



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

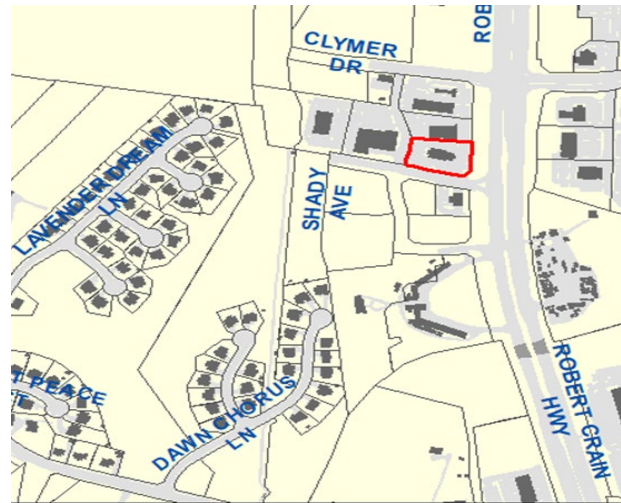
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## Departure from Design Standards Chick-Fil-A Brandywine

## DDS-661

REQUEST	STAFF RECOMMENDATION
Departure from Section 4.2 of the Landscape Manual to permit a low wall and no shade trees within the required landscape strip.	APPROVAL with conditions

<b>Location:</b> On the west side of US 301 (Crain Highway) at its intersection with Albert Road.	
Gross Acreage:	1.04
Zone:	C-S-C
Gross Floor Area:	N/A
Lots:	0
Parcels:	1
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	220SE07
<b>Applicant/Address:</b> CHICK-FIL-A 5200 Buffington Road Atlanta, GA 30349	
<b>Staff Reviewer:</b> Thomas Sievers <b>Phone Number:</b> 301-952-3994 <b>Email:</b> Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	04/02/2020
Planning Board Action Limit:	N/A
Staff Report Date:	03/17/2020
Date Accepted:	01/28/2020
Informational Mailing:	10/31/2019
Acceptance Mailing:	01/23/2020
Sign Posting Deadline:	03/03/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Design Standards DDS-661  
Chick-Fil-A Brandywine

The Subdivision and Zoning staff has reviewed the departure from design standards for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, as described in the Recommendation section of this report.

**EVALUATION**

This departure from design standards was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of prior approvals;
- b. The requirements of the Prince George's County Zoning Ordinance;
- c. The requirements of the 2010 Prince George's County Landscape Manual;
- d. The requirements of the Tree Canopy Coverage Ordinance;
- e. Referral comments

**FINDINGS**

1. **Request:** The applicant is proposing to add a second drive-through to an existing eating or drinking establishment as a response to patron demand, and to prevent vehicles from stacking onto abutting roads and drive isles. Due to limited space on the site, a reduction in the 2010 *Prince George's County Landscape Manual* (Landscape Manual) Section 4.2 landscape strip along Albert Road, along the southern boundary of the site, is necessary to accommodate the additional drive-through lane.

Pursuant to Section 4.2(c)(3)(iv) of the Landscape Manual, a four-foot-wide landscape strip with a three- to four-foot-high masonry wall adjacent to, but entirely outside the landscape strip, and the planting of one shade tree per 35 linear feet of frontage is normally required. The applicant is proposing a three-foot-high masonry wall within a four-foot-wide landscape strip, without any plantings. Accordingly, the applicant is seeking a departure from the Section 4.2 landscape requirements.

2. **Development Data Summary:** The following chart summarizes the approved development for the subject property.

	<b>EXISTING</b>
Zone	C-S-C
Use(s)	Commercial
Total Acreage	1.04
Number of Parcels	1
Gross Floor Area	4,617

3. **Location:** The subject site, known as Parcel J, is in the Commercial Shopping Center (C-S-C) Zone, located in the northwest quadrant of the intersection of US 301 (Crain Highway) and Albert Road, and is part of an integrated shopping center known as the 301 Commercial Center. The site is accessed by a private ingress/egress drive extending from Albert Road to Clymer Drive through the 301 Commercial Center.
4. **Surrounding Uses:** The subject site is bounded on the north and west by other uses in the C-S-C Zone; to the south by Albert Road, with a carwash in the Commercial Miscellaneous Zone beyond; and to the east by US 301, with Brandywine Crossing Shopping Center in the C-S-C Zone beyond.
5. **Previous Approvals:** Preliminary Plan of Subdivision 4-06142 was approved by the Prince George's County Planning Board for seven parcels on 9.15 acres, including the subject parcel, on May 10, 2007 (PGCPB Resolution No. 07-105), subject to 18 conditions. Final Plat 5-08240 (301 Commercial Center) was approved by the Planning Board on December 15, 2008 and recorded in the Prince George's County Land Records in Plat Book PM 228-99 for Parcel J. Detailed Site Plan DSP-08045 was approved by the Planning Board on April 23, 2009 (PGCPB Resolution No. 09-54), for the construction of a restaurant eating or drinking establishment with drive-through service on Parcel J, with no conditions. It is noted that a DSP is no longer required, pursuant to CB-56-2011, which amended the Prince George's County Zoning Ordinance to exempt eating and drinking establishments with drive-through service, within an integrated shopping center having 50,000 square feet or more of gross floor area, from DSP review.
6. **2010 Prince George's County Landscape Manual:** The proposed development is subject to the requirements of the Landscape Manual. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; and Section 4.9, Sustainable Landscaping Requirements are applicable to the proposal, to expand the impervious area of the site for an added drive-through lane.

The requirements of Sections 4.3 and 4.9 are met by the applicant's proposal; however, minor corrections are needed to the plans to clarify the requirements. The applicant submitted a request for Alternative Compliance, AC-19022, from the requirements of Section 4.2, which was denied by the Planning Director on January 14, 2020, with the finding that an equally effective landscape proposal could not be achieved. Accordingly, the applicant has submitted this departure from design standards application from Section 4.2 of the Landscape Manual.

7. **Prince George's County Zoning Ordinance Requirements:** The criteria for approval of a departure from design standards is set forth in Section 27-239.01(7) of the Zoning Ordinance, which states:

**(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 applicant is proposing to add a second drive-through lane to the existing eating and drinking establishment as a response to patron demand, and to prevent vehicles from stacking onto Albert Road and into drive isles within the shopping center. However, due to limited space on the site, a modification to the required design of the Section 4.2 Landscape Strip along Albert Road is necessary. The granting of the departure will allow the site to function more efficiently without compromising the drive isle widths. Staff finds that the purposes of the subtitle will be equally well, or better served by this proposal.

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

The applicant explored other options to accommodate the dual drive-through and has included the provision of additional compact parking spaces along the entire length of the southern property line. This will preserve the number of on-site parking spaces while allowing the installation of a low brick wall within the Section 4.2 landscape strip. There are no changes to the building. The departure is minimum necessary.

**(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 site is located within an existing commercial shopping center and, more specifically, at the corner of intersecting public roadways and major drive isle to the shopping center. There is not additional space on any property surrounding this development in which full compliance with Section 4.2 of the Landscape Manual can be achieved. The departure is necessary in order to alleviate drive-through traffic from stacking and impeding upon the abutting road and drive isle.

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

This departure will increase the functional efficiency of the site by providing faster drive-through service and reducing the likelihood of the stacking of vehicles onto Albert Road and into the shopping center drive isle. The addition of a decorative brick wall will enhance the visual appearance of the site by screening the parking and drive-through without any impacts to the

environmental quality. The departure will not impair the visual, functional, or environmental quality or integrity of the site.

8. **Tree Canopy Coverage Ordinance:** This application is exempt from the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. This application proposes less than 5,000 square feet of disturbance.
9. **Referrals:** The relevant comments submitted for this application were included in this technical staff report. The following referral memorandums were received, and are incorporated by reference herein:
  - Permits Section dated March 2, 2020 (Linkins to Sievers)
  - Urban Design Section dated February 26, 2020 (Burke to Sievers)

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Subdivision and Zoning staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Design Standards DDS-661 for Chick-Fil-A Brandywine, subject to the following condition:

1. Prior to certification of the departure site and landscape plans, the plans shall be revised to:
  - a. Demonstrate conformance with the size requirements for the handicap spaces.
  - b. Indicate the Section 4.3 interior planting requirement is five percent and revise the calculations accordingly.
  - c. Indicate Option 4 in the Section 4.2 Landscape Schedule and that a departure is requested.
  - d. Provide that one shade tree is proposed in the Section 4.9 Landscape Schedule.
  - e. Remove the Tree Canopy Coverage Schedule.