

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



Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

DETAILED SITE PLAN

DSP-01020

Application	General Data
Project Name WAWA, INC. Location: northwest corner of McKendree Road and Crain Highway. Applicant/Address WAWA, Inc. 260 Baltimore Pike, WAWA, PA 19603 Attn: Greg Harvey	Date Accepted04-17-01
	Planning Board Action Limit06-14-01 (waived)
	ZHE Hearing DateN/A
	Plan Acreage2.7
	ZoneC-M
	Dwelling UnitsN/A
	Square Footage4,694 SF
	Planning Area85A
	Council District9
	Municipality
	200-Scale Base Map221

Purpose of Application	Notice Dates
Food & Beverage Store with Sale of Motor Vehicle Fuel	Adjoining Property Owners (CB-15-1998)04/02/01
	Previous Parties of Record (CB-13-1997)04/25/01
	Sign(s) Posted on Site12/28/01
	Variance(s): Adjoining Property Owners

Staff Recommendation			Staff Reviewer
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 9, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-01020
Wawa Inc.

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-461 governing permitted uses in the C-M Zone
 - Section 27-459 regarding the C-M Zone (Commercial Miscellaneous)
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
 - Section 27-358 regarding gas stations
- b. Special Exception SE 4362
- c. Preliminary Plan 4-01069
- d. The requirements of the *Landscape Manual*
- e. Referrals

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. The subject site, in the C-M Zone consisting of approximately 2.7 acres, is located on the northwest corner of McKendree Road and Crain Highway. The adjacent properties are as follows:

North - zoned C-M has a single-family residential use
West - zoned R-R and C-M has a single-family residential use.

2. The applicant is proposing a gas station on the subject site consisting of a 4,694-square-foot food and beverage store and sixteen multiple product dispensers. Two 21-foot high canopies are proposed for the dispensers. The entrance to the property is from Crain Highway and McKendree Road. Parking is proposed along the south, east and west sides of the food and beverage store. A loading zone is proposed along the north side of the food and beverage store. Parking is also proposed along the boundaries of the property. A 25-foot-high freestanding sign is proposed facing McKendree Road. Three 2'-3" high by 14'-6" long signs stating ■Self Service, ■Pay at the Pump, and ■Open 24 Hours are proposed on the columns supporting the canopy above the dispensers. The proposed food and beverage store will have a glass and stucco facade with a slate gray metal seam roof and white wood trim. An illuminated storefront sign with a Goose logo and the letters ■Wawa is proposed on the top of the main entrance to the food and beverage store.
3. The applicant has filed a Preliminary Plan application (4-01069) for the subject lot which will be heard by the Planning Board prior to the hearing on the subject Detailed Site Plan. A Special Exception SE 4362 was approved by the District Council on January 29, 2001 for the food and beverage store only. The Special Exception did not directly address the gas station use. The following conditions of approval of the Special Exception are applicable to the subject Detailed Site Plan:

#2 *Prior to issuance of building permits, the applicant shall obtain approval of a Detailed Site Plan for the proposed gas station in the C-M Zone in accordance with the provisions of CB-72-1999.*

As required by the above condition and in accordance with the provisions of CB-72-1999, the applicant has filed the subject Detailed Site Plan application.

#3 *The site plan shall be amended to show a five foot wide sidewalk along McKendree Road.*

A five foot wide sidewalk has been shown along McKendree Road.

#4 *The site plan shall be amended to add a Note prohibiting the display and/or sale of cargo trailers, trucks or similar vehicles.*

A note prohibiting the display and/or sale of cargo trailers, trucks or similar vehicles has been added to the Detailed Site Plan.

The Detailed Site Plan is consistent with the approved SE 4362.

4. The proposal is subject to the requirements of the Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.3 (Parking Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposal complies with the requirements of the *Landscape Manual* along the north, east and west property lines but does not comply with the requirements along a portion of the south property line along McKendree Road. An Alternative Compliance application (AC-99051) has been approved by the Planning Board along with the Special Exception application for the subject site.
5. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

REQUIRED PARKING SPACES		PROPOSED
One (1) per 250 sq.ft. of gross floor area (4,694 sq.ft)	19	51
One(1) per employee for self-serve gas stations (2 employees)	2	3
TOTAL	21	54
REQUIRED LOADING SPACES		PROPOSED
One (1) per 2,000 to 10,000 sq. ft. of gross floor area	1	1

The proposed parking is consistent with the requirements of the above sections.

6. According to CB-72-1999, the Detailed Site Plan for the proposed gas station must be consistent with the following criteria listed in Section 27-358(a), Gas Stations, of the Zoning Ordinance:

- (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 has at least three hundred feet of frontage and direct vehicular access on McKendree Road and Crain Highway. McKendree Road has an ultimate right-of-way width of 120 feet and Crain Highway has an ultimate right-of-way width of 300 feet.

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

The subject property is not located within 300 feet from any lot on which a school, playground, library, or hospital is located.

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

The proposal does not include the storage or junking of wrecked motor vehicles (whether capable of movement or not).

- (5) *Access driveways shall be not less than thirty (30) feet wide, 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;*

Access driveways are 40 feet wide and will be constructed in accordance with applicable State Highway and DPW&T requirements. The location of the driveways meet the above criteria.

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

Access driveways have been 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;*

A five-foot-wide sidewalk has been provided along McKendree Road.

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

The gasoline pumps are located more than 25 feet behind the street line

- (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.*

The applicant is not proposing any repair services.

- (10) *Details on architectural elements such as elevation depictions of each facade, schedule of exterior finishes, and description of architectural character of the*

proposed buildings shall demonstrate compatibility with existing and proposed surrounding development.

The architectural style, colors and materials of the proposed food and beverage store are consistent with the commercial use of the subject property. The adjacent properties at present have residential uses. When the adjacent uses are ultimately converted to commercial uses, the surrounding buildings will be compatible with the architectural character of the proposed building.

7. The Community Planning Division (Rovelstad to Srinivas, May 14, 2001) has stated that the site plan is consistent with master plan recommendations for commercial land use and appears to conform closely with the proposal approved by Special Exception SE 4362.
8. The Subdivision Section (Del Balzo to Srinivas, May 17, 2001) has stated that the applicant must file an application for a Preliminary Plan. The applicant has filed a Preliminary Plan application (4-01069) which will be heard prior to the hearing for the subject Detailed Site Plan.
9. The Department of Public Works and Transportation (Senjalia to Srinivas, May 11, 2001) has stated that all improvements along McKendree Road must be in accordance with the DPW&T requirements and specifications.
10. The Transportation Planning Section (Masog to Srinivas, May 7, 2001 and November 14, 2001) has stated that State Highway Administration is considering strategies along US 301 which could result in the upgrading of US 301 in front of the subject property. The State Highway Administration has indicated right-of-way needs at this location. These needs would affect six parking spaces near the southeast corner of the property, and would also slightly narrow the drive aisle between the canopied pump and McKendree Road. The strategies under consideration by the State Highway Administration do not necessarily conform to the Master Plan and so they cannot form the basis for the recommendations of the transportation planning staff. The Section has recommended that the applicant confer with the State Highway Administration on these issues.
11. The State Highway Administration (McDonald to Srinivas, May 7, 2001) has stated that the planned parking along the easternmost property limit may be impacted by the US 301 southbound roadway improvements. However, the proposed improvements along US 301 are tentative and based on a 1999 Access Control Study Document.
12. The Department of Environmental Resources (De Guzman to Srinivas, May 10, 2001) has stated the proposal is consistent with the stormwater management concept approval #8003180-2000.
13. The Environmental Planning Section (Metzger to Srinivas, May 25, 2001) has stated that the applicant has obtained a revised letter of exemption (E/19/99-01) from the Environmental Planning Section for exemption from the provisions of the Woodland Conservation Ordinance. The applicant had requested a waiver for the referenced Stormwater Management Concept Plan #245208-#8003180. The Section has requested the submission of an approved Stormwater Management Concept Approval Letter. A condition of approval has been added

to require the applicant to submit the same. The Section has also stated the appropriate sewer and water service category changes may be required. A condition of approval has also been added to require the applicant to submit information regarding a Sewer and Water Service Category change.

14. The Permits Review Section (Gallagher to Srinivas, April 23, 2001) has requested minor revisions to the site plan and requested additional information on the site. The applicant has made the required changes and provided the additional information.
15. With the proposed conditions, the Detailed Site Plan SP-01020 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan SP-01020 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the applicant shall
 - a. Submit a copy of the approved stormwater management concept approval letter.
 - b. Submit a copy of the Sewer and Water Service category change approval.