

Case No.: DSP-20008  
TCP2-043-2020  
Hope Village – Phase I  
Royal Farms #282

Applicant: VMD-Upper Marlboro, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On April 26, 2021, this matter was considered by the District Council on the record from Planning Board using oral argument procedures. Council finds that Planning Board’s approval of Detailed Site Plan Application Number 20008 (“DSP-20008”) and Type 2 Tree Conservation Plan (“TCP2-043-2020”) was not arbitrary, capricious, or otherwise illegal. Council adopts, unless otherwise stated herein, the findings and conclusions set forth by Planning Board in Resolution No. 2021-24 (“PGCPB No. 2021-24”).

PGCPB No. 2021-24, recommending approval of DSP-20008 and TCP2-043-2020, for development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers, on property located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike, Planning Area 82A, Councilmanic District 9, is hereby AFFIRMED.

DSP-20008 and TCP2-043-2020 are approved subject to the following conditions:

1. Prior to certification, DSP-20008 shall be revised, or additional information shall be provided, as follows:
  - a. Show dimensions for all sides of the proposed building, including the entry vestibule.
  - b. Show the setbacks from the roadways for the two freestanding pylon signs.
  - c. Revise labeling on the building and gas station canopy elevations to identify the sides shown as north, south, east, or west.

- d. Add labeling to the gas canopy elevations to specify the structure's height, as well as materials and colors for façade treatments.
- e. Show gas station canopy signage consistently between architectural and site plans and adjust signage area tables correspondingly.
- f. Correct the signage area calculations for building mounted signage to include all of the area of all building mounted signs.
- g. Reduce the height of pylon signs to a maximum of 25 feet and reduce the sign area to be consistent with Section 27-614(c)(6) of the Prince George's County Zoning Ordinance area standards for freestanding gas station price signs.
- h. Show the full development of the private roadways on Parcel A and update the landscape plan to show conformance with Section 4.10 of the 2010 *Prince George's County Landscape Manual* for the additional private roadway area.
- i. Correct General Note 5 to indicate that zero lots are proposed.
- j. Correct General Note 6 to indicate that two parcels are proposed.
- k. Label the acreage of proposed public right-of-way dedication and right-of-way width along Woodyard Road.
- l. Provide bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Marlboro Pike, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
- m. Revise the crosswalk shown on the drive aisle from Street A to the building to be eight-feet wide and labeled as a "painted crosswalk."
- n. Revise the crosswalk shown on the drive aisle from Street B to the building to be eight-feet wide and labeled as a "painted crosswalk."
- o. Correct the Tree Canopy Coverage schedule to utilize gross tract area in calculations.
- p. Correct the parking schedule to show 10 spaces are required for the eating or drinking establishment use.
- q. Note the total floor area ratio proposed relative to the overall conceptual site plan area on the cover sheet of the DSP.

- r. Revise the DSP to facilitate smart growth along Woodyard Road (MD 223) and Marlboro Pike and install an Electrical Vehicle Charging Device (EVCD). A space containing an EVCD shall be designated as exclusively for use by electric cars and the space shall be created as one of the reserved spaces on the premises.
2. Prior to certification of DSP-20008, TCP2-043-2020 shall be revised as follows:
- a. On Sheet 1 of 3:
    - (1) Label the top left table as “Overall Site Data Table – Phase 1.”
    - (2) Revise the number for “Woodland Clearing in NTA” to 0.12 acre.
    - (3) Revise the number with “Woodland Reforestation and Afforestation” to 0.12 acre.
  - b. On Sheet 2 of 3, label the lower left table as “Phase 1 Statistics Table.”
  - c. On Sheet 3 of 3:
    - (1) Remove the “NRI Site Statistics Table” from the plan.
    - (2) Revise the woodland conservation worksheet to show 0.12 acre of reforestation not 0.29 acre.
    - (3) Revise the woodland conservation worksheet to remove the specimen tree credit of 0.33 acre from the woodland conservation worksheet.
    - (4) The site is required to meet its own requirement. Demonstrate how the remaining woodland conservation requirement will be met.
    - (5) Revise the revision blocks with the new updated information and update the qualified professional certification block with a signature and date.
  - d. Place the following note under the TCP2 certification block relative to the proposed on-site reforestation and any on-site preservation used to meet woodland conservation requirement:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George’s County Land Records at Liber \_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.”

- e. Place the following note on the plan, if off-site woodland credits are used to meet woodland conservation requirements:

“Prior to the approval of the first permit for the development shown on this TCP2, all off site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George’s County. Proof of recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to approval of any permit for the associated plan.”

- 3. Prior to approval of a building permit, the construction of roadways within Parcel A shall have full financial assurances and have an agreed-upon timetable for construction with the appropriate operating agency that shall require completion of construction of roadways within Parcel A, including all landscaping, lights and other improvements, no later than 18 months following the issuance of the building permit and in any event no later than 90 days following the issuance of a certificate of occupancy for the building on Parcel 1.

**Consideration:** With respect to the landscape plan, the applicant shall consider providing supplemental plantings to further enhance screening and beautification of the site from the public roadways.

ORDERED this 17<sup>th</sup> day of May, 2021, by the following vote:

In Favor: Council Members Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, and Turner.


Opposed:

Abstained:

Absent: Council Members Davis and Hawkins.

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:   
Calvin S. Hawkins, II, Chair

ATTEST:



Donna J. Brown  
Clerk of the Council