

May 24, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-95034/01
Laurel Gas and Go - Gas Station

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendment A-9625
- b. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-459 regarding the C-M (Commercial Miscellaneous) Zone
 - Section 27-461 governing permitted uses in the C-M (Commercial Miscellaneous) Zone
 - Section 27-358 regarding Gas Stations
 - Section 27-582 regarding minimum parking requirements
- c. The requirements of the *Landscape Manual*
- d. Referrals

FINDINGS

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

1. The Planning Board approved a Detailed Site Plan SP-95034 for a gas station on the subject property on September 7, 1995 (PGCPB No.95-265).

2. Detailed Site Plan SP-95034 was originally submitted in accordance with conditions of approval of Zoning Map Amendment A-9625 (adopted on April 13, 1987) which requires **■Planning Board approval of landscaping and screening to buffer the adjoining residential property to the east (Lot 20), and to provide for approval of the access to the subject property from the adjoining street.**• Zoning Map Amendment A-9625 rezoned the property from R-R to the C-M Zone. The subject Detailed Site Plan SP-95034/01 includes all of the information required by the Zoning condition.
3. The subject site is located on the southeast corner of Baltimore-Washington Boulevard (US Route 1) and Pinehill Street. The adjacent property to the east has a single-family dwelling and the adjacent property to the south has office uses. The property to the north, across the street from Pinehill Street, is developed with a gas station.
4. This subject Revision to a Detailed Site Plan is being submitted to fulfill the requirements of Section 27-287, Validity Period, which states (in part):

■An approved Detailed Site Plan shall remain valid for three (3) years, unless otherwise specified. If, at the end of that time, physical development has not begun, approval of the Plan shall be considered as having lapsed and shall have no effect, unless the Plan is resubmitted and reapproved in accordance with the provisions of this Division.•

The previous approval for SP-95034 lapsed on September 7, 1998. The applicant submitted an application for the subject revision on April 5, 2000. The proposal includes the following:

- one (1) 424- sq.-ft. kiosk
 - one (1) overhead canopy for the dispensers
 - four (4) multi-product dispensers
 - three (3) parking spaces including one van-accessible space reserved for the handicapped.
5. A Variance V-99-96 was approved for a 20-foot-wide driveway entrance from US 1 by the Board of Appeals on May 29, 1996. The Zoning Ordinance has been revised since this approval (Section 27-358) to allow 20-foot-wide driveways if approved by the State Highway Administration.
 6. The proposed gas station is a permitted use in the C-M Zone subject to the requirement for a Detailed Site Plan in accordance with Section 27-358, Gas Station, of the Zoning Ordinance. The relevant subsections of Section 27-358 (a) are 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;**

The subject property has a 150-foot frontage along US Route 1, Baltimore-Washington Boulevard, and a 150-foot frontage along Pinehill Street.

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

There are no schools, playgrounds, libraries and hospitals in the immediate vicinity of the subject property.

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

No storage or junking of wrecked motor vehicles is proposed.

- (4) 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 Public Works and Transportation, 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 access driveway along Baltimore-Washington Boulevard (US Route 1) is 20 feet wide and along Pinehill Street is 40 feet wide.

The Zoning Ordinance requires that access driveways not be less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration and is constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. The State Highway Administration (Ramsey to Stossier, September 2, 1994) states that a one-directional right-in only access point can be constructed along US 1 and two-directional driveways are allowed to be constructed along Pinehill Street.

The driveways are located more than 20 feet from the point of curvature of the curb return of the intersection of Baltimore-Washington Boulevard and Pinehill Street.

The driveway is set back more than 12 feet from the adjoining lots along Baltimore-Washington Boulevard and Pinehill Street.

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

Both the access driveways are defined by existing and proposed curbs.

- (6) **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;**

A five-foot-wide sidewalk has been provided in the area between the building line and the curb serving pedestrian traffic.

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

The gas pumps (multi-product dispensers) are set back a minimum of 25 feet from the right-of-way line along Baltimore-Washington Boulevard and Pinehill Street.

- (8) **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.**

There are no repair services on the subject property.

- (9) **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.**

The proposed building will have a brick and a glass facade. The architectural facade, exterior finishes and overall character of the proposed building are compatible with the existing and proposed surrounding residential and commercial development because they are designed to complement the size, scale, character and materials of the surrounding residential and commercial development. The proposed lighting fixtures (25 feet high light fixtures with box-type luminaries) are adequate to provide lighting for the entire site. The location of the light fixtures will avoid glare and other lighting impacts on the adjacent properties.

7. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip Requirements) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The applicant had filed an Alternative Compliance application (AC-94063) along with the original site plan. The Planning Director had recommended approval of the Alternative Compliance application along with conditions of approval. The Planning Board approved the Alternative Compliance application with conditions. The

conditions have been addressed by the applicant and the plans have been changed accordingly. The landscape plan has not been altered. The applicant has proposed a six-foot-high board-on-board fence behind the proposed building so that the building and the gas station are completely screened from the single-family residential property to the east. A landscape buffer is proposed between the fence and the property line to enhance the screening of the gas station. Therefore, the proposal is consistent with the original Alternative Compliance application and complies with the requirements of the *Landscape Manual*. AC-94063 should therefore be reapproved concurrently with the approval of SP-95034/01.

8. The applicant has proposed directional signage for the gas station. However, the applicant has not proposed any identification signs. A condition of approval has been added to require the applicant to submit drawings for the proposed signs prior to certification of the Detailed Site Plan.
9. The proposed parking is consistent with the following requirements of Section 27-582, Off-Street Parking and Loading, of the Zoning Ordinance:

PARKING REQUIRED	PARKING PROPOSED
One(1) per employee for a self-serve gas station	Three (3)
One (1) for 150 sq.ft. of general retail	None provided as there is no general retail
TOTAL	3
LOADING REQUIRED	LOADING PROPOSED
None for less than 2,000 sf of GFA	None

10. The Permits Review Section (Gallagher to Srinivas, April 24, 2000) has requested minor revisions to the site/grading plans to show setbacks and dimensions. A condition of approval has been added to ensure these revisions are provided.
11. The State Highway Administration (McDonald to Srinivas, April 11, 2000) has no objections to the approval of the Detailed Site Plan.
12. The Environmental Planning Section (Markovich to Srinivas, April 11, 2000) has stated that the proposal is exempt from the requirements of the Woodland Conservation Ordinance because the site is less than 40,000 square feet in size but contains less than 10,000 square feet of woodland. The Division also found that there are no significant environmental impacts due to the proposal and a Tree Conservation Plan will not be required.

13. The Department of Environmental Resources (Guzman to Srinivas, April 13, 2000) has stated that the proposal is consistent with the stormwater management concept approval #958006730.
14. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, April 17, 2000) has stated that existing WSSC facilities are located on the site.
15. The Subdivision Section (Chellis to Srinivas, April 20, 2000) has stated that a subdivision approval is not required for the proposal because the gross floor area does not exceed 5,000 square feet.
16. The Transportation Planning Section (Masog to Srinivas, April 13, 2000) has stated that the site plan is acceptable.
17. The Community Planning Division (Fisher to Srinivas, April 25, 2000) has stated that there are no planning issues at this time.
18. The Department of Public Works and Transportation (Motozedi to Srinivas, April 19, 2000) has stated that right-of-way dedication and frontage improvement along the frontage of the property in accordance with DPW&T standards are required.
19. A referral was sent to the City of Laurel but no comments have been received.
20. With the proposed conditions, the revision to the Detailed Site Plan SP-95034/01 is found to represent 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.

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 SP-95034/01 and reapprove AC-94063 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan, the site/grading plans shall be revised to show:
 - a. The six-foot board-on-board fence not encroaching beyond the right-of-way line along Pinehill Street
 - b. A note regarding the dust free materials used in the parking lot.
 - c. The location, details and lighting of any proposed identification signs.