



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 <https://www.mncppc.org/883/Watch-Meetings>

Special Exception Dash In Mill Branch

SE-22006

REQUEST	STAFF RECOMMENDATION
Special exception for the use of a 3,230-square-foot car wash.	With the conditions recommended herein: <ul style="list-style-type: none"> • Approval of Special Exception SE-22006 • Approval of Type 2 Tree Conservation Plan TCP2-044-2021-02

Location: On the east side of US 301 (Robert Crain Highway), approximately 1,560 feet north of its intersection with Mill Branch Road.



Gross Acreage:	3.19
Zone:	CGO
Prior Zone:	C-S-C
Dwelling Units:	N/A
Gross Floor Area:	0
Lots:	0
Parcels:	1
Planning Area:	71B
Council District:	04
Municipality:	City of Bowie

Applicant/Address:
 Dash In Food Stores, Inc.
 P.O. Box 2810
 La Plata, MD 20646

Staff Reviewer: Dominique Lockhart
Phone Number: 301-952-3411
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Planning Board Date:	10/19/2023
Planning Board Action Limit:	N/A
Staff Report Date:	10/03/2023
Date Accepted:	07/19/2023
Informational Mailing:	12/14/2022
Acceptance Mailing:	07/05/2023
Sign Posting Deadline:	N/A

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.

Table of Contents

SUMMARY	3
FINDINGS.....	4
1. Location and Site Description.....	4
2. History and Previous Approvals.....	4
3. Neighborhood and Surrounding Uses.....	5
4. Request	5
5. Development Data Summary	5
6. Required Findings	6
7. Parking Regulations.....	9
8. 2010 Prince George’s County Landscape Manual Requirements	9
9. Prince George’s County Tree Canopy Coverage	9
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	10
11. Signage	10
12. Referral Comments	10
13. Community Feedback	12
RECOMMENDATION	12

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section
Development Review Division

SUBJECT: Special Exception SE-22006
Dash In Mill Branch

REQUEST: Special exception for the use of a 3,230-square-foot car wash.

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of October 19, 2023.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

SUMMARY

This application, for the use of a 3,230-square-foot car wash through a special exception, was accepted by the Prince George's County Planning Department on July 28, 2023, and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance. A special exception is subject to the general required findings of approval for all special exceptions contained in Section 27-317(a) of the prior Zoning Ordinance.

FINDINGS:

- 1. Location and Site Description:** The subject property is known as Parcel 15 of Mill Branch Crossing. It is located on the east side of US 301 (Robert Crain Highway), approximately 1,560 feet north of its intersection with Mill Branch Road, in Planning Area 71B and Council District 4. The site is currently undeveloped. The applicant requests a special exception (SE) for the use of a 3,230-square-foot car wash.
- 2. History and Previous Approvals:** The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* reclassified the subject property from the prior Residential-Agricultural Zone to the prior Commercial Shopping Center (C-S-C) Zone. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) retained the property in the prior C-S-C Zone.

On May 28, 2009, Preliminary Plan of Subdivision (PPS) 4-08052 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 09-85), to combine seven existing parcels into one parcel for a mixed-use development containing retail and hotel uses.

Special Exception SE-4734 was approved by the Prince George's County Zoning Hearing Examiner on January 21, 2015, to permit a department or variety store over 125,000 square feet in the C-S-C Zone.

In 2019, the Prince George's County District Council approved Prince George's County Council Bill CB-45-2019, to amend Section 27-461, the Commercial Zone Table of Uses, of the prior Prince George's County Zoning Ordinance, for the purpose of permitting by right, a gas station, food or beverage store in combination with a gas station, apartment housing for the elderly or physically handicapped, dwelling, multifamily and townhouse uses in the C-S-C Zone, under certain circumstances.

PPS 4-19050 was approved by the Planning Board on March 18, 2021 (PGCPB Resolution No. 2021-42), for the future development of 190 single-family attached dwellings, 408 multifamily dwelling units, a 150-room hotel, and 77,635 square feet of commercial, retail, and office uses.

The first detailed site plan (DSP) for the overall Mill Branch Crossing development, DSP-20003, was approved by the Planning Board on March 24, 2022 (PGCPB Resolution No. 2022-35). This DSP approved the residential component and infrastructure improvements on the remainder of the site for future commercial development, including this subject site. An amendment, DSP-20003-01, was approved by the Planning Board on

July 27, 2023 (PGCPB Resolution No. 2023-88). The DSP amendment approved construction of a 4,809-square-foot food or beverage store, and a gas station.

On November 29, 2021, the District Council approved Prince George’s County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the C-S-C Zone to the Commercial, General and Office (CGO) Zone.

The site also has a Stormwater Management (SWM) Concept Approval (03-0621-205NE14) from the City of Bowie, approved on June 28, 2021, and expires on June 28, 2024.

- 3. Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by US 50 (John Hanson Highway), US 301 to the west, Mill Branch Place to the south, and undeveloped land to the east. The neighborhood primarily includes undeveloped land, residential subdivisions, and commercial/retail uses. Further west beyond US 301 are townhouses, condominiums, and shopping centers. To the northwest, across US 301, is the Bowie Local Town Center. The immediate properties surrounding the 3.19-acre site and their current respective zoning designations are as follows:

- North—** Vacant land in the Agricultural-Residential and CGO Zones;
- East—** Vacant land in the CGO Zone. This land is also part of the overall Mill Branch Crossing development and proposed for future commercial development.
- South—** A public right-of-way for US 301, for a service road and a private roundabout (to be improved as part of the overall Mill Branch Crossing development), which provides access to the subject property.
- West—** US 301 and beyond by residential uses in the Legacy Comprehensive Design Zone.

- 4. Request:** The applicant requests approval of a SE for the use of a 3,230-square-foot car wash. The subject property is part of a larger 70.11-acre, mixed-use development called Mill Branch Crossing. The subject application is preceded by DSP-20003-01, which was approved on July 27, 2023. The proposed car wash will share the site with a 4,809-square-foot food or beverage (convenience) store and a gas station with 8 fueling dispensers, which were approved under DSP-20003-01.

5. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	CGO (Prior C-S-C)	CGO (Prior C-S-C)
Use(s)	Vacant	Car Wash
Acreage	3.19	3.19
Parcels	1	1
Lots	-	-
Gross Floor Area	-	3,230 sq. ft.

6. **Required Findings:** This application, for the use of a 3,230-square-foot car wash through a SE, is being reviewed in accordance with the prior Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance. The analysis of all required findings for approval are provided below.

General Special Exception Findings—Section 27-317(a) of the prior Zoning Ordinance provides the following:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;

The purposes of Subtitle 27 of the Prince George’s County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services.

The property is subject to PPS 4-19050, which determined adequacy. The subject application does not propose a substantial revision to the mix of uses on the subject property, which were approved at the time of the PPS. The Subtitle 24 adequacy findings of the PPS are not affected.

Staff find that the proposed development will not negatively impact the public. The proposed car wash will provide diverse commercial service options for the surrounding community. The site also provides internal pedestrian and vehicular connections to the larger site development, which will include a gas station and food or beverage store.

The proposed SE use and site plan demonstrate harmony with the purposes of Subtitle 27 of the County Code.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27. In 2019, the District Council enacted CB-45-2019, which amended Section 27-461(b) of the prior Zoning Ordinance, to permit gas stations in the C-S-C Zone subject to a certain criterion, which are met by the overall site development for Mills Branch. In addition to the gas station and food and beverage store, the proposed request seeks to operate a car wash from the site.

Per Section 27-461(b)(1)(B) of the prior Zoning Ordinance, approval of a SE is required to operate a car wash in the C-S-C Zone. The proposed use is being evaluated according to the general required findings of approval for all SEs contained in Section 27-317(a). The application also demonstrates conformance with the C-S-C Zone development regulations.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan;

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) classifies this application as located within the Established Communities Growth Policy Area. These areas are most appropriate for context-sensitive infill and low- to medium-density development. The subject property is surrounded by mostly undeveloped land and commercial uses. To the south of the site is a public right-of-way for US 301, for a service road and a private roundabout (to be improved as part of the overall Mill Branch Crossing development). The scope and size of the proposed car wash is compatible with low- to medium-density development and the surrounding commercial uses.

The master plan recommends Commercial land uses on the subject property (Map 16, Future Land Use, page 50.) The description of the Commercial land use category is, "Retail and business areas, including employment uses, such as office and services. A range of services are provided at the neighborhood to regional level. New commercial areas have access to multimodal transportation options. These areas are intended to remain predominantly or entirely commercial," (Table 3, Future Land Use Categories, page 49).

In addition, the master plan references that an upgrade of US 301 to a limited-access highway will spur economic development along the corridor, especially highway-related services that cater to travelers and regional and interstate transportation, logistics, and warehousing at the Collington Local Employment Area (page 30). The proposed SE for a car wash conforms with the master plan's recommended Commercial land uses because it is considered within the range of services that are provided at the neighborhood to regional level (page 49).

Staff find that the proposed car wash will not substantially impair the integrity of the master plan or Plan 2035. SE-22006, as requested, conforms to this finding.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area;

The proposed use will add quality commercial development to the surrounding community. The proposed car wash will provide safe vehicular and pedestrian circulation for future customers. The SE site plan shows a sidewalk surrounding the convenience store approved under DSP-20003-01, which is adjacent to the proposed car wash, providing a connected internal site layout. Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

The surrounding neighborhood consists of undeveloped woods and croplands east and south of the property. West of US 301 are townhouses, condominiums, and shopping centers. To the northwest, across US 301, is the Bowie Local Town Center. The immediate properties surrounding the 3.19-acre site include undeveloped land zoned for commercial uses and a public right-of-way for a US 301 service road, and private roundabout (to be improved as part of the overall Mill Branch Crossing development), which provides access to the subject property.

The proposed car wash will complement the larger Mill Branch Crossing development and the nearby commercial uses. The surrounding community and adjacent properties will not be negatively impacted by the approved car wash.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan; and

This project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual (ETM) because the application was subject to a new PPS. Type 2 Tree Conservation Plan TCP2-044-2021-02 was submitted for review which covers the area of this SE application.

The TCP2 shows a reduction of woodland preservation by 0.08 acre. The total woodland conservation requirement, based on this additional clearing, is 14.77 acres. A condition has been included herein, requiring the woodland conservation worksheet to be revised to meet the additional 0.08-acre woodland conservation requirement.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The subject site contains regulated environmental features (REF), including streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

Impacts to the REFs should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. The cumulative impacts for the development of a property

should be the fewest necessary, and sufficient to reasonably develop the site in conformance with the County Code.

Previously approved DSP-20003 included a statement of justification (SOJ) and associated exhibits for eight impacts associated with the proposed development, totaling approximately 2.65 acres. All proposed impacts are permanent and are described as either on-site or off-site impacts. The off-site impacts total 1.27 acres, and the on-site impacts total 1.38 acres. The previously approved impacts remain unchanged, and no additional impacts are requested with this application.

Based on the prior approvals and plans submitted with this SE application, the REFs on the subject property have been preserved and/or restored to the fullest extent possible.

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, for a car wash, one space is required per 500 square feet of gross floor area. The proposed car wash is 3,230 square feet, which requires a minimum of 7 parking spaces for the development. The SE site plan shows a total of 15 parking spaces will be provided.

The proposed car wash parking area is accessed from the Lola Lane/Service Road roundabout via a right-in/right-out and a right-out/egress only. This site does not have direct access to or from US 301. A right-out/egress only driveway is provided along the southern portion of the site that will access the Lola Lane/Service Road. Internal circulation is provided via wide drive aisles which support bi-directional traffic. "Do Not Enter" and "Stop" signs are provided at the entrance from the Service Road, along with a stop bar pavement marking, striped crosswalk, and associated Americans with Disabilities Act (ADA) ramps.

The parking lot for the site has been designed to provide safe and efficient vehicular and pedestrian circulation within the site. The parking spaces have been designed to be located near the use that it serves, and the parking aisles have been oriented and designed to minimize the number of parking lanes crossed by pedestrians.

8. **2010 Prince George's County Landscape Manual Requirements:** Per Section 27-450 of the prior Zoning Ordinance, landscaping, screening, and buffering for commercial zoned properties are subject to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, this application is subject to the requirements of Section 4.2, Requirements for 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 schedules have been provided showing conformance.
9. **Prince George's County Tree Canopy Coverage Ordinance:** This application is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. The site is located within the CGO Zone (prior C-S-C Zone) and is required to provide 10 percent of the site area in tree canopy coverage (TCC). The site is 3.19 acres, and a total of 0.32 acre, or 13,939 square feet of TCC is required. Conformance with the TCC requirements will be evaluated at the time of permitting. However, with this application, a table was provided on

the landscape plan demonstrating conformance with the requirements of the Tree Canopy Coverage Ordinance.

10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This project is subject to the WCO of the County Code and the ETM because the application was subject to a new PPS. TCP2-044-2021-21 has been submitted for review which covers the area of the original DSP-20003, and which includes the subject property.

The woodland conservation threshold for the overall 70.11-acre tract of Mill Branch Crossing is 15 percent of the net tract area, or 9.02 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 14.69 acres. This requirement is proposed to be satisfied with 3.72 acres of on-site preservation, 4.94 acres of on-site afforestation, and the remainder of the requirement, 6.03 acres, is proposed to be met with off-site woodland conservation credits.

The TCP2 shows a reduction of woodland preservation by 0.08 acre. The total woodland conservation requirement, based on this additional clearing, is 14.77 acres. The woodland conservation worksheet shall be revised to meet the additional 0.08-acre woodland conservation requirement. Conditions have been included herein, requiring technical revisions be made to the TCP2.

11. **Signage:** A signage schedule was not provided with this application. However, signage details were provided for the various parking signs, including ADA parking signs and a stop sign at the site entrance. All signage will be evaluated for conformance at the time of permitting.
12. **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. **Community Planning**—In a memorandum dated September 18, 2023 (Sams to Lockhart), the Community Planning Division found that, pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the master plan.
- b. **Transportation Planning**—In a memorandum dated September 19, 2023 (Patrick to Lockhart), the Transportation Planning Section noted the location of the entrance to the car wash is located near the site access point from the roundabout, which was evaluated during the review of the DSP. During the review of the site plan, concerns were raised regarding the vehicular conflicts that would occur at the access point. The wide drive aisle at the site entry, in addition to the entrance to the car wash, as well as the proposed parking spaces near the food or beverage building would impact vehicles entering and exiting the site. The applicant revised the plans to include additional directional signage, striping, directional arrows, a stop bar, a “Stop” sign, crosswalks, ADA ramps, and eliminated a lane from the car wash; thereby restricting vehicles from exiting the car wash in that location. In addition, recommendations for bicycle and pedestrian improvements were evaluated during the prior DSP approvals.

- c. **Environmental Planning**—In a memorandum dated September 18, 2023 (Meoli to Lockhart), the Environmental Planning Section provided an analysis of the subject application, which is summarized below.

The site has an approved Natural Resources Inventory Plan (NRI-029-07-04), and no further information is required for the NRI regarding existing site conditions.

The woodland conservation threshold for this 70.11-acre property is 15 percent of the net tract area, or 9.02 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 14.69 acres. This requirement is proposed to be satisfied with 3.72 acres of on-site preservation, 4.94 acres of on-site afforestation, and the remainder of the requirement, 6.03 acres, is proposed to be met with off-site woodland conservation credits.

A total of 38 specimen trees were identified on the approved NRI. At the time of PPS 4-19050, the Planning Board approved the removal of 15 specimen trees. The specimen trees approved for removal are shown as ST-1 through ST-7, ST-9, ST-16 through ST-20, ST-37, and ST-38. No additional specimen trees are proposed for removal with this application.

Previously approved DSP-20003 included an SOJ and associated exhibits for eight primary management area impacts associated with the proposed development, totaling approximately 2.65 acres. The previously approved impacts remain unchanged, and no additional impacts are requested with this application.

Mill Branch Road is designated as a scenic and historic road in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and has the functional classification of freeway near the intersection of US 301.

The MPOT includes a section on Special Roadways, which includes designated scenic and historic roads. Specific policies and strategies are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County, under the design guidelines and standards for scenic and historic roads.

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey include the Collington fine sandy loam (0-40 percent slopes), and Shrewsbury fine sandy loam soils. According to available information, Marlboro and Christiana clays are not found to occur on this property.

A SWM Concept Approval (03-0621-205NE14) from the City of Bowie was submitted with the application for this site. The plan proposes to construct numerous bio-swales, drywells, infiltration trenches, micro-bioretenion facilities, and one SWM pond. No further action regarding SWM is required with this SE review.

- d. **Subdivision**—In a memorandum dated September 15, 2023 (Diaz-Campbell to Lockhart), the Subdivision Section noted that the property is subject to PPS 4-19050, which was approved by the Planning Board on March 18, 2021

(PGCPB Resolution No. 2021-42). This PPS approved 190 lots and 39 parcels for development of 190 single-family attached dwellings, 408 multifamily dwelling units, a 150-room hotel, and 77,635 square feet of commercial development. The PPS covers 70.1 acres, while this SE covers 1.25 acres in the northwestern corner of the subdivision. The area of the SE is wholly within a 3.19-acre parcel known as Parcel 15, which was previously shown on the PPS, and was further approved under DSP-20003-01. The proposed commercial development is within the development capacity approved with the PPS. Therefore, a new PPS is not required at this time.

- e. **Historic Preservation**—In a memorandum dated August 3, 2023 (Stabler, Smith, and Chisholm to Lockhart), the Historic Preservation Section noted that Phase III archeological investigations were completed on-site. Final copies of the report “A Phase III Archaeological Data Recovery of the Mill Branch Crossing Site (18PR857), Queen Anne District, Prince George's County, Maryland,” were submitted on August 11, 2022, and the artifacts were submitted to the Maryland Archaeological Conservation Laboratory for curation on July 25, 2023. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources, and no additional archeological investigations are recommended.
 - f. **Permit Review**—In a memorandum dated August 2, 2023 (Glascoe to Lockhart), the Permit Review section provided one comment noting that no signs were provided for evaluation with the subject application.
 - g. **Prince George’s County Department of Parks and Recreation (DPR)**—As of the writing of this technical staff report, DPR did not offer any comments on this subject application.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—As of the writing of this technical staff report, DPIE did not offer any comments on this subject application.
 - i. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.
 - j. **City of Bowie**—In a memorandum dated July 21, 2023 (Meinert to Lockhart), the Bowie City Council recommended approval of the SE, with two conditions, which have been included in the Recommendation section of this technical staff report.
- 13. Community Feedback:** As of the writing of this technical staff report, no comments were received from the surrounding community.

RECOMMENDATION

Based on the applicant’s statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317(a) of the prior Prince George’s County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval and that the application will be in conformance with the Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-22006, and Type 2 Tree Conservation Plan TCP2-044-2021-02, for Dash In Mill Branch, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
 - a. General Note 33 shall be revised to identify the nearest fire station is the Northview Fire Station (Company No. 816 located on Health Center Drive), which is approximately 1.5 miles away.
 - b. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) Address Condition 2(a) of Detailed Site Plan DSP-20003-01, to revise the clearing amount in the woodland conservation worksheet to account for the additional 0.08 acre of woodland clearing and show how this additional requirement will be met.
 - (2) Revise the application number to TCP2-044-2021 (instead of TCP2-044-2021-01) on the Environmental Planning Section approval block.
 - (3) Add the approval information for the -01-revision in the Environmental Planning Section approval block.
 - (4) Revise Line 6 in the woodland conservation worksheet (TCP number) to indicate this is the -02 revision.
 - (5) Revise Line 16 in the woodland conservation worksheet (Clearing permitted without reforestation) to 1.41 acres.
2. Prior to issuance of any building permits, the property must be re-platted as a parcel. The property is currently platted as Outlot 15, recorded in Plat Book ME 262 page 52 of the Prince George's County Land Records. An outlot is not useable as a legal building site pursuant to Section 24-101(b)(19) of the prior Prince George's County Subdivision Regulations.