sealed 12/16/22, not off the acceptance plans, PE sealed 8/22/22.**

1. Total parking required shown in the parking schedule is incorrect. Applicant shows 51 required but it should be 59. Please correct the parking schedule.
2. The height and dimension of the proposed canopies should be shown on the plan, not just in the general notes. In fact, it can be removed from the general notes if you like but must be shown on the plan.
3. A general note should be added explaining the "Permanent Easement for a Special Purpose, Liber 14485, Folio 247, SHA Plat 55448" that is shown on and encumbering 17 parking spaces.
4. The recording information of the "Access Easement for Adjacent Property" at the Heritage Blvd. entrance to the site should be shown on the site plan.
5. The sign table should contain the same columns and calculations for what is PROPOSED as the applicant has provided for what is ALLOWED (LENGTH, MULTIPLIER & SQ FT) in order to fully demonstrate compliance.
6. A freestanding sign table should be added for the pylon sign to show conformance to Part 12.

November 9, 2022

**MEMORANDUM**

**TO:** Tierre Butler, Planner II, Urban Design Section, Development Review Division  
**VIA:** David A. Green, MBA, Planner IV, Long Range Planning Section, Community Planning Division  
**FROM:** Thomas Lester, Planner III, Master Plans and Sections Section, Community Planning Division  
**SUBJECT:** **DSP-98061-05 Raising Cane's Bowie**

**FINDINGS**

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

**BACKGROUND**

**Application Type:** Detailed Site Plan for property located outside of an overlay zone.

**Location:** 16401 Heritage Boulevard, Bowie, Maryland 20716

**Size:** 2.08 acres

**Existing Uses:** Commercial land use

**Proposal:** Eating and drinking establishment with drive-through.

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** The 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) places this application in a Local Center. Bowie is identified as one of 26 Local Centers on the Prince George's County Growth Policy Map (Page 18). "Local Centers are focal points for development and civic activities based on their access to transit or major highways. The plan contains recommendations for directing medium to medium-high residential development along with limited commercial uses to these locations, rather than scattered them throughout the Established Communities." (Page 19).

The Plan 2035 Center Classification System (Table 16) further describes Bowie Town Center (Local) as one of five Town Centers (Local) as "A range of auto-accessible centers that anchor larger

areas of suburban subdivisions. Overall, the Local Centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation (Page 108).

**Master Plan:** The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Mixed-Use land uses on the subject property. Mixed-Use land uses are defined as areas of various residential, commercial, employment, and institutional uses.

**Planning Area:** 71B

**Community:** City of Bowie

**Aviation/MIOZ:** This application is not located within the Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** The 2006 *Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the subject property in the C-M (Commercial Miscellaneous) zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from C-M (Commercial Miscellaneous) zone to the TAC-E (Town Activity Center-Edge) zone effective April 1, 2022.

#### **ADDITIONAL INFORMATION**

None.

cc: Long-range Agenda Notebook  
Kierre McCune, AICP, Master Plans and Sections Section, Community Planning Division





# City of Bowie

15901 Fred Robinson Way  
Bowie, Maryland 20716

January 6, 2023

The Honorable Peter A. Shapiro, Chairman  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: Detailed Site Plan DSP-98061-05  
Raising Cane's Restaurant

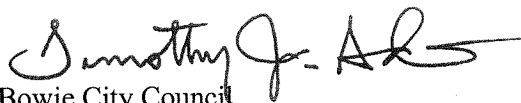
Dear Chairman Shapiro:

On January 3, 2023, the Bowie City Council conducted a public hearing on the above referenced Detailed Site Plan. The Detailed Site Plan includes a proposed 3,331 square foot Raising Cane's restaurant, with drive-through service, at the location of the former Chili's restaurant. The 2.08-acre subject property is located at 16401 Heritage Boulevard in the Bowie Gateway Center.

The City Council found that the DSP may be approved since it will represent a reasonable alternative for satisfying the Zoning Ordinance's site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. The City finds the proposed development will enhance the utility of the specific site and the entire Bowie Gateway Center, and further finds the proposed DSP meets all the requirements for approval. Therefore, the City Council recommends **APPROVAL** of the DSP-98061-05 for a fast-food restaurant, with drive-through service, as proposed by Raising Cane's Restaurant, LLC.

Thank you for the opportunity to comment on this proposed revision to the Detailed Site Plan and for your serious consideration of the City's recommendation.

Sincerely,

  
Bowie City Council  
Timothy J. Adams  
Mayor

cc: Mr. Daniel Lynch

**MAYOR** Timothy J. Adams  
**COUNCIL** Michael P. Esteve • Henri Gardner • Roxy Ndebumadu • Dufour Woolfley **CITY MANAGER** Alfred D. Lott  
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