

Case No. DPLS 411

Applicant: Potomac Energy Holding, LLC

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

FINAL DECISION — APPROVAL OF DEPARTURE FROM PARKING AND LOADING  
STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, that Application No. 411, to approve a departure from parking and loading standards from Section 27-582(a) of the Prince George’s County Zoning Ordinance for the elimination of the loading space requirement due to the 50-foot setback requirement from a residential property set forth in Section 27-579 of the Prince George’s County Zoning Ordinance, is hereby conditionally APPROVED.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and Subtitle 27 of the Prince George’s County Code, we hereby adopt the findings and conclusions set forth in PGCPB No. 15-34.

Final Approval of DPLS 411 is subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made:
  - a. The width of the driveway entrances shall be dimensioned.
  - b. The width of all sidewalks shall be dimensioned in order to demonstrate compliance with Section 27-358(a)(7) of the Prince George’s County Zoning Ordinance. Any existing sidewalk that is less than five feet wide shall be labeled as “To be widened to 5 feet in width.”
2. The following revisions shall be made to the architectural elevations and the site plans as required, and be reviewed and approved by the Urban Design Section (M-NCPPC) prior to certification of the special exception site plan:

- a. Provide a brick base for the proposed freestanding sign. The brick to be applied at the sign base shall be the same brick as on the proposed building.
  - b. Provide red-colored fabric canopies on top of each insert brick panel on the rear elevation of the proposed convenience store and on the top of the windows on both the right and left elevations.
3. Prior to certification of the special exception, a copy of an approved stormwater management concept plan and letter from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) shall be submitted to the Environmental Planning Section.
4. Prior to certification of the special exception, revise General Note 7 on Sheet 4 to reflect 3,924 square feet of gross floor area, instead of 7,619 square feet.
5. The special exception plan shall be revised to:
  - a. Provide a sidewalk connection between the sidewalk within the right-of-way of Baltimore Avenue (US 1) and the sidewalk in front of the food and beverage store.
  - b. Add signage calculations to the plan that show the proposed and allowed amounts of building and canopy signage, in accordance with Section 27-613(c) of the Prince George's County Zoning Ordinance.
  - c. Provide a six-foot-high sight-tight fence at the top of the entire length of the retaining wall along the north, east, and south sides of the property.
6. The architecture for the subject buildings shall be improved as follows:
  - a. The blank walls of the food and beverage store, specifically along the northern and western elevations, should be enhanced with an objectively pleasing pattern of fenestration and use of architectural detail that includes decorative brickwork (changes in patterns, colors, and/or materials) on the upper half of the building and enhancements to the roof line (moldings, parapets, cornices, etc.).
  - b. The graphic display band should be removed from the eastern elevation of the car wash building.
  - c. Architectural detail and/or ornamentation should be added to both buildings, including, but not limited to:

- (1) periodic pilasters or columns;
    - (2) mouldings;
    - (3) decorative brickwork (changes in patterns, colors, and/or materials) such as rowlocks, a soldier course of brick on the upper watertable line, and keystone arches over the windows;
    - (4) enhancements to the roof line (moldings, parapets, cornices, etc.)
    - (5) a variety of quality materials and contrasting colors in an objectively pleasing design.
  - d. The style, materials, and color of the gas station canopy and its column supports should be revised to be architecturally consistent with the revised building style, materials, and colors.
7. The landscape plan for the project should be revised as follows:
- a. Revise the plant list to match the type and quantity of plants shown on the landscape plan and indicate which plants are native species.
  - b. Revise the Section 4.7 landscape schedules as indicated below:
    - (1) Along the northern property line, the proposed fence should be located at the top of the retaining wall; the proposed shrub row should be located at the base of the retaining wall and a taller plant species should be specified; and the northern elevation should be revised to add more details through the use of additional fenestration, a variety of materials and/or colors, and variety in the roofline.
    - (2) Along the eastern property line, additional plant materials should be provided in the southeastern corner of the site, both at the top and bottom of the retaining wall, to create a dense varied buffer between the property line and the proposed drive aisle; a row of tall

columnar evergreen trees should be provided along the property line adjacent to the car wash building; and a six-foot-high sight-tight fence should be provided at the top of the entire length of the retaining wall.

- (3) Along the southern property line, a six-foot-high sight-tight fence should be provided at the top of the entire length of the retaining wall and three additional shade trees should be provided within the planting island between the parking area and drive aisle closest to the southern property line.
  - c. Revise the Section 4.9 landscape schedule to match the total number and types of plants shown in the plant list and on the landscape plan, while maintaining conformance to the requirements.
  - d. Revise the tree canopy coverage worksheet to reflect the proposed plant types and amounts shown in the plant list and on the landscape plan.
  - e. Revise the schedule for the landscape strip along the street to indicate that it is for Section 4.2-1.
  - f. Revise all of the plant labels on the landscape plan to list the number of plants shown on the plan.
  - g. Revise the proposed shrub row between the food and beverage store and the northern property line to be located at the base of the retaining wall and to specify a taller plant species.
  - h. Provide additional plant materials in the southeastern corner of the site, both at the top and bottom of the retaining wall, to create a dense varied buffer between the property line and the proposed drive aisle.
  - i. Provide a row of tall, columnar, evergreen trees along the property line adjacent to the car wash building.
  - j. Provide three additional shade trees within the planting island between the parking area and drive aisle closest to the southern property line.
8. Prior to certification of the special exception plan, the applicant shall add a note to

the general notes on the site plan indicating that the spaces in front of the proposed building (convenience store) are limited for use as loading purposes only during off-peak hours.

Ordered this 19<sup>th</sup> day of October, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council