



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Departure from Sign Design Standards Wawa Old Branch Avenue

DSP-19056
DSDS-710

REQUEST	STAFF RECOMMENDATION
DSP: Development of a 5,600-square-foot food and beverage store and a gas station.	APPROVAL with conditions
DSDS: Departure from sign design standards for the height and area of the proposed freestanding sign and the area of the building and canopy-mounted signage.	APPROVAL

Location: Southwest of MD 5 (Branch Avenue) at its intersection with Beech Road.	
Gross Acreage:	1.63
Zone:	C-O
Dwelling Units:	N/A
Gross Floor Area:	5,600 sq. ft.
Planning Area:	76A
Council District:	07
Election District:	06
Municipality:	N/A
200-Scale Base Map:	208SE04
Applicant/Address: Marlow Heights Branch LLC 6401 Golden Triangle Drive, Suite 305 Greenbelt, MD 20770	
Staff Reviewer: Tierre Butler Phone Number: 301-952-2548 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	02/04/2021
Planning Board Action Limit:	02/05/2021
Staff Report Date:	01/20/2021
Date Accepted:	11/12/2020
Informational Mailing:	09/17/2019
Acceptance Mailing:	11/05/2020
Sign Posting Deadline:	01/05/2020

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/. 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: Detailed Site Plan DSP-19056
 Type 2 Tree Conservation Plan TCP2-041-2020
 Departure from Sign Design Standards DSDS-710
 Wawa Old Branch Avenue

The Urban Design staff has reviewed the applications for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan and departure were reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Office (C-O) Zone and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and,
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan and the departure from sign design standards, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for the development of a 5,600-square-foot food and beverage store and a gas station.

The applicant also requests a departure from sign design standards (DSDS) to allow a freestanding sign that is 20 feet high and 51.65 square feet, which is 12 feet taller and 1.65 square feet larger than permitted, in the Commercial Office (C-O) Zone. In addition, a departure is requested to allow for building and canopy-mounted signage that are a total of approximately 20 square feet larger than allowed in the C-O Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-O	C-O
Use(s)	Vacant	Eating and drinking establishment, food or beverage store, and gas station
Gross Acreage	1.63	1.63
Total Gross Floor Area	3,375 sq. ft.	5,600 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces

Wawa	Required	Provided
Retail- 5,600 sq. ft. @ 1 space/150 sq. ft. of first 3,000 sq. ft. and 1 space/200 sq. ft. above 3,000 sq. ft.	33	39
Employee	1	
Handicap-Accessible*	2	2 (van-accessible)
Total – Wawa	34	39

Note: *Total required and provided parking includes accessible and van-accessible spaces.

Loading Spaces

	Required	Provided
Wawa	1	1
Total	1	1

Bicycle Spaces

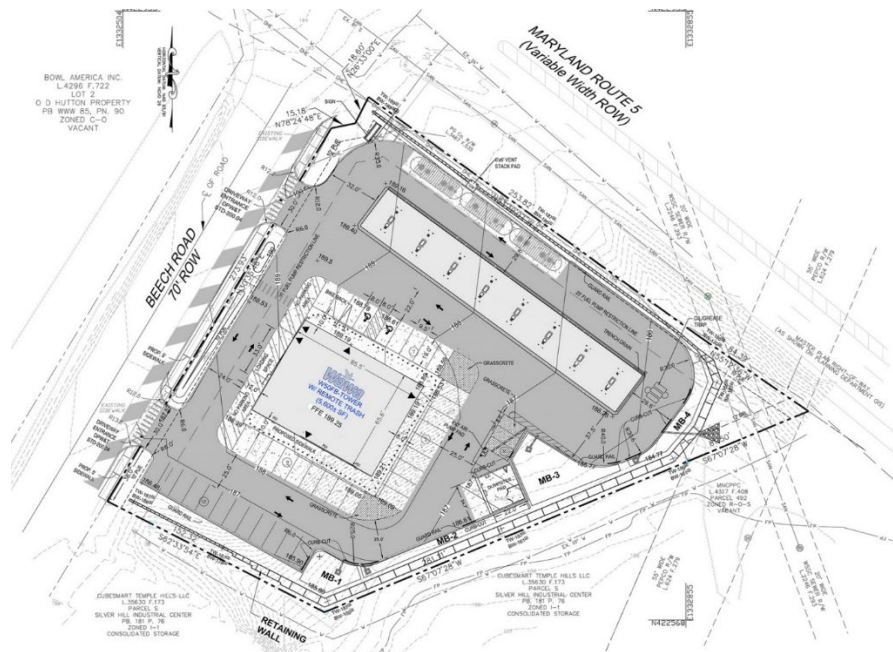
	Required	Provided
Wawa	0	2
Total	0	2

- Location:** The subject property is located southwest of MD 5 (Branch Avenue) at its intersection with Beech Road.
- Surrounding Uses:** The property to the north of the site, directly across MD 5, is zoned Commercial Miscellaneous/Development District Overlay (D-D-O). There is nearby land owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) that is zoned Reserved Open Space (R-O-S)/D-D-O. There is additional land owned by M-NCPPC in

the R-O-S Zone to the southeast of the site. The property across Beech Road to the west is zoned C-O, and the property located southeast of the site is zoned Light Industrial (I-1).

5. **Previous Approvals:** The property was originally subdivided pursuant to a plat of subdivision recorded on December 19, 1969 in Plat Book WWW 73 Plat No. 10. The vacant bank building was built in approximately 1971. The site also has an approved Stormwater Management (SWM) Concept Plan, 19609-2019-00, which is valid through May 4, 2023.
6. **Design Features:** The 1.63-acre site contains a vacant Suntrust bank building. The applicant proposes to demolish the existing building to construct a Wawa gas station with a 5,600-square-foot food and beverage store. The gas station will consist of 8 pump islands with a total of 16 fueling stations situated parallel to MD 5. There will be an enclosed dumpster to the southeast corner of the site. Access to the site will be from two driveways on Beech Road and no access is proposed from MD 5. The site proposes 39 parking spaces, including one employee space and two handicapped accessible spaces, and an inverted U-shaped bike rack.

The loading space is located along the northwest side of the building and faces Beech Road. There was discussion regarding relocating the space to the southeast site of the building, but the applicant was unable to satisfy the request due to feasibility and other site restrictions. The applicant is proposing to install a berm and heavy landscaping within the island located along the right-of-way, in conformance with Section 4.4(c)(2) of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) to address the concern of the visibility of the loading space.



Site Plan

Architecture

The proposed 5,600-square-foot Wawa food and beverage store is a single-story structure in the middle of the site and oriented towards MD 5. The front of the building facing MD 5 and side facing Beech Road will include multiple windows and roof features. The gas station canopy will have a slanted roof with a maximum height of approximately 21 feet with signage. The façade of the building will contain a combination of exterior insulation finishing system dryvit and manufactured stone veneer. Both the building and gas station canopy will have aluminum dutch seam roofing.



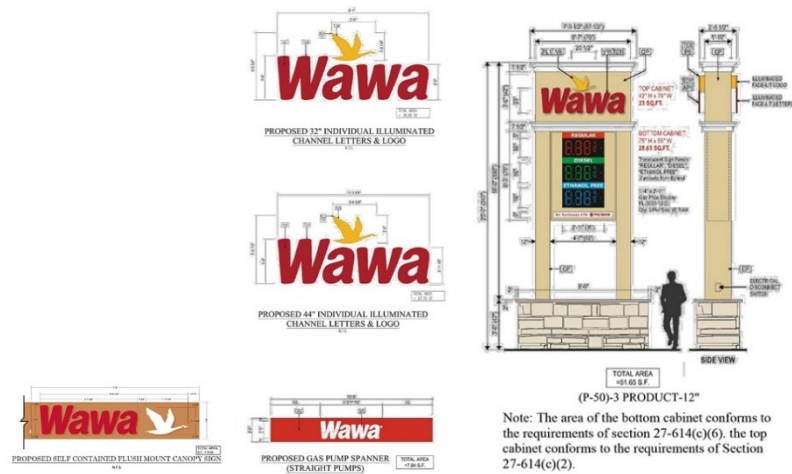
Architectural Elevations

Signage

This site proposes freestanding, canopy-mounted and building-mounted signs for the Wawa food and beverage store and gas station. There are a total of five signs being proposed. Two signs are proposed on the building to include one sign over each of the entrances. One sign is proposed on the canopy, and two spanner signs are proposed above the end pump islands.

This application is requesting a Departure from Sign Design Standards, DSDS-710. The applicant is proposing a 20-foot-tall freestanding sign that is 51.65 square feet in area. The signage area will be composed of two separate cabinets to include the Wawa branding and the prices of gas by grade. In the C-O Zone, the maximum height of a freestanding sign is eight feet; the applicant is proposing a 20-foot-high sign and requesting a departure of 12 feet. The maximum area for a freestanding sign in the C-O Zone is 25 square feet, unless the use is located on a divided highway with a right-of-way of at least 100 feet, in which case the maximum area is 50 square feet, which applies in this case. As a result, the proposed sign is 12 feet taller and 1.65 square feet larger than freestanding signs allowed in the C-O Zone requiring a DSDS, as discussed in Finding 8 below.

The applicant is proposing a 7.67-foot-wide by 1.67-foot-high flush mount canopy sign to include the Wawa lettering and goose logo along with gas pump spanners that are 13.67 feet wide and 2 feet tall. The building-mounted signs include Wawa's logo with illuminated channel lettering and the goose image, with the front sign being approximately 68 square feet and the rear one being approximately 37 square feet. Because of the unique calculations for building and canopy mounted signage in the C-O Zone, a departure of approximately 20 square feet is also required for these signs, as discussed in Finding 8 below.



Signage

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-O Zone of the Zoning Ordinance:
 - a. In accordance with the commercial use table in Section 27-461(b) of the Zoning Ordinance, a food or beverage store, in combination with a gas station, is a permitted use subject to DSP review in accordance with Part 3, Division 9, and Footnote 74. A gas station is also a permitted use subject to Footnote 74, which states:

74 Permitted use, provided that:

- (A) The proposed use is on property that has frontage on a roadway with a functional transportation classification of arterial or higher and abuts land in the I-1 Zone;**
- (B) The proposed development shall be subject to a Detailed Site Plan Approval process in accordance with Part 3, Division 9, of this Subtitle; and**
- (C) The Planning Board and/or District Council finds that the proposed gas station use conforms with all regulations set forth in Section 27-358(a) of this Subtitle.**

The proposed development fronts on MD 5, which is classified as an arterial roadway, and is adjacent to I-1-zoned property to the west. Conformance with the regulations set forth in Section 27-358(a) of the Zoning Ordinance is as follows:

(a) A gas station may be permitted, subject to the following:

- (1) The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;**

The subject property includes 273.93 feet of frontage and direct vehicular access to Beech Road, which has a right-of-way width of 70 feet.

- (2) The subject property shall be located at least three hundred (300) feet from any lot on which a school, outdoor playground, library, or hospital is located;**

No schools, outdoor playgrounds, libraries, or hospitals are located within 300 feet of the subject site.

- (3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;**

The display and rental of cargo trucks and trailers, or similar uses, is not proposed by this application.

- (4) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;**

The storage or junking of wrecked motor vehicles is not proposed.

- (5) Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Permitting, Inspections, and Enforcement, whichever is applicable, and shall be constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;**

The proposed driveways for this site are 30 feet wide and are located more than 20 feet from the point of curvature of the curb return. The entrances are more than 12 feet from the adjoining lot.

- (6) Access driveways shall be defined by curbing;**

The access driveways are defined by curbing.

- (7) A sidewalk at least five (5) feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic;**

There is a four-foot-wide sidewalk that currently exists along the property frontage on Beech Road and serves pedestrian traffic. The applicant will reconstruct this sidewalk to provide the five-foot width as part of this application and provide a connection from there to the sidewalk around the building.

- (8) Gasoline pumps and other service appliances shall be located at least twenty-five (25) feet behind the street line;**

Gasoline pumps and all other service appliances are located at least 25 feet behind the street line of Beech Road and MD 5.

- (9) Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another building material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-tight landscaping material,**

which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan.

Vehicle repair services are not proposed by this DSP.

(10) Details on architectural elements such as elevation depictions of each façade, schedule of exterior finishes, and description of architectural character of proposed buildings shall demonstrate compatibility with existing and proposed surrounding development.

Details regarding architectural elements of all proposed structures are provided and demonstrates the food and beverage store and gas station canopy will be compatible with existing surrounding development.

- b. **Variance**—The applicant has also requested a variance to the requirements of Section 27-462(b) of the Zoning Ordinance to allow the proposed retaining wall, in excess of 6 feet high, to be located within the required front yard adjacent to a street (MD 5) and the side yard adjacent to land in a residential zone and to not meet the required setbacks for main buildings. A variance of 6 feet is required along the side yard and a variance of 5.5 feet is required along the setback for MD 5 for the retaining wall. Pursuant to Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

(1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;

The subject property has been improved for 50 years without SWM. The property is a trapezoidal shape and exhibits severe topography, with a 20-foot drop at the edge of the existing development. To allow the redevelopment of the property and satisfy current development standards, a retaining wall will be constructed to accommodate this steep topography. The location of the wall is further constrained by an existing Potomac Electric Power Company right-of-way and an existing Washington Suburban Sanitary Commission easement along the northeast corner of the property, which prevents grading into these areas. As a result, the first criteria for approval of a variance is satisfied in that the property exhibits exceptional topographic conditions that directly contribute to the need for the variance.

(2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

The variance being requested by the applicant satisfies the criteria of undue hardship. The variance would allow sufficient useable area to accommodate the proposed use and satisfy all other regulatory requirements. The existing easements which impact the property already constrain the useable area. If the variance is not granted, the useable area of the property will be even

further constrained to the point where redevelopment will not be practical. The variance request will have no adverse impact on abutting properties or the public realm.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

The proposed development is consistent with the master plan recommendation and presents no impairment to any applicable plans as a result of granting this variance. Staff is in support of the applicant's request for a variance to Section 27-462(b) for the proposed retaining wall.

- c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides pedestrian access to the site from the public right-of-way, and the architecture proposed for the building employs a variety of architectural features and designs, such as projections, colors, and materials.

- 8. Departure from Sign Design Standards DSDS-710:** The applicant is proposing a 20-foot-tall, 51.65-square-foot freestanding sign in the C-O Zone. The applicant has requested a DSDS, in accordance with Section 27-612 of the Zoning Ordinance, to allow for a taller and larger freestanding sign. Signage provided differs from the requirements of Section 27-614 of the Zoning Ordinance, as the proposed sign is 12 feet taller and 1.65 square feet larger than freestanding signs allowed in the C-O Zone.

Section 27-239.01(b)(7)(A) of the Zoning Ordinance provides that, 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.

Section 27-589(a) of the Zoning Ordinance contains the following purposes for regulating signs:

- (1) To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**
- (2) To encourage and protect the appropriate use of land, buildings, and structures;**
- (3) To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) To regulate signs which are a hazard to safe motor-vehicle operation;**
- (5) To eliminate structurally unsafe signs which endanger a building, structure, or the public;**

- (6) To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists by increasing and enhancing sign visibility and readability, to regulate unsightly and detrimental signs, which could depreciate the value of the property, to prevent the proliferation of signs that could detract from the attractiveness of development, and to control scale, consistent with the intended advertising purposes.

The proposed signage is appropriate and standard for gas stations and food and beverage uses along MD 5, and in locations of similar character throughout the County. The proposed signage is both sited and designed to not be a hazard to safe motor vehicle operation and will be structurally safe. The increased height of the freestanding sign and increased lettering area of the sign face will provide for adequate identification in a manner that is compatible with land uses along this high-volume transportation route. The building contains two entrances, and it is appropriate to provide signage above both entrances. Both signs cannot be seen at the same time, ensuring that there is no proliferation of signage. The proposed building signs are appropriate in size for the building and the use proposed.

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

The applicant provided an analysis stating that the departure is the minimum necessary to ensure that the use and the gas pricing can be safely viewed by the traveling public. The site is abutted by I-1-zoned land to the south and west, which permits a maximum height of 25 feet for freestanding signage. The proposed sign will not be out of character with heights permitted for other uses in the area. The building signage is the minimum necessary to identify the business and the two entrances. Gas stations with food and beverage uses typically employ building signage to identify the point of entry, and in this case, two signs are required for such purpose.

- (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 applicant has stated that the circumstance is unique because the proposed gas station and food and beverage store uses are only permitted in the C-O Zone pursuant to Footnote 74, based on specific criteria, which the subject site meets. The proposed departures relating to height and sign area would result in an identical situation if the site were in any other Commercial Zone, where the proposed uses are customarily located. This is a situation unique to the subject site, which

warrants approval of the requested departures. The similar unique circumstances apply to the building signage.

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

The site is located along MD 5, which is a major transportation route characterized by service commercial uses and shopping centers. The proposed freestanding sign has been designed and integrated into the design of the building and gas canopy. The proposed pylon sign features quality materials that complement the design of the building. The building signage identifies the two entrances to the building and coordinates with the freestanding sign, and as noted above are not visible at the same time due to being located on the front and rear of the building. The request for the sign departure will not impair the visual, functional, or environmental quality of the site or the surrounding neighborhood.

Based on the analysis above, staff recommends that the Planning Board approve DSDS-710 for the proposed signage, which is designed at an appropriate scale for the size and type of development.

- 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 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements. Staff finds the proposal conforms with the requirements of Section 4.2, Section 4.3, Section 4.4, and Section 4.9 of the Landscape Manual, as shown on the plans.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-041-2020, was submitted for review.

According to the woodland conservation worksheet, the site is 1.64 acres in size within the C-O Zone. A total of 0.56 acre of existing woodlands are on the net tract. The site has a woodland conservation threshold of 0.25 acre, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 0.57 acre. The TCP2 shows this requirement will be met by providing 0.57 acre of off-site conservation credits.

The TCP2 requires several additional minor technical revisions that are included in the recommended conditions below.

- 11. Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128, Tree Canopy Coverage Requirements, requires properties in the C-O Zone to provide a minimum tree canopy coverage (TCC) of 10 percent. The 1.63-acre subject site is required to provide 0.16 acre in TCC. Through the subject DSP, the applicant has shown that approximately 0.16 acre of TCC will be provided, satisfying this requirement.

12. Referral Comments: 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**—In a memorandum dated January 4, 2021 (Tariq to Butler), the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.
- b. **Subdivision and Zoning**—In a memorandum dated January 4, 2021 (Gupta to Butler), the Subdivision and Zoning indicated that the property is not subject to a previously approved preliminary plan of subdivision (PPS). The final plat of subdivision was approved under application numbers 5-69263 and 5-19107. The final plat includes only one note which is applicable to this DSP. Note 3 on the record plat states:

“Development or redevelopment of this property is subject to the resubdivision requirements of Section 24-111(c).”

The proposed DSP comprises the entire area under Parcel G as shown on Plat Book 253-20. In accordance with Section 24-111(c) of the Prince George’s County Subdivision Regulations, the subject property must be resubdivided prior to the issuance of a building permit since the final plat of subdivision was approved prior to October 27, 1970, unless the property satisfies one of four criteria set forth in that section. In this case, the subject property does not satisfy any of the four criteria under Section 24-111(c). However, a new preliminary plan is not required. Section 24-111 further provides:

“If for the purpose of resubdivision, the recorded final plat is submitted without modifications, the Planning Board shall approve the resubdivision as submitted if it finds that adequate public facilities exist or are programmed for the area within which the subdivision is located, as defined in Division 3 of this Subtitle. If the recorded final plat is submitted with modifications, the Planning Board may approve the resubdivision in accordance with Subsection (a) or (b), above.”

The applicant proposes to submit a new final plat for the subject property, without modifications to the existing plat, subsequent to this DSP and prior to building permits. Adequacy of public facilities will be tested at the time of review of the new final plat as provided by Section 24-111(c). The requirement for a new final plat is conditioned herein.

- c. **Transportation Planning**—In a memorandum dated December 20, 2020, (Burton to Butler), the Transportation Planning Section noted given the current proposal, and based on information provided in the *Trip Generation Manual, 10th edition* (Institute of Transportation Engineers), the proposed development will generate approximately 529 AM and 421 PM on the adjacent streets during the peak hours. The ITE Manual also recommends a pass-by trip reduction rate of 76 percent. Consequently, the proposed development will generate 127 AM and 101 PM new trips on the adjacent streets to this development.

The property is located in the southeast quadrant of the intersection of Beech Road, and MD 5, a master planned arterial (A-69) within a variable-width right-of-way. No additional right-of-way is required for this frontage. The subject application is proposing two full movement access driveways on Beech Road. Beech Road has no master plan designation; it is being shown as a 70-foot right-of-way existing road. No additional right-of-way is required. A truck turning movement template representing different truck sizes was applied to the site plan and demonstrated that the size and layout of the site could accommodate various types of vehicles.

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP.

- d. **Permits**—In a memorandum dated January 5, 2020 (Bartlett to Butler), the Permits Section identified minor technical corrections to be made to the plan. Comments are provided as conditions.
- e. **Environmental Planning**—In a memorandum dated December 31, 2020 (Reiser to Butler), the Environmental Planning Section indicated that the subject TCP2 is in conformance with the approved NRI (NRI-009-2019). There are no specimen, historic, or champion trees, or regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, or primary management areas (PMAs) located on the site.

Soils

The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Croom-Marr-Urban Land complex (five to fifteen percent slopes), Potomac-Issue Complex (frequently flooded) and Udorthents, Highway (zero to sixty-five percent slope). Neither Marlboro clay nor soils containing Christiana complexes are known to occur on and within the vicinity of this property.

Stormwater Management

The site has an approved SWM concept letter (5698-2019-00) and associated plan that is in conformance with the current code, which is valid until April 19, 2022. The plan shows the use of four micro-bioretention areas, and one oil/grit separator to treat the majority of stormwater before it leaves the site. An additional fee of \$6,827.00 in lieu of providing on-site attenuation/quality control measures is also required by the Prince George's County Department of Permitting, Inspections and Enforcement. The approved concept plan is consistent with the DSP.

- f. **Historic Preservation**—In a memorandum dated November 17, 2020, (Stabler to Butler), the Historic Preservation Section noted that the subject property does not contain and is not adjacent to any Prince George's County historic site or resource. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
- g. **Maryland State Highway Association (SHA)**—In an email dated November 13, 2020 (Woodroffe to Burke), SHA indicated that no work is proposed in the state right-of-way, so they have no comments.

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) of the Zoning Ordinance 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Detailed Site Plan DSP-19056 and Type 2 Tree Conservation Plan TCP2-041-2020, for Wawa Old Branch Avenue, subject to the following conditions:
 1. Prior to certification, the detailed site plan shall be revised as follows:
 - a. Label the height and dimensions for the food and beverage store and gas station canopy.
 - b. Revise the parking calculations to include the number of employee spaces and the breakdown of the parking spaces by use.
 - c. Provide the dimensions of the parking spaces on the plan, with one in each bay.
 - d. Label the building setback and the freestanding sign setback from the street line to demonstrate conformance with Section 27-614(a)(1) and (a)(4) of the Prince George's County Zoning Ordinance.
 - e. Revise the sign table formatting to clearly communicate the 50 percent channel letter reduction.
 - f. Correctly show the property bearings and distances in conformance with record plat 253-20.
 - g. Revise the Type 2 tree conservation plan to show the bottom and top of wall elevations for all retaining walls.

2. Prior to the approval of a building permit, a new final plat shall be approved, in accordance with Section 24-111(c) of the Prince George's County Subdivision Regulations.
- B. APPROVE Departure from Sign Design Standards DSDS-710, to allow for an increase in the height and area of the proposed freestanding sign and the area of the building and canopy-mounted signage, as shown on the detailed site plan.