



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 16-133

File No. DSP-16009

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 10, 2016, regarding Detailed Site Plan DSP-16009 for Steeplechase Business Park, Parcel 65, the Planning Board finds:

1. **Request:** The subject approval is for an 8,920-square-foot multi-tenant retail building within the retail area of Steeplechase Business Park.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	I-1	I-1
Use	Vacant	Commercial Retail/Restaurant
Acreage (Parcel 65)	1.75	1.75
Steeplechase Retail Area	12.84	12.84
Building Gross Floor Area (square feet)	0	8,920
Steeplechase Retail Area	57,919	66,839

Other Development Data:

Parking Required

8,920 sq. ft. 106 spaces

Parking Approved

75 spaces

Standard Spaces 71 spaces

Compact Spaces 0 spaces

Standard ADA Spaces 2 spaces

Van-accessible ADA Spaces 2 spaces

Loading Spaces Required

1 space

Parcel 65 1 space

Loading Spaces Approved

1 space

Note: A Departure from Parking and Loading Standards (DPLS-427) for 31 parking spaces has been approved separately by the Planning Board.

Sign Design Data—Building-Mounted Signage Area

Lineal feet of width at front of the building	Maximum Area Permitted	Area Requested	Departure Requested
114 feet	221.3 sq. ft.	438.6 sq. ft.*	217.3 sq. ft.

Note: A Departure from Sign Design Standards (DSDS-690) for 192 square feet has been approved separately by the Planning Board. The required number of spaces is based on the Zoning Ordinance, as required for the multiple uses proposed in the DSP.

3. **Location:** The subject property is known as Parcel 65, located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, in Planning Area 75A, and Council District 6.
4. **Surrounding Uses:** The subject property, Parcel 65, is bounded to the north by vacant land (Parcel 66 of the Steeplechase- Business Park) in the Light Industrial (I-1) Zone; to the east by an unimproved right-of-way with a warehouse beyond (Parcel 53 of the Steeplechase Business Park) in the I-1 Zone; to the south by Alaking Court with a two multi-tenant retail buildings and a Chick-fil-A beyond (Parcels 36, 50 and 63 of the Steeplechase Business Park) in the I-1 Zone; and to the west by Hampton Park Boulevard with commercial retail uses, on Parcel K, Parcel 60 and Parcel 24 of the Steeplechase Business Park beyond in the I-1 Zone.
5. **Previous Approvals:** On March 4, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-03113 for the Steeplechase Business Park. On March 11, 2004, the Planning Board adopted PGCPB Resolution No. 04-49, formalizing that approval. On July 11, 2006, the Prince George's County District Council approved Detailed Site Plan DSP-05044 for the retail portion of the development along Alaking Court. On July 23, 2007, the District Council approved Detailed Site Plan DSP-05044-01. In conjunction with DSP-05044-01, the Planning Board and District Council also approved Departure from Sign Design Standards DSDS-641 for freestanding and building-mounted signage. Detailed Site Plan DSP-05044-02 was approved by the Planning Board on June 25, 2009. On July 16, 2009, the Planning Board adopted PGCPB Resolution No. 09-111, formalizing that approval. Four other Planning Director-level revisions have been approved since for minor site and architectural changes; (DSP-05044-03 on February 4, 2010, DSP-05044-04 on October 6, 2010, DSP-05044-05 on August 11, 2011 and DSP-05044-06 on May 29, 2013). A seventh revision of the DSP-15044-07 was approved on January 8, 2015, for a multitenant retail building and a restaurant, with PGCPB Resolution No. 15-01 adopted the same day. The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham Sector Plan and SMA) maintained the I-1 Zone on the subject property. The site is also the subject of Stormwater

Management Concept Plan 8004290-2000-08 approved by the Department of Permitting, Inspections and Enforcement (DPIE) on October 8, 2014 and valid until October 8, 2017.

6. **Design Features:** The subject retail/restaurant development is in the Steeplechase Business Park and approved herein to be accessed at a single point along the Alaking Court road frontage. The subject project also has frontage on Hampton Park Boulevard. Both roadways are approved herein to provide sidewalks. Similar multi-tenant retail and restaurant uses are located along the southern side of Alaking Court directly across from the project approved herein. Both the warehouse and the retail/restaurant land uses are part of the Steeplechase Business Park.

The access point from Alaking Court leads to the parking lot, which surrounds the building approved herein on all but the western side. A small sitting area, two bicycle racks providing parking for four bicycles, a freestanding sign, and a sidewalk connection to that along Alaking Court are provided at the southwestern corner of the building, where Starbucks is approved herein to be located. Service uses including a dumpster enclosure, a loading space and the drive through for the Starbucks are located at the northeast corner of the building and along its northern side. Adequate handicapped parking has been approved for the project.

A crosswalk is provided to the sidewalk herein approved along Alaking Court. Sidewalk already exists along Hampton Park Boulevard. Two bicycle racks are approved herein at the southwestern corner of the building, proximate to the Starbucks establishment. Note that the project is proximate to several parcels of land developed with similar uses on the southern side of Alaking Court

Architecture

Architecture for the building includes a single 24-foot-tall, one-story, flat-roofed, 8,920-square-foot multi-tenant retail commercial building, with four tenant spaces, each with a separate entrance door. Architectural materials approved herein include two colors of veneer stone, two colors of brick, cast stone, ground face concrete masonry unit (CMU), metal, exterior insulation finishing system (EIFS), and fabric for the awnings in a visually pleasing combination. The end units reach the full 24 feet in height while the three interior units are 22 feet tall. On the south (front) façade, the architectural treatment of the end units is somewhat more elaborate than the others. They have a more pronounced and elevated roofline, with a cornice and dentils on the right end unit and a simpler cornice on the left. A sign band is approved herein under the roof structures and on the three interior units, under the flat roof. Each unit has a double door and ample storefront glass. A combination of EIFS and masonry form the pilasters between the units and provide vertical accents, with a more predominant use of masonry on the end units. The side and rear façades are treated similarly with the more predominant masonry treatment wrapping around the side elevations, while the rear elevation is plainer and provides a service entrance into each unit.

Signage

Signage for the project includes a freestanding sign to be placed at the corner of the development at the intersection of Alaking Court and Hampton Park Boulevard. The sign is herein approved at 15 feet tall and six feet wide. The upper portion of the sign is fabricated aluminum. Raised

aluminum panels provide the name and address/location of each tenant. The base is brick, with stone slabs as accents. The emblem for the Steeplechase Business Park is placed in the center of the base.

Wall-mounted signage, the subject of the separate companion approval (Departure from Sign Design Standards DSDS-690), includes the following:

SPACE	MAX. ALLOWED SIGN AREA/BLDG SQ. FT.	MAX ALLOWED SIGN AREA/SPACE SQ. FT.	SIGN FRONT SQ. FT.	SIGN SIDE SQ. FT.	SIGN REAR SQ. FT.	TOTAL PROVIDED SQ. FT.
101	222.3	51.3	30	78.6	30	138.6
102	222.3	40	30	0	30	60
103	222.3	40	30	0	30	60
104	222.3	40	30	0	30	60
105	222.3	50	30	60	30	120
TOTAL		221.3				438.6

Additionally, directional signs, parking signs such as, "exit only," "do not enter" signs and a digital order screen and pre-order menu board are also approved herein to assist in safe on-site circulation on a spatially-tight site with a drive-through restaurant such as this one.

Site Details

Light Fixtures—Details of the shadow box downward light fixture and the light bollard to be located proximate to the drive-through lane have been approved herein, as the Planning Board finds them acceptable.

Dumpster Enclosure—The dumpster enclosure is approved herein to be composed of concrete masonry unit (CMU), precast concrete and brick. The CMU is located on the watertable. Precast concrete bands provide division between the wall and the watertable. Brick is utilized above the precast concrete. A variety of red and brown colors are coordinated in the dumpster design. Double gates, finished in "plastic lumber" and supported by painted steel posts, provide access to the enclosure.

Hardscape—Four tables and chairs and a shade structure are approved herein in the southwestern corner of the building approved herein. As details were not included on the plans, a condition of this approval requires that these details be added to the plans prior to certificate approval.

Wall/Fence—A modular block retaining wall is approved herein, topped by a 48-inch-tall black vinyl-clad chain-link fence with a top rail. A guardrail is approved herein to be placed at its base. As elevation details were not provided for the wall, fence, or guardrail, a condition of this approval requires that these details be added prior to certificate approval.

7. **Prince George's County Zoning Ordinance:** The subject approval has been reviewed for compliance with the requirements of the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject approval is in conformance with the requirements of Section 27-473(b), which governs uses in industrial zones. Various types of stores, eating and drinking establishments, and services could be tenants and are all permitted in the I-1 Zone.
 - b. The DSP herein approved shows a site layout that is consistent with Section 27-474, regulations regarding building setbacks and required green space in the industrial zones. The DSP is also in conformance with the applicable site design guidelines in Section 27-283, which further cross-references the site design guidelines in Section 27-274.
 - c. **Departure from Sign Design Standards**—The DSP is approved herein with building-mounted signage in excess of the allowed square footage on all four sides of the building. See the resolution for Departure from Sign Design Standards DSDS-690 for the details of that approval.
 - d. **Departure from Parking and Loading**—The DSP approved herein shows a reduction in the required number of parking by 31 parking spaces. See the resolution for Departure from Parking and Loading Standards DPLS-427 for the details of that approval.
8. **Preliminary Plan of Subdivision 4-03113:** Preliminary Plan of Subdivision 4-03113 was approved and adopted on March 11, 2004 (PGCPB Resolution No. 04-49). The Planning Board approved the preliminary plan with 11 conditions, of which the following are applicable to the approval of this DSP:

2. **Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.**

The subject approval includes an approved Type II tree conservation plan that the DSP was found to be in conformance with and therefore this DSP meets this condition.

3. **Development of this property shall be in conformance to the approved Stormwater Management Concept Plan # 8004290-2000-00.**

A memorandum received from DPIE indicated that the DSP is consistent with the approved Stormwater Management Concept Plan, 8004290-2000-08, dated October 4, 2014.

4. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate or not required based on the use.**

The building herein approved will contain an automatic fire suppression system unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate or not required based on the use.

9. **2010 Prince George's County Landscape Manual:** The multi-tenant retail building herein approved is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- a. **Section 4.2, Requirements for Landscape Strips along Streets**—Applies to all public and private road frontages, which include the southern and western frontages of the subject site adjacent to Alaking Court and Hampton Park Boulevard, respectively. The landscape plan is in conformance with these requirements.
- b. **Section 4.3, Parking Lot Requirements**—Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip Requirements, applies when approved parking lots are within 30 feet of an adjacent property line. The landscape plan indicates the required 4.3 buffer along the northern property line. However, the corresponding schedule for this section had not been provided on the landscape plan. Therefore, a condition of this approval requires that, prior to certificate approval, the applicant revise the plans to add the required Section 4.3(c)(1) schedule on the landscape plan, demonstrating conformance with the requirements.
- Section 4.3(c)(2), Parking Lot Interior Planting Requirements, requires that a certain percentage of the parking area, in accordance with the size of the parking lot, be interior planting areas with one shade tree for each 300 square feet of planting area. The provided Section 4.3(c)(2) schedule indicated that the parking lot measures 35,005 square feet, and the plan is subject to the eight percent requirement because the total parking lot area is between 7,000 and 49,999 square feet. The landscape plan provides eight percent of the total parking lot area in interior planting area and a total of nine shade trees that satisfy the requirements of Section 4.3(c)(2).
- c. **Section 4.4, Screening Requirements**—Requires that all dumpsters and loading spaces be screened from all public roads and adjacent residential properties. The proposed loading space is located along the northern side of the building herein approved, interior to the site and further blocked from view from adjacent Hampton Park Boulevard by the required Section 4.2 landscape strip. The landscape plan is in conformance with this portion of Section 4.4 of the Landscape Manual. Section 4.4 also requires that trash and recycling facilities, including dumpsters be screened if located in a commercial development, from all outdoor recreation areas, retail parking areas and entrance drives within the development. The plans show a masonry enclosure being provided for the dumpster which is in conformance of this portion of Section 4.4 of the Landscape Manual.

- d. **Section 4.7, Buffering Incompatible Uses**—Requires a buffer between adjacent incompatible land uses. As the adjacent warehouse and the subject use are both categorized as high intensity uses Section 4.7 buffer is not required between them. Additionally, a Section 4.7 buffer is not required adjacent to the vacant industrially-zoned property to the north pursuant to the provision included on page 92 of the Landscape Manual which states: “If a developing property is located in an Industrial Zone and is adjoining vacant property located in an Industrial Zone, the developing property is not required to provide a bufferyard.” Although a schedule is provided for Bufferyard 1, the location of the bufferyard is not indicated on the landscape plan. Prior to certificate approval, a condition of this approval requires that it shall be identified on the landscape plan.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—Requires certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three-to-one. The submitted landscape plan provides the required schedule and notes showing the requirements of this section being met.
10. **Prince George’s Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the requirements of the Prince George’s Woodland and Wildlife Habitat Conservation Ordinance because it has a previously approved Type II Tree Conservation Plan, TCPII-128-90-09. The Planning Board finds that the building herein approved is to be located in an area previously approved to be cleared and is, therefore, in conformance with the existing TCPII. No additional Type II Tree Conservation Plan is needed for this development.
11. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, because it proposes more than 5,000 square feet of gross floor area. The requirement for the entire 110.26-acre Steeplechase Business Park is ten percent of the gross tract area or 11.03 acres (480,293 square feet) based on the I-1 zoning. The submitted landscape plan provides a schedule showing the requirement being met through the preservation of existing trees and afforestation/reforestation areas shown on the Type II tree conservation plan (TCPII), with a total of 11.41 acres of tree canopy coverage (TCC). A condition of this approval requires the numbers in the TCC schedule to be revised, as necessary, to match the numbers on the approved TCPII.
12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation and Archeological Review**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicate that the probability of archeological sites within the subject property is low. Therefore, the project herein approved will not impact any historic sites,

historic resources or known archeological sites and a Phase I archeological study is not recommended.

- b. **Community Planning**—The subject project is consistent with the Employment Area Growth Policy in the Plan Prince George's 2035 Approved General Plan (Plan Prince George's). The subject project conforms to the industrial land use recommendation of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (sector plan).

Plan Prince George's 2035 Approved General Plan

The Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035) designates the area for Industrial/Employment land use. Plan Prince George's 2035 recommends continuing to support business growth in targeted industry clusters, concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies.

Sector Plan

The sector plan classified the site in the Light Industrial (I-1) Zone. The sector plan had no specific recommendations for the subject site. The subject project is in keeping with the purposes stated for the I-1 (Light Industrial) Zone which include:

- (A) To attract a variety of labor-intensive light *industrial* uses;
 - (B) To apply site development standards which will result in an attractive, conventional light *industrial* environment;
 - (C) To create a distinct light *industrial* character, setting it apart from both the more intense *Industrial Zones* and the high-traffic-generating *Commercial Zones*; and
 - (D) To provide for a land use mix which is designed to sustain a light *industrial* character.
- c. **Transportation**—The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required.

Parcel 65 is located within a portion of the Steeplechase Business Park. The site is served by a driveway directly from Hampton Park Boulevard. It is also served by an easement that serves multiple lots, including adjacent Lot 66 to the north. This is acceptable and desirable.

There are several transportation-related conditions on Preliminary Plan of Subdivision 4-03113; the status of these conditions is summarized below:

Condition 6: This condition requires improvements to the Ritchie Marlboro Road/Hampton Park Boulevard intersection. All improvements are complete and open to traffic.

Condition 7: This condition requires dedication along Hampton Park Boulevard within the subject property. This dedication is complete, and Hampton Park Boulevard is open to traffic through the subject property.

Condition 8: This condition denies access to the rear of several lots. This group of lots does not include the subject lot, and so this condition is not applicable to this site.

Although there is no trip cap condition, the resolution includes a clear finding that the approval considered 1,120 AM and 1,167 PM peak-hour trips. A recent analysis indicated that the following had been constructed, approved, or planned for the site in consideration of the change in square footage proposed by this plan:

USE	AM	PM
528,246 square feet of industrial (assume 20% office and 80% warehouse per permit plans) constructed	380	364
87,228 square feet of industrial (18,000 square feet office and remainder warehouse) planned	64	61
175,854 square feet of industrial (14,000 square feet office and remainder warehouse) planned	93	91
Convenience Store with Gas Pumps (12 fueling positions) with 66% pass by	76	79
47,063 square feet of retail (computed per Guidelines) INCLUDES SUBJECT PROPOSAL	59	217
5,205 square feet bank/credit union with 33% AM/47% PM pass by	42	68
6,599 square feet fast food restaurant with 49% AM/50% PM pass by	153	108
TOTAL EXISTING, PROPOSED, AND PLANNED	867	988
TRIP CAP PER 4-03113	1120	1167

As shown in the table above, existing, proposed, and planned development remains well within the trip cap established by the preliminary plan.

Hampton Park Boulevard (I-413, industrial roadway with 70 feet ROW) is a master plan roadway in the *Master Plan of Transportation* and the *Approved Subregion IV Master Plan*. No additional right of way dedication is required for this facility.

Review Comments—Departure from Sign Design Standards and Departure from Parking and Loading Standards

See the relevant resolution for Departure from Sign Design Standards DSDS-690 and Departure from Parking and Loading Standards DPLS-427 for the Planning Board's comments on these approvals.

No traffic-related (or adequacy-related) findings are associated with DSP review. The site plan, with the departures, is acceptable from the standpoint of transportation.

- d. **Subdivision**—The subject property is known as Parcel 65, being 1.75 acres located on Tax Map 74 in Grid D-4 and is zoned Light Industrial (I-1). The property is the subject of Preliminary Plan of Subdivision (PPS) 4-03113, and recorded in land records in plat book SJH 244-45. The subject DSP is herein approved to construct an 8,920 square-foot restaurant and retail building on Parcel 65.

The underlying PPS for (4-03113) was approved on March 11, 2004, containing a total of 110.26 acres in the I-1 Zone, subject to 11 conditions. The PPS provided a transportation analysis based on approximately 850,000 square feet of total development. The Planning Board herein determines that the development on Parcel 65, herein approved, is within the approved capacity for the overall development in accordance with the PPS.

The bearings, distances, and lot size were provided on the DSP. However, the curve length along the western and southern property lines was incorrect. All bearings and distances must be shown consistent with the record plat and must be accurately reflected on the site plan, or permits will be placed on hold until the plans are corrected. The DSP, by condition of this approval, shall be revised to reflect the correct curve lengths on the site plan prior to certificate approval. The following subdivision-related plan notes have been provided to the applicant.

- (1) There are improvements shown on the site plan which extend onto Parcel 66, the abutting parcel to the north. The DSP shall reflect the entire limit of all lots that are approved herein for development.
- (2) Every lot is required to have frontage and direct access onto a public street. The applicant shall dimension the Alaking Court access within the limits of Parcel 65 only, to demonstrate that adequate access has been provided for on Parcel 65.
- (3) The applicant has indicated that the use approved herein is compatible with the adjacent parcels and does not require a buffer in accordance with Section 4.7 of the Landscape Manual. However, where there is a parking lot within 30 feet of a property line, and a Section 4.7 buffer is not required, a parking lot landscape strip is required to be provide in accordance with Section 4.3 of the Landscape Manual. Such landscaping shall be provided

- e. **Trails**—The subject site consists of 1.75 acres within the I-1 Zone. The approval is for an 8,920-square-foot multi-tenant retail/restaurant building within the Steeplechase Business Park. The site includes a Starbuck's Coffee with a drive-through window. The property is located on the north side of Alaking Court at the intersection of Hampton Park Boulevard on Parcel 65.

Review Comments (Master Plan Compliance and Prior Approvals)

The MPOT and the area master plan include no master plan trail or bikeway recommendations that impact the subject approval. However, the Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians which relate to frontage improvements and internal pedestrian circulation:

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The subject site includes an existing sidewalk along its frontage of Hampton Park Boulevard. There was no sidewalk along Alaking Court, including the frontage of the subject site. The DSP herein approved reflects a sidewalk along the site's frontage of Alaking Court, as well as a sidewalk connection from the public right-right-of-way to the building entrance. These sidewalks will accommodate pedestrians walking along the public rights-of-way that front the subject site and will safely accommodate pedestrians walking to the proposed building. No additional internal sidewalk connections are necessary for the site plan herein approved. A small amount of bicycle parking is required by condition of this approval.

- f. **Permit Review**—Numerous permit-related comments have either been addressed in revisions to the plans or in the conditions of this approval.
- g. **Environmental Planning**—The site has an approved Type II Tree Conservation Plan TCPII-128-90-09, a Natural Resources Inventory Equivalency Letter (NRI-179-2016) and an approved Stormwater Management Concept Plan and Approval Letter (Stormwater Management Concept Plan 8004290-2000-08). The subject site is located within an area previously approved to be cleared and is in conformance with the existing TCPII. The stormwater management plan uses micro-bioretenment, gravel wetlands, and stormfilters for water quality controls and the use of previously approved and existing ponds for quantity.

The subject DSP is in conformance with approved Stormwater Management Concept Plan 8004290-200-08, per DPIE. DPIE is the approving authority for stormwater management and made a finding of conformance for the subject DSP with an approved stormwater management plan.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated October 13, 2016, the Fire/EMS Department offered comments regarding private road design, needed accessibility and the location and performance of fire hydrants. Those comments have been transmitted to the applicant.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 1, 2016, DPIE stated that sidewalks would be required along all roadways within the property limits and that they had no objections to proposed Departure from Sign Design Standards DSDS-690 to allow additional building-mounted signs on the multi-tenant retail building. DPIE also stated, however, that they had an objection to requested Departure from Parking and Loading Standards DPLS-427 to permit a reduction in the number of required parking spaces from 106 to 75. Additionally, they requested that the applicant provide recorded easements to allow the shared use of the driveway onto Hampton Park Boulevard prior to issuance of grading or building permits. With respect to stormwater management, DPIE stated that the DSP is in conformance with approved Stormwater Management Concept Plan 8004290-200-08, dated October 8, 2014. In closing, DPIE offered additional comments regarding technical stormwater management concept approval subject to County Code Section 32-182(b). These requirements will have to be met before the applicant receives technical stormwater management approval.

See the resolution for DPLS-427 for a discussion on how the three required findings for approval of a DPLS have been satisfied.

- j. **Prince George's County Police Department**—The Planning Board did not receive comment from the Prince George's County Police Department regarding the subject approval.
- k. **Prince George's County Health Department**—In a memorandum dated October 24, 2016, the Prince George's County Health Department stated that they had reviewed the materials submitted regarding the subject project and had no comments or recommendations at the present time.
- l. **Maryland State Highway Administration (SHA)**—In an e-mail dated September 1, 2016, the SHA stated that any work in the SHA right-of-way would require a SHA plan review and approval.
- m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated [redacted], WSSC offered numerous comments that have been provided to the applicant and will have to be addressed before sewer and water connection. The comments have been provided to the applicant.
- n. **Verizon**—The Planning Board did not receive comments regarding the subject project from Verizon.

- a. Potomac Electric Power Company (PEPCO)—The Planning Board did not receive comments regarding the subject project from PEPCO.
13. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features, this required finding does not apply.

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 Detailed Site Plan DSP-16009, subject to the following conditions:

1. Prior to certification, the applicant shall revise the plans as follows or provide the specified documentation:
 - a. The applicant shall provide the width of the easement.
 - b. Arrows shall be utilized throughout the site plan to indicate safe driving patterns, including the aisles leading up to and through the proposed Starbucks store.
 - c. Label the width of the entrance from Hampton Park Boulevard.
 - d. Label the building length, width, and the gross floor area of the building.
 - e. Recalculate the linear footage utilized to calculate the distance used for the landscape schedule for Section 4.2 and recalculate the amount of plant materials included in the buffer and provide a separate Section 4.2 schedule for the second street frontage.
 - f. Indicate the height of the dumpster enclosure on the detailed site plan, the landscape plan and the site detail sheet.
 - g. The plans shall be revised to include the following site details:
 - (1) The retaining wall, the black vinyl-clad fence with a top rail, and the guardrail shall be depicted in a color photograph based on the existing Steeplechase Business Park standards; and

- (2) Hardscape including tables and chairs and a shade structure.
- h. The numbers in the tree canopy coverage schedule shall be revised, if necessary, to match the numbers on the approved Type II tree conservation plan.
- i. The location of the Section 4.7 Bufferyard 2 shall be indicated on the site plan.
- j. The following drafting errors shall be corrected:
 - (1) The indications of I-4 zoning for the surrounding properties on the landscape plan shall be corrected to the I-1 Zone.
 - (2) Bufferyard 1 as indicated in the first of two Section 4.7 schedules provided on the landscape plan shall be indicated on the landscape plan.
 - (3) The figure in Schedule 4.3-1 shall be corrected to 2,800 and question 11(b) should state "N/A."
- k. The applicant shall include a 4.3-1 schedule on the landscape plan demonstrating conformance with the parking lot perimeter landscape strip requirements.

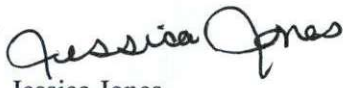
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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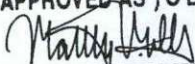
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, November 10, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of December 2016.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:RG:rpg

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department
Date 11/22/16