



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

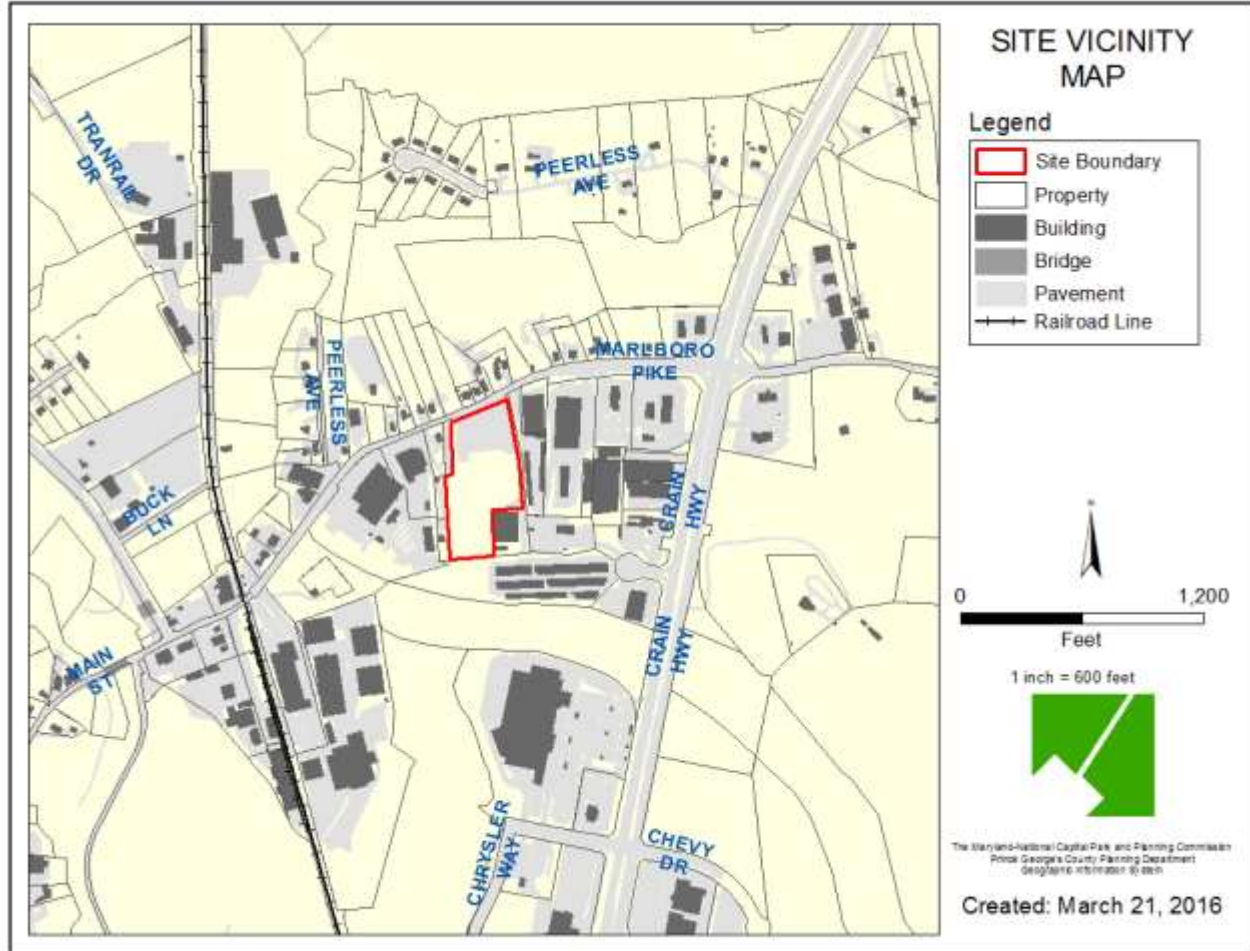
Special Exception

SE-4778

Application	General Data	
Project Name: Dollar General Location: On the south side of Marlboro Pike (MD 725), approximately 1,000 feet west of its intersection with Robert S. Crain Highway (US 301). Applicant/Address: Fort Knox Upper Marlboro II, LLC. 1682 E. Gude Drive, Suite 201 Rockville, MD 20850 Property Owner: Same as applicant	Planning Board Hearing Date:	10/27/16
	Staff Report Date:	10/13/16
	Date Accepted:	07/18/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.30
	Zone:	I-1
	Gross Floor Area:	10,800 sq. ft.
	Lots:	1
	Parcels:	N/A
	Planning Area:	79
	Council District:	09
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	207SE13

Purpose of Application	Notice Dates	
Special exception for a department or variety store in the I-1 Zone.	Informational Mailing	01/12/16
	Acceptance Mailing:	07/08/16
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Taslima Alam Phone Number: 301-952-4976 E-mail: Taslima.Alam@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



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: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Taslima Alam, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Special Exception Application Number No. SE-4778**
Dollar General

REQUEST: **Special exception for a department or variety store in the I-1 Zone**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of October 27, 2016. 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 addressed to the Prince George’s County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. 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 property is located on the south side of Marlboro Pike (MD 725), approximately 1,000 feet west of its intersection with Robert S. Crain Highway (US 301). This section of Marlboro Pike is also identified as a historic road. The site area for the proposed special exception, classified in the Prince George's County Zoning Ordinance as a department or variety store, is located on approximately 1.30 acres of the total 4.93 acres of Lot 1. It is located on the northernmost portion of the overall property, immediately abutting MD 725. The site is currently vacant and will be essentially on a pad site. The site is surrounded by properties in the Light Industrial (I-1) Zone that are developed with various commercial and industrial uses. The property has approximately 295 feet of street frontage. Access to the site is from MD 725 via a 35-foot-wide two-way driveway located on the northwestern side of the subject site.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Vacant	Department or Variety store
Acreage	4.93	1.30
Lots	1	Part of lot 1
Parcels	N/A	N/A
Square Footage/GFA	None	10,800

- C. **History:** In 2006, the entire 4.93-acre site was improved with a large tobacco warehouse. The property is the subject of Record Plat REP 208@9, which was approved on August 22, 2005, known as the Marlboro Tobacco Market Lot 1. The record plat was prepared in accordance with Sections 24-107(c)(7)(D) and 24-107(d) of the Subdivision Regulations. At the time the record plat was approved, the site was developed with two large buildings. The gross floor area (GFA) of the existing building located on the site was 94,867 square feet. In 2006, a Detailed Site Plan (DSP-06013) was approved for the entire 4.93-acre site (including the subject property) to allow a 99,720-square-foot consolidated storage facility, with six separate buildings (PGCPB Resolution No 06-178). After the approval of the DSP, those buildings were razed. The storage facilities have not yet been constructed. The DSP remains valid due to extension bills enacted by the Prince George's County District Council. The applicant is required to file a revision of DSP-06013 to reflect the Dollar General store with consolidated storage facility buildings. The applicant now proposes to develop part of the site for a department or variety store in the I-1 Zone.

- D. **Master Plan Recommendation:** The subject property is located in the Established Communities area of the Prince George's County Growth Policy Map. The vision for Established Communities in Prince George's County is to have context-sensitive infill and low- to medium-density development. The property is located in an established industrial area and is context-sensitive. The application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (Subregion 6 Master Plan and SMA). The application is in conformance with the land use recommendations of the master plan, which retained the property in the I-1 Zone.

- E. **Request:** The applicant seeks approval of a special exception to construct a 10,800-square-foot one-story department or variety store, specifically a Dollar General store. The special exception area consists of approximately 1.30 acres of the overall 4.93-acre property. The Dollar General business includes the sale of general retail commercial goods (8,549 square feet) and a small portion (450 square feet) of refrigerated food items.

The property is the subject of Detailed Site Plan DSP-06013, which was approved by the Prince George's County Planning Board on September 7, 2006 (PGCPB Resolution No 06-178). The proposed retail store will be located along the subject property's Marlboro Pike (MD 725) frontage and will replace one of the large 73,020-square-foot consolidated storage building that was approved as part of DSP-06013. For this reason, a revision to the approved DSP is required.

F. **Neighborhood and surrounding uses:**

The applicant's defined neighborhood boundary:

North—	Marlboro Pike (MD 725)
South—	Pennsylvania Avenue (MD 4)
East—	Robert S. Crain Highway (US 301)
West—	Water Street and Governor Oden Bowie Drive

Staff's defined neighborhood boundary:

North—	Marlboro Pike (MD 725)
South—	Pennsylvania Avenue (MD 4)
East—	Robert S. Crain Highway (US 301)
West—	Popes Creek Railroad right-of way

The applicant extends the western boundary of the neighborhood to the intersection of Water Street and Governor Oden Bowie Drive, thereby incorporating a large range of commercially-zoned land in the C-S-C Zone. This extended neighborhood is located in Upper Marlboro's town core area, located in the distinctive largest southeastern quadrant of the Town of Upper Marlboro per the Subregion 6 Master Plan and SMA. The southeastern area is anchored by the County courts with surrounding offices, parking lots, sandwich shops, and a few retail establishments facing Water and Main Streets (page 184). Since the subject property is located outside the Town of Upper Marlboro, known as the Greater Upper Marlboro area per Map 24 on page 185 of the master plan, staff believes that the extensive neighborhood defined by the applicant is too large and overemphasizes the commercial retail nature beyond the west side of the Popes Creek Railroad right-of-way at its intersection with Marlboro Pike and Pennsylvania Avenue (MD 4).

Planning principles typically consider a neighborhood as a smaller unit of a large community. Significant natural features or major roads are normally accepted as legal boundaries to define a neighborhood. The neighborhood chosen by staff is much smaller. Staff's boundaries are the

same as the applicant for the north, south, and east. Staff, however, believes that the western neighborhood boundary should be limited to the east side of the Popes Creek Railroad right-of-way, at its intersection with MD 4 and MD 725. The entire land mass located to the west of Robert Crain Highway (US 301), north of MD 4, south of MD 725, and east of the Popes Creek Railroad right-of-way is primarily dominated by industrially-zoned tracts of land, in the I-1 Zone. The area surrounding the subject site is developed with a mix of various industrial, commercial, warehouse, and storage uses. These uses include landscaping contractor's office, a hardware store (84 Lumber, Home Depot store), a gasoline station, consolidated storage, auto repair services, and auto storage facilities. The subject property will also be bounded by a consolidated storage facility on the remainder of Lot 1 to the south.

- G. **Surrounding Uses:** The subject property is bounded on the north by Marlboro Pike (MD 725) and single-family detached dwellings across the street in the Mixed Use–Transportation Oriented (M-X-T) Zone. To the east is the 84 Lumber Company; to the south is warehousing and consolidated storage; and to the west are single-family detached dwellings and a vehicle parking lot, all in the I-1 Zone.
- H. **Specific Special Exception Requirements:** There are no specific special exception requirements for a department or variety store in the I-1 Zone. Therefore, only the general requirements of Section 27-317 of the Zoning Ordinance apply.
- I. **Parking Regulations:**

Section 27-568(a)(5)(A) of the Zoning Ordinance requires one parking space for every 150 square feet of the first 3,000 square feet of GFA and one space for each additional 200 square feet of GFA above the first 3,000 for commercial retail services. The applicant is required to provide 59 parking spaces, including three handicapped spaces for the 10,800 square feet of proposed retail use. The applicant is providing a total of 59 parking spaces including two van-accessible parking spaces and one standard handicapped parking space.

Section 27-582(a), Schedule of Loading Spaces, of the Zoning Ordinance requires only one loading space for retail sales and service comprising 2,000–10,000 square feet of GFA. In this instance, the proposed 10,800-square-foot retail use on the site requires two loading spaces. The applicant is providing a total of two loading spaces.

- J. **2010 Prince George's County Landscape Manual:** The Urban Design Section, in a memorandum dated September 19, 2016, stated that the site is subject to certain requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:

Section 4.2, Requirements for Landscape Strips Along Street—The proposal is not subject to Section 4.2 because Marlboro Pike (MD 725) is a historic roadway, and Section 4.6 applies.

Section 4.3, Parking Lot Requirements—The special exception plan proposes one new parking lot requiring interior planting. The submitted landscape plan and schedule demonstrate conformance with this section.

Section 4.4, Screening Requirements—The submitted plan indicates that the proposed loading spaces and trash area will be screened from the right-of-way via a six-foot-high, neutral-colored, synthetic sight-tight fence in accordance with the requirements of this section. Additionally, it indicates that all of the mechanical equipment will be located on the roof of the building behind a parapet and, therefore, will not require screening.

Section 4.6, Buffering Development from Streets—The proposal is subject to Section 4.6, because Marlboro Pike (MD 725) is a historic roadway. The property is located in the geographical area previously known as the Developing Tier; therefore, a 20-foot-wide buffer planted with 80 plant units per 100 linear feet is required. The submitted plans indicate that all of the requirements of this section are being met and provides the correct schedule. However, this buffer must be exclusive of any road improvements and the required public utility easement.

Section 4.7, Buffering Incompatible Uses—The proposed special exception is not subject to the requirements of Section 4.7 of the Landscape Manual because the area of special exception is not adjacent to any other properties. Additionally, the remainder of the property will be developed with a consolidated storage use, which is a higher impact use. Therefore, any Section 4.7 incompatible use bufferyards provided on the property will be required to buffer from the higher impact use and will have to be shown on any future DSP revision.

Section 4.9, Sustainable Landscaping Requirements—The site is subject to the requirements of Section 4.9. A schedule was provided on the plan showing the requirements of this section being met. However, one of the non-native proposed shade trees, Japanese Zelkova, was incorrectly listed as native in the plant schedule. Therefore, a condition of approval is included in the Recommendation section of this report.

Tree Canopy Coverage

This application is subject to the Prince George's County Tree Canopy Coverage Ordinance because it proposes disturbance of 5,000 square feet or greater. The subject 1.30-acre area of special exception is zoned I-1 and is required to provide 10 percent, or approximately 5,706 square feet, of tree canopy coverage (TCC). A TCC worksheet has not been provided. The Urban Design Section recommends that, prior to approval, the plans be revised to demonstrate conformance with the TCC requirements for the area of the special exception or the entirety of the legally described lot.

- K. **Zone Standards:** The subject property is in the I-1 Zone. Section 27-473, Uses Permitted, of the Zoning Ordinance requires special exception approval for a department or variety store not exceeding 13,000 square feet in the I-1 Zone, subject to Footnote 10. This footnote reads as follows:

Permitted use without requirement for Special Exception provided:

- (A) **The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002;**
- (B) **The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004;**
- (C) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**
- (D) **The acreage of lots (used for commercial purposes) shall not exceed twenty-five percent (25%) of the acreage of lots used for industrial purposes in the industrial park;**
- (E) **No more than two (2) fast-food restaurants shall be allowed in the industrial park;**

(F) **Motels are prohibited; and**

(G) **Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building.**

Comment: The subject property is not within an industrial park which is adjacent to a beltway interchange; therefore, it is a permitted use with the approval of a special exception.

- L. **Sign Regulations:** The applicant has provided color details of the proposed 149.3 feet of building signs located above the main entrance door of the store and a freestanding pylon sign located at the northeast corner of the special exception boundary. Both signs appear to meet the sign regulation requirements per section 27-613 for a sign attached to a building and Section 27-614 for a freestanding sign per the Zoning Ordinance. However, the site plan should provide the 10-foot setback dimension from the public right-of-way.

In addition, based on the length of the 295.47 lineal feet of street frontage (295.47/4), a maximum of 73.4 square feet of freestanding sign area is allowed for the entire site. The sign calculation table incorrectly noted 64 square feet for the maximum sign area permitted. The table further noted the maximum height proposed for the pylon sign to be 50 feet. This note should be corrected to read “maximum sign area proposed (5’-0” x 10’-0”) is 50 feet.”

- M. **Referral Comments:** No major issues were identified in the referrals that were received for the subject application. Any plan revisions that were requested have either been already addressed through the submission of revised plans or through the recommended conditions of approval.

1. **Subdivision Review Section:** On August 18, 2016, the Subdivision Review Section stated that a preliminary plan of subdivision is not required for this application. However, the plat reference provided on the special exception plan should be corrected to REP 208@9. A condition is added in the Recommendation section of this report.
2. **Maryland State Highway Administration (SHA):** In a memorandum dated August 23, 2016, SHA noted that it grants conditional approval to the special exception plan at this time. SHA will require a traffic impact study in conjunction with the access permit process prior to issuance of a building and grading (fine/rough) permit to determine any off-site, site access, and/or frontage improvements as necessitated by this project. Any work in an SHA right-of-way will require a detailed SHA plan review and permit issuance for the improvements.
3. **Prince George’s County Department of Permitting, Inspection and Enforcement (DPIE):** In a memorandum dated August 26, 2016, DPIE, Site/Road Plan Review Division, required that additional information as listed in the memorandum be provided at the time of building permit in order to complete its permit review and issue a building permit for the subject site.

- N. **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;**

Comment: The 15 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 and buildings. There are no major issues associated with this application that would conflict with the general purposes of this Subtitle. The applicant is proposing a use that is presumed to be compatible with the surrounding uses in the industrial zone. The surrounding development is a mixture of commercial, industrial, and residential. A special exception with a Dollar General store will, in fact, help guide orderly growth and fulfill a recognized need for business development within the Marlboro Pike (MD 725) corridor. The proposed Dollar General store will stimulate and encourage economic development activities which will create jobs and, therefore, promote employment and a broad protected tax base. It will offer shopping opportunities and convenience for the present and future inhabitants of the County. Since the proposed development will be on a pad site that is surrounded by commercial uses in the area, it will be in harmony with the purposes of this Subtitle. The development will not create an adverse impact on adjoining development.

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

Comment: All required parking is being fully provided within the limits of the property, and the proposed buildings are in compliance with the height and building setback requirements of the I-1 Zone. All required landscape and TCC will be provided in accordance with the Landscape Manual, and no variances have been requested as part of the special exception application. With the recommended conditions, the proposed use is in substantial conformance with all of 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;

Comment: In a memorandum dated September August 17, 2016, the Community Planning Division stated that the subject property is located in the Established Communities area of the Prince George's County Growth Policy Map in Plan Prince George's 2035. The vision for Established Communities in Prince George's County is to have context-sensitive infill and low- to medium-density development. The application is consistent with both the General Plan and the Subregion 6 Master Plan and SMA policies and objectives.

The Environmental Planning Section, in its memorandum dated September 19, 2016, stated that in the approved Subregion 6 Master Plan and SMA, the Environmental Infrastructure section contains certain goals, policies, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.

Comment: The site is located entirely within the Countywide Green Infrastructure Network and contains Regulated and network gap areas. The regulated areas are associated with the mapped floodplain which covers the majority of the site. Additionally, a stream is mapped off-site along the southern boundary of the subject site. The network gap area is located in the northeast corner of the property and is all open

field. The plan proposes impacts to the regulated and network gap areas, which is primarily floodplain; however it should be noted that the site has an approved DSP to develop within these areas.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded.

Comment: This development proposal is to construct a retail building and consolidated storage facilities in the former location of a tobacco wholesale warehouse complex. The site has an approved Stormwater Management Concept Plan (18406-2001-03) issued by DPIE on June 8, 2016. According to the approval letter, the proposed redevelopment will reduce the impervious area by 55 percent. Stormwater management is therefore not required. This proposal is in conformance with Policy 2.

Policy 4: Protect, restore and enhance the Chesapeake Bay Critical Area.

Comment: The subject property is not located in the Chesapeake Bay Critical Area.

Policy 6: Increase awareness regarding air quality and greenhouse gas (GHG) emissions and the unique role that the Developing and Rural Tiers in Subregion 6 have to play in this effort.

Comment: Air quality is a regional issue that is currently being addressed by the Council of Governments.

Policy 7: Encourage the use of green building techniques and community design that reduce resource and energy consumption.

Comment: The development applications for the subject property which require architectural approval should incorporate green building techniques and the use of environmentally-sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas.

Comment: The site has existing residential uses on the north side of Marlboro Pike. The applicant has submitted a photometric lighting plan demonstrating that the lighting associated with the proposed development will not impact the residential uses.

Policy 9: Reduce adverse noise impacts to meet acceptable state noise standards.

Comment: The project proposes to construct a retail building and consolidated storage facility with associated parking. No residential uses are proposed. A noise analysis and mitigation are not required at this time.

2005 Approved Countywide Green Infrastructure Plan

The site is located entirely within the designated Countywide Green Infrastructure Network and contains regulated and network gap areas. The regulated areas are associated with an extensive floodplain which covers the majority of the site. The network gap area is located in the northeast

corner of the property and is all open field. The plan proposes impacts to the regulated and network gap areas.

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Comment: Note that the 2002 Prince George's County General Plan has been superseded by Plan Prince George's 2035.

The site has an approved Stormwater Management Concept Plan (18406-2001-03), with 100-year floodplain compensatory storage approval being required, as shown on the approved concept plan. It would not be possible to fully preserve the network on this site due to the extensive encumbrance of these areas, as a result of the floodplain, within the developable areas of the site. Impacts are discussed in the Environmental Review section of this report.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

Comment: This development proposal is to construct a retail building and consolidated storage facilities in the former location of a tobacco wholesale warehouse complex. The site has a stormwater management concept approval letter dated June 8, 2016. Since the proposed redevelopment will reduce the impervious area by 55 percent, stormwater management is not required. This proposal is in conformance with Policy 2.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

Comment: Plan Prince George's 2035, designates the site within ESA 2 (formerly the Developing Tier). This project is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site contains less than 10,000 acres of woodland and does not have a previously approved tree conservation plan. The site has received a Woodland Conservation Exemption Letter (S-221-15) dated December 23, 2015.

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

Comment: No information has been submitted suggesting that the proposed use will have an adverse effect on the health, safety, or welfare of residents in the area. The proposed use will be located within a predominantly industrial section of the MD 725 Corridor. The proposed use is surrounded by other commercial or industrial uses in its immediate area.

According to the Transportation Planning Section memorandum dated August 19, 2016, a platted property of the size of Lot 1 would be expected to support the development of 64,400 square feet of light service industrial space generating 55 AM and 55 PM peak-hour trips. The site is not subject to a trip or development cap. The proposed use is expected to generate 25 AM and 46 PM peak-hour trips after accounting for pass-by trips along Marlboro Pike. With the proposed storage facility for the remainder of Lot 1, there would be no issues with any actual or presumed trip cap.

Although the access and on-site issues will be further reviewed by SHA, at this time, the on-site circulation, parking, and access appears to be adequate for the proposal. The traffic congestion is not expected to increase on nearby roadways. Many of the trips to the site will have already been on Marlboro Pike, i.e., pass-by trips. Based on the Transportation staff's analysis, the proposed use will not be detrimental to the health, safety, and welfare of residents and 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

Comment: As mentioned before, the proposed light retail commercial use will replace a use that was higher in intensity and much larger in size. The abutting properties to the east and west side have already been developed with other commercial uses in the I-1 Zone. Outside the special exception boundaries, the remainder of the applicant's property (Lot 1) to the south is currently undeveloped, but has an approved Detailed Site Plan (DSP-06013) for a consolidated storage facility. Appropriate landscape bufferyards have been established on the plan in accordance with the requirements of the Landscape Manual for interior parking lot planting requirements and to properly screen the development from the street. In addition, adequate public facilities will exist and all required parking, setbacks, and landscaping will be provided. As a result, the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

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

Comment: According to the Environmental Planning Section, this project is exempt from the provisions of the WCO because the site contains less than 10,000 acres of woodland and does not have a previously approved tree conservation plan. The site has received a Woodland Conservation Exemption Letter (S-221-15) dated December 23, 2015. A Type 2 tree conservation plan is not required.

(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.

Comment: The Environmental Planning Section reviewed and issued Natural Resources Inventory Equivalency Letter NRI-067-2016 for the property on April March 10, 2016. The review was based on the currently approved DSP for six consolidated storage buildings. The site is primarily encumbered with 100-year flood plain, but contains an area of stream buffer along the southern boundary. The area of the special exception contains a small portion of the existing floodplain.

With regards to the regulated environmental features, the Environmental Planning section stated that alteration of the floodplain boundary had been previously approved by grading the site to a higher elevation in the location of the proposed structures and providing compensatory storage for the displacement. The current proposal also shows grade changes to maintain the base floor elevations above the floodplain and provides the required compensatory storage. DPIE approved the grade changes and compensatory storage with the approval of Stormwater Management Concept Plan (18406-2001-03) on June 8, 2016. All development will be located beyond the 75-foot stream buffer.

A review of available information indicates that streams and wetlands are not located on-site, however, stream buffer and 100-year floodplain is located on the site. Based on the proposed limits of disturbance, the regulated environmental features have been preserved and/or restored to the fullest extent possible.

CONCLUSION

Based on the preceding analysis and findings, it is recommended that Special Exception Application No. SE-4778 be APPROVED subject to the following conditions:

1. Prior to certification of the special exception, the site plan shall be revised to include the following:
 - a. Revise the sign calculations table to correctly show the maximum sign area permitted to be 73.86 square feet.
 - b. Correct the sign calculation note to read, maximum sign area proposed (5'-0" x 10'-0") in the sign calculation table.
 - c. Note the size of the special exception area to be 1.30 acres on the site plan drawing.
 - d. Provide the distance of the sign location from the public right-of-way.
 - e. Revised General Note 8 as follows:
 - (1) Delete statement "Green area Requirements per Sec. 27-348.02 ~ not less than 30% of site shall be devoted to Green Area"
 - (2) Green Area Required: 10% or 21,464 square feet
 - (3) Green Area Provided: 45.38% or 25,805
 - f. Remove the information in the parenthesis in General Note 10.
 - g. Remove the information in the parenthesis in General Note 11.
 - h. Revise General Note 22 on the site plan to refer to the correct detailed site plan number (DSP-06013).
 - i. Correct the plat reference number on each page of the special exception site plan to REP 208@9.
 - j. Provide the dimension of the building setback on the site plan and correct General Note 13 to reflect the required building setbacks, instead of the provided building setbacks.
2. Revise the landscape plan as follows:
 - a. Show the required plantings outside of the public utility easement and the required right-of-way improvements for Marlboro Pike (MD 725).
 - b. Indicate Japanese Zelkova as non-native in the plant list and correct the calculations in the Section 4.9 schedule, as necessary.

- c. Demonstrate conformance with the requirements of the Prince George's County Tree Canopy Coverage Ordinance for the area of the special exception or, alternatively, the entirety of the legally-described lot.
- 3. Detailed Site Plan DSP-06013 shall be revised administratively by the Urban Design Section, as designee of the Planning Board, to include department or variety store.