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DETAILED SITE PLAN

DSP-01036/02

Application	General Data
Project Name: Manokeek, Lot 7, 7-Eleven Location: Southwest quadrant of Berry Road and Manning Road Applicant/Address: MOR Manokeek, LLC 7470 New Technology Way, Suite 8 Frederick, MD 21703	Date Accepted: 12/4/03
	Planning Board Action Limit: 3/7/04
	Plan Acreage: 1.77
	Zone: M-X-T
	Dwelling Units: NA
	Square Footage: 3,062
	Planning Area: 84
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 221SW01	

Purpose of Application	Notice Dates
Convenience retail with gas sales.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	10/9/03
	Sign(s) Posted on Site: 02/06/04

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

February 5, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Laxmi Srinivas, Senior Planner
SUBJECT: Detailed Site Plan DSP-01036/02
Manokeek, Lot 7, 7-Eleven

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Section 27-547 of the Zoning Ordinance governing permitted uses in the M-X-T Zone.
- b. The requirements of Conceptual Site Plan CSP-99050.
- c. The requirements of Preliminary Plan of Subdivision 4-01012.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for a 7-Eleven store with gasoline sales on Lot 7 in Manokeek Shopping Center.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Retail and Office	Retail and Office
Acreage	26.04	26.04
Lots	10	10
Parcels	1	1
Square Footage/GFA	84,022	87,084 including the proposed 3,062 sq.ft. 7-Eleven store

3. **Location:** The subject site is in Council District 9, Planning Area 84. It is located on the south side of Berry Road (MD 228) east of the intersection of Berry Road and Indian Head Highway (MD 210).

4. **Surroundings and Use:** The subject property is bounded to the south and east by Manning Road; to the north by the MD 210 right-of-way and vacant property zoned R-R; and to the east by the MD 228 right-of-way.

5. **Previous Approvals:** A Conceptual Site Plan, CSP-99050, was approved for Manokeek by the Planning Board on July 27, 2000 (PGCPB No. 00-142), on approximately 97 acres of land in the M-X-T Zone. Three uses, residential, commercial and office, were approved for the site. The proposed development of the entire Manokeek project will allow for 1,427,500 to 1,686,461 square feet of gross floor area. The proposed development will be sited on three pods: commercial/retail and office space will occupy Pods 1 and 3, while Pod 2 will be occupied by the senior/age-restricted dwellings with a small allowance for service-oriented commercial/retail and office.

Preliminary Plan 4-01012 was approved by the Planning Board for Manokeek (Lots 1-10 and Parcel A) on October 10, 2002 (PGCPB No.01-67 (A)).

A Detailed Site Plan, SP-01036, was approved by the Planning Board for ten commercial/retail lots and one parcel on 26.04 acres on December 6, 2001 (PGCPB No. 01-251). The plan included the building footprint locations, parking compound layout, vehicular and pedestrian circulation/access points, and proposed landscaping. The Detailed Site Plan also included architecture for the retail anchor store, Giant Food, and adjoining retail components on either side of the Giant retail store.

A revision to the Detailed Site Plan, SP-01036/01, was approved by the Planning Board for retail structures on Lots 8 and 9 on May 15, 2003 (PGCPB No. 03-74). Lot 8 consists of 1.06 acres. A 3,022-square-foot retail structure for a bank (Suntrust Bank) was proposed on Lot 8 and an 8,000-square-foot retail structure for a Blockbuster Video Store was proposed on Lot 9.

The total square footage approved for Manokeek as of this date is as follows:

Lot 4:

Building A—9,200 square feet

Building B—Giant Supermarket—55,800 square feet

Building C—8,000 square feet

Lot 8:
Suntrust Bank—3,022 square feet

Lot 9:
Blockbuster Video—8,000 square feet

A condition of approval has been added to require information on the total square footage approved for Manokeek as of this date.

6. **Design Features:** The applicant is proposing a 3,043-square-foot 7-Eleven store and a gasoline sales facility on Lot 7 consisting of 1.76 acres in Manokeek. The gas sales dispensers and canopy will be located on the west side of the proposed 7-Eleven store. Twenty-four parking spaces are proposed along the west and north sides of the proposed 7-Eleven store. The proposed 7-Eleven building will be 20 feet high, will have a green colored standing seam metal roof, beige and brown colored split-faced wall panels, and glazed windows and doors. A 7-Eleven wall sign is proposed on the north and west elevations. The applicant has not provided any information on the proposed wall signs. A condition of approval has been added to require the applicant to provide details of the wall signs. A condition of approval has also been added to label the proposed elevations as north, south, east and west. The canopy over the gas dispensers will have three colored bands to match the colors of the 7-Eleven signs. Since the applicant has not provided information on the height of the canopy, a condition of approval has been added to require the same. A monument sign is proposed on a landscaped island to the west of the subject site. The monument sign will have a brick facade with the 7-Eleven logo and gas prices and will be 14 feet in width and 12 feet in height. The design of the sign is consistent with the design, colors and materials of the existing signs in the development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed use, an integrated shopping center, is a permitted use in the M-X-T Zone. The proposal is subject to the requirements of Section 27-568 regarding minimum parking requirements and Section 27-582 regarding minimum loading requirements. Finding 6 of the Detailed Site Plan, DSP-01036, resolution found conformance of the proposal with these requirements. Finding 9 found conformance with the requirements of the M-X-T Zone requirements. The findings are still valid in relation to the subject application.

Conceptual Site Plan: Finding 4 of the Detailed Site Plan, DSP-01036, resolution found conformance of the Detailed Site Plan with the Conceptual Site Plan CSP-99050. That finding is still valid for the subject case, which revises the previous approval in order to add the 7-Eleven. The following conditions of the Detailed Site Plan DSP-01036 are applicable to the subject revision to the Detailed Site Plan:

- 2 **Prior to approval of the next Detailed Site Plan, the applicant shall demonstrate conformance to the approved trip cap maximum of 185 trips in the AM peak hour as required by Preliminary Plan 4-01012. Fulfillment of this condition shall be determined by the Transportation Planning Section.**

Compliance with this condition is addressed in detail in Finding 10.g.

- 3 **Prior to release of any building permits for Lots 1,2, 3 (designated for day care use), 5, 6, 7, 8, 9, and 10, approval of Detailed Site Plans with architecture by the Prince**

George's County Planning Board shall be required. Furthermore, Lot 3, designated for day care use, must provide an outdoor play area as required by the Zoning Ordinance.

The subject revision to the Detailed Site Plan has been submitted for conformance with this condition.

Preliminary Plan: Finding 5 of the Detailed Site Plan SP-01036 found conformance with the Preliminary Plan 4-01012. The subject revision to that plan does not alter the previous finding of conformance with the preliminary plan.

7. The Manokeek shopping center is subject to the requirements of the *Landscape Manual*. Finding 8 of Detailed Site Plan DSP-01036 (Resolution PGCPB No. 01-251) found conformance of the center with the requirements of the *Landscape Manual*. The proposal is subject to the requirements of Section 27-568 regarding minimum parking requirements and Section 27-582 regarding minimum loading requirements. Finding 6 of the Detailed Site Plan, DSP-01036, resolution found conformance of the proposal with these requirements. Finding 4 found conformance of the Detailed Site Plan with the Conceptual Site Plan, CSP-99050. Finding 5 found conformance with the Preliminary Plan, 4-01012. Finding 9 found conformance with the requirements of the M-X-T Zone requirements.
8. **Landscape Manual:** The Manokeek shopping center is subject to the requirements of the *Landscape Manual*. Finding 8 of Detailed Site Plan DSP-01036 found conformance of the center with the requirements of the *Landscape Manual*. The subject revision is also in conformance with all applicable requirements of the *Landscape Manual*.
9. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 10.b.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated December 17, 2003, the Permits Review Section has requested minor changes to the site plan. Conditions of approval have been added to require the same.
 - b. In a memorandum dated December 8, 2003, the Environmental Planning Section has stated that the proposed lots were previously evaluated in conjunction with the approval of Conceptual Site Plan CSP-99050, Preliminary Plan 4-97091, TCPI/52/97 and TCPII/112/01. There are no steep slopes, 100-year floodplain or wetlands on the property. MD 228, a known transportation-related noise generator, is located along the northern property and will not adversely impact the site because of proposed commercial uses on the property. A forest stand delineation was submitted. The proposal is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Type II Tree Conservation Plan, TCPII/112/01-01, was approved in conjunction with the overall grading and development of the site. The subject Detailed Site Plan is in conformance with the previously approved Type II Tree Conservation Plan, TCPII/112/01-01.

- c. In a memorandum dated January 20, 2004, the Community Planning Division has stated that the commercial development proposed by this Detailed Site Plan generally conforms to the land use recommendations of the 1993 Subregion V Master Plan and SMA. The 2002 General Plan identifies this property in the Developing Tier. The property is in the Accokeek Development Review District.
 - d. In a memorandum dated August 19, 2003, the Accokeek Development Review District Commission (ADRDC) has stated that the ADRDC reviewed the subject proposal at its meeting on July 17, 2003. The applicant has addressed the Commission's concerns regarding adequate landscaping along the property lines, the colors of the building, additional relief along the proposed walls, the roof projections, and the concealing of roof equipment. Overall, the ADRDC was of the opinion that the proposed building complemented the other buildings in the shopping center.
 - e. In a memorandum dated January 9, 2004, the State Highway Administration has stated that they have no objections to the subject Detailed Site Plan.
 - f. In a memorandum dated February 2, 2004, the Subdivision Section has stated that a Preliminary Plan, 4-01012, was approved by the Planning Board on May 10, 2001 (PGCPB No. 01-67). The record plat, VJ 189@11 was recorded in 2002. The subject Detailed Site Plan must be consistent with the applicable conditions of approval of the Preliminary Plan.
 - e. In a memorandum dated February 17, 2004, the Transportation Planning Section has stated that the site plan is acceptable from the standpoint of access and circulation. Conditions of approval of the Preliminary Plan 4-01012 and the Conceptual Site Plan CSP-99050 require a trip cap for the subject site and various traffic improvements. These conditions have been addressed during the previous approvals. The subject plan would conform to the trip cap imposed at the time of Preliminary Plan.
11. With the proposed conditions, the Detailed Site Plan, DSP-01036/02, represents a reasonable alternative for satisfying site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-01036/02 subject to the following conditions:

- 1. Prior to certification of the Detailed Site Plan, the site/landscape and architectural plans shall be revised to show the following:
 - a. Right-of-way and centerline of all streets.
 - b. Updated handicapped parking table to include the subject lot.
 - c. Updated parking and loading schedule to include the subject lot.
 - d. Location, design, details, colors and materials of the proposed 7-Eleven wall signs.

- e. Elevations labeled as north, south, east and west elevations.
- f. The height and materials of the canopy over the gas dispensers.
- g. Total square footage approved for Manokeek with the subject Detailed Site Plan and previous Detailed Site Plans.