



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2020-171

File No. DDS-670

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on November 19, 2020, regarding Departure from Design Standards DDS-670 for PMG Brooks Drive, the Planning Board finds:

- Request:** Departure from Design Standards, DDS-670, requests a reduction in the standard parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet. DDS-670 is companion to Detailed Site Plan DSP-20016 (PGCPB Resolution No. 2020-170) which provides for the development of a 3,000-square-foot food and beverage store and a gas station.
- Development Data Summary:**

	EXISTING	APPROVED
Zone	C-M	C-M
Use(s)	Gas Station	Food or beverage store and gas station
Gross Acreage	0.60	0.60
Total Gross Floor Area	183 sq. ft.	3,000 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces

	Required	Provided
1 space per employee (1 employee) plus 1 space per 150 square feet for the first 3,000 square feet of GFA	17*	18
Handicap-Accessible**	1	1
Total***	17	18

Note: *In accordance with Section 27-572 of the Prince George's County Zoning Ordinance, the proposed development qualifies for a 20 percent reduction in the total off-street parking requirement, as a joint parking lot is provided to serve the two proposed uses. Therefore, the requirement is reduced from 21 spaces to 17.

**Accessible spaces are included in the total number of required and provided parking spaces.

***DDS-670 requests all non-accessible spaces to be 9 feet by 18 feet.

Loading Spaces

	Required	Provided
1 loading space per 2,000-10,000 square feet GFA	1	1
Total	1	1

3. **Location:** The site is in Planning Area 75A and Council District 7. More specifically, it is located at 2000 Brooks Drive, in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike.
4. **Surrounding Uses:** The subject property is bounded to the northwest by the right-of-way of Brooks Drive, to the northeast by the right-of-way of Marlboro Pike, and to the west and south by a single property in the Commercial Shopping Center Zone that is developed with an auto repair facility and car wash.
5. **Previous Approvals:** The site is known as Parcel A of Lagana Subdivision recorded in Plat Book WWW 68-90 and is not the subject of any prior zoning approvals. The site has been issued an approved Stormwater Management (SWM) Concept Plan, 49830-2019-00, on January 17, 2020.
6. **Design Features:** The companion DSP provides for razing of the existing gas station and the construction of a new gas station with six multi-product dispensers, a 3,000-square-foot food and beverage store, and associated site features. The proposed triangular-shaped, single-story building is located in the southern corner of the site, with the proposed gas station canopy centrally sited, facing the roadway intersection. Two points of access are provided, one to Brooks Drive, and a second to Marlboro Pike. Pedestrian and bicycle access to the building is provided by a sidewalk from Brooks Drive only. The provision of a walkable connection between the building and Marlboro Pike is required as a condition of approval of the DSP. A standard five-foot-wide sidewalk is provided along Brooks Drive and a six-foot-wide sidewalk is provided along Marlboro Pike. A total of 18 parking spaces are provided and the departure submitted requests to reduce the size of parking spaces to 9 feet by 18 feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Design Standards DDS-670**—The applicant has requested a reduction in the standard parking space size requirement of Section 27-558(a) of the Zoning Ordinance. The required parking space size is 9.5 feet by 19 feet and the applicant has requested a reduction in size to 9 feet by 18 feet. Pursuant to Section 27-239.01(b)(7)(A) of the Zoning Ordinance, the Planning Board must make the following findings to approve this departure request:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The following are the purposes, as listed in Section 27-550 of the Zoning Ordinance:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**
- (3) To protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The reduced parking space size is acceptable given the proposed uses, and limited size of the subject site. The companion DSP also reduces the number of access points for the site from four to two and does not impact residential areas. This proposal will sufficiently serve the parking needs of the development. The site is not within a Regional District.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The departure is the minimum necessary to accommodate other physical needs of the proposed development on a small site, such as providing sufficient space for car and truck circulation.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The subject site is a small corner lot that was originally developed in the 1970s with an existing gas station. The site's small size and

configuration are unique, and the departure is necessary to support the redevelopment of the property with a modern gas station and food and beverage store.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood

The departure will reduce the size of parking spaces by one foot in length and one half-foot in width. This will not be readily visible to the public and will not impair the function of the site's parking lot. The integrity of the site or surrounding neighborhood will not be impaired by the granting of this departure.

Based on the analysis above, the Planning Board approves DDS-670, to allow for a reduction in standard parking space size of 9.5 feet by 19 feet to 9 feet by 18 feet on the subject site.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Departure from Design Standards DDS-670 for the above described land, to allow for standard parking spaces to be dimensioned 9 feet by 18 feet in size.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, November 19, 2020, in Upper Marlboro, Maryland.

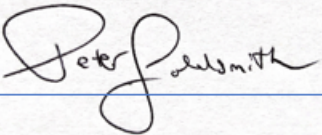
Adopted by the Prince George's County Planning Board this 10th day of December 2020.

Elizabeth M. Hewlett
Chairman


By Jessica Jones
Planning Board Administrator

EMH:JJ:AB:nz

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department

Date: December 7, 2020