



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

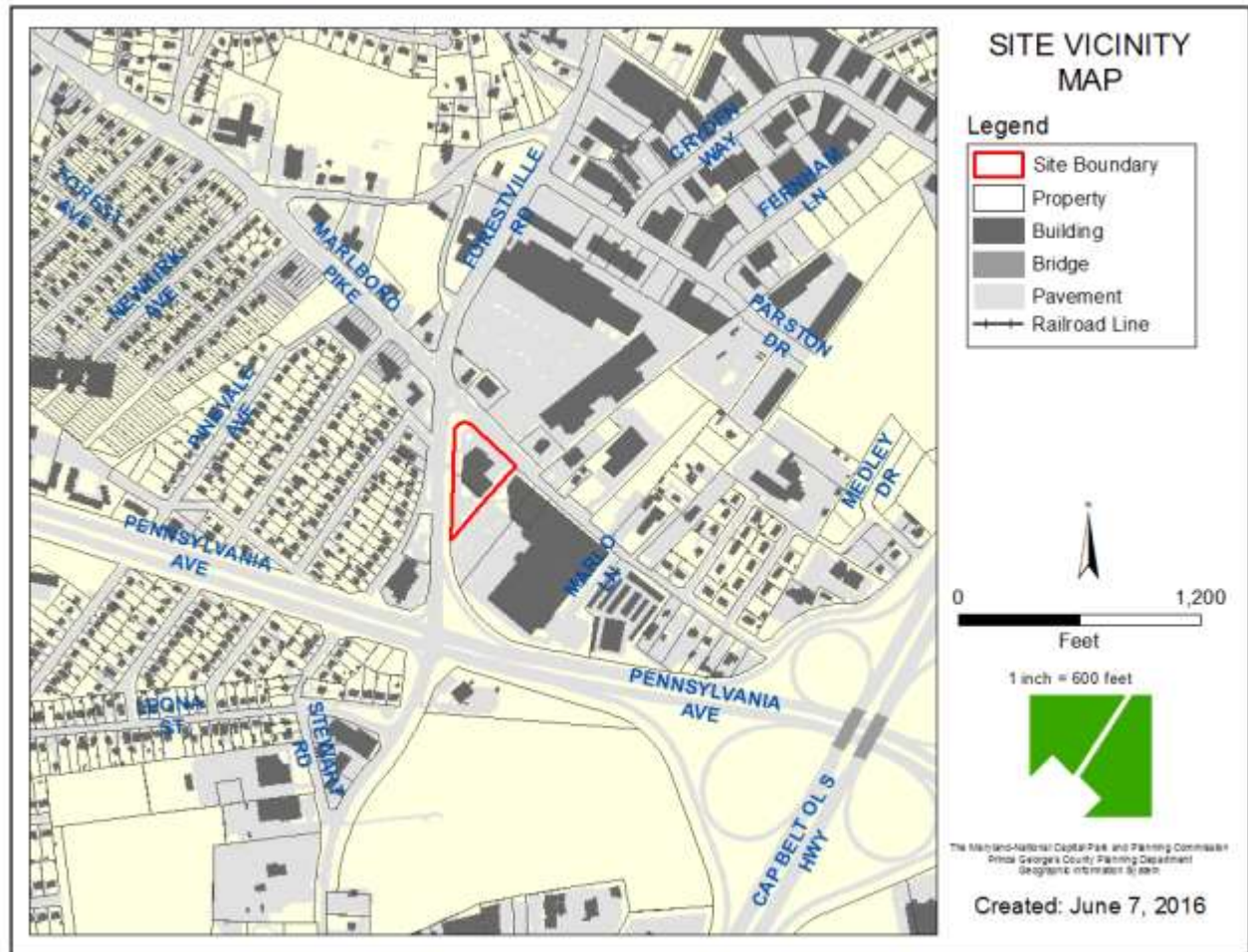
Detailed Site Plan

DSP-16027

Application	General Data	
Project Name: Royal Farms #287 (Forestville Road) Location: In the southeast quadrant of the intersection of Forestville Road and Marlboro Pike. Applicant/Address: Two Farms Inc. d/b/a Royal Farms 3611 Roland Avenue Baltimore, MD 21211	Planning Board Hearing Date:	04/27/17
	Staff Report Date:	04/11/17
	Date Accepted:	01/17/17
	Planning Board Action Limit:	03/28/17
	Plan Acreage:	2.16
	Zone:	C-S-C/D-D-O/ M-I-O
	Dwelling Units:	N/A
	Gross Floor Area:	5,166 sq. ft.
	Planning Area:	69
	Council District:	06
	Election District:	06
	Municipality:	N/A
	200-Scale Base Map:	205SE07

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of March 30, 2017 to April 27, 2017. The construction of a food and beverage store/and gasoline station, addition of a use to the use table and an amendment from Development District Standard 2.1) of the 2009 <i>Approved Marlboro Pike Sector Plan and Sectional Map Amendment</i> .	Informational Mailing:	06/17/17
	Acceptance Mailing:	04/12/17
	Sign Posting Deadline:	02/28/17

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-16027
Royal Farms No. 287 (Forestville Road)

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Development District Overlay (D-D-O) Zone Standards of the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, the Development District Overlay (D-D-O) Zone, the Military Installation Overlay (M-I-O) Zone and the site design guidelines;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referrals.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is for the construction of a food and beverage store and a gas station, to amend the use table in the Development District Overlay (D-D-O) Zone to allow a food and beverage store in combination with a gas station, and to amend Development District Standard 2.1 of the D-D-O Zone to allow a reduction in the required plant material quantity.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-S-C/D-D-O/M-I-O	C-S-C/D-D-O/M-I-O
Use(s)	Retail/Vacant	Food and beverage store in combination with a gas station
Acreage	2.16	2.16
Building Gross Floor Area (sq. ft.)	0	5,166

OTHER DEVELOPMENT DATA

PARKING AND LOADING SCHEDULE			
PARKING	DESCRIPTION	RATE	REQUIRED
	Retail – (5,166 sq. ft. gross floor area)	Normal Parking Generation Group: 1 space / 150 sq. ft. of the first 3,000 sq. ft.	20
		+1.0 space / 200 sq. ft. (above the first 3,000 sq. ft.) *2,166 sq. ft.	11
	Employee - 2	1 space /employee *2 employees	2
	24 outdoor seats 14 indoor seats	eating or drinking establishments (not including drive-through service) 1 space per 3.0 seats	13
Including handicapped accessible		51–75 spaces	3
Total Number of Parking Spaces:			46
Min. = 50% of min required by Section 27-568(a) Max = 125% of min required by Section 27-568(a)			18 – 45
Loading	5,166 Sq. Ft. Gross Lease Area (GLA)	One loading space for 2,000 – 10,000 sq. ft. gross lease area (15' x 33' loading space)	1

Note: See Finding 7 of this report for a discussion of the conformance of the proposed parking and loading in the subject project with the parking and loading design guidelines of the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*.

3. **Location:** The subject property is located in the southeast quadrant of the intersection of Forestville Road and Marlboro Pike, at 3300 Forestville Road in District Heights. It is also located in the Planning Area 69, and Council District 6.
4. **Surrounding Uses:** The property is surrounded to the west by Forestville Road, with a single-family detached residence in the One-Family Detached Residential (R-55) Zone, a gas station in the Mixed-Use Infill (M-U-I) Zone, and offices in the Commercial Office (C-O) Zone beyond; to the southeast by a commercial use, the Marlo Furniture Store, in the Light Industrial (I-1) Zone; to the northeast by Marlboro Pike, with a church in the I-1 Zone, Forestville Plaza, a shopping center, and a liquor store in the Commercial Shopping Center (C-S-C)/D-D-O/Military Installation Overlay (M-I-O) Zones beyond.

5. **Previous Approvals:** The subject property was rezoned from the I-1 Zone to the C-S-C Zone (SMA Change Number 146, Page 293) by the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (Marlboro Pike Sector Plan and SMA). The site also has an approved Stormwater Management Concept Plan, 49307-2016-00, approved on December 15, 2016 and valid until December 15, 2019.

6. **Design Features**

Site Design: This triangularly-shaped site is proposed to be accessed from the property's Marlboro Pike and Forestville Road frontages respectively and from the adjacent commercial property to the southeast. Eight pump islands covered by a canopy, to serve the gas station use proposed for the property, are located at, but set back at an angle from the intersection of Marlboro Pike and Forestville Road. The Royal Farms building is located in the most eastern portion of the site proximate to Marlboro Pike. Parking for the development is located in front of and on the sides of the building. The applicant is providing six outdoor tables for dining, four located to the left and two located to the right of the front entrance to the building. The site is generously landscaped, most predominantly along its Forestville Road and Marlboro Pike frontages and in the southern corner of site around the bioretention area, which will assist with stormwater management. Pedestrian accessibility is facilitated on the site by inclusion of sidewalks around the building. A pedestrian connection to the adjacent property is provided directly behind the building to the adjacent commercial property to the southeast. A dumpster and loading space are located in the southern portion of the site. As it appears that the loading space occupies four of the parking spaces and a dedicated loading space is required. A condition, in the Recommendation section of this report would require that, prior to certificate approval, the loading space be identified to be utilized exclusively for loading.

Architecture: The architecture of the building incorporates a band of composite siding at the top portion of the building, brick veneer in the middle, and stone veneer at the base of the building. The main entrance with a high-profile roof projects from the rest of the building. The front elevation is accented with a pitch roof with a cupola over the main entrance supported by stone veneer and painted steel columns. Over-sized windows help break up the horizontal mass of the building. The rear elevation presents long uninterrupted bands of the composite siding, red brick and stone veneer. The applicant has used durable quality materials including stone, brick and composite siding. The pumps and canopy are designed to coordinate well with the architecture and materials of the main building.

Signage: The applicant is proposing two 25-foot-tall pylon signs, of which the first is along its Marlboro Pike frontage, close to the intersection with Forestville Road, and the second is at the southern entrance along Forestville Road. Both sign faces are plastic and have painted aluminum housing. The signs will be lit internally with environmentally-sensitive low emitting diode illumination. The upper almost 12 feet of the sign (162 square feet) is devoted to the traditional "Royal Farms" sign with gas prices on it. Just below that portion of the signs is a changeable copy portion of the sign. The project includes the following additional signs: fuel canopy sign (35.67 square feet), directional arrow (8 square feet, 4r directional signs total), wall signage including project name (37.05 square feet), and a "fresh kitchen" sign (11.75 square feet). As the proposed sign face areas are inconsistent with the sign requirements of the Prince George's County Zoning Ordinance, a condition of this approval requires that the applicant remove one of the two proposed freestanding signs and reduce the wall signage so that a maximum of 100 percent of the allowable sign area (200 square feet for the store and 216 square feet for the gas canopy) is provided for the project.

Site Details: The project includes a double dumpster enclosure to be located in the southern portion of the site. The enclosure is proposed to be constructed of brick sides and rear, with a brown gate, constructed of a composite material. The chairs to be provided for the outside seating are proposed to be constructed of steel and will have decorative colorful umbrellas for protection from the elements. A bicycle rack is provided to the left side/rear of the building along the project's Marlboro Pike frontage.

Green Building Techniques: The applicant has incorporated energy and water-efficient "green" building features into the project and will seek Leadership in Energy and Environmental Design (LEED) certification for the building. Examples of these green-building techniques include that the majority of the materials will be purchased locally, and over 85 percent of all waste from the demolition of the existing building on the site and the construction of the new building and other improvements will be recycled or repurposed. The project also proposes to include green operational procedures such as converting all of the vegetable oil used to prepare Royal Farms' fried chicken, a signature dish, into biofuel.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Approved Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The subject site is located within the Low Intensity Business Park character area at a corridor gateway within the boundaries of the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*. The purpose of the D-D-O Zone standards and regulations was to provide a consistent design framework to ensure that new developments and redevelopments meet the goals and objectives of the sector plan. The project generally meets the goals of the Low Intensity Business Park character area, in that it redevelops an existing commercial property with low intensity commercial uses that provide an attractive gateway to the Marlboro Pike Sector Plan area, which is a functional business community that is compatible with the location under the flight path for Joint Base Andrew Naval Air Facility. The enhanced architecture of the building, including superior architectural materials such as brick, stone and composite siding, will help provide an attractive gateway to the sector plan area and the site design is enhanced by the provision of generous landscaping, ample parking and outdoor tables for customers who wish to sit or dine outdoors while visiting the site.

Development District Standards: The application is generally in conformance with the applicable development district standards in the Low Intensity Business Park character area, except for Development District Standard 2.1 of the Sector Plan, regarding the amount of plant materials to be provided. Pursuant to Section 27-548.25(c) of the Zoning Ordinance, the applicant has requested a differing development district standard and the Planning Board may grant such amendment if it finds that the alternate development district standard will benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or sector plan.

More particularly, Development District Standard 2.1 requires that all development be subject to the design guidelines, requirements, and standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Comment: Detailed Site Plan DSP-16027 fronts on two public roadways, Forestville Road and Marlboro Pike. Forestville Road is designated as a historic road. Development Standard 2.1 requires that the frontage of Marlboro Pike provide a 4.2 Landscape Strip along Streets, and that the frontage of Forestville Road provide a 4.6 Buffering Development from Special Roadways.

The triangular shape of the property limits its development potential. While the applicant has managed to provide the required width of the landscape strips, the applicant is requesting relief from the amount of the required plant materials. More specifically, the applicant is requesting a reduction of three shade trees of the Section 4.2 landscape strip fronting Marlboro Pike and eight shade trees and two shrubs of the Section 4.6 landscape strip fronting Forestville Road. In support, the applicant has suggested that the request is necessary in order to provide adequate growing space for the plants and clear sight lines of the site in accordance with Crime Prevention Through Environmental Design (CPTED) principles. Staff is in agreement that the amendment is justified. Further, staff suggests that the alternate development district standard will benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or sector plan.

Parking: The Marlboro Pike Sector Plan provides that developments in Character Area 3 (in which the project is located), must conform to the parking requirements of Section 27-568(a) of the Zoning Ordinance, which requires a minimum of 46 spaces be provided for the development. Forty-six spaces are provided for the project, meeting and exceeding that requirement. It is incorrect to state that the applicant must provide a minimum of 50 percent and a maximum of 125 percent of the parking required by the Parking and Loading Schedule provided in Section 27-568(a) of the Zoning Ordinance. Secondly, it is incorrect to state that the project includes 56 spaces. Six of those spaces are located in a bay of parking where the loading space is collocated. As the loading space cannot be collocated in a parking area, the correct number of spaces provided by the project is 50. A proposed condition, in the Recommendation section of this report would require that these corrections be made prior to certificate approval.

8. **Prince George's County Zoning Ordinance:** The subject site plan has been reviewed for conformance with the applicable requirements of the C-S-C, D-D-O and M-I-O-Z Zones and site design guidelines. The following discussion is offered regarding these requirements.
 - a. **Section 27-461, Uses in Commercial Zones:** The proposed food and beverage store is a permitted use in the C-S-C/D-D-O Zone. The gas station use has been requested to be added to the use table of the Marlboro Pike Sector Plan and staff supports its inclusion. If the District Council grants this request, the gas station would be allowed on the site as well.
 - b. **Section 27-462, Regulations in Commercial Zones/C-S-C Zone Standards:** The site plan is in conformance with the regulations in the C-S-C commercial zone.
 - c. **Military Installation Overlay (M-I-O) Zone:** The project is also located within the Height, Noise and Accident Potential Area 1 under the M-I-O Zone. Under this zoning, the project has a height limit called "Surface B," which requires that building height not exceed 145 feet tall. The project also falls in the Noise Intensity Zone, where noise levels may range from 60db to 74db. Note that the building's height of 37.5 feet is well with in the 145-foot requirement and that only residential projects and not commercial projects are evaluated for acceptable noise levels. The DSP meets the requirements of the M-I-O Zone.
 - d. **Site design guidelines:** If approved with conditions, the DSP will be in conformance with the applicable site design guidelines contained in Section 27-274. For example, the majority of the proposed surface parking is proposed to be as near as possible to the main entrance of the building; the loading area is conveniently located in the southwest end of the building and will be screened to minimize conflicts with pedestrians or vehicles. The

proposed architecture features varied building form with a harmonious use of different building materials. Specifically, the DSP satisfies the applicable design guidelines in Section 27-274(a) of the Zoning Ordinance as follows:

Section 27-274(a)(2) Parking, loading, and circulation.

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:**

Comment: The surface parking lot is located and designed to provide safe and efficient vehicular and pedestrian circulation within the site by use of clearly defined, striped and curbed accessways from Marlboro Pike, Forestville Road and the adjacent commercial property and travelways leading to the parking, loading and service use areas. Additionally, sidewalks are provided around the building, connecting both to the existing concrete sidewalk along Marlboro Pike and the adjacent commercial property to the southeast. The on-site sidewalk along Marlboro Pike connects to an offsite sidewalk that runs parallel to the Forestville Road frontage of the property, within the right-of-way. These facilities make for safe, efficient and convenient circulation of the site for both pedestrians and drivers in accordance with this requirement.

- (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**

Comment: The loading area is located in the southern corner of the site, which should minimize conflicts with vehicles and pedestrians. Additionally, the loading area will be heavily screened from Forestville Road by generous landscaping. Therefore, the loading area should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians in accordance with this requirement.

- (C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

Comment: Safe vehicular circulation is created on the site by use of clearly defined, striped and curbed accessways from Marlboro Pike, Forestville Road and the adjacent commercial property and travelways leading to the parking, loading and service use areas. Sidewalks are provided around the building, connecting both to the existing concrete sidewalk along Marlboro and the adjacent commercial property to the southeast. The on-site sidewalk along Marlboro Pike connects to an off-site sidewalk that runs parallel to the Forestville Road frontage of the property, within the right-of-way. These facilities make for safe, efficient and convenient circulation of the site for both pedestrians and drivers in accordance with this requirement.

Section 27-274(a)(3) Lighting

- (A) **For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character.**

Comment: A photometric plan demonstrating adequate illumination for nighttime activity, with a detail of the light fixtures to be utilized for the project has been provided.

Section 27-274(a)(4) Views

- (A) **Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

Comment: The siting of the building, with its most architecturally significant façade, the front, facing the intersection of the two adjacent travelways helps create a scenic view to those driving or walking by in accordance with this requirement. Also, the quality of these views will be enhanced by generous landscaping along the road frontages. Lastly the quality architectural materials (brick, stone and composite siding) and design, assist in creating attractive views from the adjacent public domain.

Section 27-274(a)(5) Green Area

- (A) **On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

Comment: Green areas on the subject property are located primarily along the road frontages and in the bioretention area in the southern end of the site. Those green areas will serve to enhance the views from the six tables and 24 seats to be located in front of the store to be utilized primarily for outdoor dining and the area under the pump canopy, the site's main activity areas.

Section 27-274(a)(6) Site and streetscape amenities

- (A) **Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

Comment: Landscaping of the site along its Forestville Road and Marlboro Pike frontages and in the bioretention area located in the southernmost corner of the site are heavily landscaped. Six outdoor seating tables, with 24 seats are provided in front of the building and a bike rack to the rear of the building along the Marlboro Pike frontage have been provided. Quality materials have been utilized in the architecture of the building and the design of the pump canopy has been coordinated therewith. All these factors help create an attractive, coordinated development that will enhance the use and enjoyment of the site in accordance with this requirement.

Section 27-274(a)(8) Service areas

- (A) **Service areas should be accessible, but unobtrusive.**

Comment: There is a single-loading area identified in the southern portion of the site. Landscaping along the Forestville frontage will screen it, in accordance with this requirement.

- e. **Development District Overlay Zone Required Findings:** Section 27-548.25(a), (b), (c) and (e) are applicable to the review of this DSP as follows:

Section 27-548.25 Site Plan Approval

- (a) **Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.**

Comment: Should the subject DSP be approved as recommended, the applicant would have fulfilled this requirement.

- (b) **In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**

Comment: The project meets all applicable district development standards, except for those requirements of the Landscape Manual made applicable to the site pursuant to Section 2.1 of the development district standards of the sector plan, which requires the applicant to conform to the requirements of Section 4.2 along the project's Marlboro Pike frontage and the requirements of Section 4.6 along Forestville Road. A request for a reduction in the required plant material along Marlboro Pike by three shade trees and along Forestville Road by eight shade trees and two shrubs has been evaluated and is recommended for approval herein. See Finding 7 for a detailed discussion of this request.

- (c) **If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

Comment: The applicant has requested one such amendment, which is permitted by the Zoning Ordinance. Staff believes in this instance above, the alternate development district standard will benefit the development and the development district and will not substantially impair the implementation of the master plan, master plan amendment, or sector plan, in accordance with this requirement.

- (e) **If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

Comment: There is no variance or departure required by this application. If the herein amendment to development district standard is approved by the Planning Board, it may be said that the site plan conforms to all applicable development district standards in conformance with this requirement.

9. **2010 Prince George's County Landscape Manual:** Since the D-D-O Zone does reference some landscaping standards, the relevant requirements in the 2010 *Prince George's County Landscape Manual* (Landscape Manual) apply. The DSP is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping, of the Landscape Manual. The plan includes a schedule and notes regarding conformance with the applicable Landscape Manual sections. Note that the applicant has requested an amendment to Section 2.1 of the development district standards, which requires conformance with the requirements of the Landscape Manual as design constraints prohibited inclusion of all the required plant materials in the Section 4.2 landscape strip provided along Marlboro Pike and the Section 4.6 landscape strip provided along Forestville Road. See Finding 7 for a detailed discussion of that requested amendment.

- a. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be interior planting area and a ten-foot wide perimeter landscape strip along the adjacent commercial property to the southwest of the subject site. As the parking lot measures 34,014 square feet, eight percent, or 2,721 square feet is required in interior parking lot planting. The required schedule has been provided demonstrating conformance with this section by the provision of eight and one-half percent or 2,879 square feet of interior parking lot landscaping area planted with the nine required shade trees. Additionally, Section 4.3 requires that a perimeter landscape strip be provided where a parking lot is proximate to a property line. In this case, 160 linear feet of parking lot permitted is adjacent to the southeast property line. The applicant has provided the appropriate schedule for this requirement demonstrating the provision of a minimum ten-foot-wide strip (when only a five-foot-wide strip is required) planted with the required five shade trees and 14 shrubs.
- b. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces, trash facilities, and mechanical equipment. The submitted DSP indicates that the trash will be enclosed in an attractive brick with composite siding gate dumpster enclosure in accordance with this requirement. The one proposed loading space is located on the southern end of the site and will be screened from the roadway by the intervening plantings. No ground-level mechanical equipment is shown on the site plan.
- c. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is specified below:

Shade trees	50 percent
Ornamental trees	50 percent
Evergreen trees	30 percent
Shrubs	30 percent

The landscape plan indicates that the applicant has chosen 100 percent native shade trees and ornamentals and 80.5 percent native shrubs, meeting and exceeding these requirements.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance as it does not have a minimum of 10,000 square feet of woodlands or any prior approved tree conservation plans.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of disturbance. The Tree Canopy Coverage Ordinance requires that, based on the C-S-C zoning of the site, ten percent of the site is to be covered in tree canopy. The overall site measures 2.16 acres and, therefore, it requires 0.22 acre, or 9,409 square feet, of the site in tree canopy coverage. The site plan provides the appropriate schedule demonstrating that this requirement has been met by the inclusion of 7 ornamental trees, 20 minor shade trees, and 25 major shade trees, providing 9,525 square feet of tree canopy coverage, meeting and exceeding the requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation and Archeological Review**—In a memorandum dated January 18, 2017, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.
 - b. **Community Planning**—In a memorandum received March 7, 2017, the Community Planning Division stated that the application conforms with the commercial land use recommendation of the sector plan. However, they stated that the requested land uses for the site are not consistent with the specific uses permitted in the C-S-C Zone with D-D-O Zone overlay (though the applicant has requested that the use, a food and beverage store in combination with a gas station be added as a use for the specified zoning). Permitting the uses requested on this property, they stated, will not substantially impair the implementation of the sector plan, provided the gateway recommendation is addressed and the requirement for high standards in site desired and operations ensure that the uses and facility are attractive and functional.

Comment: The applicant is providing enhanced architecture for the building utilizing a combination of high-quality architectural materials including brick, stone and composite siding and has provided enhanced site design including generous landscaping along the project's road frontage and in the bioretention area, ample parking and outdoor seating, helping to create the desired permitted and desired commercial use in the low intensity business park character and gateway area of the Sector Plan. The Urban Design Section finds that the enhanced architecture and site design provided for the site is sufficient to fulfill its role as a gateway area and does not find that additional signage announcing entry into the Marlboro Pike Sector Plan area is necessary.

- c. **Transportation and Trails Planning**—In a memorandum dated March 8, 2017, the Transportation Planning Section offered the following:

The site consists of 1.05 acres in the M-X-T Zone and D-D-O Zone. It is located near the intersection of Forestville Road and Marlboro Pike. The applicant is proposing to construct a gas station with 18 fueling positions as well as a 5,166-square-foot food mart. The site is currently improved with a 23,958-square-foot furniture store, which will be razed to make room for the proposed development.

Master Plan and Review Comments

The property is located in an area where the development policies are governed by the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*. The plan recommends Forestville Road to be upgraded to a 4-lane collector road (C-426) within an 80-foot right-of-way. Marlboro Pike is to be upgraded to an industrial road (I-414) within a 70-foot right-of-way. Both roads are currently built to their ultimate cross sections and consequently, no further widenings are anticipated, nor are any additional rights-of-way required. There are no previous transportation conditions associated with the site.

Review Comments for Active Transportation Compliance

The site plan was reviewed for conformance with the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* in terms of master plan trails and bikeways. Since the site does not require a preliminary plan it is not subject to Section 24-124.01 of the Subdivision Regulations or the “Transportation Review Guidelines, Part 2, 2013,” which are used for evaluating the adequacy of bicycle and pedestrian facilities. The site is not within or adjacent to any active transportation facilities. However, Marlboro Pike is recommended to be upgraded with bike lanes, while Forestville Road is recommended to be a shared facility. Given the width of the existing rights-of-way for both roads along the property’s frontage, there is sufficient room for the addition of bike lanes if the operating agencies deem it necessary.

There are three vehicular accesses being proposed, two of which will be used by larger trucks including oil tankers. All three access points will provide adequate circulation to all areas of the site. The two roads on which the property fronts will have sidewalks, and the food mart building will be accessible to pedestrians from Marlboro Pike. Overall, on site access and circulation is adequate.

Conclusion

Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated February 8, 2017, the Subdivision Section offered the following:

The property is known as Parcel 22 on Tax Map 89 in Grid F-1 and consists of a total of 2.16 acres zoned C-S-C in the D-D-O Zone and the M-I-O Zone. The subject property is a legal parcel created by deed prior to 1982 and has never been the subject of a preliminary plan of subdivision or record plat. Although the deeds reference Parcels A and B, the State Department of Assessments and Taxation and the tax maps show the property as Parcel 22.

The existing 23,958-square-foot commercial building is to be razed and this application proposes to construct a 5,166-square-foot commercial building square feet. Based on aerial photos provided on PGAtlas, the existing structure was built prior to December 31, 1991. Staff has determined that the site is exempt from the requirement of filing a preliminary plan of subdivision pursuant to Section 24-107(c)(7)(D) of the Subdivision Regulations which states:

Section 24-107. Jurisdiction.

(c) **The following shall be exempt from the requirement of filing a preliminary plan and final plat of subdivision, except for any portion of land within the Interim Land Use Control (ILUC) Area subject to Sec. 24-120.03(b) of this Subtitle and consistent with Part 18 of the Zoning Ordinance unless otherwise noted below:**

(7) **Any subdivision of land by deed of a lot prior to January 1, 1982, provided:**

(D) **The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of the total area of a site that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code, has been constructed pursuant to a building permit issued on or before December 31, 1991.**

Comment: In order for the above preliminary plan exemption to remain valid, the applicant should be aware that a building permit for the proposed structure should be approved prior to the razing of the existing structure or a preliminary plan of subdivision will be required for development of more than 5,000 square feet of gross floor area.

- e. **Permit Review**—In a memorandum dated January 30, 2016, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the Recommendation section of this report.
- f. **Environmental Planning**—In an e-mail dated February 3, 2017, the Environmental Planning Section stated that they had no issues with the subject proposal and no memorandum to offer for the project.
- g. **Prince George's County Fire/EMS Department**—In a memorandum dated February 10, 2017, the Fire/EMS Department offered comments on needed accessibility, private road design and the location and needed performance of fire hydrants. These comments will be enforced in their separate permitting process.
- h. **Maryland State Highway Administration (SHA)**—At the time of this writing, staff did not receive comment from SHA regarding the subject project.
- i. **Prince George's County Department of Inspections, Permitting and Enforcement (DPIE)**—In a memorandum dated February 27, 2017, DPIE offered comment on needed road and streetscape improvements, stormwater management, erosion and sediment control concerns, and sidewalk and pedestrian accessibility. Specifically, DPIE offered that the DSP is consistent with DPIE-approved Stormwater Management Concept Plan

49307-2016, dated December 15, 2016. Note that DPIE's requirements will be addressed through their separate permitting process.

- j. **Prince George's County Health Department**—In a memorandum dated February 8, 2017, the Prince George's County Health Department stated that they had completed a health impact assessment review of the DSP submission for Royal Farms #287 in Forestville, and had the following comments/recommendations. Each comment is included in **boldface** type, followed by staff comment:

- (1) **The applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration (i.e. the gasoline underground storage tanks). Contact MDE – ARMA at 1-800-633-6101.**

Comment: This information has been transmitted to the applicant.

- (2) **The applicant must obtain appropriate Raze Permits from Prince George's County's Department of Permitting, Inspections & Enforcement office.**

Comment: This information has been transmitted to the applicant.

- (3) **The applicant must submit plans for the proposed food facility and apply to obtain a Health Department Food Service Facility permit through the Department of Permitting, Inspections & Enforcement.**

Comment: This information has been transmitted to the applicant.

- (4) **During the construction/demolition of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

Comment: Staff has included a proposed condition in the Recommendation section of this report that would require the applicant, prior to certificate approval, to include an intent to be in conformance with the above requirements with respect to dust control during the construction activity connected with the subject project.

- (5) **No construction/ demolition noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.**

Comment: Staff has included a proposed condition in the Recommendation section of this report that would require the applicant, prior to certificate approval, to include an intent to be in conformance with the above requirements with respect to noise control during the construction activity connected with the subject project.

- (6) **There are approximately three existing carry-out/convenience stores food facilities and two grocery stores/markets within a ½ mile radius of this site. A 2008 report by the UCLA Center for Health Policy Research found that**

the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. The Department acknowledges that Royal Farms chain facilities are designed as convenience stores, however, to their credit they do provide healthy food options such as an assortment of fresh fruits and vegetables for retail sale.

Comment: This information has been transmitted to the applicant.

- k. **Prince George's County Police Department**—At the time of this writing, staff did not receive comment regarding the subject project from the Police Department.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In e-mail received February 2, 2017, WSSC offered numerous comments regarding the subject project's needed connection to water and sewer facilities. WSSC's comments will be addressed through their separate permitting process.
 - m. **Verizon Communications**—At the time of this writing, staff did not receive comment regarding the subject project from Verizon Communications.
 - n. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, staff did not receive comment regarding the subject project from PEPCO.
- 14. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if revised in accordance with the proposed conditions below, 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.
 - 15. As there are no environmental features located on the subject property, the normally required finding pursuant to Section 27-285(b)(4) of the Zoning Ordinance that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5) does not need to be made for the subject project.
 - 16. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the *Approved Sector Plan and SMA*. The applicant has requested a single amendment to the development district standards of the 2009 *Approved Marlboro Sector Plan and SMA*, which is recommended for approval below.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and recommend to the District Council APPROVAL of Detailed Site Plan DSP-16027, Royal Farms #287 (Forestville Road), as follows:

- A. APPROVAL of the addition of the use "Eating and Drinking Establishment in Combination with a Gas Station" to the Use Table of the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* for Character Area 3, Low Intensity Business Park; and

- B. APPROVAL of the following alternative development district standard:
- 2.1 To reduce the plant units required in the Section 4.2 landscape strip along the project's Marlboro Pike frontage by three shade trees, and reduce the plant units required in the Section 4.6 landscape strip along the project's Forestville Road frontage by eight shade trees and two shrubs; and
- C. APPROVAL of Detailed Site Plan DSP-16027, Royal Farms #287 (Forestville Road), subject to the following conditions:
1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit the following documentation, or revise the plans as follows:
- a. Provide a site plan note indicating that the applicant intends to conform to dust control requirements as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and to construction noise control requirements as specified in subtitle 19 of the Prince George's County Code, which is adopted by reference to the Code of Maryland Regulations (COMAR).
 - b. The loading space shown on the site plan shall be designated as to be utilized exclusively for loading, and not for parking. The six delineated parking spaces co-located with the loading space shall be removed. The loading space shall be dimensioned to demonstrate conformance with Part 11 of the Prince George's County Zoning Ordinance.
 - c. The right-of-way width and centerline for both Forestville Road and Marlboro Pike shall be shown on the plans for the project.
 - d. The four seats to be provided at each of the six outdoor tables on the site shall be graphically indicated on the DSP and landscape plan.
 - e. Remove one of the two proposed freestanding signs and reduce the signage attached to the building or the canopy so that a maximum of 100 percent of the allowable sign area (200 square feet for the store and 216 square feet for the gas canopy) is provided for the project.