



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

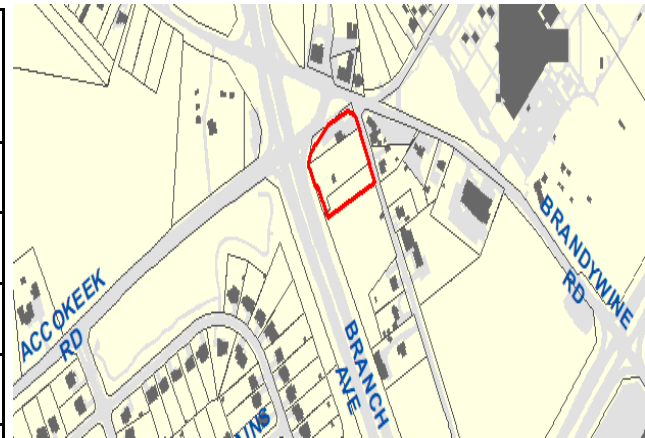
Note: Staff reports can be accessed at <http://mncppc.igm2.com/Citizens/Default.aspx>

Detailed Site Plan 7-Eleven Branch Avenue

DSP-19031

REQUEST	STAFF RECOMMENDATION
Construction of a 3,484-square-foot food & beverage store, a gas station, and a 982-square-foot car wash.	APPROVAL with conditions

Location: In the southeast quadrant of the intersection of MD 5 (Branch Avenue) and MD 381 (Accokeek Road).	
Gross Acreage:	2.00
Zone:	C-M/C-S-C
Dwelling Units:	N/A
Gross Floor Area:	4,466 sq. ft.
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	218SE07
Applicant/Address: 7-Eleven, Inc. 3200 Hackberry Court Irving, Texas 75063	
Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	07/30/2020
Planning Board Action Limit:	07/30/2020
Staff Report Date:	07/15/2020
Date Accepted:	05/21/2020
Informational Mailing:	03/20/2019
Acceptance Mailing:	05/20/2020
Sign Posting Deadline:	06/30/2020

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19031
 Type 2 Tree Conservation Plan TCP2-026-2018-01
 7-Eleven Branch Avenue

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this staff report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, the Commercial Miscellaneous (C-M) Zone, and site design guidelines;
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9920;
- c. The requirements of Preliminary Plan of Subdivision, 4-18009;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. Referral comments.

FINDINGS

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

- Requests:** The subject application is for approval of a detailed site plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.
- Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-M/C-S-C	C-M/C-S-C
Use	Church	Food and Beverage Store, Gas Station, Car Wash*
Total Acreage	2.00	2.00
C-M Zone	1.54	1.54
C-S-C Zone	0.46	0.46
Parcels	2	2
Gross Floor Area (sq. ft.)	1,036 (to be removed)	4,466

Note: *All proposed uses will be located entirely within the C-M Zone.

Parking and Loading Requirements

Use	Number of Spaces Required	Number of Spaces Provided
Gas Station		
1 space per employee	2	2
Food and Beverage Store – 3,484 sq. ft.		
1 space/150 sq. ft. of GFA up to 3,000	20	20
1 space/200 sq. ft. of GFA over 3,000	3	5
Car Wash – 982 sq. ft.		
1 space/ 500 sq. ft.	2	2
Total Required	27	32
Handicapped-Accessible	1	2
Compact Spaces (Nine spaces allowed)		8*
Total Loading Spaces		
1 space for 2,000 - 10,000 sq. ft.	1	1

Note: *The DSP shows eight compact spaces on the plan, but only seven in the General Notes. A condition has been included in the Recommendation section, to correct the General Notes to reflect the number of spaces shown on the plan.

- Location:** The site is in Planning Area 85A and Council District 9. More specifically, it is located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 381 (Brandywine Road), and to the west of MD 631 (Old Brandywine Road).
- Surrounding Uses:** The site is bounded to the north by Accokeek Road, with commercial uses in the Commercial Shopping Center (C-S-C) Zone beyond; to the east by Old Brandywine Road, with commercial uses in the C-S-C Zone beyond; to the south by vacant

land in the Commercial Miscellaneous (C-M) Zone; and to the west by Branch Avenue, with residential uses in the Rural-Residential (R-R) Zone beyond.

5. **Previous Approvals:** The site, existing Parcels 156 and 159, is currently improved with a church building, which was originally constructed in 1973. Parcel 159 was originally zoned R-R; however, the parcel was rezoned to C-S-C on February 5, 1996, via Zoning Map Amendment A-9920. The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained this site as a commercial property in the C-S-C and C-M Zones.

On May 2, 2019, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-18009 (PGCPB Resolution No. 19-58), with 10 conditions. The site has an approved Stormwater Management (SWM) Concept Plan, 51178-2019-00, which is valid until January 6, 2023.

6. **Design Features:** The applicant is proposing a 3,484-square-foot 7-Eleven food and beverage store and 982-square-foot car wash on the northwest corner of the site, adjacent to the intersection of Branch Avenue and Accokeek Road. A canopy with six multi-product fuel dispensers is proposed in the center of the site. A trash enclosure and loading area is proposed south of the store, near the western boundary line. All of the proposed buildings and canopy are located on proposed Parcel 1, which is fully within the C-M Zone, and proposed Parcel 4, the C-S-C-zoned portion in the northern end of the site, includes only SWM, drive aisles, and sidewalks serving the uses.

Parking is featured along the front (east) and south side of the store, and near the southern and eastern boundaries of the property. An additional space is provided for an air/vacuum machine; however, it is not shown on the plans. A condition has been provided in the Recommendation section, to show the machine on the plans and provide a detail. A one-way entrance is proposed in the northeast corner of the property from Old Brandywine Road and a two-way access is proposed in the southeast corner of the property, which also connects to a drive aisle connecting to the property to the south for future development. A photometric plan was provided demonstrating sufficient lighting; spillover is not an issue, as the surrounding properties are either public rights-of-way, or commercially-zoned.

Architecture

The applicant is proposing to use durable, quality materials, including brick and stone on the proposed food and beverage store building, which ranges in height from 21 to 25 feet. The varied roofline is accented by a beige decorative exterior insulation finish system cornice capped with a dark bronze prefinished metal cap that runs along the entire roof line. A three-foot-high stone sill is featured on all sides, tying into a stone tower on the northwest corner of the building. This tower will extend to a height of 30 feet, with a dark bronzed-metal, pyramid-hip roof and an eave utilizing the same pattern and material as the cornice. The customer entrance to the store, located on the east facade of the building, is accented by a cantilevered metal canopy, which is located over the entrance doors and storefront windows. Cantilevered metal canopies are also featured over faux backlit storefront windows on the north elevation, to help break up an otherwise blank wall facing Accokeek Road.

The approximately 17-foot-high car wash will be located immediately behind the store on the west side of the property and will also feature a mix of brick and stone, with storefront windows on the façade facing Branch Avenue.

The proposed 17.5-foot-high gas canopy will be a flat roof, supported by two dark bronze prefinished metal wrapped columns between each fuel dispenser aisle. The canopy fascia will be wrapped in a white internally-illuminated cabinet, with the corporate 7-Eleven logo provided on the north and south side fascia. The signature orange, green, and red horizontal bands are shown wrapping around the entire fascia. The canopy also includes an 18-square-foot digital fuel price display on the east side. The sign area for the canopy has not been provided in a table showing conformance. A condition is included in the Recommendation section, requiring the applicant to show conformance for the sign area proposed on the canopy, and the fuel prices.

An approximately seven-foot-high dumpster and shed enclosure is proposed to the south of the store. This enclosure will be reflective of the building architecture with brick, three-foot-high stone veneer around the base, and a bronzed metal cap. The two enclosures will be secured by solid, double door gates, with a painted finish to match the dark bronze color provided on other features of the site.

Signage

The applicant is proposing a unified sign package, including three freestanding signs (a pylon, a monument, and a directional), three internally-illuminated, building-mounted signs on the food and beverage store (east, west, and north elevations), signage on the gas station canopy, and signage on the car wash building. The logo is distinctive to the corporate brand with “7-Eleven” in orange, green, and red, and the signature horizontal orange, green, and red bands on a white background.

The pylon sign will be located at the northwest corner of the parcel, near the intersection of Accokeek Road and Branch Avenue. This sign is proposed to be 25 feet in height and set back greater than 10 feet from the property line. The sign cabinet presents the corporate logo and will be set between two bronze metal rectangular columns, double-faced, and internally-illuminated. The fuel price display will include regular unleaded and diesel prices and will be on a red bordered digital display board. The monument sign will be located at the northeast corner of the parcel, near the intersection of Brandywine Road and Old Brandywine Road, and setback 10 feet from the property line. This sign will be a double-faced, 16-square-foot box with an internally-illuminated corporate logo set upon a three-foot-high brick base. The directional sign will be a six-square-foot, double-faced cabinet, internally-illuminated, with the corporate logo and mounted between two steel poles. The location of the sign is provided on the sign detail; however, this sign is not shown on the plan. Further, Section 27-614 of the Prince George’s County Zoning Ordinance, limits the applicant to one freestanding sign on each of two parallel (or approximately parallel) streets, which in this case, would allow a total of two signs. Conditions have been included in the Recommendation section to provide the setbacks for each sign on the DSP, provide a table on the DSP demonstrating conformance for each freestanding sign with height, area, setback, and applicable code reference(s), and to remove or revise any signs that are not in conformance.

The building-mounted signs are proposed on the east, north, and west façades of the food and beverage store. The east and north side façade signs show the 7-Eleven name, with the distinctive horizontal bands extending across the walls on either side, all on the internally-illuminated box. The western sign is simply the 7-Eleven name on an internally-illuminated box. Again, a signage table was not provided on the DSP, and the

signs proposed exceed the area allowed by Section 27-613 of the Zoning Ordinance. This section allows for the area of all signs on the building to be not more than two square feet per one lineal foot along the front of the building only. Therefore, a condition has been included in the Recommendation section, requiring a sign table on the DSP that demonstrates conformance for the building-mounted signs, with allowable and proposed area(s) and applicable code references.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9920:** On February 5, 1996, Zoning Map Amendment A-9920 was enacted by the District Council with two conditions, as follows:

1. **Before any building permit is issued, a site plan showing the footprint of any proposed building, parking, and landscaping (along with corresponding elevations) shall be reviewed and approved by the Planning Board or its designee. Such plans shall show the building's siting, setback, orientation, scale, roof shape, and proportions to be compatible with the character of the Historic Resource and Historic Site. Parking and landscaping shall be subject to the requirements of the Landscape Manual as to setbacks and buffers regarding development adjacent to Historic Sites.**

This DSP provides all of the required features and shows conformance to the parking and landscaping requirements of the Landscape Manual. In addition, this application is scheduled to be reviewed by the Historic Preservation Commission on July 21, 2020, to further evaluate the compatibility with the historic site.

2. **The adjoining Historic Resource and Historic Site shall be noted on all subsequent plans.**

A note is provided on the DSP and the Type 2 Tree Conservation Plan regarding the historic site.

8. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the C-S-C and C-M Zones and the site plan design guidelines; however, no development is proposed in the C-S-C Zone other than for SWM, driveways and sidewalks. The uses proposed with this application are located entirely in the C-M Zone. The relevant requirements of the Zoning Ordinance are as follows:

- a. This DSP is in general conformance with the requirements of Section 27-461 of the Zoning Ordinance, which governs uses in commercial zones. The food and beverage store, in combination with a gas station, is a permitted use in the C-M Zone, subject to a DSP. A gas station is permitted subject to DSP review, in accordance with Section 27-358(a) of the Zoning Ordinance, as follows:

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

This site derives access exclusively from Old Brandywine Road. The site's frontage along this roadway is over 200 feet in length, and the plan indicates that 35 feet from centerline is to be dedicated along Old Brandywine Road. Therefore, it is determined that Old Brandywine Road will ultimately meet the required right-of-way width.

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

There are no schools, outdoor playgrounds, libraries, or hospitals within 300 feet of this property.

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

The statement of justification provided with this application states that the applicant will not store motor vehicles at this property.

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

The full access (the southern access) is 38.5 feet in width and meets all requirements. The secondary driveway is the northern access to the site, and it is one-way into the site. It is 18 feet in width, which is allowed by Maryland State Highway Administration standards. This driveway is on a corner lot, and the driveway begins 15 feet from the point of curvature of the curb return of the intersection. This is less than the 20 feet that is required, and given that the site is large enough to accommodate an additional five feet, the site plan should be revised to meet this requirement. A condition is included in the Recommendation section, to provide a driveway beginning at least 20 feet from the point of curvature of the curb return.

(6) Access driveways shall be defined by curbing;

As shown on the DSP, the access driveways are defined by curbing.

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

A seven-foot-wide sidewalk is provided along the eastern side of the building and an eight-foot-wide sidewalk is provided on the southern side of the building to serve pedestrian traffic, which allows pedestrians to move safely between the parking field(s) and the store. Sidewalks are also proposed along the northern and eastern perimeters of the subject property to facilitate pedestrian connectivity to the Brandywine Road and Old Brandywine Road intersections.

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

All gasoline pumps and service appliances are located approximately 83.5 feet from Accokeek Road, approximately 150 feet from Branch Avenue, and over 70 feet from Old Brandywine Road.

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

There is no vehicle repair service proposed with this application.

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

Architectural elevations have been submitted in conjunction with the DSP and demonstrate that the architectural character of the proposed building and car wash with the use of brick, stone, glass and metal, is consistent with the surrounding community.

- b. Section 27-461(b) provides that a car wash is permitted in the C-M Zone, subject to Footnote 24. That footnote requires that a DSP, in accordance with Part 3, Division 9, be approved. This DSP is filed in accordance with this requirement. There are no other applicable requirements associated with the proposed car wash.
 - c. The DSP is consistent with the regulations in the C-M Zone including Section 27-459(a) of the Zoning Ordinance, regarding purposes; Section 27-459(b), regarding landscaping, screening, and buffering; and Section 27-459(d), regarding regulations in the C-M Zone.
 - d. This DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the building is constructed of durable, low-maintenance materials, and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
9. **Preliminary Plan of Subdivision (PPS) 4-18009:** The site is subject to PPS 4-18009 (PGCPB Resolution No. 19-58), approved by the Planning Board for the development of four parcels, subject to 10 conditions. Of the 10 conditions approved by the Planning Board, the following are applicable to the review of this DSP:
- 5. **Total development within the subject property shall be limited to uses which generate no more than 161 AM peak-hour trips and 109 PM peak-hour trips, in consideration of the approved trip rates. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**
- This condition establishes an overall trip cap for the subject property of 161 AM and 109 PM peak-hour trips. The proposed food and beverage store and gas station uses would generate 44 AM and 48 PM peak-hour trips, as noted in the table below; therefore, the proposal is within the trip cap. This is the first development within the area of this PPS, so as other parcels develop, they will have to consider the trips this development uses.

Trip Generation Summary, DSP-19031: 7-Eleven Brandywine								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Food and Beverage Store/Gas Station	3,484	Square feet	90	91	181	100	101	201
	12	Fueling positions						
Less Pass-By (76 percent AM and PM)			-68	-69	-137	-76	-77	-153
Net Gas/Food and Beverage Store Trips			22	22	44	24	24	48
Total Trips Utilized by Proposal			22	22	44	24	24	48
Trip Cap					161			109

6. **A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.**

This application conforms to the development approved with PPS 4-18009.

7. **Development of this site shall be in conformance with an approved Stormwater Management Concept Plan, 32000-2018-00, and any subsequent revisions.**

This application is in conformance with the SWM Concept Approval Letter 51178-2019-00, which is valid until January 6, 2023.

8. **Prior to the approval of any building permit on Parcels 1 through 4, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9, of Subtitle 27 (the Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the environmental setting of the Marlow-Huntt Store Historic Site, 85A-033-14.**

A Historic Site Exhibit is included for review with DSP-19031, which includes a plan view and a cross section of the site and area. The distance from the Marlow-Huntt Store Historic Site, to the gas canopy is 174 feet, and the distance from the historic site to the food and beverage store is 277 feet. Within this distance is the required Section 4.2, Landscape Strip Along Streets. The frontage along Old Brandywine Road requires 6 shade trees and 61 shrubs, which are provided. The height of the gas canopy, which is the closest structure to the historic site, is at the same elevation as the Marlow-Huntt Store, to ensure compatibility. Moreover, the setting around the Marlow-Huntt Store has been altered with the recent interchange improvements and road widening of Brandywine Road and Branch Avenue.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Special Roadways; and Section 4.9, Sustainable Landscaping Requirements, of the

Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements; however, technical corrections are required, as conditioned in the Recommendation section.

11. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a 10 percent tree canopy coverage (TCC) on properties in the C-S-C and C-M Zones. The subject site measures 2.00 acres and the required TCC amounts to approximately 0.20 acre, or 8,712 square feet. The subject application provides a schedule showing that 8,880 square feet of TCC will be provided in proposed on-site tree plantings in conformance with this requirement.
12. **Prince George's County Woodland and Wildlife Habitat Conservation:** This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-026-2018-01, has been submitted for review.

According to the worksheet, the site is 4.53 acres, with 4.08 acres within the C-M Zone and 0.47 acre in the C-S-C Zone. A total of 2.28 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 0.68 acre, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 1.99 acres. The TCP2 shows this requirement will be met by providing 0.23 acre of woodland preservation and 1.76 acres of off-site conservation credits.

The TCP2 requires minor technical revisions that are included in the Recommendation section.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—In a memorandum dated July 1, 2020 (Greene to Burke), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application. This property is located within the Established Communities Growth Policy area which recommends context-sensitive commercial uses on the property.
 - b. **Environmental Planning**—In a memorandum dated June 30, 2020 (Juba to Burke), incorporated herein by reference, the Environmental Planning Section provided an evaluation, summarized as follows:

Natural Resources Inventory/Existing Conditions

The subject TCP2 is in conformance with the approved Natural Resources Inventory NRI-187-2017. This site contains no specimen, historic, champion trees, or regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, or primary management area (PMA).

Stormwater Management

The site has an approved SWM Concept Letter 51178-2019-00 and plan, which is valid until January 6, 2023. The approved concept plan is consistent with the DSP, and with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) requiring on-site attenuation/quality control measures. The plan includes six micro-bioretenment areas.

- c. **Historic Preservation**—The Historic Preservation Commission is scheduled to discuss this DSP, and its impacts on the Marlow-Huntt Store Historic Site, at their meeting on July 21, 2020. At the time of the writing of this report, a memorandum had not been provided by the Historic Preservation Commission but will be, prior to the Planning Board hearing.
- d. **Transportation Planning**—In a memorandum dated June 26, 2020 (Masog to Burke), incorporated herein by reference, the Transportation Planning Section provided an evaluation of the proposal and the previous conditions of approval, with conditions in the Recommendation section.
- e. **Trails**—In a memorandum dated June 29, 2020 (Smith to Burke), incorporated herein by reference, the Trails planner provided an evaluation for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. MPOT Policy 2 states that 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. As a recommended shared roadway, “share the road with a bike” signage can help distinguish this roadway designation along Accokeek Road. Staff recommends that a “share the road with a bike” bikeway sign be placed along the subject site frontage to help designate the shared use roadway and that the applicant provide a \$420 bikeway fee to DPIE for the placement of signage along Accokeek Road, with a condition in the Recommendation section.
- f. **Permit Review**—In a memorandum dated June 24, 2020 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments included in the Recommendation section.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide any comments on the subject application.
- h. **Prince George's County Health Department**—In a memorandum dated June 23, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department provided following summarized findings:
 - (1) There are fewer than five existing carry-out/convenience store food facilities and no grocery food facilities within 0.5 mile of this site. Research has found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and reduces prevalence of overweight and obesity. The department acknowledges that the 7-Eleven

chain facilities are designed as convenience stores; however, they do provide healthy food options for retail sale.

- (2) The food facility is considered a prototype food service facility, in which two, or more facilities in the state having uniformed set of plans. The applicant must submit an application for plan review to the Maryland Department of Health's Environmental Health Bureau's Food Protection and Food Licensing program, located at 6 St. Paul Street, Suite 1301, Baltimore, Maryland, 21202.
- (3) The applicant must submit plans to the Plan Review department at DPIE for the proposed food facility, and apply for a Health Department High Hazard Analysis and Critical Control Points (HACCP) priority, Food Service Facility permit.
- (4) 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 (MDE-ARMA). Such sources include gasoline underground storage tanks, degreasing tanks, and paint spraying operations. Contact MDE-ARMA at 800-633-6101.
- (5) Increased traffic volumes in the area can be expected as a result of this project.

In addition, the Health Department provided guidance with regard to controlling noise and dust during the construction phases of the development.

- i. **Prince George's County Police Department**—In a memorandum dated June 9, 2020 (Contic to Burke), incorporated herein by reference, the Police Department provided no comments on this proposal.
 - j. **Prince George's County Fire/EMS Department**—In an email dated June 28, 2020 (Reilly to Burke), incorporated herein by reference, the Fire/EMS Department provided a comment regarding the location of the fire hydrant(s), for which a condition is included in the Recommendation section.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated June 10, 2020 (Wright to Burke), incorporated herein by reference, WSSC offered utility related comments that have been provided to the applicant and will have to be addressed before sewer and water connection.
14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

15. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features 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)(15).

The site does not contain any regulated environmental features or PMA. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-19031 and Type 2 Tree Conservation Plan TCP2-026-2018-01 for 7-Eleven Branch Avenue, subject to following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide the correct number of compact parking spaces and allowable spaces in the columns in the General Notes table, consistent with the number shown on the plan.
 - b. Show the air/vacuum machine(s) on the plan and provide a detail.
 - c. Demonstrate in a table on the DSP that the sign area and fuel price display on the canopy are in conformance with signage requirements.
 - d. Provide the setbacks for each freestanding sign on the DSP.
 - e. Provide a table on the DSP demonstrating conformance for each freestanding and building-mounted sign with the allowable and proposed height, area, and setback, as applicable, and code reference(s). Remove or revise any signs from the DSP that are not in conformance.
 - f. Relocate the northern (one-way) access point to conform to the requirement in Section 27-358(a)(5) of the Prince George's County Zoning Ordinance, which requires that the driveway begin 20 feet from the point of curvature of the curb return of the adjacent intersection.
 - g. In the references box on the cover sheet, provide the associated natural resources inventory, tree conservation plan, and preliminary plan of subdivision numbers being referenced, as was provided on the Site Development Concept Plan.
 - h. Call out the canopy and provide the length on the plan.
 - i. Include area of proposed car wash on the plan.

- j. In the Section 4.7-1, Buffering Incompatible Uses schedule, remove the “HIGH” impact designation from adjoining Parcel 2 and refer to the lot as vacant, which does not require a bufferyard.
 - k. Show the widths of both driveway entrances along Old Brandywine Road on the landscape plan, to justify the calculations provided in Schedule 4.2-1.
 - l. Provide the locations of proposed, or existing fire hydrants, showing that all proposed buildings meet the requirement for a fire hydrant within 500 feet of the most remote portion of the building, as hose is laid by the Fire/EMS Department.
 - m. Prior to certification of the DSP, the tree conservation plan shall be revised as follows:
 - (1) Complete the previous approval information into the TCP2 approval block.
 - (2) Remove the two woodland preservation signs from the boundary of the area of woodland retained not credited that is contiguous with the southern property boundary.
2. Prior to the approval of the first grading permit, the TCP2 Standard Type 2 Tree Conservation Plan Note11 must be revised with the liber and folio information for the woodland conservation easement once it is recorded.
 3. Prior to the approval of the first building permit, the applicant, applicant’s heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of a bikeway sign along Accokeek Road, unless modified by DPIE, with written correspondence.