



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

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

Detailed Site Plan

DSP-20001

Wawa #582

REQUEST	STAFF RECOMMENDATION
Validation of existing gas station and food and beverage store development and replacement of existing signage.	APPROVAL with conditions

Location: In the median strip of US 301 (Crain Highway) at its intersection with Marketplace Boulevard.

Gross Acreage: 4.69

Zone: C-M

Dwelling Units: N/A

Gross Floor Area: 4,653 sq. ft.

Planning Area: 74A

Council District: 04

Election District: 07

Municipality: N/A

200-Scale Base Map: 201SE14

Applicant/Address:

Wawa, Inc.
260 West Baltimore Pike
Media, PA 19063

Staff Reviewer: Tierre Butler

Phone Number: 301-952-2548

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Planning Board Date: 01/21/2021

Planning Board Action Limit: 01/27/2021

Staff Report Date: 01/05/2021

Date Accepted: 11/03/2020

Informational Mailing: 01/28/2020

Acceptance Mailing: 10/29/2020

Sign Posting Deadline: 12/22/2020

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-20001
 Wawa #582

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 report.

EVALUATION CRITERIA

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

- a. The requirements of the Commercial Miscellaneous (C-M) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends that the Planning Board adopt the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) to validate the existing food and beverage store and gas station uses in the Commercial Miscellaneous (C-M) Zone and minor modifications to existing freestanding and building-mounted signage.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-M	C-M
Use(s)	Gas Station (8 fueling positions) and Food or Beverage Store	Gas Station (8 fueling positions) and Food or Beverage Store
Acreage	4.69	4.69
Parcel	A	A
Total Gross Floor Area (square foot)	4,653 sq. ft.	4,653 sq. ft.

Parking and Loading

	REQUIRED	PROVIDED
Food and beverage store	29	42
Employee spaces	2	2
Total	31	44
Van-Accessible Handicapped Spaces	2	2
Loading Spaces	1	1

3. **Location:** The subject property is located within the median strip of US 301 (Robert Crain Highway) at its intersection with Marketplace Boulevard, in Planning Area 74A and Council District 04.

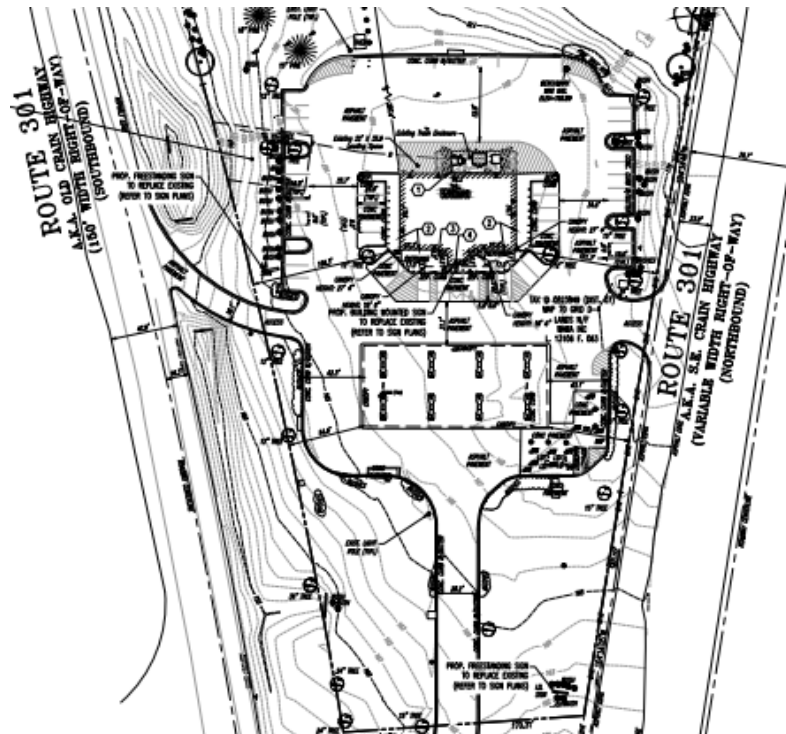
4. **Surrounding Uses:** The property is bordered to the north by undeveloped property zoned Residential-Agricultural (R-A), Rural Residential, and Residential Estate. South of the site is a median crossover road between the north and southbound lanes of US 301. East of the subject property, beyond northbound US 301, is undeveloped property in the R-A Zone; and west, beyond southbound US 301, is property zoned Employment and Institutional Area that is being developed as the mixed-use South Lake development.

5. **Previous Approvals:** The Prince George's County District Council approved Special Exception SE-4303 to permit the food and beverage store on the subject property on June 16, 1998. A gas station was a permitted use in the C-M Zone in 1998.

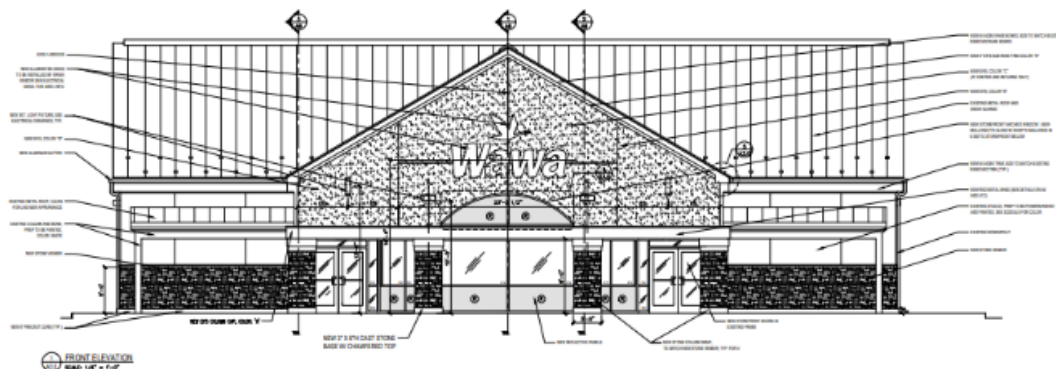
In 2008, the Prince George's County Planning Board approved Revision of Site Plan ROSP-4303/01 to allow an increase in the size of the parking area on the property. The site was never developed, in conformance with ROSP-4301/01. The Prince George's County Zoning Ordinance was amended pursuant to Prince George's County Council Bill CB-721999 to require the approval of a DSP for a gas station in the C-M Zone in 1999. Subsequently, CB-99-2012 amended the Zoning Ordinance to permit a food or beverage store in combination with a gas station, in the C-M Zone, subject to a DSP.

6. **Design Features:** The 4.69-acre parcel is developed with an existing Wawa 8 multi-product dispenser gas station and 4,653-square-foot, one-story, food and beverage store. The site is located within the median strip of US 301, and the building is oriented south toward an access road that transverses the median. The gas station canopy is located south of the

building and 44 parking spaces, including 3 oversized and 2 Americans with Disabilities Act compliant spaces, surround the building. The site has a loading space and enclosed dumpsters at the rear (north) side of the building.



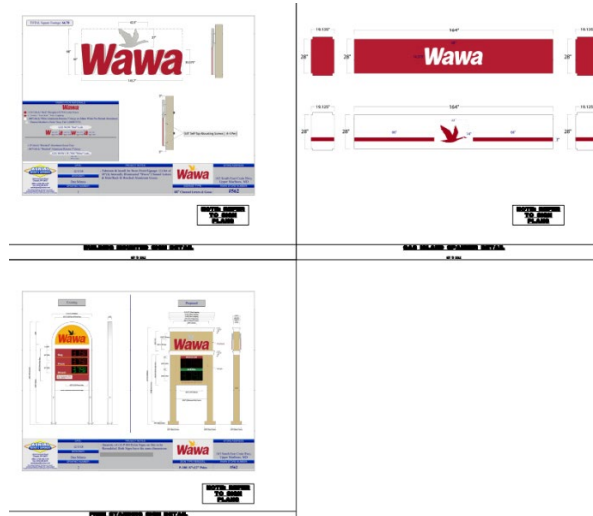
Architecture: The existing 28-foot-high food and beverage store building contains a metal cross-gable roof. The front of the building contains columns with cast stone at the base. The building also contains stone veneer, exterior insulation finishing system, reflective panels, and storefront windows. The gas station canopy includes a sloped metal roof and stone-veneered columns to match the building. No changes are proposed to the architecture, as part of this application.



Signage and Lighting: This application proposes to validate the existing gas station and food and beverage store development and replace the existing signage. There are four signs being proposed to include the replacement of a building-mounted sign, the gas canopy island spanner, and two freestanding signs. The building-mounted sign will be red plexiglass channel letters reading “Wawa” and a gray goose logo totaling 66.78 square feet.

The gas canopy island spanner will be 13.67 feet wide and 2.33 feet high. The freestanding pylon signs will be 23 feet tall and contain an LED cabinet topped by red channel letters reading “Wawa” and the gray goose logo. These signs are in conformance with the Zoning Ordinance.

The existing site contains lighting to illuminate the building and the fueling areas, which is found to be acceptable.



COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-M Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-459 and Section 27-461(b) of the Zoning Ordinance, which governs uses in the commercial zones. The food or beverage store in combination with a gas station is a permitted use in the C-M Zone, subject to a DSP. The gas station is a permitted use, which in the C-M Zone is subject to DSP review, in accordance with specific parts of Section 27-358(a) of the Zoning Ordinance, as follows:

(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 more than 150 feet of frontage on and direct access to US 301 southbound, which has a right-of-way width of 150 feet.

- (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;**

No schools, outdoor playgrounds, libraries, or hospitals are located within 300 feet of the subject site.

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

The storage or junking of wrecked motor vehicles is not proposed.

- (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 existing site contains multiple access drives, but only one that directly connects to US 301. These access points are existing and previously permitted by the Maryland State Highway Administration (SHA) and the Prince George's County Department of Permitting, Inspections and Enforcement, and there are no new proposed driveways with this application.

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

There is existing curbing along the length of both driveways.

- (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;**

The site is located in the median of US 301, a master plan freeway, and currently does not serve pedestrian traffic. There are no existing or proposed sidewalks for this site.

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

Gasoline pumps and all other service appliances are located at least 25 feet behind the street line of US 301.

- (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.**

Vehicle repair services are not proposed by this DSP.

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

Details regarding architectural elements of all existing structures are provided and demonstrate the building and gas station canopy will be compatible with existing surrounding development.

- b. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed, in accordance with the same design guidelines for a conceptual site plan (referenced in Section 27-274 of the Zoning Ordinance), regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture. There are no site design guidelines relative to signage. Therefore, due to the limited nature of this DSP, conformance with the site design guidelines is not required.
8. **2010 Prince George's County Landscape Manual:** The subject DSP is exempt from the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as there is no change of use, increase in impervious surface, or increase in gross floor area proposed. However, the previous SE-4303 was subject to the Landscape Manual, and included a companion Alternative Compliance, AC-98009. Therefore, the landscape plan must be revised to include a Certificate of Landscape Maintenance, in conformance with the Landscape Manual requirements. The plan must show that the previously required landscaping has been maintained, in compliance with the previous approval, or that the plant material is proposed to be replaced with this DSP. This requirement has been conditioned herein.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project has an approved Natural Resources Inventory, NRI-035-2019, which was issued on April 5, 2019, and a Standard Letter of Exemption (S-049-2019) from the Woodland and

Wildlife Habitat Conservation Ordinance that was issued on April 5, 2019. There are no regulated environmental features identified on the site.

10. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for more than 5,000 square feet of disturbance. Properties that are zoned C-M are required to provide a minimum of 10 percent of the gross tract area in TCC. This application does not propose more than 5,000 square feet of disturbance and is therefore exempt from TCC.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and summarized, as follows:
 - a. **Permits**—In a memorandum dated December 21, 2020 (Jacobs to Butler), incorporated herein by reference, the Permits Section provided three comments on canopy dimensions, sign location, and setback of the replacement monument sign. The applicable comments are included herein as conditions of approval.
 - b. **Maryland State Highway Administration (SHA)**—In an email dated November 4, 2020 (Woodroffe to Butler), SHA noted that they had no comments.
12. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, if approved with the recommended conditions, the DSP 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.
13. As there are no environmental features located on the subject property, the normally required finding, pursuant to Section 27-285(b)(4), that the regulated environmental features on a site 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)(5) of the Subdivision Regulations, does not need to be made for the subject project at this time.

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-20001, Wawa, Inc #582, subject to the following condition:

1. Prior to certification of the detailed site plan, the applicant shall revise the plans or provide information, as follows:
 - a. Provide the canopy dimensions on the site plan.
 - b. Provide an illustrated location of the goose logo proposed on Sheet 6 for the Gas Island Spanner.
 - c. Provide the setback of the replacement monument gas price signs.

- d. Revise the landscape plan to provide a Certificate of Landscape Maintenance, in conformance with the 2010 *Prince George's County Landscape Manual*. If necessary, missing or dead required landscaping shall be shown as being replaced.