



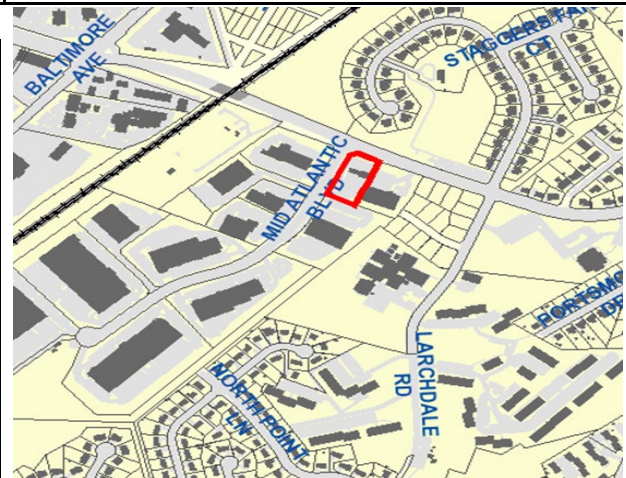
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Detailed Site Plan Auto Spa Express

DSP-89016-06

REQUEST	STAFF RECOMMENDATION
Demolition of an existing car wash and associated site features for the construction of a proposed car wash and associated site features.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-89016-06

Location: In the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard.	
Gross Acreage:	3.32
Zone:	IE
Prior Zone:	I-1
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	0
Gross Floor Area:	280 sq. ft.
Planning Area:	62
Council District:	01
Municipality:	N/A
Applicant/Address: WLR Automotive Group, Inc. 1313 Orchard Way Frederick, MD 21703	
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	05/02/2024
Planning Board Action Limit:	05/16/2024
Staff Report Date:	04/18/2024
Date Accepted:	02/08/2024
Informational Mailing:	04/24/2023
Acceptance Mailing:	02/06/2024
Sign Posting Deadline:	04/02/2024

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-89016-06
 Auto Spa Express

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

EVALUATION CRITERIA

The subject property is within the Industrial, Employment (IE) Zone and was previously located within the Light Industrial (I-1) Zone. This application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance. Pursuant to Section 27-1903(c) of the Zoning Ordinance, certain proposals or permit applications may utilize the prior Zoning Ordinance for development of the subject property. The applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance, and therefore, this application is being processed as an amendment to Detailed Site Plan DSP-89016. This application was reviewed and evaluated under the following:

- a. The prior Prince George's County Zoning Ordinance for the Light Industrial (I-1) Zone, and site design guidelines;
- b. Zoning Map Amendment A-9684-C;
- c. Preliminary Plan of Subdivision 4-87175;
- d. Detailed Site Plan DSP-89016, as amended;
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The Prince George's County Tree Canopy Coverage Ordinance;
- h. Referral Comments; and
- i. Community Feedback.

FINDINGS

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

1. **Request:** This application requests the demolition of an existing car wash and associated site features for the construction of a proposed car wash and associated site features.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE (prior I-1)	I-1
Use(s)	Car wash	Car wash
Gross Tract Acreage	3.32	3.32
Parcels	1	1
Gross Floor Area (GFA)	1,380 sq. ft.	280 (5,186*) sq. ft.

Note: *The proposed building footprint is 5,186 square feet, including the vehicle wash facility. However, per the Prince George's County Zoning Ordinance definition below, the gross floor area (GFA) excludes the mechanical elements of a building. Therefore, excluding some portions of the building, the GFA is calculated as 280 square feet.

Section 27-107.01 Definitions

Gross Floor Area: The total number of square feet of floor area in a "Building," excluding those portions of a "Basement" used exclusively for storage or other areas used exclusively for the mechanical elements of a "Building," and uncovered steps and porches, but including the total floor area of "Accessory Buildings" on the same "Lot." All horizontal measurements shall be made between the exterior faces of walls, columns, foundations, or other means of support or enclosure. It includes walkways or plazas within "Wholly Enclosed" shopping malls but does not include covered walkways or plazas in other shopping centers, or other areas covered solely by "Canopies." (Abbreviated as "GFA.")

Parking Requirements (Per Section 27-568(a) of the prior Zoning Ordinance)

	Requirement	Evaluated
Car wash	1.0 per 500 sq. ft. of GFA $=280/500=0.56=>1$	1*
Total	1	1
Standard car spaces		
90-degree nonparallel (9.5 feet x 19 feet)	-	1
60-degree nonparallel (9.5 feet x 19 feet)	-	-
Compact car spaces		
90-degree nonparallel (8 feet x 16.5 feet)	-	-
Parallel (7 feet x 19feet)	-	-
Handicap Van-accessible	1	1

Note: *The proposed development requires one standard parking space and one handicap accessible space, which is provided. The site plan shows 19 vehicle service bays. These service bays are not to be counted towards required parking.

Loading Spaces (Per Section 27-582(a) of the prior Zoning Ordinance)

	Required	Provided
Loading spaces (12 feet x 33 feet)	0	0

Note: Service use with less than 2,000 square feet of GFA does not require a loading space. This application proposes less than 2,000 square feet of GFA.

Bicycle Spaces

This detailed site plan (DSP) includes two U-shaped bicycle racks which are located at the building entrance to support a multi-modal system of service.

3. **Location:** The subject site is in Planning Area 62 and Council District 1. Specifically, it is located in the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard. The subject site address is 13401 Mid Atlantic Boulevard, in Laurel, Maryland. The subject property is not located within the City of Laurel.

The subject property is located on Tax Map 10 in Grid B3 and is known as Lot 5 of the Briarwood Business Park, recorded in Plat Book NLP 150, Plat No. 33 on November 2, 1989. Lot 5 consists of 3.32 acres and is improved with a 1,380-square-foot car wash on the western half of the lot, and a 106,470-square-foot consolidated storage facility on the eastern half. Lot 5 is subject to a condominium plat titled "Contee Commercial Condominium", recorded in the Prince George's County Land Records in Plat Book CH 192

Plat No. 16. The subject application is exclusively for the 1.25-acre condominium lot occupied by the car wash.

4. **Surrounding Uses:** The site is bound to the north by Contee Road, and beyond is park property and single-family detached homes in the Residential, Rural (RR) Zone; to the east by a consolidated storage facility in the Industrial, Employment (IE) Zone, with undeveloped land in the RR Zone beyond; to the south by industrial uses in the IE Zone; and to the west by Mid Atlantic Boulevard and industrial uses in the IE Zone beyond.
5. **Previous Approvals:** The subject property is located on Tax Map 10 in Grid B3 and is known as Lot 5 of the Briarwood Business Park, recorded in Plat Book NLP 150, Plat No. 33 on November 2, 1989. Lot 5 consists of 3.32 acres and is improved with a 1,380-square-foot car wash on the western half of the lot, and a 106,470-square-foot consolidated storage facility on the eastern half. Lot 5 is subject to a condominium plat titled "Contee Commercial Condominium" and is recorded in the Land Records in Plat Book CH 192 Plat No. 16. The subject application is exclusively for the 1.25 acres condominium lot occupied by the car wash.

Zoning Map Amendment A-9684-C (Zoning Ordinance No. 70-1988) was approved by the Prince George's County District Council on October 24, 1988, to rezone the subject property from the Rural Residential and Commercial Office Zones to the I-1 Zone, subject to two conditions which are analyzed within Finding 8 of this technical staff report.

Preliminary Plan of Subdivision (PPS) 4-87175 was approved by the Prince George's County Planning Board on December 30, 1987 (PGCPB Resolution No. 87-579), for five lots and one parcel. The PPS was approved with eight conditions which are analyzed within Finding 9 of this technical staff report.

On April 6, 1989, the Planning Board approved DSP-89016, for the development of seven warehouses and four office buildings. This DSP has been amended five times. The relevant DSP amendment is analyzed within Finding 10 of this technical staff report.

DSP-89016-03 (PGCPB Resolution No. 98-133) was approved by the Planning Board on May 7, 1998, and affirmed by the District Council on June 16, 1998, for the development of a car wash and consolidated storage facility on the subject site, with two conditions, which are analyzed within Finding 10 of this technical staff report.

A Stormwater Management Concept Plan (07483-2023-SDC) and approval letter, which were approved on March 28, 2024, and expire on March 28, 2027, were submitted with the subject application.

6. **Design Features:** This DSP amendment proposes the demolition of the existing car wash and associated site improvements and the construction of a new car wash and associated site improvements. The site is located at the southeast quadrant of Contee Road and Mid Atlantic Boulevard, within the Brick Yard Business Park (formally known as Briarwood Business Park). The site has one access point from Mid Atlantic Boulevard. The proposed car wash facility is oriented towards Mid Atlantic Boulevard. There are 19 covered service bays provided for patrons to further detail their automobiles.

Architecture

The architectural design of the proposed building is contemporary. The building has an arching roof line, with rectangular corner towers at each end of the building. The exterior finish is comprised of finished metal panels, aluminum slat stock, large windows, and stone veneer.

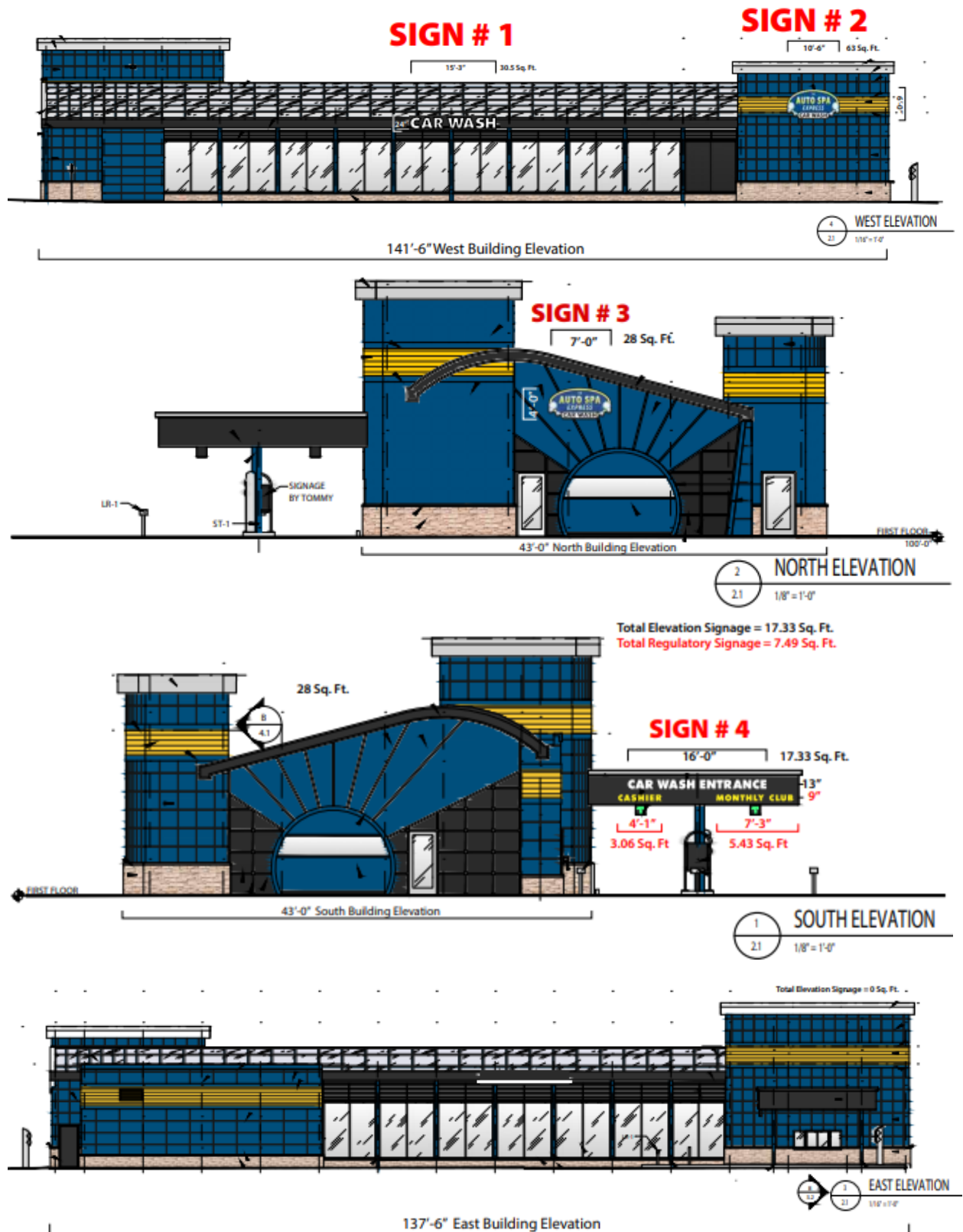


Figure 1: Typical Architecture

Signage

The subject DSP includes four building-mounted signs, in accordance with Section 27-107.01 of the prior Zoning Ordinance, which defines signs as, “Any letter, word, numeral, figure, design, projected image, picture, illustration, emblem, symbol, trademark, banner, pennant, or other device, which is used to announce, direct attention to, identify, advertise, or otherwise make anything known. Signs do not include the flag or emblem of any nation; county; state; city; religious, fraternal, or civic organization; decorations or works of art which in no way identify a product or business.”

Among the four building-mounted signs, there are two letter signs and two logo signs. These signs are mounted on the west, north, and south elevations. Each of the elevations has two signs. No signs are mounted on the east elevation. A signage table has been submitted as part of the DSP, and staff find that building-mounted signage is in conformance with Section 27-613 of the prior Zoning Ordinance.



This application also proposes two freestanding pylon signs. These signs are 22 feet high and have a maximum width of approximately 12 feet. One sign will be located at the site entrance, along Mid Atlantic Boulevard. The second sign will be located along Contee Road.

Per Section 27-614, Freestanding Signs, of the prior Zoning Ordinance, the location of these signs shall be located where the main building is at least 40 feet behind the front street line, the maximum height is 25 feet, and the maximum area is calculated at one-square-foot for each four lineal feet of street frontage, to a maximum of 200 square feet for each sign. Per the plans submitted with this application, staff find that the two proposed signs conform to these standards. However, per Section 27-614(d), Quantity, this subject property should conform to Section 27-614(d)(2)(A) Option One, which limits the number of signs to one, since the total road frontage of 732.31 feet falls within the “40 to 1,100 feet” range.

Furthermore, DSP-89016-03, which was approved for the construction of the existing car wash, contained a condition of approval that no separate freestanding sign shall be allowed for the car wash. The resolution (PGCPB Resolution No. 98-133) referenced the Briarwood Business Park Sign Covenants that offered guidelines for signage within the business park. These signage standards were carried through from the approval of DSP-89016-01, for Reliable Tire, which approved Type “D” address signage, per the covenant’s guidelines. DSP-89016-03 approved a 48-square-foot freestanding sign for the consolidated storage unit on Lot 5 only. Staff note that other businesses within the business park, including the consolidated storage facility that shares Lot 5 with this application, have pylon signs that conform to the Briarwood Business Park Sign Covenants. However, staff recognize that high visibility is of importance to the success of a business. As such, staff recommend amending the condition that no separate freestanding sign shall be allowed for the car wash, to allow one freestanding sign. A condition of approval has been included herein to delete the pylon sign along Contee Road and redesign the sign at the site entrance, to conform to the Briarwood Business Park Sign Covenants and the design standards of the prior Zoning Ordinance.

Lighting

The subject DSP includes both building-mounted and pole-mounted lighting throughout the site, with details for the pole-mounted lighting included on the plans. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating drive aisles and building entryways. A condition is included herein requiring the applicant to add a note indicating that all light fixtures included in this DSP are fully cut-off and directed downward to reduce glare and light spill-over.

Loading and Trashing Facilities

The subject DSP proposes less than 2,000 square feet in gross floor area. Therefore, no loading space is required or proposed with this application.

The submitted plans show the location of the proposed dumpster. Details of the dumpster enclosure are included in this DSP. Landscape screening is provided. Staff find that the provided enclosure and landscaping adequately screen the proposed trash facility.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9684-C:** On October 24, 1988, the District Council approved Zoning Map Amendment A-9684-C, with two conditions, as follows:

1. **A Detailed Site Plan shall be approved by the Planning Board in accordance with the provisions of Part 3, Division 9, Subdivision 3 of the Zoning Ordinance to address the adequacy of landscaping, screening, buffering, coordination of signs and architectural compatibility and shall be reviewed for approval by the District Council. The site plan shall include the following:**
 - a. **A minimum 20-foot-wide buffer along the northern property line:**
 - b. **A minimum 30-foot-wide buffer along the eastern property line; and**
 - c. **Fencing and screening along the eastern property line.**

The subject DSP maintains the 20-foot-wide buffer along the northern property line of Lot 5, per Condition 1a. Conditions 1b and 1c are not applicable to this application, as the southern property line of Lot 5 is east of the consolidated storage portion of Lot 5. The 30-foot-wide buffer, fencing, and screening for that portion of Lot 5 was reviewed and approved with DSP-89016-03 and is not the subject of this DSP.

2. **In addition to the provisions and requirements of Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, the application shall undergo the following additional review:**
 - a. **The site plan shall be reviewed by the Planning Board or its designee prior to building permit issuance with specific emphasis placed upon preliminary building elevation concepts and shall be reviewed for approval by the District Council.**
 - b. **Prior to the commencement of construction, all specifications and external elevations shall be submitted for prior written approval by the Planning Board or designee.**

The subject DSP application includes specifications and elevations and meets this requirement.

8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the I-1 Zone of the prior Zoning Ordinance:

- a. This application is subject to the applicable requirements of Section 27-469, I-1 Zone, of the prior Zoning Ordinance, as follows:
 - (b) **Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**

- (1) At least ten percent (10%) of the net lot area shall be maintained as green area.**
- (2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

The subject DSP meets this requirement by providing 40.7 percent green area. Evaluation of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) has been addressed in Finding 11 below.

(d) Uses.

- (1) The uses allowed in the I-1 Zone are as provided for in Table of Uses (Division 3 of this Part).**

The subject DSP proposes to develop a car wash, which is a permitted use in the I-1 Zone.

(e) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

The subject DSP is in conformance with these regulations. Setbacks are shown on the DSP, and the proposed building and structures are in conformance. Evaluation of off-street parking and loading have been discussed in Finding 2 above. Discussions on signage are addressed in Finding 6 above. Conformance with the Landscape Manual is addressed in Finding 11 below.

- b. Section 27-283(a) of the prior Zoning Ordinance states that a DSP shall be designed in accordance with the same guidelines as required for a conceptual site plan, per Section 27-274 of the prior Zoning Ordinance. The applicable design guidelines are described as the following:

(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.**

Parking spaces are arranged along the drive aisle for easy access and to avoid conflicts with pedestrian activity.

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

The site is accessed via the shared vehicular entry/exit point located on Mid Atlantic Boulevard. Vehicles using the car wash do not enter the parking area, but are directed to queuing on the east side of the building. Upon exiting the car wash, vehicles may exit the site or choose to use the drive aisle to enter a vacuum stall. Staff find the plans show both vehicular and pedestrian circulation to be safe, efficient, and convenient for both pedestrians and drivers.

(3) Lighting.

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

Lighting for this DSP has been discussed in Finding 3 above, demonstrating adequate illumination for users and for the site in the evening.

(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...

The submitted plan shows 40.7 percent of green area provided on-site.

(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...

The submitted plans show that the proposed car wash and site amenities will require minimal disruption to existing topography as the proposed improvements utilize the existing pad site.

(8) Service Areas.

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

The submitted plans show the location of the proposed dumpster to be accessible and screened by an enclosure and landscaping.

(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.**

A detailed discussion regarding architecture has been addressed in Finding 6 above.

9. Preliminary Plan of Subdivision 4-87175: PPS 4-87175 was approved by the Planning Board on December 30, 1987 (PGCPB Resolution No. 87-379), for five lots and one parcel. The PPS was approved with eight conditions, none of which are applicable to the review of this DSP.

10. Detailed Site Plan DSP-89016-03: DSP-89016-03 was approved by the Planning Board on May 7, 1998 (PGCPB Resolution No. 98-133), subject to two conditions. The conditions relevant to the subject DSP amendment are listed below in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

1. Prior to certification of approval, the following revisions shall be made to the Detailed Site Plan, or the specified information shall be supplied:

h. Building materials for the car wash will be the same materials as required for the mini-storage warehouse.

The proposal of DSP-89016-03 was to build the mini-storage warehouse and the car wash together. So, the intent of matching materials makes sense. However, the current proposal is building a completely new car wash, with a modernized architecture style. Therefore, staff find that this condition is not applicable. In addition, staff find that the building materials used for the subject application constitute a superior product than the previous existing car wash building materials.

j. No separate freestanding sign shall be allowed for Snozzle's Car Wash. The building-mounted sign as shown on the architecture shall be allowed.

Staff find that while the two freestanding pylon signs submitted with this application are not acceptable for this location, one smaller freestanding sign at the entrance, which is in conformance with the Briarwood Business

Park Sign Covenants, is acceptable. A condition of approval has been included herein.

11. **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.
- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip and has an average width of at least 15 feet wide. Plantings are provided at a rate of one shade tree and five shrubs per 35 linear feet of frontage.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this DSP, the parking lot area is approximately 11,779 square feet. Table 4.3-1, Parking Lot Interior Planting Requirements, of the Landscape Manual, requires eight percent of the interior planting area, which is approximately 942 square feet. Schedule 4.3-2 on the landscape plans show 955 square feet of the interior planting area is provided.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires screening of trash facilities. The submitted DSP shows the proposed trash dumpster to be screened by an enclosure and landscaping.
 - d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires the buffering of incompatible uses. A car wash is considered a high-impact use. The adjacent commercial and professional offices are considered a medium-impact Use. As a result, a Type B bufferyard is required. The provided Schedule 4.7-1 on the landscape plans shows the application meets this requirement.
 - e. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The Schedule 4.9-1 provided on the landscape plans meets this requirement.
12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has a Standard Letter of Exemption (S-188-2023) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodland.

The site also has a Natural Resources Inventory Equivalency Letter (NRI-155-2023), which was issued on December 22, 2023, and expires on December 22, 2028.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Per Section 25-128(b) of the Prince George's County Code, properties zoned I-1 are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. This amounts to approximately 0.13 acre, or 5,445 square feet, to be provided in TCC. The TCC schedule provided on the landscape plans show a total of 6,995 square feet provided.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:
- a. **Historic Preservation and Archeological Review**—In a memorandum dated March 6, 2024 (Stabler, Smith, and Chisholm to Price), the Historic Preservation Section offered the following comments:

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. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
 - b. **Community Planning**—In a memorandum dated March 13, 2024 (Lutz to Price), the Community Planning Division provided an evaluation of the application, stating that the proposed use conforms to the recommended land use of the 2010 *Approved Subregion 1 Master Plan*.
 - c. **Transportation Planning**—In a memorandum dated April 2, 2024 (Daniels to Price), the Transportation Planning Section offered the following comments:

Staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Subtitle 27 of the prior Zoning Ordinance, and meets the findings for pedestrian and bicycle transportation purposes.
 - d. **Subdivision**—In a memorandum dated April 2, 2024 (Bartlett to Price), the Subdivision Section offered comments and recommended conditions of approval that have been incorporated in the Recommendation section of this technical staff report.
 - e. **Environmental Planning**—In a memorandum dated February 28, 2024 (Juba to Price), the Environmental Planning Section offered the following:

The site has a Natural Resources Inventory Equivalency Letter (NRI-155-2023), which was issued on December 22, 2023, and expires on December 22, 2028. The site also has a Standard Letter of Exemption (S-188-2023) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodland.

The site is fully developed with a building and parking lot. The remainder of the site is characterized by green space with landscaped trees. No woodland or regulated environmental features (REF) are located on this site.

- f. **Permit Review**—In a memorandum dated February 27, 2024 (Watkins to Price), the Permit Review Section offered nine comments that were subsequently addressed in revised plans.
 - g. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated February 14, 2024 (Holley to Price), DPR had no comments on this application.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 29, 2024 (Guzman to Mitchum), DPIE noted that the subject DSP is consistent with the submitted Site Development Concept Plan, 07483-2023-SDC.
 - i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - j. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
15. **Community Feedback**—As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject DSP.
16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed condition below, represents a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
17. As required by 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

There are no REFs on the subject property.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this technical staff report and APPROVE Detailed Site Plan DSP-89016-06, for Auto Spa Express, subject to the following condition:

1. Prior to certificate approval of the detailed site plan, the following revisions shall be made, or information should be provided:
 - a. One freestanding sign shall be allowed. It must be located at the entrance to the subject site. The sign shall conform to the requirements of the prior Prince George's County Zoning Ordinance and the Briarwood Business Park Sign Covenants.
 - b. Revise General Note 6 to indicate the correct proposed gross floor area.
 - c. Label the gross floor area of the proposed building on all plan views.
 - d. Remove the numbered parking labels for the vacuum bays, as they are not parking spaces. Label parking spaces accordingly.
 - e. Revise Standard Note 6(B) to show the correct nonparallel parking space dimensions.
 - f. Lighten callout text for the deed reference and the Condominium Plat (CH 192-16), including any associated bearings and distances, so that the callout, bearings, distances, and acreage of the governing Final Plat (NLP 150-33) for Lot 5 stand out.
 - g. On all plan sheets, extend the 10-foot-wide public utility easement (PUE) along the entire frontage of Contee Road, in accordance with the record plat. Correct the recording reference for the PUE to Plat Book NLP 150, Plat No. 33.
 - h. Revise Survey Note 1 to identify the subject property as Lot 5, as recorded in Plat Book NLP 150, Plat No. 33.
 - i. Move the bearing and distance measurement of the southern property line for Lot 5 abutting Lot 4 to the outside of the property line, so it is not confused as an inside measurement for the condominium lot.