



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## SPECIAL EXCEPTION

**SE-4596**

Application	General Data
<b>Project Name:</b> Brandywine Crossing (Costco)  <b>Location:</b> Southside of Matapeake Business Drive Approximately 410 feet east of US 301  <b>Applicant/Address:</b> FCD-Development, LLC. 7920 Norfolk Avenue, Suite 800 Bethesda, MD 20814	Date Accepted: 5/8/2007
	Planning Board Action Limit: N/A
	Plan Acreage: 0.72
	Zone: C-S-C
	Dwelling Units: N/A
	Square Footage: 380
	Planning Area: 85A
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 220SE07

Purpose of Application	Notice Dates
Gas Station	Adjoining Property Owners Previous Parties of Record Registered Associations: 2/9/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation			Staff Reviewer: Laxmi Srinivas
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 5, 2007

**TECHNICAL STAFF REPORT:**

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

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: **Special Exception Application No. 4596**

REQUEST: **Brandywine Crossing—Costco  
Gas Station**

RECOMMENDATION: **APPROVAL with conditions**

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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. This 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 301-952-3530.

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FINDINGS:

- A. Location and Field Inspection:** The subject property in the C-S-C Zone is a 0.72-acre parcel, located on the south side of Matapeake Business Drive approximately 410 feet east of US 301 in Brandywine. Access to the property is from a 30-foot-wide ingress egress easement along Matapeake Business Drive. The property can also be accessed from parking lots in Brandywine Crossing on the east and south sides of the subject property and another access point for Brandywine Crossing along Matapeake Business Drive. The property has 173 feet of frontage along Matapeake Business Drive. A condition of approval has been added to label the total frontage of the property on the site plan.

**B. Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Vacant	Gas Station
Acreage	0.72	0.72
Lots	NA	NA
Parcels	1	1
Square Footage/GFA	0	380

- C. History:** The 1978 Brandywine-Mattawoman Sectional Map Amendment rezoned the property from the R-R Zone to the E-I-A Zone. In 1985, Zoning Map Amendment A-9502-C later rezoned the property from E-I-A to I-1 and I-3 Zones. The 1993 Subregion V Approved Master Plan and Sectional Map Amendment retained the property in the I-1 and I-3 Zones. A-9980-C was approved by the District Council on September 18, 2006 to rezone the subject property to the C-S-C Zone.

The Planning Board approved Preliminary Plan 4-91030 for subdividing a 170.5-acre parcel known as the Brandywine 301 Industrial Park into 19 lots and three parcels (PGCPB Resolution No. 91-256). In 1998, the Planning Board approved Preliminary Plan 4-97124 for minor changes to the 1991 Subdivision approval (PGCPB Resolution No. 98-48). On April 5, 2007, the Planning Board approved Preliminary Plan 4-06131 to create four parcels, of which the subject property is part of Parcel 3 (PGCPB Resolution No. 07-61).

- D. Master Plan Recommendation:** The property is located in an area identified in the 2002 General Plan as the Developing Tier. The vision of the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas. The application is in conformance with the land use recommendations of the 1993 Approved Subregion V Master Plan and SMA. However, in order to conform to the design guidelines for commercial development, the design of the gas station must be of superior quality.

- E. Request:** The applicant is proposing a gas station on the subject property. The property is part of a larger development consisting of 52.7 acres known as Brandywine Crossing, which is an approximately 500,000-square-foot integrated shopping center that will include retail, entertainment, and restaurant tenants. The proposed gas station is a members-only station, associated with the adjacent Costco membership warehouse store. Only members of the Costco warehouse will be allowed to purchase gasoline at this gas station. The gas station will not be available to the general public. The proposed gas station will have eight multi-product dispensers with 16 fueling positions and a small service kiosk. Only six multi-product dispensers with 12 fueling positions will be installed initially. The other dispensers will be installed at a later date when the additional usage is justified.

The gas station will be open from 6.30 a.m. until 10.00 p.m. It will be open for longer hours than the Costco warehouse store. At least one attendant will always be on duty to assist customers. A controller enclosure will be provided for the attendants. A concrete pad is provided behind the controller enclosure for an electric transformer. The overall area of the gas station and the controller enclosure is 380 square feet. The area of the controller enclosure is 123.4 square feet and the area of the eight fuel islands is 256 square feet. A condition of approval has been added to indicate the total floor area on the site plan.

**F. Neighborhood and surrounding uses:** The subject property is located in a neighborhood defined by the following boundaries:

- Brandywine Road on the north and east
- Cedarville Road on the south
- US 301 on the west

The property is surrounded by the following uses:

- North - Matapeake Business Drive and the proposed Brandywine Crossing shopping center in the C-S-C Zone across from Matapeake Business Drive
- West - 30-foot-wide ingress and egress easement for the Brandywine Crossing shopping center
- East - Parking areas for the Brandywine Crossing shopping center
- South - Parking areas for the Brandywine Crossing shopping center

**G. Zoning Map Amendment Requirements:** Zoning Map Amendment A-9980-C approved by the District Council stated that the approval of A-9980-C is subject to the following conditions:

**1. The Development of the site shall conform with the approved Tree Conservation Plans.**

The section has stated that the proposal is in conformance with the approved Type II Tree Conservation Plan, TCPH/133/91-06.

**2. Detailed Site Plan approval is required before issuance of building or grading permits, to ensure compatibility with surrounding industrially zoned properties and conformance with the purposes of the C-S-C Zone.**

A condition of approval has been added to require a detailed site plan approved by the Planning Board or its designee for the proposed gas station. The detailed site plan will be reviewed to determine design compatibility of the proposed gas station with the surrounding buildings and development.

**H. 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 property has a frontage of 173 feet along Matapeake Business Drive. Access to the property is from a 30-foot-wide ingress egress easement along Matapeake Business Drive which has a 70-foot right-of-way width. The property can also be accessed from parking lots in Brandywine Crossing on the east and south sides of the subject property and another access point for Brandywine Crossing along Matapeake Business Drive.

The proposed gas station is a members-only station, associated with the adjacent Costco membership warehouse store. Only members of the Costco warehouse will be allowed to purchase gasoline at this gas station. The gas station will not be available to the general public. Most of the gas station patrons will utilize this service in association with a shopping trip to the membership Costco warehouse and will, therefore, preferably use the internal access points in the shopping center to access the gas station. This is a unique situation in which direct vehicular access from a public street is not as critical as in a regular gas station along a public street.

The intent of the above requirement is to ensure that the subject property has vehicular access to a street with a minimum right-of-way of 70 feet. Although the access to the gas station is from an ingress/egress easement along Matapeake Business Drive, it functions like a direct access point along Matapeake Business Drive for the entire Brandywine Crossing shopping center. Therefore, the proposed ingress/egress easement along Matapeake Business Drive meets the intent of the above requirement.

- (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;**

The property is not located within 300 feet of a lot with a school, outdoor playground, library, or hospital. A condition of approval has been added to require a note on the site plan stating the same.

- (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 proposed use will not include the display and rental of cargo trailers, trucks, or similar uses. A condition of approval has been added to require a note on the site plan stating the same.

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

The proposed use will not include any vehicle repair. Installation of tires will occur at the Costco tire center which is not a part of this application. A condition of approval has been added to require a note on the site plan stating the same.

- (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 access driveway for the subject property along Matapeake Business Drive is 30 feet in width.

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

The applicant has stated that the access driveways shall be defined by curbing. A condition of approval has been added to require the same.

**(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 applicant is not proposing any sidewalks because the gas station is surrounded by parking areas that will not serve pedestrian traffic.

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

The gas pumps are located more than 40 feet behind the street 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.**

This section is not applicable because the proposal does not include repair services on the property.

**(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 applicant has provided elevations depicting the exterior finishes and design of the building. The gas dispensers will have a canopy with a metal fascia panel painted to match the color of the Costco warehouse. The controller enclosure will have prefinished metal wall panels. Compatibility of the building design with the surrounding existing and proposed development will be addressed in detail during the review of the detailed site plan application.

**(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.**

The applicant has provided the above information. No exterior vending machines will be provided. A condition of approval has been added to require the applicant to show the location of the trash enclosures if proposed on the site plan.

- (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.**

The applicant has agreed to comply with this requirement should the gas station use be abandoned. A condition of approval has been added to require a note on the site plan stating the same.

- (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**

The applicant has submitted a need analysis prepared by Lipman, Frizzell and Mitchell, LLC. The report states that the proposed gas station satisfies the public need because it meets the demand of the Costco warehouse members for fuel service. The Costco membership has typically responded to the opening of a new Costco gas station with strong demand and increased trips to the store. The Research Section has reviewed the need analysis and provides the following comments:

“Staff has reviewed the October 29, 2007, memorandum submitted for the Costco gasoline service station, SE-4596. Staff agrees that the proposed station will provide a convenient service to its members, but disagrees with the applicant’s calculation of unmet demand.

“The applicant calculated an unmet demand of 12.6 million gallons in the market area, equivalent to nine additional gas stations. The estimated level of unmet demand seems unreasonably large and the figures used to calculate it are questionable. Because this proposed gas station will not function like a typical gas station, standard measurements for factors such as size of market area and gasoline consumption may not apply in this case. One possible problem with the applicant’s estimate is the supply figure, which is based on 116 gas stations in the Costco trade area. Although this trade area includes the Town of Upper Marlboro, four gas stations in the vicinity of the town—the three at the intersection of MD 725 and US 301 and the Exxon at Marlboro Village Center—are not included in the applicant’s supply figure. Adding these four gas stations increases the supply and reduces the unreasonably large unmet demand.”

Staff agrees with the Research Section’s comments. The proposed use is somewhat unique as a gas station that serves members of a large wholesale consumer business. This

type of gas station typically provides lower cost gas to members and draws from a different market area than a gas station that serves the general public.

**(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.**

The proposed use will not unduly restrict the availability of land, or upset the balance of land use in the area for other trades and commercial uses because the proposed use will be developed in conjunction with the Costco warehouse and the rest of the Brandywine Crossing development, all of which complement the proposed use. The proposed gas station will provide a complimentary use to the other uses in Brandywine Crossing.

- I. Parking Regulations:** Section 27.568 (d), Schedule of Parking Spaces, of the Zoning Ordinance requires one parking space for every employee for a gas station. The proposed gas station will have a maximum of two employees. So, a total of two parking spaces are required. The applicant has provided two parking spaces.

Section 27.582, Schedule of Loading Spaces, of the Zoning Ordinance, requires no loading spaces for retail sales and service with less than 2,000 square feet of gross floor area. The total area of the proposed gas station is 380 square feet; therefore, no loading spaces are required for the subject proposal.

- J. Landscape Manual Requirements:** The proposal is subject to the requirements of Section 4.2 of the *Landscape Manual*. The proposal complies with the requirement of Section 4.2 of the *Landscape Manual*.

- K. Zone Standards:** The subject property is in the C-S-C Zone. Section 27.461, Uses Permitted, of the Zoning Ordinance requires a Special Exception approval for a gas station in the C-S-C Zone. The proposal is consistent with the Development Standards for lot coverage, frontage, setbacks, height etc. in the C-S-C Zone.

- L. Sign Regulations:** The applicant has proposed four wall signs on all four sides of the canopy stating "Costco Gasoline" to identify the Costco gas station. Each sign will be 16 feet in length, and 1 foot, 8 inches in height. The overall area of each sign will be 26.67 square feet. The lettering will be in red and blue colors.

Section 27-613 (a), Location of signs attached to a building or canopy, of the Zoning Ordinance states that signs may be attached to a canopy that is located at least ten feet behind a street line. No sign may be erected on the top of a canopy.

The canopy on which the signs are proposed will be setback more than 40 feet from the street line.

Section 27-613 (b), Height of signs attached to a building or canopy, of the Zoning Ordinance states that in all commercial and industrial zones, no sign shall extend more than 12 feet above the roof line or parapet wall of the building on which the sign is attached.

The proposed signs will not extend above the roof line of the canopy.

Section 27-613 (c) (3), Area of signs attached to a building or canopy, of the Zoning Ordinance states that in all commercial and industrial zones, if all the permissible area is to be used on any



building that is located within an integrated shopping center, the area of all the signs on a building shall not be more than two square feet for one linear foot of width along the front of the building measured along the wall containing the principal entrance of each individual place of business to a maximum of 400 square feet.

The proposed canopy for the gas dispensers is 88 feet long along the Matapeake Business Drive frontage. The maximum allowable sign area for all the signs is:

$$88 \times 2 = 176 \text{ square feet.}$$

The applicant is proposing four signs each with an area of 26.67 square feet. The total area of all the signs will be:

$$26.67 \times 4 = 106.68 \text{ square feet}$$

The proposed sign area is less than the maximum allowable sign area for all the signs. The proposed signs meet the requirements of the Zoning Ordinance.

The detailed site plan will also be reviewed to determine design compatibility of the proposed signs with the surrounding buildings and development.

**M. Referral Comments:**

1. The Permit Review Section (memorandum dated June 5, 2007) recommends verifying compliance with the previous approvals and the Zoning Ordinance requirements. Conditions of approval have been added to require compliance with the previous approvals. The section has requested clarification on whether a vehicle parts and tire store is part of this application and whether there is a retaining wall on the east side of the property. The applicant has clarified that there is no vehicle parts and tire store proposed as a part of this application and there is no retaining wall in the east side of the property.
2. The Subdivision Section (memorandum dated August 27, 2007) states that the proposal is the subject of Preliminary Plan 4-06131, approved by the Planning Board on March 8, 2007. The Preliminary Plan created four parcels out of which the subject property is part of Parcel 3. The lotting pattern and access points as shown are consistent with the approved plan.
3. The Historic Preservation and Public Facilities Planning Section (memorandum dated May 11, 2007) states that the subject proposal has no effects on historic resources.
4. The Historic Preservation and Public Facilities Planning Section (memorandum dated April 20, 2007) states that the existing engine service and ladder truck service do not meet the travel time guidelines. The section recommends an automatic fire suppression system for all proposed buildings. A condition of approval has been added to require the same. The existing paramedic and police facilities will be adequate to serve the proposed gas station.
5. The Environmental Planning Section (memorandum dated June 14, 2007) states that the subject property is a 0.72-acre portion of the overall 21.31-acre Brandywine Crossing property. A nontidal wetland and associated buffer is located along the western boundary of the overall site. The soils found on the site are in the Beltsville, Bibb, Chillum,

Galestown, Leonardtown, and Sassafras soil series. Marlboro Clay does not occur in the vicinity of this property. There are no rare, threatened, or endangered species or scenic and historic roads in the vicinity of the property. The property is located in the Mattawoman Creek watershed of the Potomac River. The site contains regulated areas, evaluation areas, and network gaps identified in the *Countywide Green Infrastructure Plan*. The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved tree conservation plans for this site. A revision to the approved Type I Tree Conservation Plan (TCPI/26/01) was submitted with the preliminary plan application. A Type II Tree Conservation Plan TCPII/133/91-06 was reviewed with Detailed Site Plan DSP-06086. The section has stated that the proposal is in conformance with the approved Type II Tree Conservation Plan, TCPII/133/91-06.

6. The Community Planning Division (memorandum dated June 20, 2007) states that the property is located in an area identified in the 2002 General Plan as the Developing Tier. The vision of the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas. The application is in conformance with the land use recommendations of the 1993 Approved Subregion V Master Plan and SMA. The design guidelines listed in the master plan for commercial development state that a gas station or other freestanding structure, locating in a new commercial, renewed and/or expanded area, should be an unobtrusive element in an overall site plan and should be of similar architectural design, building material, texture, and design to other buildings in the area. The applicant has provided superior materials and design for the gas station. Design compatibility with the surrounding buildings shall be reviewed at the time of the detailed site plan.
7. The Transportation Planning Section (memorandum dated June 6, 2007) states that since the site is a part of a platted lot, it does not raise any off-site transportation adequacy issues. The access and circulation are acceptable. The section concludes that the subject application will not adversely affect the health, safety, or welfare of the residents from the standpoint of transportation.
8. The Transportation Planning/Trails Section (memorandum dated June 4, 2007) states that there are no trail issues identified in the master plan.
9. The State Highway Administration (memorandum dated May 20, 2007) has no objections to the approval of this special exception.

**M. 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.**

The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety, and welfare of the public and promote compatible relationships between the various types of land. There are no major issues associated with this application that would conflict with the general purposes of this subtitle. The proposed membership-only gas station will enhance the use of the Costco warehouse by providing an additional retail element. The Costco membership has typically responded to the opening of a new gas station facility with strong demand and increased trips to the store. The proposed gas station will complement the other retail

uses in Brandywine Crossing. With the proposed conditions, the proposed use and site plan will be in harmony with the purposes of this subtitle.

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

The subject property is designated to be used as a membership-only gas station for the Costco warehouse. It will enhance the use of the Costco warehouse by providing an additional amenity. The Permits Review Section, in a memorandum dated June 5, 2007, has requested verification with the requirements of the Zoning Ordinance. Conditions of approval have been added for compliance with the Zoning Ordinance. With the recommended conditions of approval, the proposed addition will conform to all the applicable requirements and regulations of this subtitle.

**(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 Master Plan, the General Plan.**

The property is located in an area identified in the 2002 General Plan as the Developing Tier. The vision of the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas. The proposed gas station is consistent with the General Plan policies for the Developing Tier and it also generally conforms to the land use recommendations of the approved Subregion V Master Plan and SMA. It will provide an additional amenity to the Costco warehouse customers. The design guidelines listed in the master plan for commercial development state that a gas station or other freestanding structure, located in a new commercial, renewed and/or expanded area, should be an unobtrusive element in an overall site plan and should be of similar architectural design, building material, texture and design to other buildings in the area. The applicant has provided superior materials and design for the gas station. With the proposed conditions, the proposed use will not substantially impair the integrity of the master plan. The Community Planning Division has stated that the proposal is consistent with the General Plan and master plan (memorandum dated June 20, 2007).

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

The proposed gas station will provide an additional amenity for the Costco patrons. It will also complement the other retail uses in Brandywine Crossing. With the proposed conditions, the proposed use will not adversely affect the health, safety or welfare of residents or workers in the area. The Transportation Planning Section has concluded that the special exception would not adversely affect the health, safety, or welfare of residents or workers in the area from the standpoint of transportation (memorandum dated June 6, 2007).

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

With the recommended conditions, the proposed use will not adversely affect the health, safety or welfare of residents or workers in the area, and there is no indication that it would be detrimental to the use or development of adjacent properties or the general neighborhood. The Historic Preservation and Public Facilities Planning Section has concluded that the existing public facilities are adequate to serve the proposed gas station (memorandum dated April 20, 2007). The proposed use will complement the adjacent retail uses in Brandywine Crossing.

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

The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved tree conservation plans for this site. The Environmental Planning Section has stated that the proposal is in conformance with the approved Type II Tree Conservation Plan, TCPII/133/91-06 (memorandum dated June 14, 2007).

**CONCLUSION**

Based on the preceding analysis and findings, it is recommended that Special Exception SE-4596 be APPROVED subject to the following conditions:

1. Prior to the Zoning Hearing Examiner's hearing, the site plan shall be revised to show the following:
  - a. A note stating that the property is not located within 300 feet of a lot with a school, playground, library, or hospital.
  - b. A note stating that the proposed use will not include the display and rental of cargo trailers, trucks, or similar uses.
  - c. A note stating that the proposed use will not include any vehicle repair.
  - d. A note stating that upon abandonment of a gas station, the special exception shall terminate and all structures exclusively used on the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. Abandonment shall mean nonoperation as a gas station for a period of 14 months after the retail services cease.
  - e. All access driveways defined by curbing.
  - f. All trash enclosures (if proposed).
  - g. A note stating that an automatic fire suppression system shall be provided for all buildings.
  - h. A data table showing the total floor area.
  - i. The frontage of the property correctly labeled to indicate the 173-foot frontage along Matapeake Business Drive.
2. Prior to issuance of building permits, the applicant shall obtain a detailed site plan approval. The detailed site plan shall be reviewed to determine the compatibility of the site, landscape, architectural design, and sign design for the proposed gas station with the adjacent buildings and the surrounding development.