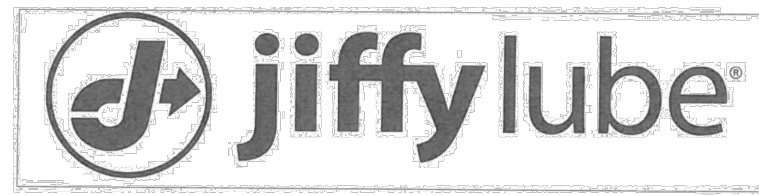


PRELIMINARY PLAN 4-20010

FOR



OF FORT WASHINGTON

LOCATION OF SITE

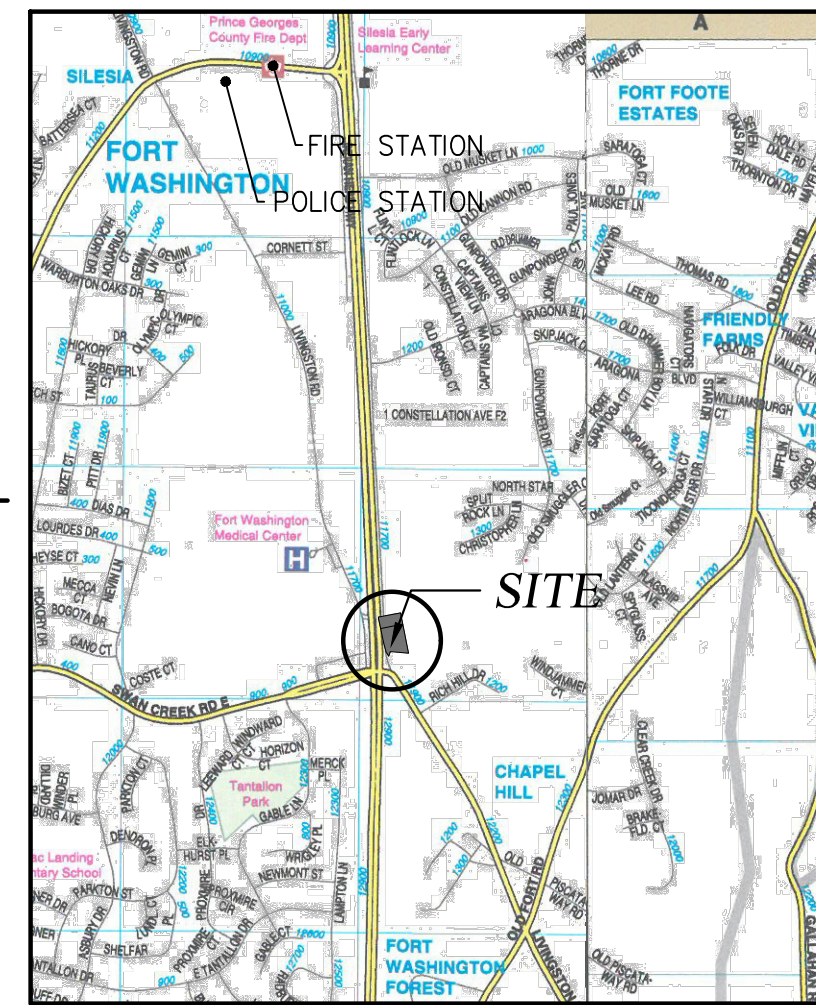
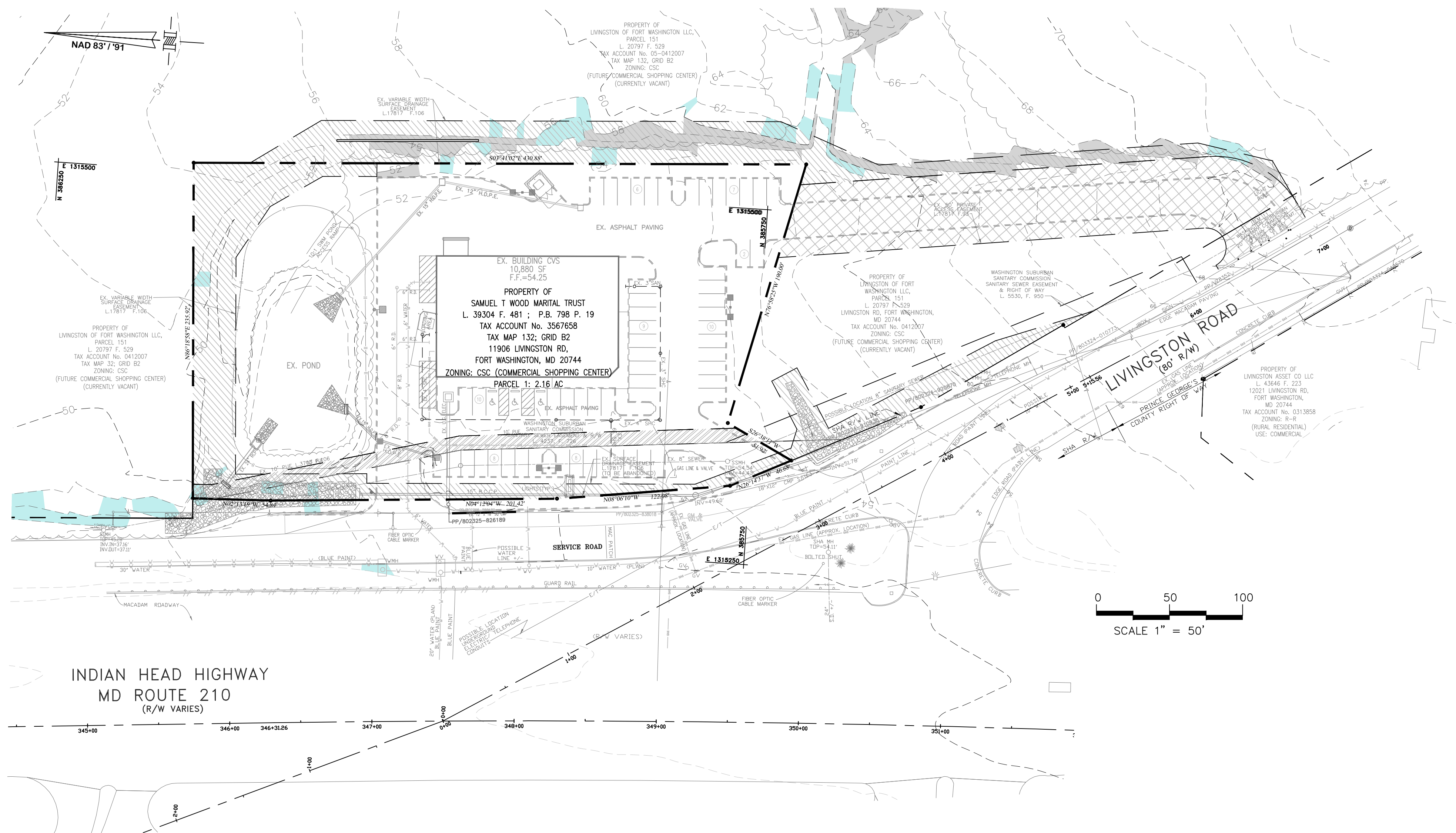
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD

TAX MAP 132, GRID B2, PARCEL 1

5TH ELECTION DISTRICT

GENERAL NOTES:

- OWNER / DEED REFERENCE
SAMUEL T. WOOD MARITAL TRUST
LIBER 39304, FOLIO 481
PARCEL 1, P.B 198 P.19
- TAX MAP 132, GRID B2
- WSSC 200 SHEET NO. 215SE01
- PURPOSE OF SUBDIVISION: TO SUBDIVIDE PARCEL TO ADD JIFFY LUBE.
- PRIOR APPROVALS: PRELIMINARY PLAN #4-03052; SDCP #56598-2017-0
- SITE GROSS AREA: 2.164 ACRES (Entire Site G-S-C Zone)
- SITE NET AREA: 2.164 ACRES (DEVELOPABLE AREA OUTSIDE PMA)
- 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND, PANEL 330 OF 466" COMMUNITY-PANEL NUMBER 24033C 0330 E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- 0.00 ACRES OF ROAD DEDICATION
- EXISTING ZONE: C-S-C CVS PHARMACY
- PROPOSED USE: VEHICLE LUBRICATION AND TUNE-UP (EXISTING CVS PHARMACY TO REMAIN)
- MINIMUM LOT SIZE PER ZONING ORDINANCE AND SUBDIVISION REGULATIONS: N/A
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- THE PROPERTY IS NOT WITHIN THE MILITARY INSTALLATION OVERLAY ZONE.
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING GROSS FLOOR AREA: 10,855 SQ FT (EXISTING CVS PHARMACY)
PROPOSED GROSS FLOOR AREA: 3,500 SQ FT (VEHICLE LUBE & TUNE UP)
10,855 SQ FT (EXISTING CVS PHARMACY)
- STORMWATER MANAGEMENT CONCEPT APPROVED, CASE #56598-2017
- SEWER & WATER CATEGORIES:
EXISTING SEWER - 3 ; WATER - 3
PROPOSED SEWER - 3 ; WATER - 3
- PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.
- MANDATORY PARK DEDICATION REQUIREMENT: N/A
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN VICINITY OF PROPERTY.
- TYPE ONE CONSERVATION PLAN: TCP1-
- THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO EXISTING WETLANDS ON THE PROPERTY.
- THERE WERE NO INTERMITTENT OR PERENNIAL STREAMS NOR STREAM BUFFERS IDENTIFIED ON THE PROPERTY.
- SOILS: AdB - ADELPHIA-HOLMDEL COMPLEX
EnA - ELKTON-URBAN LAND COMPLEX
GgC - GROSSTOWN GRAVELLY SILT LOAM
PER WEB SOIL SURVEY (<https://websoilsurvey.sc.egov.usda.gov>)
- PROPERTY IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 52, GRID F-3
SCALE: 1" = 2000'

LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	---
RIGHT OF WAY LINE	---
EX. TREE LINE	---
EX. CURB & GUTTER	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. ELECTRIC	---
BUILDING RESTRICTION LINE	---
EASEMENT LINE	---
EX. GUARD RAIL	---
EX. SIGN	---
EX. FENCE	---
EX. CONTOUR (10' INTERVALS)	---
EX. CONTOUR (2' INTERVALS)	---
STEEP SLOPES (15% - 25%)	---
STEEP SLOPES (25% OR GREATER)	---
EX. SURFACE DRAINAGE EASEMENT	---
10' PUE	---
EX. 50' ACCESS EASEMENT	---

DEVELOPER

FORT WASHINGTON SITE ASSOCIATES, LLC
13300 MINNIEVILLE ROAD
WOODBIDGE, VA 22182
OFFICE TEL: 703-491-1108 Ext. 301
CELL: 571-437-8971
cburns@stcjiffylube.com
CONTACT: CHRIS BURNS

OWNER

SAMUEL T. WOOD MARITAL TRUST
2450 RIVA ROAD
ANNAPOLIS, MD 21401
OFFICE TEL: 866-573-4100 Ext. 300
CELL: 301-758-7459
realestate2450@gmail.com
CONTACT: MAUREEN EARP WOOD



ELITE
Engineering

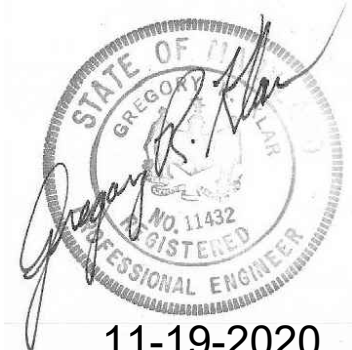
6305 IVY LANE SUITE 370
GREENBELT, MD 20770
Phone: (240) 421-6982
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

REVISIONS	BY



ELITE
Engineering

ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055



THE LANDS OF SAMUEL T. WOOD MARITAL TRUST
PRELIMINARY PLAN 4-20010
EXISTING SITE PLAN
FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN
AT
CHECKED
AM
DATE
4/22/2020
SCALE
AS SHOWN

DRAWING

PP-1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11432, EXPIRATION 04/29/2021

PARKING REQUIREMENTS (AUTO CARE)

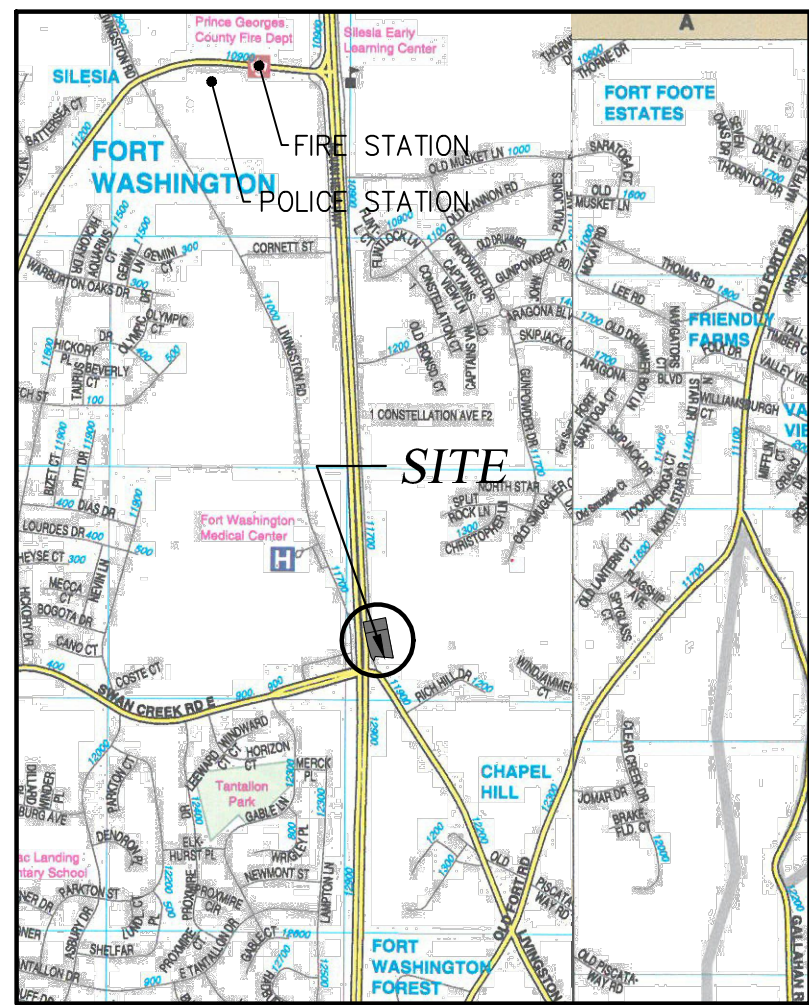
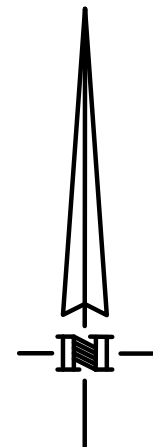
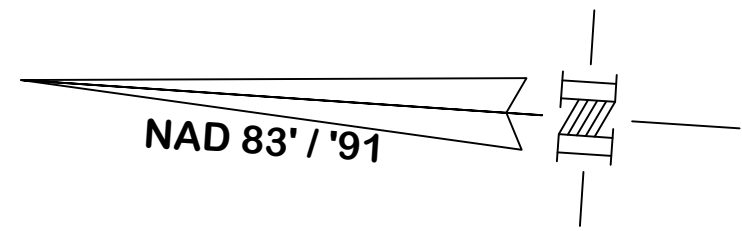
PROPOSED BUILDING AREA: 3,500 SF
PARKING REQUIRED:
3 SPACES PER EACH BAY
4 BAYS PROPOSED: 3 X 3 = 12 SPACES
TOTAL PARKING SPACES PROVIDED:
HANDICAPPED SPACES= 1
REGULAR SPACES= 11
TOTAL 12 SPACES PROVIDED
LOADING SPACE: 33' X 15'

CVS PHARMACY EXISTING PARKING

HANDICAPPED SPACES= 3
REGULAR SPACES= 57
TOTAL 60 SPACES PROVIDED

SETBACKS

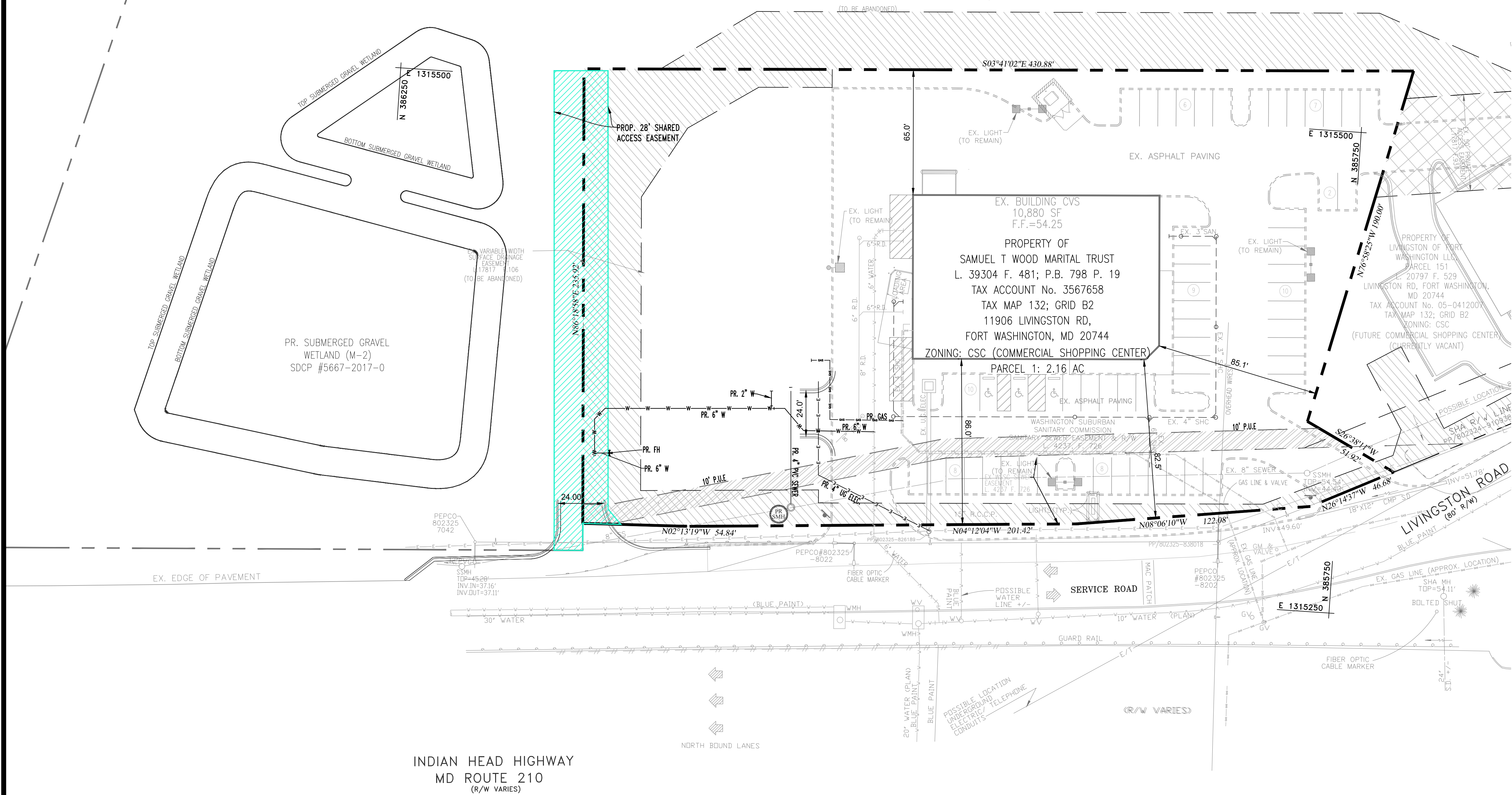
FROM STREET: 10' MIN.
SIDE YARD: 12' MIN.
REAR YARD: 25' MIN.



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP # 52, GRID F-3
SCALE: 1" = 2000'

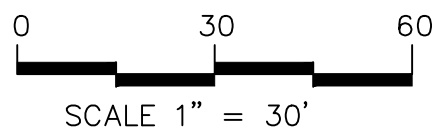
PROPERTY OF
LIVINGSTON OF FORT WASHINGTON LLC,
PARCEL 151
L. 20797 F. 529
TAX ACCOUNT No. 05-0412007
TAX MAP 132; GRID B2
ZONING: CSC
(FUTURE COMMERCIAL SHOPPING CENTER)
(CURRENTLY VACANT)



LEGEND

TITLE	SYMBOL
PROPERTY BOUNDARY	---
RIGHT OF WAY LINE	---
ADJACENT PROPERTY BOUNDARY	---
EX. TREE LINE	---
EX. CURB & GUTTER	---
EX. WATER LINE	---
EX. GAS LINE	---
EX. ELECTRIC	---
BUILDING RESTRICTION LINE	---
EASEMENT LINE	---
EX. GUARD RAIL	---
EX. SIGN	---
PR. WATER LINE	---
PR. GAS LINE	---
PR. ELECTRIC	---
PR. SEWER	---
PR. STORM DRAIN	---
EX. SURFACE DRAINAGE EASEMENT	---
10' PUE	---
EX. 50' ACCESS EASEMENT	---

	WATER	SEWER
HIGH ELEVATION	53.85'	51.60'
LOW ELEVATION	43.85'	39.60'

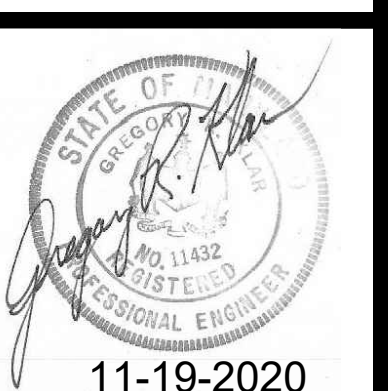


REVISIONS	BY



ELITE
Engineering

ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 370
GREENBELT, MD, 20770
(240)206-8055



11-19-2020

THE LANDS OF SAMUEL T. WOOD MARITAL TRUST

PRELIMINARY PLAN 4-20010

PROPOSED SITE PLAN

FORT WASHINGTON, PRINCE GEORGES COUNTY, MD
TAX MAP 132, GRID B2
5TH ELECTION DISTRICT

DRAWN
AT
CHECKED
AM
DATE
4/22/2020
SCALE
AS SHOWN

DRAWING

PP-2

THIRD AMENDED STATEMENT OF JUSTIFICATION
Special Exception for Jiffy Lube Vehicle Lubrication Facility
Part of Livingston of Fort Washington Site, Livingston Road, Fort Washington
Application SE-4831

Proposed use:

Vehicle lube facility in a 28,418-square-foot (0.65 acres) leased area within the future Livingston of Fort Washington mixed-use center, in the C-S-C zone. A vehicle lubrication facility is permitted as a special exception in the C-S-C zone under Prince George's County Zoning Code ("Zoning Code") Section 27-461.

The Applicant proposes to construct a one-story building with four service bays and a customer waiting area, with a total of 3,500 square feet of space. The site has been designed with 12 parking spaces, as required by the Prince George's County Zoning Code, and will have signage and landscaping consistent with the Landscape Manual, including seven shade trees, four evergreens and 27 shrubs.

Description and location of the subject property:

The proposed special exception site (the "Special Exception Site" or "Subject Property") is a 28,418-square-foot (0.62 acres) leased area within the Livingston of Fort Washington mixed-use shopping center. The shopping center is located on the north side of Livingston Road (and a service road extension) in the northeast quadrant of the intersection of Livingston Road, Indian Head Highway (Rte. 210), and Swan Creek Road East in Fort Washington, Prince George's County, Maryland, in the C-S-C zone (the "Livingston Center"). The future Livingston Center has been approved pursuant to Preliminary Plan 4-07050 for up to 80,000 square feet of retail, and in Site Development Concept Plan ("SDCP") No. 56598-2017-0 for development of office, retail, a car wash, and a vehicle lubrication facility totaling approximately 80,000 square feet. The special exception application is accompanied by preliminary plan application No. 4-20010, which seeks approval for an existing CVS pharmacy and a proposed Jiffy Lube vehicle lubrication facility in a single parcel.

The special exception site is the area leased for the proposed Jiffy Lube and is identified on the submitted special exception plan cover sheet as the net tract area. The gross tract area is Parcel 1 of the Samuel T. Wood Marital Trust subdivision, which will be shared by the existing CVS and the proposed Jiffy Lube. Presently, approximately 50% of the Special Exception Site consists of a fenced stormwater retention pond, and the remainder is overgrown with woody vegetation. The Special Exception Site abuts the existing CVS to the southeast, proposed retail to the north, and an undeveloped area of submerged gravel wetlands to the northwest. To the south it fronts on a service road that parallels Indian Head Highway (Rte. 210). The Jiffy Lube will have vehicular access from the CVS site as well as from the service road, and will not have direct access to Rte. 210. The Center

abuts undeveloped land in the R-E zone on three sides, including future right-of-way for an extension of Gunpowder Drive to the east. To the south, the Center confronts the Olde Fort Village retail shopping center in the C-S-C zone, undeveloped land in the R-80 zone, a health center in the R-R zone, and a gas station in the C-M zone.

The surrounding neighborhood that is likely to experience any impact from the proposed Jiffy Lube is limited in size due to the extensive forested areas that separate nearby residential communities from the retail centers and other non-residential activities fronting on Indian Head Highway. The surrounding neighborhood logically consists of the shopping center and other non-residential uses across Rte. 210 from the Livingston Center, as well as the area on the east side of Rte. 210 extending from a point even with the gas station on the west side of the street, on the north, to Rich Hill Drive on the south, and to a point even with the end of Rich Hill Drive on the east.

Description of each required finding:

Applicable Code sections are set forth below in *italics*, with a discussion of compliance with each requirement immediately following.

A. Specific requirements for a vehicle lubrication and tune-up facility

Sec. 27-416.03. - Vehicle lubrication and tune-up facilities.

(a) A vehicle lubrication or tune-up facility may be permitted, subject to the following:

(1) Service activity on any motor vehicle shall be completed within twenty-four (24) hours or less, and no vehicle may be stored on the property for longer than this period;

Service activity on any motor vehicle will be completed within 24 hours or less, and no vehicle will be stored on the Special Exception Site for longer than 24 hours.

(2) The demolition or junking of motor vehicles is prohibited; and

No demolition or junking of motor vehicles is proposed.

(3) The District Council shall find that the proposed use will not unduly restrict the availability of land, or upset the balance of land use, in the area for other trades and commercial uses.

The proposed use will not unduly restrict the availability of land, or upset the balance of land use, in the area for other trades and commercial uses. It will occupy roughly two thirds of an acre of land within a property that has already been approved for a mix of commercial uses.

B. Required Findings for All Special Exceptions

Sec. 27-317. - Required findings.

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;

The proposed use and site plan are in harmony with the purposes of this Subtitle. The proposed Jiffy Lube will promote the welfare of county residents by providing an important service for vehicle owners in a convenient location; be consistent with applicable master plans; create jobs and add to the tax base; and contribute to the orderly growth and development of the County.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

Special Exception commercial uses such as a Vehicle Lubrication Facility are presumed compatible with other commercial uses provided the established setbacks, lot coverage, landscaping, minimum acreage, traffic and parking improvements, and all other regulations are met. The proposed development of the Special Exception Site will be in conformance with current requirements and development standards; no variances, waivers, or other departures are proposed.

As summarized below, the proposed development of the Special Exception Site will be consistent with all relevant conditions associated with past land use approvals applicable to the Subject Property.

- a. Zoning Map Amendment A-9739-C, approved September 11, 1989, approving reclassification from R-E Zone to C-S-C Zone.

Conditions of approval included:

1. 50-foot-wide buffer along adjacent R-E Zoned property (eastern and southern boundaries of Livingston Center property), with all setbacks to be measured from the internal edge of the buffer.
2. All site plans to be reviewed for approval by both the Planning Board and the District Council.
3. No grading, building, or use and occupancy permits to be issued until completion of construction of extension of Gunpowder Drive and realignment of Livingston Road.

The Special Exception Site is not located in the vicinity of the 50-foot-buffer and has no impact on compliance with Condition 1 above. The proposed special exception

also has no impact on compliance with Condition 2. Due to changes in the location of the Gunpowder Drive extension, the Planning Board found at the time of the 2008 preliminary plan listed below that Condition 1 of the rezoning had been fulfilled to the greatest extent possible.

- b. Site Plan approved for adjoining CVS, dated January 2002.

The 2002 site plan has been updated by the 2019 Site Development Concept Plan listed below.

- c. Preliminary Subdivision Plan 4-03052, approved Sept. 25, 2003, PGCPB Resolution No. 03-180.

Conditions of approval:

1. Minor changes required to Type I Tree Conservation Plan, which has been superceded by approval of Type II Tree Conservation Plan.
2. Small financial contribution for a bikeway sign prior to building permit issuance.
3. Requirement for automatic fire suppression system.
4. Conformance with the approved stormwater management plan.

The present application has no impact on compliance with items 1 through 4 above, and is in conformance with the revised stormwater management plan most recently approved in 2019, in connection with SDCP Application No. 56598-2017-00.

- d. Stormwater Management Concept Plan Approval, Case No. 56598-2017-00, approved August 26, 2019.

This approval includes a number of conditions, all of which are technical in nature and pertain directly to stormwater management. The proposed special exception will be developed in full conformance with the approved stormwater management plan.

- e. Site Development Concept Plan No. 56598-2017-00, approved August 26, 2019.

The special exception is consistent with the approved SDCP, which anticipated the proposed vehicle lubrication facility.

- (3) *The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;*

The Subject Property is within the area covered by the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area, which supports new investment in commercial areas. The proposed use will not substantially impair the integrity of any approved Master Plan or Functional Plan or the General Plan.

(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area. It will provide an important service for vehicle owners in a convenient location; create jobs and add to the County's tax base; and contribute to the orderly growth and development of the County.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. It will complement nearby retail and commercial uses by adding to the types of services that local residents and employees can obtain in the immediate area. Traffic impacts will be limited, as the Jiffy Lube will be accessed via the adjacent CVS and the access drive for the Livingston Center, not from Indian Head Highway. Based on traffic counts carried out for the applicant by Lenhart Traffic Consulting, all intersections studied will remain within prescribed standards with the construction of the proposed Jiffy Lube.

(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and

The Center is the subject of approved Tree Conservation Plan 2 No. 054-03. The proposed site plan is consistent with the cited Type 2 Tree Conservation Plan.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle [24-130\(b\)\(5\)](#).

The preservation and/or restoration of regulated environmental features was addressed for the Livingston Center as a whole, including the proposed Special Exception Site, in conjunction with the approval of SDCP No. 56598-2017-0.

(b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:

Not applicable.

C. Parking and Loading

Although the proposed vehicle lubrication facility is distinct from vehicle repair as a use category in the Zoning Code, the two uses are operationally similar from a parking standpoint. Accordingly, the Applicant has applied the gas station/vehicle repair requirement of three parking spaces for each service bay under Zoning Code Section 27-568. With four service bays, the proposed facility requires and proposes 12 parking spaces, including one handicapped-accessible spaces. The proposed Jiffy Lube will also have one loading space, consistent with Zoning Code Section 27-582.

D. Landscape Manual

The submitted Landscape Plan is in compliance with the Prince George's County Landscape Manual, approved 2010.

E. Sign Regulations

The Applicant proposes a freestanding sign, type JLM-M60, to be located in the northwest corner of the project site near the entrance drive, approximately 30 feet from the public right-of-way and 42 feet from the proposed building. This location is in compliance with Section 27-164 of the Zoning Code, which requires a minimum distance of ten feet from the public right-of-way and 40 feet from the building.

The proposed sign area is 50 square feet, which is less than the maximum of 60 square feet permitted by the Zoning Code (the Zoning Code permits one square foot per two linear feet of street frontage, and the frontage length is 120 feet). Thus, the proposed signage is in compliance with Zoning Code Section 27-164.

Variance Request/s and required findings for each request:

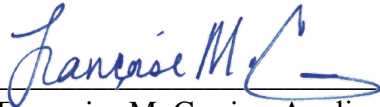
No variances are sought.

Summary/conclusion of request:

The Applicant respectfully requests approval of a special exception for a vehicle lubrication facility at the proposed Special Exception Site. The proposed use meets all applicable standards under the County Code, will not substantially impair the functioning of any applicable master plan, and will be compatible with surrounding land uses, and is consistent with all prior approvals applicable to the subject site.

This submission is intended to satisfy the requirements of the County Code and the Hearing Examiner's and Planning Department's submission standards for special exception applications. If amended or supplemental information becomes necessary to support the present application, the Applicant will make a supplemental submission in a timely fashion.

Submitted by,



Françoise M. Carrier, Applicant's Attorney
October 23, 2020