

R E S O L U T I O N

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 May 13, 2021, regarding Detailed Site Plan DSP-20041 for Suitland Carwash, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) requests approval for development of a 4,820-square-foot car wash.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	C-M/D-D-O	C-M/D-D-O
Use(s)	Vacant	Commercial
Gross Acreage	2.73	2.73
Number of Lots	1	1
Total Gross Floor Area	0 sq. ft.	4,820 sq. ft.

PARKING DATA

	REQUIRED	APPROVED
Total Parking Spaces	10	10
Handicapped-Accessible Spaces	1	1

3. **Location:** The subject property is located on the west side of Suitland Road, approximately 417 feet west of its intersection with Marianne Drive. The project is also in Planning Area 76A and Council District 7.

4. **Surrounding Uses:** The subject property is zoned Commercial-Miscellaneous (C-M). The single-family attached Skyline Hills Subdivision is zoned One-Family Detached Residential (R-80) and located along the southern boundary of the property. The eastern boundary borders on Parcel H of the Skyline Hills Subdivision, zoned C-M. The Veterans of Foreign Wars property is located along the western border of the property. Located to the north of the site, beyond Suitland Road, is the single-family detached Upper Morningside Subdivision, zoned One-Family Detached Residential (R-55).

5. **Previous Approvals:** The subject property is a legal acreage parcel known as Parcel 79, shown on Tax Map 89 in Grid D-4, and recorded in Liber 42863, folio 351 of the Prince George’s County Land Records. The development has an approved Stormwater Management (SWM)

Concept Plan, 19205-2020-00, which was approved on February 25, 2021, and is valid until 2024.

6. **Design Features:** The subject application proposes to construct a 4,820-square-foot, 20-foot-high car wash. The site will be accessed from Suitland Road via two full access points at either side of the property. Two stacking lanes run along the western side of the site and the building is situated along the eastern side of the site, with the exit facing Suitland Road. The site will contain 10 parking spaces, including 1 handicapped-accessible space, along the front of the property. There will be a 5-foot-wide sidewalk around the building, connecting to the sidewalk within the right-of-way, and bicycle racks located adjacent to the building. An enclosed dumpster will also be located in the southwest corner of the site, and a single freestanding, masonry, 4.67-foot-high, monument sign will be located along the road frontage. The photometric plan indicates freestanding and building-mounted lighting throughout the site, with minimal spillover onto the adjacent residential properties.

Building materials include a combination of metal, masonry, cast stone, and composite cladding in shades of brown and gray. The northern and southern façades, which include the exit and entrances, respectively, feature a higher roofline and storefront windows, and a building-mounted sign on the northern façade. However, no details or dimensions were provided for the sign indicating it was in conformance with the Prince George's County Zoning Ordinance. Therefore, a condition is included herein requiring this information be provided.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment:** The subject site is located within the D-D-O Zone of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Sector Plan and SMA). DSP review is required for all projects proposed within the D-D-O Zone; however, the applicability of the D-D-O Zone development standards is limited to areas within close proximity to metro stations. The subject site is located approximately 1 mile east of the Branch Avenue Metro Station and outside of the area for which specific development standards apply. The subject DSP has been submitted, in accordance with the requirement of the sector plan, and no D-D-O Zone standards apply to the proposed project.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-M Zone, Part 10C, M-I-O Zone, and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of the Table of Uses in the Southern Green Line Station Sector Plan and SMA, which governs uses in this D-D-O Zone. The proposed car wash is a permitted use in the C-M/D-D-O Zone, subject to Footnote 24, which requires a DSP.

- b. The DSP shows a layout that is consistent with Section 27-462, regulations regarding building setbacks, of the Zoning Ordinance.
 - c. The DSP is in conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274 of the Zoning Ordinance. For instance, pedestrian and vehicular traffic is separated, adequate illumination is provided for on-site elements, and service areas are located away from roadways and effectively screened.
 - d. The subject application is in the M-I-O Zone for height, associated with Joint Base Andrews, and is subject to Section 27-548.54, Requirements for Height, of the Zoning Ordinance. The M-I-O Zone limits height to approximately 400 feet for this property, and the proposed building has a maximum height of 24 feet.
 - e. Section 27-548.25(b) requires that the Prince George's County Planning Board find that the site plan meets the applicable development district standards to approve a DSP. As discussed in Finding 7, there are no specific development district standards that apply to this DSP.
9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). However, this site is also located in the D-D-O Zone, which specifies that the provisions of the Landscape Manual regarding alternative compliance and buffering incompatible uses do not apply within the development district. The Planning Board finds the proposal conforms with Landscape Manual, as shown on the plans, except a schedule is missing for Section 4.9 and has been conditioned herein to be provided.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-074-2021) because the site contains less than 10,000 square feet of woodland and has no previous tree conservation plan approvals. A Natural Resources Inventory (NRI) Plan has been approved for the site (NRI-091-2020). The NRI showed no on-site woodland or regulated environmental features.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is subject to the requirements of the Tree Canopy Coverage Ordinance requiring a minimum of 10 percent of the gross tract area for the C-M Zone, in conformance with the Tree Canopy Coverage Ordinance, Subtitle 25, Division 3. The site is 2.73 acres and provides the required 0.27 acre of tree canopy coverage, in conformance with the requirement.
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, and are incorporated herein by reference:

- a. **Community Planning**—The Planning Board adopts, herein by reference, a memorandum dated March 16, 2021 (Lester to Butler), which indicated that pursuant to Section 27-548.25(b), this DSP meets the applicable standards of the Southern Green Line D-D-O Zone.
- b. **Subdivision**—The Planning Board adopts, herein by reference, a memorandum dated April 14, 2021 (Diaz-Campbell to Butler), which indicated that the development proposed on the property is exempt from filing a new preliminary plan of subdivision (PPS) under Section 24-107(c)(7)(B) of the Subdivision Regulations, because less than 5,000 square feet gross floor area (GFA) of new development is proposed. The plans do, however, indicate the location of a possible future expansion of the car wash. If and when this expansion is proposed, a PPS will be required if it causes the total GFA on the site to exceed 5,000 square feet. In addition, the applicant should file for a final plat following approval of the DSP, in order to dedicate the proposed public road right-of-way for Suitland Road and grant the proposed 10-foot public utility easement.
- c. **Transportation Planning**—The Planning Board adopts, herein by reference, a memorandum dated April 12, 2021 (Burton to Butler), which stated that the subject application is proposing two full access points on Suitland Road, a master-planned arterial (A-41) road within a 120-foot right-of-way. The DSP is proposing sufficient right-of-way that will satisfy the minimum right-of way requirement for an arterial road. All other aspects of the site regarding access and circulation are deemed to be acceptable.
- d. **Environmental Planning**—The Planning Board adopts, herein by reference, an email dated March 31, 2021 (Schneider to Butler), which indicated that the SWM concept plan was submitted and shows the use of two micro-bioretenion and two rain garden facilities for on-site SWM.
- e. **Historic Preservation**—Planning Board adopts, herein by reference, a memorandum dated March 8, 2021 (Berger to Butler), which noted that the subject property does not contain, and is not adjacent to any designated Prince George's County historic sites or resources. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
- f. **Permits**—The Planning Board adopts, herein by reference, a memorandum dated April 14, 2021, (Bartlett to Butler), which included additional comments that have been addressed through revisions to the plan or included as conditions herein.
- g. **Town of Morningside**—The Planning Board adopts, herein by reference, a memorandum dated May 12, 2021, (Foster to MNCPPC), in which the Morningside Police Department listed four questions and concerns relative to the hours of operation, space for the traffic volume, lighting, and security of the site. Their questions were answered at the Planning Board hearing by staff and the applicant who indicated that the use would not be open 24-hours, but would be a full-service facility with staff always

present when the car wash is open; there is sufficient lighting with no spillover; and there is a large on-site queue lane and a pullover area for drying cars after exiting the car wash. The Planning Board finds this acceptable, but requests the applicant monitor operational issues after the property is open to ensure any issues are addressed.

13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, 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) provides the following required finding for approval of a DSP:

- (4) The plan shall demonstrate 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).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and PMAs are located on-site. Therefore, this 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-20041 for the above described land, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Provide a schedule demonstrating conformance to Section 4.9, Sustainable Landscape Requirements, of the 2010 *Prince George's County Landscape Manual*.
 - b. Revise the tree canopy coverage chart on the landscape plan to change TCP2# "Pending" to TCP2# "Exempt".
 - c. Provide the square footage and height of the car wash tunnel building on Sheets 3 and 4 of the DSP.
 - d. Revise 3.b. under the Development Data notes to read "12 feet," and 3.c. to "25 feet or the buffer required in Landscape Manual, whichever is greater."
 - e. Provide the details for the building-mounted sign and provide a signage table demonstrating conformance with Section 27-613 of the Prince George's County Zoning Ordinance.
2. Prior to approval of a grading permit, the applicant shall dedicate the proposed public road right-of-way for Suitland Road, and grant the proposed 10-foot-wide public utility easement.

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 Doerner, with Commissioners Washington, Doerner, Geraldo and Hewlett voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, May 13, 2021, in Upper Marlboro, Maryland.

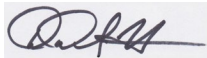
Adopted by the Prince George's County Planning Board this 3rd day of June 2021.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: May 20, 2021