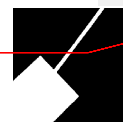


Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



Comment [COMMENT1]: WHEN INSERTING  
 INFORMATION AT THE @ SIGN  
 REMEMBER TO USE INDENT FOR SECOND  
 LINE - NOT TAB. ALSO, IT WILL LOOK  
 LIKE THE TEXT IS GOING WACKO, BUT  
 DON'T WORRY - IT IS FINE.

## SPECIAL EXCEPTION APPLICATION 4410

Application	General Data
<b>Project Name</b> Quarles Petroleum Fuel Station  <b>Location</b> Southeast corner of Milky Way and Truck Way  <b>Applicant</b> Quarles Petroleum, Inc. 406 Chatham Square Office Park, Suite 102 Frederick, Virginia 22405	Accepted 3/1/01
	Ag Board Action Limit N/A
	Map & Grid 074/C-1
	Creage 0.94 Acres
	I-1
	g Units N/A
	Footage
	g Area 75A
	l District 06
	pality None
	ale Base Map 201SE8

Purpose of Application			Notice Dates		
Gas Station. 27-317 & 27-358(a)			ing Property Owners (CB-15-1998)	3/9/01	
			as Parties of Record (CB-13-1997)	N/A	
			Posted on Site	N/A	
			ce(s): Adjoining Property Owners	N/A	
Staff Recommendation			Reviewer	Catherine Wallace	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION		
	X				

DATA.FRM

NEW-

September 4, 2001

**TECHNICAL STAFF REPORT:**

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

VIA: Arie Stouten, Zoning Supervisor

FROM: Catherine H. Wallace, Planner Coordinator

SUBJECT: **Special Exception Application No. 4410**

REQUEST: **Gas Station**

RECOMMENDATION: **APPROVAL; with conditions**

---

NOTE:

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. 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.

---



**FINDINGS:**

- A. Location and Field Inspection: The subject site is located in the southeast quadrant of the intersection of Truck Way and Milky Way, about 600 feet east of Ritchie Road. The site is undeveloped and wooded.
- B. History: The subject site has been in the I-1 Zone since prior to the most recent Sectional Map Amendment in 1986. There has been no other zoning activity on this site.
- C. Master Plan Recommendation: The 1985 *Master Plan for Suitland-District Heights & Vicinity* recommends employment uses for this site.
- D. Request: The requested gas station special exception will allow the construction and operation of an unattended, automated fuel dispensing facility which is designed to serve the needs of fleet vehicles used by local businesses operating within a two-mile radius.
- E. Neighborhood and Surrounding Uses: The subject site is included in the Master Plan designation of the Hampton Office and Industrial Area. The boundaries of this area are also appropriate for a neighborhood for this case. They are:

North - Central Avenue

East - The Capital Beltway

South - a PEPCO transmission line

West - Ritchie Road and Old Ritchie Road and an unnamed tributary to Southwest Branch

The subject property is surrounded by the following uses:

North - U.S. Government (NOAA) warehouse services, an auto parts distributor and a school bus parking lot, in the I-1 Zone.

East - undeveloped portions of the Hampton Industrial Park, Zoned I-1

South - undeveloped I-1 zoned land

West - BFI Waste Systems vehicle storage lot, Long Fence Company and a fire suppression systems distributor in the I-1 Zone

- F. Specific Special Exception Requirements:

**Sec. 27-358. Gas station.**

(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 site has 240 feet of frontage on Milky Way and 157 feet of frontage on Truck Way, each of which has a right-of-way of 70 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;**

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

- (3) **The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;**

The applicant's statement of justification indicates conformance with this requirement. A note should be added to the proposed site plan to reflect this statement.

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

A note should be added to the site plan to reflect this prohibition.

- (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 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 proposed entrances are in conformance with these requirements.

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

The site plan shows that access driveways are to be defined by curbing.

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

A sidewalk five feet in width is shown on the proposed site plan as required.

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

Gasoline pumps and other service appliances are proposed to be located at least 31 feet from the nearest right-of-way line.

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

There is no repair service associated with this use. A note to that effect shall be added to the site plan.

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

The only building proposed is a small shed. Elevations and details have been provided and demonstrate compatibility with the surrounding development.

- (b) **In addition to what is required by Section 27-296(c), the site plan shall show the following:**

- (1) **The topography of the subject lot and abutting lots (for a depth of at least fifty (50) feet);**
- (2) **The location and type of trash enclosures; and**
- (3) **The location of exterior vending machines or vending area.**

There will be no vending areas on this site and no other retail sales. A trash enclosure is therefore not proposed or warranted. The required topography has been shown.

- (c) **Upon the abandonment of a gas station, the Special Exception shall terminate and all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the**

owner of the property. For the purpose of this Subsection, the term "abandonment" shall mean nonoperation as a gas station for a period of fourteen (14) months after the retail services cease.

A note to this effect shall be added to the site plan.

(d) **When approving a Special Exception for a gas station, the District Council shall find that the proposed use:**

- (1) **Is necessary to the public in the surrounding area; and**
- (2) **Will not unduly restrict the availability of land, or upset the balance of land use, in the area for other trades and commercial uses.**

1. The proposed gasoline station is intended to service fleet vehicles and will not be open to the general public. The applicant has provided a market analysis of the need for a gas station at this site in accordance with accepted standards for typical gas stations, as well as a separate analysis of the need for the type of facility proposed. This study was reviewed by Joe Valenza of the M-NCPPC Research Section.

In his initial memorandum of May 17, 2001, Mr. Valenza concluded that the applicant's assessment of the demand from households and workers in the area was probably overly optimistic. However, since that time, additional information regarding the nature of this operation was submitted. In his subsequent memorandum of July 25, 2001, Mr. Valenza concluded that there is sufficient excess demand in the market area, due to the fact that this type of gas station is economically viable, pumping less gasoline than typical gas stations which serve the general public.

2. The proposed gas station is unique in this area. It is unlike a typical gas station which serves the general public, because it will service only business fleets. It will therefore not upset the existing balance of land uses. Furthermore, undeveloped land remains in the vicinity to provide locations for other uses.

G. Parking Regulations: The site plan meets the requirements of Part 11 of the Zoning Ordinance.

H. Landscape Manual Requirements: The proposed landscape plan, as revised, conforms with the *Landscape Manual*.

I. Zone Standards: The proposal meets the standards of the I-1 Zone.

J. Sign Regulations: The proposed freestanding sign meets the location and height criteria of Part 12 of the Zoning Ordinance.

K. Other Issues: Prior to the issuance of building permits, the applicant may be required to provide subdivision information. Either the entire Parcel 9 should be shown on the plan, a deed dated prior to

1982 should be submitted, or subdivision will be required.

L. Required Findings:

**Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**

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

This proposal conforms to the purposes of this subtitle by providing a use which is convenient to the surrounding industrial community and is capable of meeting the other regulations governing the design of this type of use.

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

With the recommended conditions, the proposed use will be in conformance with the requirements of the Zoning Ordinance.

- (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 *Master Plan for Suitland-District Heights and Vicinity* recommends employment uses for this area. While this is not an employment use, it is specifically designed to meet the needs of businesses in the area. The Master Plan also notes that the site is affected by floodplain soils, but the proposed development maintains appropriate setbacks from the 100-year floodplain which affects the southeast corner of the site. The use will therefore not substantially impair the integrity of the approved master plan.

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

The proposed facility will be a modern up-to-date service facility, with appropriate design standards for frontage, access driveways and pump island locations. It will not adversely affect the health, safety or welfare of workers in the area, and it is far removed from any residential development.

- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

The proposed use is compatible with surrounding industrial development and will not be detrimental to the use or development of surrounding properties.

- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The applicant has submitted a revised Tree Conservation Plan (TCP) dated June 26, 2001. The forest stand delineation was found to meet the requirements for acceptance. The revised TCPI meets



the requirement for a minimum of .21 acre of on-site preservation. Approval of a TCPII is required prior to the issuance of any permits.

**CONCLUSION:**

This application for a gas station to serve the needs of commercial fleets with an industrial area is appropriate at this location. Staff recommends approval with the following conditions in light of the above findings:

1. The site plan shall be revised as follows:
  - a. A note indicating compliance with Sections 27-358(a)(2), (3), (4), and (c) of the Zoning Ordinance shall be added to the site plan.
2. Prior to the issuance of any permits, a Tree Conservation Plan (TCP) II shall be submitted which conforms to the TCPI.