



City of Bowie

Memorandum

Thursday, January 2, 2025
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Detailed Site Plan DSP-20003-03, Chipotle at Mill Branch Crossing
Staff conducted a meeting with the Bowie Advisory Planning Board to discuss the review and subsequent approval of a detailed site plan (DSP-20003-03) for a new Chipotle restaurant located within the Mill Branch Crossing development. See attached for the BAPB and Staff recommendations.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Bowie Advisory Planning Board

SUBJECT: Chipotle
Detailed Site Plan DSP-20003-03
Chipotle Restaurant

DATE: December 27, 2024

The Bowie Advisory Planning Board (BAPB) met on Tuesday, December 10th, to review the Detailed Site Plan DSP-20003-03 for a Chipotle eating and drinking establishment with drive- thru service utilizing the provisions of the prior Zoning Ordinance. The development proposal includes a 2,335 square foot eating and drinking establishment located in the northeast quadrant of the intersection of US 301 and Mill Branch Road. This Detailed Site Plan proposes the development and construction of a Chipotle eating and drinking establishment with a drive- thru service utilizing the provisions of the prior Zoning Ordinance. The owner is Green Branch LLC.

Presentations

Mr. Edward Gibbs, an attorney representing Green Branch LLC., presented the planned Chipotle restaurant, which is part of the Mill Branch Crossing development east of U.S. 301, before the Planning Advisory Board. Mr. Gibbs provided background information on the overall Mill Branch Crossing project. This is a mixed-use development comprising 408 multifamily units, 190 residential townhomes, a 150-room hotel, and 77,635 square feet of commercial space. The project's progression was facilitated by Council Bill (CCB) 45 of 2019, which addressed zoning considerations and permitted the proposed uses under the C-G-O zoning designation. This bill was crucial as the property was previously zoned CSC. A significant point of discussion centered on the Chipotle's unique drive-thru concept. Unlike traditional drive-thru's where customers order at a speaker, this "pickup lane" is designed solely for order pickup. Customers must place their orders online or by phone in advance. This model aims to streamline the pickup process and minimize on-site waiting times. This design was developed in consultation with city staff, specifically parking and planning departments.

The Chipotle restaurant is planned for a portion of Outlots eight and nine. These outlots will be reconfigured into a buildable parcel after the detailed site plan is approved. This approach was taken due to uncertainty about the exact acreage requirements of future tenants during the initial planning phase. City staff recommended approval of the detailed site plan (DSP-20003-03) with specific conditions. These conditions included:

- Provision of a minimum of two bike racks near the restaurant entrance.
- Submission of a trip generation matrix comparing the proposed development's traffic impact with established trip generation rates.

MAYOR Timothy J. Adams

MAYOR PRO TEM Roxy Ndebumadu

COUNCIL Michael P. Estève • Henri Gardner • Jarryd Hawkins • Clinton Truesdale, Sr. • Dufour Woolfley **CITY MANAGER** Alfred D. Lott
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Special Exception SE-22006/Detailed Site Plan DSP-20003-01
Dash In Mill Branch Crossing

Questions by BAPB Members

- No questions were posed by BAPB Members

BAPB Motion

Mr. Carl Schuettler moved to recommend **APPROVAL** of Detailed Site Plan DSP-20003-03 for the Chipotle Restaurant in accordance with the staff recommendation. The motion was seconded by Terry Rogers and passed unanimously.



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15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: Detailed Site Plan DSP-20003-03
Chipotle at Mill Branch Crossing

DATE: December 27, 2024

I. Background and Proposal

The property forming the subject matter of this Detailed Site Plan application consists of approximately 0.86± acres of land located on the west side of Saint Lola Lane, south of its intersection with Saint Chesley Avenue. The property bears a street address of 3500- 3520 Saint Lola Lane, Bowie, Maryland 20716. It is also known as part of Outlots 8 and 9 as depicted on a plat of subdivision entitled Mill Branch Crossing and recorded among the Land Records of Prince George's County, Maryland in Plat Book ME262, Plat 52. This property is also depicted on Tax Map 55, Grid E- 3.

The property is part of a larger development known as Mill Branch Crossing which is located in the northeast quadrant of the intersection of US 301 and Mill Branch Road. It is currently zoned CGO (Commercial, General Office) and it was previously zoned C-S-C (Commercial Shopping Center) under the prior Zoning Ordinance. This Detailed Site Plan proposes the development and construction of a Chipotle eating and drinking establishment with drive- thru service utilizing the provisions of the prior Zoning Ordinance. The owner is Green Branch LLC.

The applicant, Green Branch, LLC has filed an application for Detailed Site Plan approval under the prior Commercial Shopping Center (C-S-C) zoning for the 0.86-acre subject property. The Mill Branch Crossing property is located on the east side of US 301, approximately 1,500 feet north of Mill Branch Road, and the subject site is located on a portion of Outlots 8-9 (see Attachment #1). The development proposal includes a 2,335 square foot eating and drinking establishment with drive-thru (see Attachment #2). The current zoning is Commercial General Office (CGO).

A Statement of Justification was submitted for this application (see Attachment #3).

II. Analysis of Detailed Site Plan DSP-20003-02

Section 27-285(b)(1) of the County Zoning Ordinance requires that the following finding be made for a Detailed Site Plan to be approved by the County Planning Board:

The Planning Board may approve a Detailed Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable

DSP-20003-03

Chipotle at Mill Branch Crossing

costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.

Site design guidelines are set forth in Section 27-283 of the Zoning Ordinance and include parking, loading and circulation; lighting; grading; service areas; and, architecture. The DSP may be approved since it represents a reasonable alternative without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. Additionally, the use is permitted by right.

The Subdivision and Development Review Committee raised several comments with which City staff agrees. The Transportation Section of The Maryland-National Capital Park and Planning Commission (M-NCPPC) recommends a submission of a trip generation matrix detailing the approved and proposed development in comparison to the established trip cap. Also, would recommend two bike racks near the entrance to the building along with a detailed showing of the inverted U-shaped design and a pedestrian and bicycle circulation plan for the site. Also recommend submitting a truck turning exhibit demonstrating circulation through the site and parking schedule. The Urban Design Section of the Development Review Division recommends photometric plan updated to show the proposed building mounted lighting. Additionally, the Urban Design Section recommends providing wheel stops along the parking space. Also recommend the rear façade of the building should be broken up by providing either transparency via Windows or variation of building materials in addition to the currently proposed brick façade. Recommend the landscape plan to be updated to depict the boundaries of the applicable landscape schedule. Lastly, would like to recommend SOJ be updated to have an indication of the proposed loading times for the site. Staff recommends the following conditions for DSP-20003-03:

1. A minimum of two bike racks shall be provided near the entrance to the restaurant.
2. Trip generation matrix detailing the approved and proposed development in comparison to the established trip cap.

III. Outstanding Issues

- Provision of bike racks
- Trip Generation Matrix

IV. Recommendation

With the conditions set forth below, staff finds the Detailed Site Plan proposed for the Chipotle site at Mill Branch Crossing will meet the findings for approval set forth in Section 27-285(b). Specifically, the proposed Detailed Site 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. Therefore, staff recommends **APPROVAL** of Detailed Site Plan DSP-20003-03, with the following conditions, which are intended to improve the site design and address conformance with the County Zoning Ordinance and City Development Review Guidelines:

1. A minimum of two bike racks shall be provided near the entrance to the restaurant.
2. Trip generation matrix detailing the approved and proposed development in comparison to the established trip cap