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

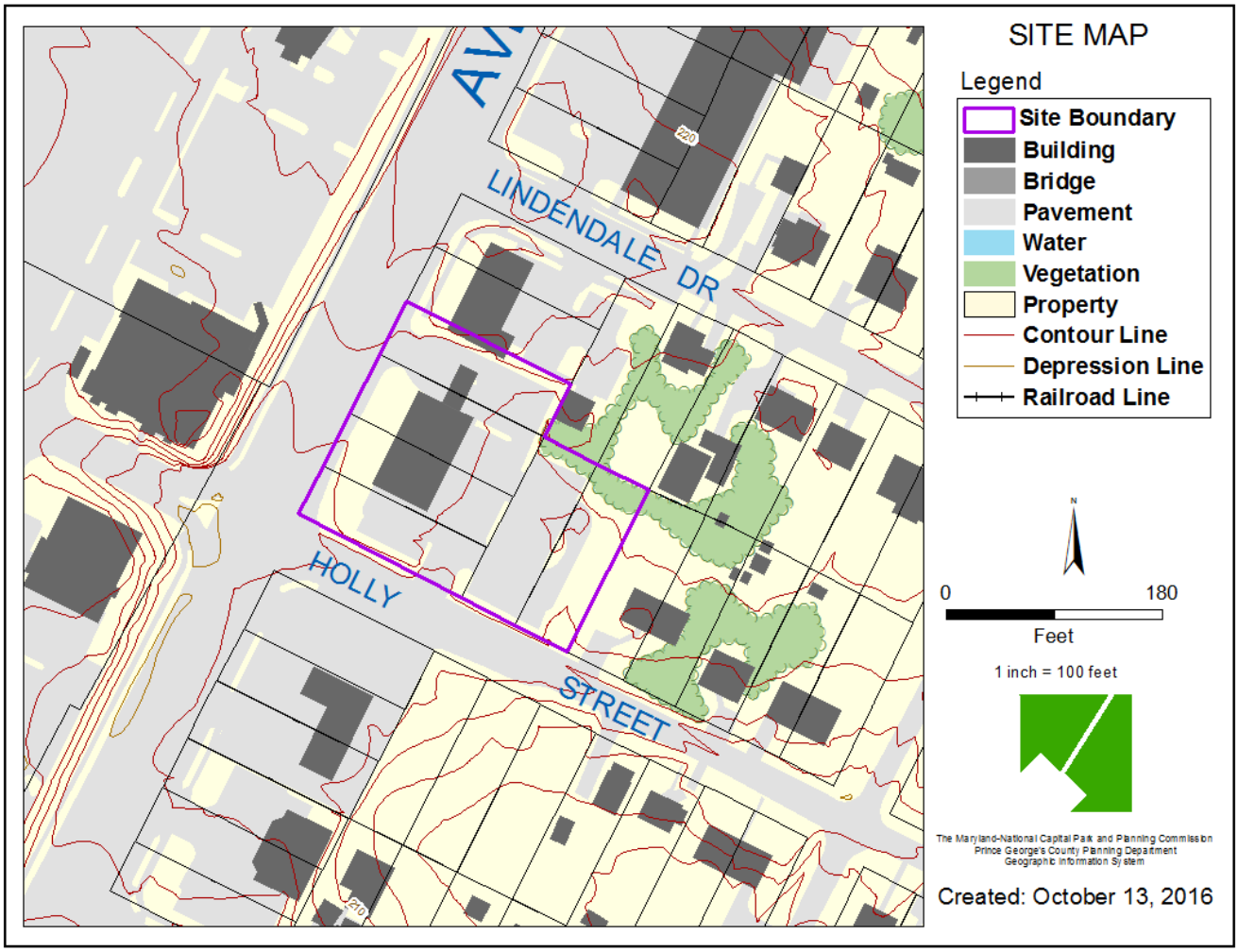
Note: *Staff reports can be accessed at http://mncppc.iqm2.com/Citizens/Default.aspx.*

Detailed Site Plan DSP-16046
Alternative Compliance AC-17004

Application	**General Data**	
Project Name: Sonic Laurel, Lots 3–8, Block 8 Oakcrest Subdivision	Planning Board Hearing Date:	04/20/17
	Staff Report Date:	04/05/17
	Date Accepted:	02/14/17
Location: Northeastern quadrant of the intersection of the intersection of Baltimore Avenue and Holly Street.	Planning Board Action Limit:	04/25/17
	Plan Acreage:	1.03
	Zone:	C-S-C/R-55
Applicant/Address: Somar Hospitality, LLC 995 N. Prince Frederick Boulevard, Suite 201 Prince Frederick MD 20678	Dwelling Units:	NA
	Gross Floor Area:	1,683 sq. ft.
	Planning Area:	62
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	218NE07

Purpose of Application	**Notice Dates**	
A 1,683-square-foot eating and drinking establishment with drive-through service Alternative Compliance from the requirements of Section 4.7 of the 2010 *Prince George's County Landscape Manual.*	Informational Mailing:	10/17/16
	Acceptance Mailing:	02/14/17
	Sign Posting Deadline:	03/21/17

Staff Recommendation			**Staff Reviewer:** N. Andrew Bishop **Phone Number:** 301-952-4897 **E-mail:** andrew.bishop@ppd.mncppc.org
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
LINDENDALE DR
HOLLY
STREET
220
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Feet
1 inch = 100 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: October 13, 2016

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-16046
Alternative Compliance AC-17004
Sonic Laurel, Lots 3–8, Block 8
Oakcrest Subdivision

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

EVALUATION

The detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

a. The requirements of the Zoning Ordinance for the Commercial Miscellaneous (C-M), and One-Family Detached Residential (R-55) Zones and 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;

e. Referral comments.

FINDINGS

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

1. **Request:** The subject DSP application requests approval of a 1,683-square-foot eating and drinking establishment with drive-through service and associated parking facilities.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	C-M/R-55	C-M/R-55
Use	Bank/vacant	Eating and Drinking Establishment with Drive-through Service
Acreage	1.03	1.03
Lots	6	6
Total Building Gross Floor Area/ (square feet)	4,022	1,683

OTHER DEVELOPMENT DATA

Parking Spaces Required	
Eating and Drinking Establishment with drive-through (@1 space per 3 seats) + 1 space per 50 square feet	**21 spaces**
Parking Spaces Provided	**25 spaces**
of which:	
Standard Spaces	21 spaces
Compact Spaces	3 spaces
ADA Spaces (Van-Accessible)	1 space
Loading Spaces Required	**0 spaces**
Loading Spaces Provided	**0 spaces**

3. **Location:** The site is located in Planning Area 62 and Council District 1. More specifically, it is located at 14113 Baltimore Avenue (US 1) and 8302 and 8304 Holly Street in the northeastern quadrant of its intersection with Baltimore Avenue (US 1).

4. **Surrounding Uses:** The subject property is bounded to the west by the right-of-way (ROW) of Baltimore Avenue; south by the ROW of Holly Street; east by single-family detached-residential dwellings in the One-Family Detached Residential (R-55) Zone with single-family homes beyond; and to the north by property in the Commercial Shopping Center (C-S-C) Zone and the One-Family Detached-Residential (R-55) Zone.

5. **Previous Approvals:** The 2010 *Approved Subregion 1Master Plan and Sectional Map Amendment* retained the property in the C-M (Commercial Miscellaneous) Zone. Special Exception SE-3989 (parking) was granted for the portion of the property at 8304 Holly Street for the purposed of permitting under certain circumstances an eating and drinking establishment with drive-through services in the R-55 Zone. The property is also the subject of Stormwater Management Concept

Approval No. 59952-2016-00 approved by the Department of Permitting, Inspections and Enforcement (DPIE) on February 10, 2017 and valid until February 10, 2020.

6. **Design Features:** The applicant proposes to construct a 1,683-square-foot eating and drinking establishment with drive-through service. The site for a proposed Sonic restaurant (located in the center of the subject property) is in the northeastern quadrant of the intersection of Baltimore Avenue (US 1) and Holly Avenue. The circulation and parking area associated with this use will be reconfigured around the building to accommodate a one-way drive isle and drive-through with drive-in service bays, which circulate in a counter clockwise fashion around the site. The majority of the 25 parking spaces proposed have been placed on the perimeter of the property with seven spaces, including one van-accessible parking space on the interior of the drive isle nearest to the building entry.

A parking lot and drive-through service for a vacant bank currently exists on the site. It should be noted that the applicant is proposing less impervious area for the new use, and an enhanced landscape buffer along the perimeter of the property. Landscaping is provided on the perimeter of the site and the applicant is proposing to add significantly more landscaping in the areas between the commercial and residential uses around the site, including a proposed fence to buffer the development from the existing residential and commercial uses.

Architecture
The proposed Sonic restaurant building has a contemporary appearance. The design is of a one-story, brick, masonry and stone veneer building with a varied roof height. The building is finished predominantly with sandstone masonry with a horizontal band of a brick extending to the water table around three sides of the building. Stone veneer is proposed on the building corners and accents the main entrance. The building façade oriented towards Baltimore Avenue (US 1) is finished with 100 percent brick, and metal canopies are proposed above the drive-through windows, and parking areas. The main entrance to the building is on the south side of the building.

Signage
A total of approximately 65 square feet of building-mounted signage for the Sonic restaurant and 50 square feet of freestanding signage have been proposed with this DSP. The signage includes a freestanding stone and brick monument sign, approximately 11 feet in height, located near the southwest portion of the site, near the intersection with US 1 and Holly Street; and various directional signage and crossing signs for safety and informational purposes. Clarification is needed relating to the materials and illumination of the monument sign.

The building-mounted signage proposed include two-Sonic logo signs, two-drive through signs; one “Full Menu All Day” sign; one “Fresh Every Time” sign; and four poster display board areas for advertisement purposes. The signs will be comprised of internally illuminated lettering and logos and will be constructed of a durable plastic materials.

The allowable area of all building-mounted signage proposed by the applicant as part of this Detailed Site Plan shall not be more than one (1) square-foot for each two (2) linear feet of width along the front of a building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater) to a maximum of one hundred (100) square feet. The building frontage along Holly Street is 68 linear feet, allowing a total building signage equal to 136 square feet, with a maximum allowed area of 100 square feet. The applicant is proposing 65.33 square feet of building mounted signage, which is significantly less than the required. However, the advertising posters shown on the sides of the building will be

counted toward the total sign area, and are not dimensioned or shown in the signage tabulation. Prior to certification of the Detailed Site Plan, the building-mounted sign area should be recalculated and the signage area tabulation should be revised to reflect the correct signage area. This condition has been added to the Recommendation section of this report.

Lighting and Dumpster Enclosure
The lighting fixtures proposed on-site include pole-mounted lighting in the parking lot as well as wall-mounted sconces along the sides and rear of the proposed building. The proposed lighting will not cause glare or light to bleed onto adjoining properties, and is proposed to include full-cut-off luminaires.

A separate dumpster enclosure located at the rear of the building in the southeastern portion of the site and is proposed to be heavily screened from the adjacent residential property. The enclosure will include gates constructed of steel, and a concrete wall designed with the same materials and colors to blend with the architecture of the building.

Green Building Techniques
The applicant is providing the following green building and sustainable site techniques that will be used in the project that promotes energy efficiency, and water conservation.

- Use of LED lighting for exterior building and site lighting;
- Bringing the development in conformance with the current stormwater management regulations;
- Complying with the site's tree canopy coverage requirement.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-M and R-55 Zones and the site plan design guidelines of the Zoning Ordinance, as follows:

   a. The proposed eating or drinking establishment, with drive-through service, per Section 27-461(b) of the Zoning Ordinance is permitted in the R-55 and C-M Zones.

      County Council Bill CB-81-2016 amends the table of uses for the R-55 Zone to permit, under certain circumstances, an eating and drinking establishment with drive-through services. The site plan gives an illustration as to the location and delineation of the eating and drinking establishment with drive-through services, associated parking, landscaping, green areas, and other similar physical features and land uses proposed for the site. It should be noted that Section 27-441(b) Footnote 113(c) states: "Regulations concerning the net lot area, coverage and green area, lot/width, frontage, yards building height, density, minimum area for development, any dimensional (bulk) requirements and other requirements applicable for development in the R-55 Zone shall not apply."

   b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance for the C-M Zone.

   c. Section 27-283 of the Zoning Ordinance provides that a detailed site plan shall be designed in accordance with the same design guidelines for a Conceptual Site Plan (Section 27-274), and provides design guidelines regarding parking, loading, and

circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture.

Section 27-274 further requires the applicant demonstrate the following:

Section 27-274

(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.

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

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

Comment: The DSP is in general conformance with the site design guidelines contained in Section 27-274 regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, it has been found that the parking lot has been designed to provide safe and efficient vehicular and pedestrian circulation within the site, with drive aisles oriented to minimize the number of parking lanes crossed by pedestrians, and parking spaces designed to be near the use it serves. The vehicular circulation moves in a one-way counter clockwise pattern, with the minimum width of the one-way drive aisles being 16.3 feet wide and a maximum width of the one-way drive aisles being 24 feet wide.

The DSP proposes 25 parking spaces and includes one van-accessible handicapped space. The majority of the parking is placed along the perimeter of the site, with seven spaces, including the one van-accessible handicapped parking space, on the interior of the drive aisle, on the south side of the building.
Pedestrian access to the property is provide by a four-foot-wide concrete sidewalk, located on the northern side of the building, and a five-foot-wide concrete sidewalk on the eastern and southern sides of the building, extending on the western face of the building to an outdoor plaza with three tables and a walk-up order window.

Indoor dining is not proposed at this location. The food orders are delivered by the servers to the outdoor plaza or to cars located in the canopy parking areas. These design elements provide a safe circulation pattern for both vehicles and pedestrians and allow open and unobstructed views from the building out onto the property frontage.

(3) Lighting.

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

Comment: The proposed light fixtures include light-emitting dioxide (LED) lighting on the building and within the parking area. Their locations have been proposed to provide

adequate lighting on the property, with the lighting pattern is directed on site. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, enhance the site's design character, and improve safety.

(4) Views.

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

Comment: The DSP is designed to preserve, create, or emphasize views from the public roads and the adjoining properties. The proposed building has been designed to provide a modern, clean, and appealing street presence along both Baltimore Avenue and Holly Street. The applicant is proposing an architectural design with a contemporary appearance including stone, brick and sandstone veneers.

(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: This DSP is required to provide landscaping for the interior parking lot, which is 1,633 square feet. The applicant has proposed 1,853 square feet of interior landscaping within the parking lot satisfying this requirement. Landscaping is also provided along the frontage of both Baltimore Avenue and Holly Street, as well as the perimeters (north and east) of the property line.

(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: The proposed site and streetscape amenities will contribute to an attractive, coordinated development, which promote pedestrian connectivity by using sidewalks and improved streetscape that has generally been prepared in accordance with the provisions of the Prince George's County Code and the 2010 *Prince George's County Landscape Manual.*

The applicant seeks Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* for buffer and landscape requirements that cannot be met. These requirements are further discussed in detail in Finding 8(e). Landscaping has been added to the parking lot avoiding large expanses of pavement, and to the perimeter of the property to give a buffer to the surrounding residential and commercial uses.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

Comment: The development is proposing to remove a currently vacant commercial building along the Baltimore Avenue corridor. Minor fine grading will be required, but should be designed to minimize disruption to existing topography and other natural resources on the site and on adjacent properties.

(8) Service Areas.

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

Comment: The DSP proposes a dumpster enclosure and trash facility along the eastern side of the site. It is designed with concrete wall to match the brick color on the building, as will include double swing gates and landscaping to screen the enclosure from the surrounding properties.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

Comment: The applicant is not proposing to provide public space in this development.

(10) Architecture.

(A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with section 27-277.

Comment: The proposed building has been designed to provide a modern, clean appealing presence along both Baltimore Avenue and Holly Street, with enhanced details and building materials to provide a variety of building forms and interest. The exterior and architectural façade of the building will be comprised of high quality and attractive materials that include stone, brick and sandstone veneers on all sides of the building.

8. **The 2010 Prince George's County Landscape Manual:** The new construction on the site is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The requirements apply as follows:

a. **Section 4.2, Requirements for Landscaped Strips along Streets—**Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip should be provided on the property abutting all public and private streets. More particularly, the applicant has provided 4.2 landscape strips along Baltimore Ave (US 1) and along Holly Street in accordance with the requirements of the Landscape Manual as to width and number of plant units required. The DSP is in conformance with the requirements of Section 4.2.

b. **Section 4.3, Parking Lot Requirements—**Section 4.3 specifies that proposed parking lots larger than 7,000 square feet provide planting islands throughout the parking lot to provide shade and visual relief. More particularly, the applicant has provided 12 percent or 2,217 square feet of interior parking lot as planting area in accordance with the Landscape Manual Requirements.

c. **Section 4.4, Screening Requirements—**Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The proposed use does not require a loading space due to the building size, and therefore is not required to screen for loading, but is required to provide screening around the proposed trash enclosure on site. The applicant is proposing a dumpster enclosure located at the rear of the building on the southeast portion of the site, which is appropriately buffered from the adjacent residential dwellings. The enclosure is designed with the same materials and design features to blend with the architecture of the building, including a concrete wall matching the brick color on the building, as well as double swing gates, and landscaping, in accordance with the requirements of the Landscape Manual.

d. **Alternative Compliance AC-17004—**The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the landscape yard provided along the northern and eastern property lines adjacent to Lots 2, 9, 19 and 20.

Bufferyard 1

REQUIRED: 4.7 Buffering Incompatible Uses, adjacent to Lot 2, developed with an existing insurance agency.

Length of bufferyard	120 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant Units (80 per 100 l. f.)	48*

*Note: A 50 percent reduction in the number of plant units is allowed with the provision of the six-foot-high sight-tight fence.

PROVIDED: 4.7 Buffering Incompatible Uses, adjacent to Lot 2, developed with an existing insurance agency.

Length of bufferyard	120 feet
Minimum building setback	89 feet
Landscape yard	8–20 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant units	145

Bufferyard 2

REQUIRED: 4.7 Buffering Incompatible Uses, adjacent to Lot 20, developed with an existing hair salon.

Length of bufferyard	100 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant Units (80 per 100 l. f.)	40*

*Note: A 50 percent reduction in the number of plant units is allowed with the provision of the six-foot-high sight-tight fence.

PROVIDED: 4.7 Buffering Incompatible Uses, adjacent to Lot 20, developed with an existing hair salon.

Length of bufferyard	100 feet
Minimum building setback	39 feet
Landscape yard	4–20 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant units	119

Bufferyard 3

REQUIRED: 4.7 Buffering Incompatible Uses, adjacent to Lot 19, developed with an existing single-family detached house.

Length of bufferyard	50 feet
Minimum building setback	50 feet
Landscape yard	40 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant Units (160 per 100 l. f.)	40*

*Note: A 50 percent reduction in the number of plant units is allowed with the provision of the six-foot-high sight-tight fence.

PROVIDED: 4.7 Buffering Incompatible Uses, adjacent to Lot 19, developed with an existing single-family detached house.

Length of bufferyard	50 feet
Minimum building setback	63 feet
Landscape yard	30–40 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant units	105

Bufferyard 4

REQUIRED: 4.7 Buffering Incompatible Uses, adjacent to Lot 9, developed with an existing single-family detached house.

Length of bufferyard	140 feet
Minimum building setback	50 feet
Landscape yard	40 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant Units (160 per 100 l. f.)	112*

*Note: A 50 percent reduction in the number of plant units is allowed with the provision of the six-foot-high sight-tight fence.

PROVIDED: 4.7 Buffering Incompatible Uses, adjacent to Lot 9, developed with an existing single-family detached house.

Length of bufferyard	140 feet
Minimum building setback	95 feet
Landscape yard	39–40 feet
Bufferyard occupied by existing trees	0 percent
Fence or wall	Yes, six-foot-high sight-tight
Plant units	235

Justification of Recommendation:
The underlying DSP proposes to raze the existing vacant bank with drive-through and develop Lots 3–8 with a new Sonic restaurant with a drive-through. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual for a reduction in the northern and eastern landscape yard width, adjacent to Lots 2, 9, 19 and 20. A Section 4.7, Type 'B' bufferyard, which includes a 30-foot building setback and a 20-foot-wide landscape yard, is required along Lots 2 and 20 adjacent to an existing insurance agency and hair salon, respectively. A Section 4.7, Type 'D' bufferyard, which includes a 50-foot building setback and a 40-foot-wide landscape yard, is required along Lots 9 and 19 adjacent to existing single-family detached homes. As an alternative to the normal requirements of Section 4.7 for all four bufferyards, the site plan proposes to provide 30 to 200 percent more building setback distance as well as more than double the required plant units. The applicant justifies that the additional building setback and plant material will be equally effective. It should also be noted that the layout for the proposed restaurant provides equal or more bufferyard width along these property lines as the existing bank layout, which was built in 1987. The submitted landscape plan indicates proposed sight-tight fencing along all of these property lines, which is appropriate given the incompatibility of the uses. However, aerials show existing fences along some of these lot lines partially on the subject property, or entirely on the adjacent properties. The Alternative Compliance Committee is concerned about double fencing, which would be undesirable, and about the condition of the existing fencing if it is included in the bufferyard requirements. Therefore, a condition is included in this approval requiring this to be clarified prior to certification of the DSP.

The Planning Director agrees that the additional building setback and plant material mitigate the required landscape yard width reduction. Given the provision of additional plant units and increased building setback, the Alternative Compliance Committee finds the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual for Lots 2, 9, 19 and 20.

Recommendation:
The Planning Director recommends APPROVAL of Alternative Compliance for Section 4.7, Buffering Incompatible Uses, along the northern and eastern property lines, adjacent to Lots 2, 9, 19 and 20 of the 2010 *Prince George's County Landscape Manual*, for Sonic Laurel, Lots 3–8, Block 8, subject to the following condition:

1. Prior to certification of the detailed site plan (DSP), the following revision shall be made:

    a. On the site and landscape plans, clarify the final state of the existing and proposed fencing to ensure that it is not duplicative and that it is in good repair, to the greatest extent possible. This may require coordination with the adjacent property owners.

    b. Revise the proposed fencing detail to specify a non-white, low-sheen, composite material.

e. **Section 4.9, Sustainable Landscaping Requirements—**This DSP application conforms to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The applicant has provided 100 percent of the required shade trees, 100 percent of ornamental trees, 100 percent of the evergreen trees and 48 percent of shrubs in native varieties in accordance with the Landscape Manual requirements. The DSP meets this requirement.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because it contains less than 10,000 square feet of existing woodland and has no previously approved tree conservation plans. A standard letter of exemption, valid until November 1, 2018, was submitted with the application.

10. **Prince George's County Tree Canopy Coverage Ordinance:** The subject property is not exempt from the Tree Canopy Coverage Ordinance and should meet the requirements of **Section 25-128. – Tree Canopy Coverage Requirements**. Specifically, the minimum tree canopy coverage requirement for the Commercial Miscellaneous (C-M), and One-Family Detached Residential (R-55) Zones. The R-55 Zone minimum requirement is 15 percent, and the C-M Zone minimum requirement is 10 percent. The plans should reflect the appropriate coverage amount per zone based on the acreage of the site and include a schedule showing the minimum requirements to meet the requirements for tree canopy coverage.

    The plans provide a schedule and show that a tree canopy coverage of 4,487 square feet, 10 percent of the total site area of 1.03 acres, is required. The plan proposes 15,315 square feet of canopy coverage, much more than the required amount. However, the schedule does not reflect the percentages and area required for the two zones on-site, R-55 and C-M. The applicant should revise the plans to provide a Tree Canopy Coverage schedule that reflects the two zones on the property and the requirement for each. Specifically, the minimum requirement of 15 percent in

the R-55 Zone, and the minimum requirement of 10 percent in the C-M Zone should be satisfied. A condition has been included in the Recommendation section of this report to provide this information.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Historic Preservation—**In a memorandum dated March 9, 2017, the Historic Preservation Section offered the following:

The subject property is comprised of 1.03 acres located at the northeast quadrant of the intersection of Baltimore Avenue (US 1) and Holly Street at 14113 Baltimore Avenue. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

b. **Community Planning—**In a memorandum dated February 28, 2017, the Community Planning Division offered the following:

Planning Issues

Plan Prince George's 2035: The general plan states that, "Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Centers and Local and Suburban Centers as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development," (p. 20).

The 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment: The 2010 Approved Subregion 1 Master Plan and SMA states that: "The US 1 Corridor in Subregion 1 is currently defined by its older commercial strip character. Historically referred to as "the nation's Main Street," US 1 serves as a critical artery connecting the employment centers of Washington, D.C., and Baltimore. As a central spine of employment and service uses, the corridor functions as a main street in an economic sense but lacks the physical character and local focus of a traditional, walkable main street as well as a cohesive relationship to surrounding neighborhoods. Existing development patterns create an automobile-focused environment with an absence of pedestrian-oriented amenities. Visually, the corridor appears rundown and unattractive in many locations. It is cluttered with signage and power lines and lacks a unique identity that distinguishes it as a whole and further identifies each of the adjacent communities located along the length of the corridor. Existing uses along US 1 tend to lack coordination and do not have a cohesive relationship to one another or to surrounding neighborhoods. As a result, there exists a tension between the uses lining US 1 and adjacent residential neighborhoods," (p. 17).

The subject property is located within Focus Area 4. "The vision for Focus Area 4…is new mixed-use development that complements and enhances the surrounding residential neighborhood. Residential development of a variety of densities straddles the land between the Contee Road intersection and the Maryland National Memorial Park and cemetery. Commercial redevelopment consolidates automobile sales operations into one coordinated shopping destination. The area is connected by an open space network and

pedestrian-friendly, traffic-calmed streets," (p. 31). The plan encourages mixed-use development at this location. A plan strategy relevant to the subject Detailed Site Plan is to "Encourage cross-lot access to connect businesses in a pedestrian-friendly manner through consolidated access and removal of barriers restricting access between properties," (p. 33).

Comment: Due to the layout of the proposed development and the location of the existing buildings on adjacent properties, an across lot vehicular connection will not be achievable. However, the applicant is proposing a sidewalk and pedestrian connection in the US 1 right-of-way.

c. **Subdivision—**In a memorandum dated March 22, 2017, the Subdivision Section offered the following:

The subject property is known as Lots 3 through 8, Block 8 in the Oak Crest Subdivision. The Oakcrest Subdivision was recorded in Plat Book LIB A-108 in 1930. The property is located on Tax Map 10 in Grid B-1 and consists of 1.08 acres in the C-M (Commercial Miscellaneous) and R-55 (One-Family Detached Residential) Zones. The applicant is proposing to raze the existing 4,022-square-foot building on the property that was used as a banking service and is proposing to construct a 1,683-square-foot eating and drinking establishment with drive-through service.

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, the site is exempt from the requirement of resubdivision because the total gross floor area of the development proposed does not exceed 5,000 square feet.

Plan Comments:

1. A general note should be added to the plan that provides an acreage breakdown by zoning category.

2. A general note should be added to the plan that provides a reference to CB-81-2016 and addresses the footnote requirements established by the council bill that would permit the proposed use in the R-55 Zone.

3. The zoning line separating the C-M and R-55 Zones should be added to the site plan.

Comment: The Subdivision Section recommended changes to the plan have been included as conditions in the Recommendation section of this report.

d. **Trails—**In a memorandum dated March 10, 2017, the Trails Section offered the following:

The subject application consists of a proposed Sonic restaurant on the east side of Baltimore Avenue (US 1) north of Holly Street. One master plan issue is in the vicinity of the subject site and the complete street policies of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) are relevant to the subject application. The area master plan recommends the following facilities along US 1:

Provide a side path or wide sidewalk along the west side of US 1 to extend the existing side path along US 1 between Quimby Avenue and Muirkirk Road (area master plan, page 60). Provide designated, in-road bicycle lanes along US 1 (area master plan, page 60).

The subject site is along the east side of US 1. A standard sidewalk is appropriate along the frontage of the site, as indicated on the submitted DSP. Designated bike lanes can be considered/provided by the Maryland State Highway Administration (SHA) as part of future road resurfacing or improvement projects consistent with the *Maryland State Highway Administration Bicycle Policy & Design Guidelines*. No recommendations are necessary for the subject application regarding these master recommendations. However, a small amount of bike parking is recommended.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

> **POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**
>
> **POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**
>
> **Comment:** The submitted plans include a sidewalk along the site's frontage of US 1 and appears to indicate the retention of a narrow sidewalk (immediately behind the curb) along Holly Lane. This sidewalk should be reconstructed to meet county specifications and standards if required by DPIE.

Trails Conclusion

(1) Prior to signature approval, revise the plans to include a bicycle rack(s) accommodating a minimum of three bicycles.

Comment: The Trail Planner's recommendation has been included as a condition in the Recommendation section of this report.

e. **Permits—**In a memorandum dated March 16, 2017, the Permit Review Section offered many comments on this DSP. The comments have been either addressed through revisions to the plan or worded as conditions and included in the Recommendation section of this report.

f. **Environmental Planning—**In a memorandum dated March 17, 2017, the Environmental Planning Section offered the following:

The Environmental Planning Section has not previously reviewed any other development review applications for the subject site. An approved and signed Natural Resource Inventory Equivalency Letter, NRI-203-2016, was issued on November 1, 2016. A Standard Letter of Exemption, S-174-2016, was issued on November 1, 2016.

Proposed Activity
The current application is to raze one existing building and associated parking and to construct a new 1,683 gross square-foot building with parking and an associated drive through. The proposed primary use of the building will be for a fast-food restaurant and eating and drinking establishment for a Sonic.

Grandfathering
The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the application is for a new Detailed Site Plan and the site has no previous preliminary plans approved prior to September 2010.

Site Description
The subject property is located at the northwest corner of the intersection of Baltimore Avenue (US 1) with Holly Street. The site has been previously developed with an existing parking lot and one building occupying the property. No areas of woodlands exist on the property. The site is located within the Upper Patuxent River watershed that drains into the Patuxent River Basin. The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Urban land, and Urban land-Beltsville complex (0-5% slopes). According to available information, soils containing Marlboro clay or Christiana complexes are not identified on the property. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. There are no streams, Waters of the US, wetlands, or areas of 100-year floodplain associated with the site. The site is not identified as containing Forest Interior Dwelling Species (FIDS) or FIDS buffer. The site has frontage with Holly Street which does not have a master planned road designation and is not considered a traffic noise generator. The site also has frontage on Baltimore Avenue (US 1), a master planned arterial roadway that is a traffic noise generator. Because the proposed use is not residential, traffic generated noise is not regulated in relation to the subject application. This site does not share frontage with any historic or scenic roadways. The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. The site is also located within the Approved Subregion 1 Master Plan and Sectional Map Amendment (SMA). According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains no Regulated, Evaluation and Network Gap Areas within the designated network of the plan.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

Natural Resources Inventory/Existing Conditions
The application has an approved Natural Resource Inventory (NRI) Equivalency Letter, NRI-203-2016, which expires on November 1, 2021. According to available information, the site does not contain regulated environmental features such as wetlands, streams, associated buffers, steep slopes, or 100-year floodplain. No revisions are required for conformance with the NRI.

Woodland Conservation
The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the property has less than 10,000 square feet of woodlands on-site and no previously approved Tree Conservation Plan. This site has an approved Standard Woodland Conservation Exemption (S-174-2016) that expires on November 1, 2018. No revisions are required for conformance to the WCO.

Stormwater Management
The site has an approved Storm Water Management Concept letter (59952-2016-00) and plan that is in conformance with the current code.

No additional information is required with regard to stormwater management with this application.

Scenic and Historic Roads
In accordance with on Section 24-152 of the Subdivision Regulations, there are no scenic or historic roads located on or adjacent to the subject property.

No additional information is required concerning scenic or historic roadways for the subject property.

Noise
The site has frontage on Baltimore Avenue (US 1), a master planned arterial roadway that is a traffic noise generator. Because the proposed use is not residential, traffic generated noise is not regulated in relation to the subject application. No additional information is required concerning noise for the subject property.

Soils
The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Urban land, and Urban land-Beltsville complex (0-5% slopes). According to available information, soils containing Marlboro clay or Christiana complexes are not identified on the property. This information is provided for the applicant's benefit. The county may require a soils report in conformance with County Council Bill CB-94-2004 during the building permit process review.

g. **Prince George's County Fire Department—**At the time of this writing, the Prince George's County Fire Department did not offer comment on the subject project.

h. **Department of Permitting, Inspections and Enforcement (DPIE)—**At the time of this writing, DPIE did not offer comment on the subject project.

i. **Prince George's County Police Department—**At the time of this writing, the Prince George's County Police Department did not offer comment on the subject project.

j. **Prince George's County Health Department—**At the time of this writing, the Prince George's County Health Department did not offer comment on the subject project.

k. **Maryland State Highway Administration (SHA)—**In a memorandum dated March 13, 2017, the Maryland State Highway Administration offered many comments on

the roadways surrounding the subject property. Their comments will be addressed through SHA's separate permitting process.

l. **Washington Suburban Sanitary Commission (WSSC)—**In an e-mail dated March 7, 2017, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.

m. **Verizon—**At the time of this writing, Verizon did not offer comment on the subject project.

n. **Baltimore Gas and Electric Company (BG&E)—**At the time of this writing, the BG&E did not offer comment on the subject project.

o. **City of Laurel—**At the time of this writing, the City of Laurel did not offer comment on the subject project. It should be noted that the subject site is outside the city limits.

12. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan (DSP), if approved, with the proposed conditions below, represent a most 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.

13. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:

> **The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.**

Comment: As the site does not contain any regulated environmental features, this finding is not applicable.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-16046 and Alternative Compliance AC-17004, Sonic Laurel, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall:

a. Add a general note to provide an acreage breakdown by zoning category.

b. Add a general note to provide a reference to County Council Bill CB-81-2016 and addresses the footnote requirements established by the council bill that permits the proposed use in the R-55 Zone.

c. Add the zoning line separating the C-M and R-55 Zones to the site plan.

d. Revise the plans to include a bicycle rack(s) accommodating a minimum of three bicycles.

e. Add the dimensions of the canopies on the site plan.

f. Identify the location of the “Exit” and “Enter” signs on the site plan.

g. Revise General Note 4 to read: “Fast Food Restaurant in accordance with CB-081-2016,” for ease of review during the permitting process.

h. Revise the plans and signage calculation tabulation to reduce the signage area to the appropriate signage area, and clarify the materials proposed for the monument sign.

i. Revise the plans to include the type of roadway classification for US 1 at Holly Street and the speed limit of the roads.

j. Clearly show and label existing and proposed right of way and clarify any dedication.

k. Revised Tree Canopy Coverage schedule to reflect the area of the R-55 Zone and the C-M Zone, and the coverage requirements for each zone.