



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 Dash-In Bowie

DSP-22016

REQUEST	STAFF RECOMMENDATION
Development of a gas station, food or beverage store, and a car wash.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-22016

Location: In the northwest quadrant of the intersection of Heritage Boulevard and US 301 (Robert Crain Highway).	
Gross Acreage:	1.68
Zone:	TAC-E
Zone Prior:	C-M
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	5,844 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	Bowie
Applicant/Address: Dash In Food Stores, Inc. P.O. Box 2810 LaPlata, Maryland 20646	
Staff Reviewer: Andrew Shelly Phone Number: 301-952-4976 Email: Andrew.Shelly@ppd.mncppc.org	



Planning Board Date:	04/06/2023
Planning Board Action Limit:	04/11/2023
Staff Report Date:	03/23/2023
Date Accepted:	01/31/2023
Informational Mailing:	05/25/2022
Acceptance Mailing:	01/25/2023
Sign Posting Deadline:	02/28/2023

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-22016
Dash-In Bowie

The Urban Design staff 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 technical staff report.

EVALUATION CRITERIA

This application is for the development of a gas station, food or beverage store, and a car wash. The site is located within the Town Activity Center-Edge (TAC-E) Zone, which was formerly the Commercial Miscellaneous (C-M) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows development applications with prior approvals to continue to be reviewed under the prior Zoning Ordinance. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Commercial Miscellaneous (C-M) Zone;
- b. The requirements of Conceptual Site Plan CSP-78020-02;
- c. The requirements of Preliminary Plan of Subdivision 4-95119;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests the development of a gas station, food or beverage store (4,500 square feet), and a car wash (1,344 square feet). This proposal will replace an existing 5,461-square-foot eating and drinking establishment, which will be razed.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	TAC-E (Prior C-M)	TAC-E (Prior C-M)
Use(s)	Eating and Drinking Establishment	Gas Station, Food or Beverage Store, and Car Wash
Total Gross Acreage	1.68	1.68
Total Gross Floor Area	5,461 sq. ft.	5,844 sq. ft.

Parking Spaces

Use	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
Gas Station (Self-Service)	28	29 (11 Compact)
Food or Beverage Store	2	2
Car Wash	3	3
Handicap-accessible spaces	2	2
Loading Space	-	1
Total	33	34

3. **Location:** The subject site is located in the northwest quadrant of the intersection of Heritage Boulevard and US 301 (Robert Crain Highway), in Planning Area 71B and Council District 4. The site is zoned Town Activity Center-Edge (TAC-E) and was previously zoned Commercial Miscellaneous (C-M) under the prior Prince George's County Zoning Ordinance.
4. **Surrounding Uses:** The subject property is located on the north side of Heritage Boulevard, at its intersection with US 301. The property is located in the Bowie Local Town Center, as designated in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan). The property is surrounded by other C-M-zoned properties. Located adjacent to the site is an existing medical practitioner's office to the north, and an existing bank to the west. Heritage Boulevard is located to the south, and to the east is US 301.
5. **Previous Approvals:** The property, commonly known as Bowie Gateway Center and now known as Lot 8 in Tax Map 55, Grid D-2, was rezoned in 1975 via Prince George's County Council Resolution CR-108-1975, Amendment 14, from the Rural Residential Zone to the C-M Zone. The rezoning conditions required the approval of a conceptual site plan (CSP) for the entire property. On July 26, 1979, the Prince George's County Planning Board approved CSP-7808-01. This CSP approval required approval of a DSP prior to the development of any portion of the site.

On November 18, 1993, the Planning Board approved DSP-98047-01, for the development of a three-story bank and one-story eating and drinking establishment excluding drive-through service, to be located on Lot 1, Block E of the City of Capitals. The latest revision to the DSP was DSP-93047-04, which approved the current eating and drinking establishment, excluding drive-through service. On October 30, 1996, a plat was approved which subdivided Lot 1 into Lots 8 and 9.

This property is subject to two CSP approvals: CSP-78020-02 and CSP-78020-11. CSP-78020-02 was approved by the Planning Board on September 10, 1982, subject to five conditions. CSP-78020-11 was approved by the Planning Director on February 14, 2022, amending the use on the subject property from an eating and drinking establishment, excluding drive-through service, to a gas station, food or beverage store, and car wash.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-95119, which was approved by the Planning Board on December 21, 1995. This PPS approved two lots (Lots 8 and 9) for the development of 60,651 square feet of commercial development. The development for Lot 8 was capped at 32,899 square feet and included an existing 27,752-square-foot eating and drinking establishment, excluding a drive-through. The development for Lot 9 was capped at 27,752 square feet and included an existing 27,000-square-foot office building. The applicable conditions of these approvals are evaluated in Findings 8 and 9 of this technical staff report.

6. **Design Features:** The proposed application is for the construction of a gas station with 12 pumps and a 4,000-square-foot metal canopy, a 4,500-square-foot food or beverage store, and a 1,344-square-foot car wash. The food or beverage store and car wash building entrances will face US 301. The entrance to the site will be located off Heritage Boulevard, and the site is located to the right of the access driveway. The site will contain a total of 34 parking spaces, with 2 Americans with Disabilities Act (ADA) spaces, one 33-foot by 12-foot loading space, and 4 bicycle spaces within 2 bicycle racks. Of the 34 parking spaces, 11 will be compact spaces, as permitted by Section 27-559(a) of the prior Zoning Ordinance. These compact parking spaces will be located on the northern most boundary, near the trash and recycling enclosure, and adjacent to the car wash. These spaces will measure 10 feet wide by 17 feet deep. The aforementioned trash and recycling enclosure will be screened by an 8-foot-high brick veneer wall and evergreen shrubs. The site will feature two-way circulation, with adequate drive aisle widths. However, the car wash will only feature one-way circulation, with a single lane. The entrance to the car wash lane is located at the northern property border, on the side of the food or beverage store building. This one-way lane allows the car wash to have a queue separate from the remainder of the site, which permits adequate stacking space. Technical corrections to properly label all parking spaces are provided in the Recommendation section of this technical staff report.

Architecture

The building materials will include brick veneer, metal coping, aluminum, glass, and wood that will be in multiple colors including black, white, and brown. Separate architectural elevations are provided and are acceptable, but conditions have been included to label the cardinal directions on the elevations, and to dimension more architectural features.



Figure 1: Front Elevation (Facing East) of the Food or Beverage Store

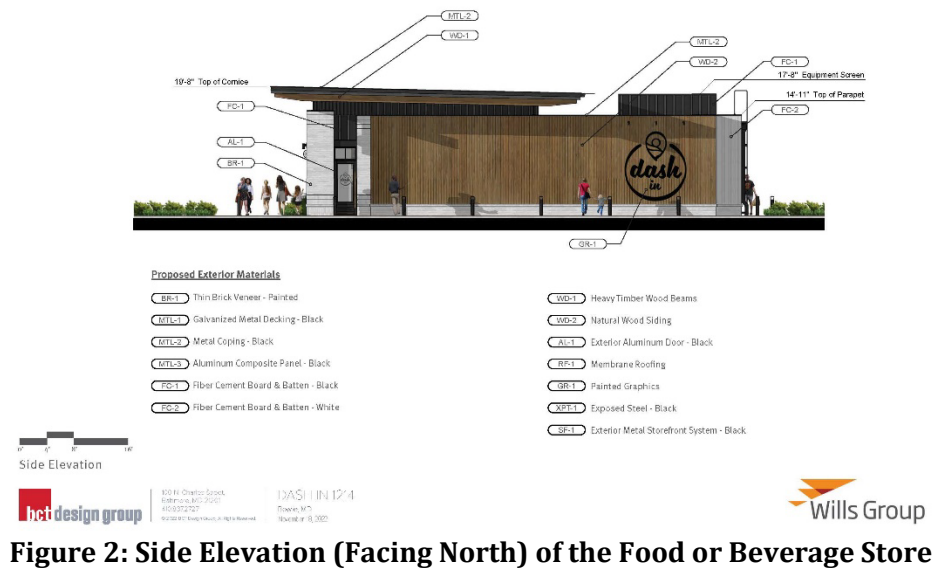


Figure 2: Side Elevation (Facing North) of the Food or Beverage Store

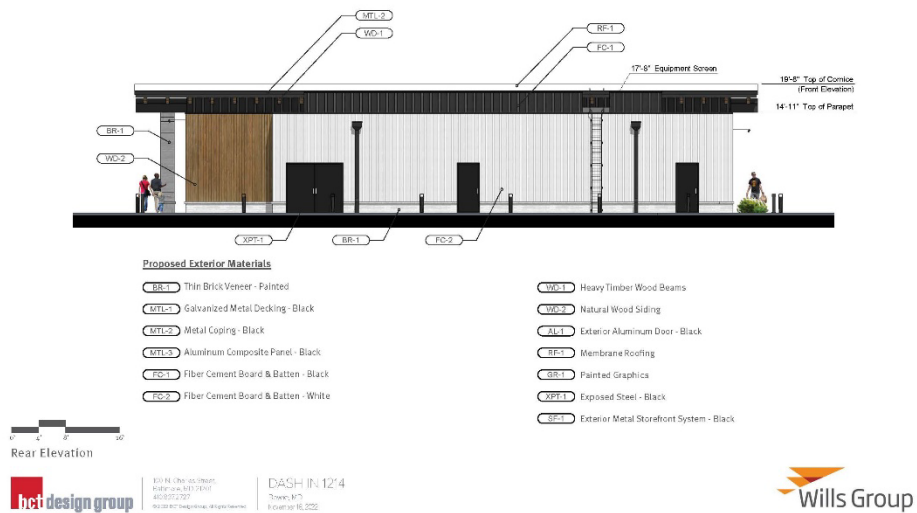


Figure 3: Rear Elevation (Facing West) of the Food or Beverage Store



Figure 4: Side Elevation (Facing South) of the Food or Beverage Store

Lighting

A photometric plan has been provided that demonstrates the proposed lighting and light features. The project proposes a mixture of pole-mounted and building-mounted light-emitting diode lights to adequately illuminate the site. The lighting provided has been deemed sufficient for the site and will provide adequate lighting with minimal spillover onto adjacent neighboring properties.

Signage

The site proposes one freestanding pylon sign and several building-mounted signs. The signage proposed is consistent and compatible with the architecture of the site, while conforming to the prior Zoning Ordinance. The single freestanding sign will consist of

77.5 square feet and be located on the southeast portion of the site, to be visible from US 301 south and Heritage Boulevard. It will display the applicant's logos and the price of gas. The remaining signage is generally located on either the food or beverage store building, metal gas station canopy, or car wash building. The exceptions to this are the proposed car wash entrance and directional signage. Conditions have been included in the Recommendation section of this technical staff report, to provide a signage table on the DSP set and dimension the setbacks for the freestanding sign.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prior Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-M Zone of the prior Zoning Ordinance. A gas station and car wash in the C-M Zone require a DSP application, and the application is subject to the following special exception requirements for a gas station, per Section 27-358 of the prior Zoning Ordinance.

Section 27-459(a)

(1) The purposes of the C-M Zone are:

- (A) To provide locations for miscellaneous commercial uses which may be disruptive to the harmonious development, compactness, and homogeneity of retail shopping areas;**

The subject site proposes a gas station, food or beverage store, and a car wash, which are consistent and compatible uses within the C-M Zone. Other uses in the adjacent C-M Zone properties include an eating and drinking establishment with drive-through service, medical office, a bank, and commercial retail establishments.

- (B) To provide these locations, where possible, on nonresidential streets; and**

This site is located in a nonresidential area and fronts on Heritage Boulevard, which is a nonresidential street.

- (C) To provide concentrations of these uses which are relatively far apart.**

The subject property is located along US 301, in Bowie, and fronts on Heritage Boulevard. The property is located in an area of TAC-E-zoned property, located along US 301, that includes Bowie Gateway Center and commercial properties located on the east side of US 301. The next concentration of similar uses is north, at the intersection of Harbor Way and US 301.

Section 27-358

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

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

The subject property has over 200 feet of frontage and direct access onto Heritage Boulevard, which has a right-of-way width of 95 feet, and has over 300 feet of frontage along US 301.

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

The proposed gas station is not located within 300 feet from any lot on which a school, outdoor playground, library, hospital, or a structure used as a residence is located.

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

The applicant does not propose the storage or junking of wrecked motor vehicles.

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

The revised plans submitted by the applicant show a 30-foot driveway access from Heritage Boulevard, however, the driveway tapers towards the interior of the site. To satisfy the requirements of Section 27-358(a)(5) of the prior Zoning Ordinance, staff request that the site plan be modified to provide a consistent 30-foot-wide driveway at the entrance to the site. The driveway shall extend the length of the proposed curb at the entrance to the carwash, at its intersection with the east/west drive aisle to the south of the proposed building. This requirement is consistent with the definition of a driveway, as found in Section 27-107(70) of the prior Zoning Ordinance, and stated below:

- (70) Driveway: A private roadway located on a "Lot," providing access for motor vehicles to a parking space, garage, or other "Structure," or from the "Lot" to a "Street."**

A consistent driveway width of 30 feet at the site entrance may require additional site modifications to the location of the car wash, and 6 parking spaces abutting the car wash, to allow for the appropriate width of the driveway. Once revised, the driveway will allow vehicles to directly access the parking spaces located near the building in addition to the interior drive aisle that will facilitate vehicular movement on-site. Staff recommend the site plan be modified as a condition of approval, as provided in the Recommendation section of this technical staff report.

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

The proposed access driveway is defined by curbing.

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

All proposed on-site sidewalks are at least 5 feet wide.

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

All proposed gas pumps and service appliances are located at least 25 feet behind the street line.

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

A car repair service use is not proposed with this application.

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

Architectural elevations for the proposed food or beverage store, car wash, and the gas station canopy are consistent and compatible with the surrounding development and similar uses along US 301.

The criteria for approval of a DSP are set forth in Section 27-285(b) of the prior Zoning Ordinance, and the site design guidelines are set forth in Section 27-283 of the prior Zoning Ordinance.

Section 27-285(b)

- (1) The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.**

The proposed development satisfies the site design guidelines, detailed in the finding below. The site plan does not require unreasonable costs, nor does it detract from the utility of the proposed development for its intended use.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

The proposed development is in general conformance with all the conditions of the original CSP-78020-02, and the latest amended version, CSP-78020-12. The proposed site uses of a gas station, food or beverage store, and a car wash were approved with CSP-78020-11. Further details regarding conformance to the approved CSP can be found in Finding 8 of this technical staff report.

Section 27-283. – Site design guidelines.

- (a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (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 27-286.**

The proposed development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance. The guidelines below are applicable to the development of a proposed gas station, food or beverage store, and a car wash in the C-M Zone. The guidelines have not been modified, in accordance with Section 27-286 of the prior Zoning Ordinance.

Section 27-281. – Purpose of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this Division; and**
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

- (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

The proposed development promotes the intended purposes of the DSP. All proposed buildings and structures are located on the plan. There is adequate parking provided for the site and a condition has been added to include at least two electric vehicle charging stations, per Section 27-358(a)(11) of the prior Zoning Ordinance. The use is permitted and there are green areas shown on the plan, with adequate on-site landscaping, as demonstrated on the landscaping plan.

Section 27-274(a). - Design Guidelines

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

The proposed development does promote the purposes of the CSP, as it conforms to approved CSP-78020-02 and CSP-78020-12. Further details are provided in Finding 8 below.

(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 (in part).

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

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

The proposed development demonstrates adequate parking and circulation throughout the site, apart from the proposed access driveway width modification and associated condition of approval, as stated in the analysis of Section 27-358(a)(5) of the prior Zoning Ordinance. The subject application proposes access to the site via Heritage Boulevard. The existing site consists of 102 parking spaces, with zero loading spaces for an eating and drinking establishment, excluding drive-through service. The applicant is proposing a total of 34 parking spaces and 1 loading space, which exceeds the required 33 parking spaces, and is acceptable by staff. The site plan also reflects four bicycle parking spaces on-site, at a location near the entrance to the building.

The surface parking is primarily located along the north, east, and south of the building. There are also five spaces located along the northern property line and six spaces located adjacent to the car wash. All eleven of these spaces are compact parking spaces, which are 10 feet wide by 17 feet deep. There are existing sidewalks along Heritage Boulevard and the submitted site plan proposes a sidewalk connection with the associated ADA ramps and striped sidewalks to facilitate safe pedestrian movement to the entrance of the building. Staff find the pedestrian circulation on-site to be acceptable and no additional sidewalk connections are recommended.

A truck-turning plan was submitted as part of the DSP application to demonstrate on-site truck turning movements with the appropriate design classification for the site. A condition has been included herein, to revise the truck turning plans to not conflict with oncoming traffic lanes.

(3) Lighting.

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

The proposed development will provide adequate lighting. A photometric plan was provided with this application and full cut-off light-emitting diode (LED) fixtures are being proposed, harmonious with the surrounding commercial development.

(4) Views.

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

The site design techniques include a 15-foot-wide landscape strip along the US 301 frontage and a Section 4.2 landscape strip located along the Heritage Boulevard frontage, in keeping with this criterion. These landscape buffers will provide adequate screening for the proposed food or beverage store and car wash buildings, along with the gas station canopy.

(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 (in part).**

This application meets the green space requirements, and a tree canopy coverage schedule has been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), apart from two conditions which are discussed in Finding 10.

(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 (in part).**

There will be site and streetscape amenities, such as the proposed landscape strips along Heritage Boulevard and US 301, with a variety of landscape materials that will contribute to an attractive development. A sidewalk connection has been provided to Heritage Boulevard, linking the on-site pedestrian sidewalk network to the adjacent street.

(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 (in part).**

There is minimal grading associated with the proposed development, as the property contains an existing eating and drinking establishment, excluding drive-through service.

(8) Service Areas.

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

All service areas proposed on the site, such as the trash and recycling enclosure, are easily accessible and adequately screened by an 8-foot brick wall and evergreen shrubs.

(9) Public Spaces.

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

There are no public space systems being proposed as part of this development.

(10) Architecture.

- (A) When architectural considerations are referenced 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.**

Architectural elevations were included with this application, and it was determined that the building materials, including brick veneer, metal coping, aluminum, glass, and wood that will be in black, white, and brown colors are harmonious with the proposed building design of the food or beverage store and car wash buildings. Both freestanding and building-mounted signage is proposed, and the architectural elevations are consistent with the proposed buildings.

8. **Conceptual Site Plan CSP-78020-02:** The Planning Board approved CSP-78020-02 on September 10, 1992, subject to five conditions. The relevant conditions applicable to this DSP are as follows:

4. **Development of individual lots along US 301 and MD 192 shall provide consistent landscaping/berming within the 15-foot-wide landscape strip along US 301 and MD 197 to tie the individual development into a coherent identity.**

This DSP application provides a 15-foot-wide landscape strip along US 301, as shown on the landscape plan.

5. **The design of signs, lighting and entrance features on individual lots shall be carefully coordinated throughout the entire center to ensure the compatibility among these elements and to enhance the overall development character and appearance. National logos shall not be prohibited. Monumental signs for the center (not for individual businesses) shall be permitted at the locations shown on the subject plan.**

This DSP application does not propose any entrance features for the site, and the monument sign for the center is not located on the subject property.

9. **Preliminary Plan of Subdivision 4-95119:** This DSP is consistent with PPS 4-95119, which was approved by the Planning Board, subject to two conditions. The relevant condition is discussed, as follows:

1. **No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development, in accordance with the following caps for the individual lots:**

Lot 8, Block E	32,899 square feet
Lot 9, Block E	27,752 square feet

To provide evidence of compliance, each Detailed Site Plan submitted for development on Lots 8 and 9, Block E, shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the plan.

Staff find that this DSP proposes 5,844 square feet of development and conforms to the trip cap established with PPS 4-95119.

- 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 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The landscape plan provided with the subject DSP contains the required schedules demonstrating that the requirements have been met. A diverse set of trees and shrubs have been provided to meet the landscape requirements. These plantings are generally located in the Section 4.7 incompatible use buffer to the north of the site, and the landscape strips along US 301 and Heritage Boulevard. The dumpster enclosure provided has been adequately screened by evergreen shrubs and an 8-foot brick wall.

The landscape plan provided is acceptable, subject to two conditions. These conditions have been added in the Recommendation section of this technical staff report. The proposed conditions revise the native and shrub species to 100 percent native, as conditioned by the City of Bowie, and to adequately screen the proposed loading space from US 301 with additional shrubs and groundcovers.

- 11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site has a Natural Resources Inventory Equivalency Letter (NRI-179-2021), which was issued on November 19, 2021. The site has been previously developed and is not associated with any regulated environmental features (REF). The site also has a valid Standard Letter of Exemption (S-213-2021) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance that expires on November 19, 2023. In addition, the site has an approved Stormwater Management (SWM) Concept Plan (03-0422-206NE14), which was issued on May 2, 2022, by the City of Bowie, that is in conformance with the Prince George's County Code.
- 12. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of gross floor area or disturbance and requires a grading permit. Properties zoned TAC-E (prior C-M) are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 1.68 acres in size and the required tree canopy coverage is 0.17 acre. The subject DSP provides the required schedule demonstrating conformance to these requirements through limited existing trees and the provision of new plantings on the subject property.
- 13. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Community Planning**—In a memorandum dated March 3, 2023 (Green to Shelly), the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.

- b. **Transportation Planning**—In a memorandum dated March 10, 2023 (Patrick to Shelly), the Transportation Planning Section determined that the development is acceptable, subject to a condition requiring a modification to the access driveway width, which is provided in the Recommendation section of this technical staff report.
 - c. **Environmental Planning**—In a memorandum dated February 28, 2023 (Rea to Shelly), the Environmental Planning Section stated that the development is acceptable. The site has an approved Natural Inventory Equivalency Letter (NRI-179-2021), a valid Standard Letter of Exemption (S-213-2021) from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, and an approved SWM Concept Plan (03-0422-206NE14) from the City of Bowie that is in conformance with the County Code and was issued on May 2, 2022.
 - d. **Subdivision**—In a memorandum dated March 6, 2023 (Heath to Shelly), the Subdivision Section noted that the DSP in conformance with the approved PPS, with conditions for technical revisions, which are provided in the Recommendation section of this technical staff report.
 - e. **Historic Preservation**—In a memorandum dated February 9, 2023 (Stabler, Smith, and Chisholm to Shelly), the Historic Preservation Section noted that the subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
 - f. **Permits**—In a memorandum dated March 6, 2023 (Jacobs to Shelly), it was noted that the plan was acceptable, with conditions for technical revisions, which are provided in the Recommendation section of this technical staff report.
 - g. **Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 9, 2023 (Abdullah to Shelly), DPIE provided comments on future agency review procedures.
 - h. **City of Bowie**—In a memorandum dated January 31, 2023 (Adams to Shapiro), the Bowie City Council recommended approval of DSP-22016, subject to six conditions. The conditions that have not yet been addressed in the submitted DSP, have been included within the Recommendation section of this technical staff report.
14. As required by Section 27-285(b), 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 cost and without detracting substantially from the utility of the proposed development for its intended use.
- The DSP satisfies the site design guidelines without requiring unreasonable costs.
15. Per Section 27-285(b)(4) of the prior Zoning Ordinance, 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.**

Based on the level of design information submitted with this application, there is no REF on the subject property. Therefore, no impacts to REF are proposed with this DSP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22016, Dash-In Bowie, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Revise General Note 7 on Sheet 1, and Standard Notes 4 and 5 on Sheet 4, to include the gross floor area of the proposed car wash.
 - b. Revise General Note 12 on Sheet 1, and Standard Note 25 on Sheet 4, to include Preliminary Plan of Subdivision 4-95119.
 - c. Provide the dimensions for the car wash on Sheet 4.
 - d. Provide the setback for the twin pole pylon sign on Sheet 4.
 - e. Provide at least one electric vehicle charging station on-site for public use.
 - (1) Revise the parking tabulation and state the number of electric vehicle spaces, including on Sheet 4 of the plans, with a label.
 - (2) Provide a site detail of the electric vehicle charging station.
 - f. Provide the required and proposed number of Americans with Disabilities Act parking spaces in the parking tabulation on Sheet 4.
 - g. Provide a note for the asterisk in the parking tabulation on Sheet 4.
 - h. Revise Standard Note 20 on Sheet 4 to indicate the correct companion application number.
 - i. Provide 100 percent native shade trees and shrubs on-site, and revise Landscape Schedule 4.9 accordingly on Sheet 9.
 - j. Provide additional shrubs and groundcovers to adequately screen the proposed loading space from US 301 (Robert Crain Highway).
 - k. Provide a signage chart stating the required maximum and provided signage amounts.
 - l. Provide cardinal directions for all architectural elevations.

- m. Provide dimensions for architectural elevations, including building widths and measurements for major features, such as entrances.
 - n. Modify the site layout to allow for a 30-foot driveway width from the site access point on Heritage Boulevard, to the proposed intersection with the east/west drive aisle to the south of the proposed building. The exact design shall be evaluated and accepted by the Transportation Planning Section.
 - o. Revise the truck turning plans to not conflict with oncoming traffic lanes, which will be evaluated and approved by the Transportation Planning Section.
2. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall complete the following:
- a. Equip all entrance and exit doors with mechanical door opening devices, preferably the overhead door sensory device.
 - b. Ensure all proposed buildings are fully sprinklered, in accordance with National Fire Protection Association Standard 13.