



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2023-41

File No. DSP-22016

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Town Activity Center-Edge (TAC-E) Zone; and

WHEREAS, the applicant, Dash In Food Stores, Inc., submitted an application for approval of a detailed site plan; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, projects which received development or permit approval prior to the effective date of the current ordinance may continue to be reviewed and decided in accordance with the Zoning Ordinance under which it was approved; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on April 6, 2023, regarding Detailed Site Plan DSP-22016 for Dash-In Bowie, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) approves the development of a gas station, food, or beverage store (4,500 square feet), and a car wash (1,344 square feet). This DSP will replace an existing 5,461-square-foot eating and drinking establishment, which will be razed.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	TAC-E (Prior C-M)	TAC-E (Prior C-M)
Use(s)	Eating and Drinking Establishment	Proposed Gas Station, Food or Beverage Store, and Car Wash
Total Gross Acreage	1.68	1.68
Total Gross Floor Area	5,461 sq. ft.	5,844 sq. ft.

Parking Spaces

Use	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES APPROVED
Gas Station (Self-Service)	28	29 (11 Compact)
Food or Beverage Store	2	2
Car Wash	3	3
Handicap-accessible spaces	2	2
Loading Space	-	1
Total	33	34

3. **Location:** The subject site is located in the northwest quadrant of the intersection of Heritage Boulevard and US 301 (Robert Crain Highway), in Planning Area 71B and Council District 4. The site is zoned Town Activity Center-Edge (TAC-E) and was previously zoned Commercial Miscellaneous (C-M) under the prior Prince George's County Zoning Ordinance.
4. **Surrounding Uses:** The subject property is located on the north side of Heritage Boulevard, at its intersection with US 301. The property is located in the Bowie Local Town Center, as designated in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan). The property is surrounded by other C-M-zoned properties. Located adjacent to the site is an existing medical practitioner's office to the north, and an existing bank to the west. Heritage Boulevard is located to the south, and to the east is US 301.
5. **Previous Approvals:** The property, commonly known as Bowie Gateway Center and now known as Lot 8 in Tax Map 55, Grid D-2, was rezoned in 1975 via Prince George's County Council Resolution CR-108-1975, Amendment 14, from the Rural Residential Zone to the C-M Zone. The rezoning conditions required the approval of a conceptual site plan (CSP) for the entire property. On July 26, 1979, the Prince George's County Planning Board approved CSP-7808-01. This CSP approval required approval of a DSP prior to the development of any portion of the site.

On November 18, 1993, the Planning Board approved DSP-98047-01, for the development of a three-story bank and one-story eating and drinking establishment excluding drive-through service, to be located on Lot 1, Block E of the City of Capitals. The latest revision to the DSP was DSP-93047-04, which approved the current eating and drinking establishment, excluding drive-through service. On October 30, 1996, a plat was approved which subdivided Lot 1 into Lots 8 and 9.

This property is subject to two CSP approvals: CSP-78020-02 and CSP-78020-11. CSP-78020-02 was approved by the Planning Board on September 10, 1982, subject to five conditions. CSP-78020-11 was approved by the Planning Director on February 14, 2022, amending the use on the subject property from an eating and drinking establishment, excluding drive-through service, to a gas station, food or beverage store, and car wash.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-95119, which was approved by the Planning Board on December 21, 1995. This PPS approved two lots (Lots 8 and 9) for the development of 60,651 square feet of commercial development. The development for Lot 8 was capped at 32,899 square feet and included an existing 27,752-square-foot eating and drinking establishment, excluding a drive-through. The development for Lot 9 was capped at 27,752 square feet and included an existing 27,000-square-foot office building. The applicable conditions of these approvals are evaluated in Findings 8 and 9 of this resolution.

6. **Design Features:** This DSP approves the construction of a gas station with 12 pumps and a 4,000-square-foot metal canopy, a 4,500-square-foot food or beverage store, and a 1,344-square-foot car wash. The food or beverage store and car wash building entrances will face US 301. The entrance to the site will be located off Heritage Boulevard, and the site is located to the right of the access driveway. The site will contain a total of 34 parking spaces, with 2 Americans with Disabilities Act (ADA) spaces, one 33-foot by 12-foot loading space, and 4 bicycle spaces within 2 bicycle racks. Of the 34 parking spaces, 11 will be compact spaces, as permitted by Section 27-559(a) of the prior Zoning Ordinance. These compact parking spaces will be located on the northern most boundary, near the trash and recycling enclosure, and adjacent to the car wash. These spaces will measure 10 feet wide by 17 feet deep. The aforementioned trash and recycling enclosure will be screened by an 8-foot-high brick veneer wall and evergreen shrubs. The site will feature two-way circulation, with adequate drive aisle widths. However, the car wash will only feature one-way circulation, with a single lane. The entrance to the car wash lane is located at the northern property border, on the side of the food or beverage store building. This one-way lane allows the car wash to have a queue separate from the remainder of the site, which permits adequate stacking space. Technical corrections to properly label all parking spaces are provided within this resolution.

Architecture

The building materials will include brick veneer, metal coping, aluminum, glass, and wood that will be in multiple colors including black, white, and brown. Separate architectural elevations are provided and are approved by the Planning Board, subject to conditions that are included to label the cardinal directions on the elevations, and to dimension more architectural features.

Lighting

A photometric plan has been approved by the Planning Board and demonstrates the lighting and light features. The project approves a mixture of pole-mounted and building-mounted light-emitting diode lights to adequately illuminate the site. The lighting provided has been deemed sufficient for the site and will provide adequate lighting with minimal spillover onto adjacent neighboring properties.

Signage

The site approves one freestanding pylon sign and several building-mounted signs. The approved signage is consistent and compatible with the architecture of the site, while conforming to the prior Zoning Ordinance. The single freestanding sign will consist of 77.5 square feet and be located on the southeast portion of the site, to be visible from US 301 south and Heritage Boulevard. It will display the applicant's logos and the price of gas. The remaining signage is

generally located on either the food or beverage store building, metal gas station canopy, or car wash building. The exceptions to this are the proposed car wash entrance and directional signage. Conditions have been included within this resolution, to provide a signage table on the DSP set and to dimension the setbacks for the freestanding sign.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prior Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-M Zone of the prior Zoning Ordinance. A gas station and car wash in the C-M Zone require a DSP application, and the application is subject to the following special exception requirements for a gas station, per Section 27-358 of the prior Zoning Ordinance.

Section 27-459(a)

(1) The purposes of the C-M Zone are:

- (A) To provide locations for miscellaneous commercial uses which may be disruptive to the harmonious development, compactness, and homogeneity of retail shopping areas;**

The subject site approves a gas station, food or beverage store, and a car wash, which are consistent and compatible uses within the C-M Zone. Other uses in the adjacent C-M Zone properties include an eating and drinking establishment with drive-through service, medical office, a bank, and commercial retail establishments.

- (B) To provide these locations, where possible, on nonresidential streets; and**

This site is located in a nonresidential area and fronts on Heritage Boulevard, which is a nonresidential street.

- (C) To provide concentrations of these uses which are relatively far apart.**

The subject property is located along US 301, in Bowie, and fronts on Heritage Boulevard. The property is located in an area of TAC-E-zoned property, located along US 301, that includes Bowie Gateway Center and commercial properties located on the east side of US 301. The next concentration of similar uses is north, at the intersection of Harbor Way and US 301.

Section 27-358

(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 over 200 feet of frontage and direct access onto Heritage Boulevard, which has a right-of-way width of 95 feet, and has over 300 feet of frontage along US 301.

- (2) The nearest gas pump on the subject property shall be located at least three hundred (300) feet from any lot on which a school, outdoor playground, library, hospital, or a structure used as a residence is located;**

The approved gas station is not located within 300 feet from any lot on which a school, outdoor playground, library, hospital, or a structure used as a residence is located.

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

This application does not approve the storage or junking of wrecked motor vehicles.

- (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 Permitting, Inspections, and Enforcement, 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 site plan approved by the Planning Board shows a 30-foot driveway access from Heritage Boulevard, however, the driveway tapers towards the interior of the site. To satisfy the requirements of Section 27-358(a)(5) of the prior Zoning Ordinance, the Planning Board has conditioned that the site plan be modified to provide a 30-foot access driveway width at the intersection of the east/west drive aisle, south of the proposed building, and the internal private driveway.

(6) Access driveways shall be defined by curbing;

The approved access driveway is 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;

All approved on-site sidewalks are at least 5 feet wide.

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

All approved gas pumps and service appliances are located at least 25 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.

A car repair service use is not approved with this application.

(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.

Architectural elevations for the approved food or beverage store, car wash, and the gas station canopy are consistent and compatible with the surrounding development and similar uses along US 301.

The criteria for approval of a DSP are set forth in Section 27-285(b) of the prior Zoning Ordinance, and the site design guidelines are set forth in Section 27-283 of the prior Zoning Ordinance.

Section 27-285(b)

- (1) **The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.**

The approved development satisfies the site design guidelines, detailed in the finding below. The site plan does not require unreasonable costs, nor does it detract from the utility of the proposed development for its intended use.

- (2) **The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

The approved development is in general conformance with all the conditions of the original CSP-78020-02, and the latest amended version, CSP-78020-12. The proposed site uses, which consist of a gas station, food or beverage store, and a car wash were approved with CSP-78020-11. Further details regarding conformance to the approved CSP can be found in Finding 8 of this resolution.

Section 27-283. – Site design guidelines.

- (a) **The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) **These guidelines may be modified in accordance with Section 27-286.**

The approved development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance. The guidelines below are applicable to the development of a proposed gas station, food or beverage store, and a car wash in the C-M Zone. The guidelines have not been modified, in accordance with Section 27-286 of the prior Zoning Ordinance.

Section 27-281. – Purpose of Detailed Site Plans.

- (b) **General purposes.**

- (1) **The general purposes of Detailed Site Plans are:**

- (A) **To provide for development in accordance with the principles for the orderly, planned, efficient and**

economical development contained in the General Plan, Master Plan, or other approved plan;

- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this Division; and**
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

- (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

The approved development promotes the intended purposes of the DSP. All proposed buildings and structures are located on the plan. There is adequate parking provided for the site and a condition has been added to include at least two electric vehicle charging stations, per Section 27-358(a)(11) of the prior Zoning Ordinance. The use is permitted and there are green areas shown on the plan, with adequate on-site landscaping, as demonstrated on the landscaping plan.

Section 27-274(a). - Design Guidelines

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

The approved development promotes the purposes of the CSP, as it conforms to approved CSP-78020-02 and CSP-78020-12. Further details are provided in Finding 8 below.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site (in part).

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians (in part).

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers (in part).

The approved development demonstrates adequate parking and circulation throughout the site, subject to two conditions of approval. The subject application approves access to the site via Heritage Boulevard. The existing site consists of 102 parking spaces, with zero loading spaces for an eating and drinking establishment, excluding drive-through service. The application approves a total of 34 parking spaces and 1 loading space, which exceeds the required 33 parking spaces, and is approved by the Planning Board. The site plan also reflects four bicycle parking spaces on-site, at a location near the entrance to the building.

The surface parking is primarily located along the north, east, and south of the building. There are also five spaces located along the northern property line and six spaces located adjacent to the car wash. All eleven of these spaces are compact parking spaces, which are 10 feet wide by 17 feet deep. There are existing sidewalks along Heritage Boulevard and the submitted site plan approves a sidewalk connection with the associated ADA ramps and striped sidewalks to facilitate safe pedestrian movement to the entrance of the building. The Planning Board finds the pedestrian circulation on-site to be acceptable and no additional sidewalk connections are recommended.

A truck-turning plan was submitted as part of the DSP application to demonstrate on-site truck turning movements with the appropriate design classification for the site. A condition has been included herein, to revise the truck turning plans to not conflict with oncoming traffic lanes.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character (in part).**

The approved development will provide adequate lighting. A photometric plan was provided with this application and full cut-off light-emitting diode (LED) fixtures are being proposed, harmonious with the surrounding commercial development.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The site design techniques include a 15-foot-wide landscape strip along the US 301 frontage and a Section 4.2 landscape strip located along the Heritage Boulevard frontage, in keeping with this criterion. These landscape buffers will provide adequate screening for the approved food or beverage store and car wash buildings, along with the gas station canopy.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use (in part).**

This development meets the green space requirements, and a tree canopy coverage schedule has been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), apart from two conditions which are discussed in Finding 10.

(6) Site and streetscape amenities.

- (A) **Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site (in part).**

There will be site and streetscape amenities, such as the approved landscape strips along Heritage Boulevard and US 301, with a variety of landscape materials that will contribute to an attractive development. A sidewalk connection has been provided to Heritage Boulevard, linking the on-site pedestrian sidewalk network to the adjacent street.

(7) **Grading.**

- (A) **Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts (in part).**

There is minimal grading associated with the approved development, as the property contains an existing eating and drinking establishment, excluding drive-through service.

(8) **Service Areas.**

- (A) **Service areas should be accessible, but unobtrusive (in part).**

All service areas approved on the site, such as the trash and recycling enclosure, are easily accessible and adequately screened by an 8-foot brick wall and evergreen shrubs.

(9) **Public Spaces.**

- (A) **A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

There are no public space systems being approved as part of this development.

(10) **Architecture.**

- (A) **When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**

- (B) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) **These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application, and it was determined that the building materials, including brick veneer, metal coping, aluminum, glass, and wood that will be in black, white, and brown colors are harmonious with the approved building design of the food or beverage store and car wash buildings. Both freestanding and building-mounted signage are approved, and the architectural elevations are consistent with the approved buildings.

8. **Conceptual Site Plan CSP-78020-02:** The Planning Board approved CSP-78020-02 on September 10, 1992, subject to five conditions. The relevant conditions applicable to this DSP are as follows:

- 4. **Development of individual lots along US 301 and MD 192 shall provide consistent landscaping/berming within the 15-foot-wide landscape strip along US 301 and MD 197 to tie the individual development into a coherent identity.**

This DSP application provides a 15-foot-wide landscape strip along US 301, as shown on the landscape plan.

- 5. **The design of signs, lighting and entrance features on individual lots shall be carefully coordinated throughout the entire center to ensure the compatibility among these elements and to enhance the overall development character and appearance. National logos shall not be prohibited. Monumental signs for the center (not for individual businesses) shall be permitted at the locations shown on the subject plan.**

This DSP application does not approve any entrance features for the site, and the monument sign for the center is not located on the subject property.

9. **Preliminary Plan of Subdivision 4-95119:** This DSP is consistent with PPS 4-95119, which was approved by the Planning Board, subject to two conditions. The relevant condition is discussed, as follows:

- 1. **No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development, in accordance with the following caps for the individual lots:**

Lot 8, Block E 32,899 square feet

Lot 9, Block E 27,752 square feet

To provide evidence of compliance, each Detailed Site Plan submitted for development on Lots 8 and 9, Block E, shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the plan.

The Planning Board finds that this DSP provides 5,844 square feet of development and conforms to the trip cap established with PPS 4-95119.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The landscape plan provided with the subject DSP contains the required schedules demonstrating that the requirements have been met. A diverse set of trees and shrubs have been provided to meet the landscape requirements. These plantings are generally located in Section 4.7 incompatible use buffer to the north of the site, and the landscape strips along US 301 and Heritage Boulevard. The dumpster enclosure provided has been adequately screened by evergreen shrubs and an 8-foot brick wall.

The landscape plan provided is acceptable, subject to two conditions. These conditions have been added within this resolution. The approved conditions revise the native and shrub species to 100 percent native, as conditioned by the City of Bowie, and requires adequate screening of the approved loading space from US 301 with additional shrubs and groundcovers.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site has a Natural Resources Inventory Equivalency Letter (NRI-179-2021), which was issued on November 19, 2021. The site has been previously developed and is not associated with any regulated environmental features (REF). The site also has a valid Standard Letter of Exemption (S-213-2021) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance that expires on November 19, 2023. In addition, the site has an approved Stormwater Management (SWM) Concept Plan (03-0422-206NE14), which was issued on May 2, 2022, by the City of Bowie, that is in conformance with the Prince George's County Code.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of gross floor area or disturbance and requires a grading permit. Properties zoned TAC-E (prior C-M) are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 1.68 acres in size and the required tree canopy coverage is 0.17 acre. The subject DSP

provides the required schedule demonstrating conformance to these requirements through limited existing trees and the provision of new plantings on the subject property.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated March 3, 2023 (Green to Shelly), which concluded that, pursuant to Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated March 10, 2023 (Patrick to Shelly), which concluded that the approved transportation is acceptable for a DSP review, subject to a condition requiring a modification to the access driveway width, and a condition requiring revised truck turning plans to not conflict with oncoming traffic lanes, which are provided within this resolution.
 - c. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated February 28, 2023 (Rea to Shelly), which indicates the development is acceptable. The site has an approved Natural Inventory Equivalency Letter (NRI-179-2021), a valid Standard Letter of Exemption (S-213-2021) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, and an approved SWM Concept Plan (03-0422-206NE14) from the City of Bowie that is in conformance with the County Code and was issued on May 2, 2022.
 - d. **Subdivision**—The Planning Board has reviewed and adopts the memorandum dated March 6, 2023 (Heath to Shelly), which concluded the DSP in conformance with the approved PPS, with conditions for technical revisions, which are provided within this resolution.
 - e. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated February 9, 2023 (Stabler, Smith, and Chisholm to Shelly), which concluded the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
 - f. **Permits**—The Planning Board has reviewed and adopts the memorandum dated March 6, 2023 (Jacobs to Shelly), which concluded the development was acceptable, subject to conditions for technical revisions, which are provided within this resolution.
 - g. **Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated March 9, 2023 (Abdullah to Shelly), in which DPIE provided comments on future agency review procedures.

- h. **City of Bowie**—The Planning Board has reviewed and adopts the memorandum dated January 31, 2023 (Adams to Shapiro), in which the Bowie City Council recommended approval of DSP-22016, subject to six conditions. The conditions that have not yet been addressed in the approved DSP, have been included within this resolution.
- 14. As required by Section 27-285(b), the DSP, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

The DSP satisfies the site design guidelines without requiring unreasonable costs.
- 15. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**
- 16. **Planning Board Hearing:** The Planning Board approved a revision to the technical staff report, submitted by technical staff. The revision was for Finding 7 and condition 1n, striking the requirement for the entire internal driveway to be 30 feet wide from Heritage Boulevard to the intersection of the east/west drive aisle, south of the building. The finding and condition were revised to state that only the access driveway at the intersection of the east/west drive aisle, south of the building, and the internal driveway is required to be 30 feet wide. The Planning Board added a condition of approval, which was proffered by the applicant, to explore, in earnest and in consultation with the technical staff, the possibility of installing an electronic warning device for pedestrians to safely cross the exit lane of the car wash. This condition was added to address the safety concerns the Planning Board had with the location of the sidewalk in front of the exit lane of the car wash.

Based on the level of design information submitted with this application, there is no REF on the subject property. Therefore, no impacts to REF are approved with this DSP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-22016 for the above-described land, subject to the following conditions:

- 1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Revise General Note 7 on Sheet 1 and Standard Notes 4 and 5 on Sheet 4, to include the gross floor area of the approved car wash.

- b. Revise General Note 12 on Sheet 1 and Standard Note 25 on Sheet 4, to include Preliminary Plan of Subdivision 4-95119.
- c. Provide the dimensions for the car wash on Sheet 4.
- d. Provide the setback for the twin pole pylon sign on Sheet 4.
- e. Provide at least one electric vehicle charging station on-site for public use.
 - (1) Revise the parking tabulation and state the number of electric vehicle spaces, including on Sheet 4 of the plans, with a label.
 - (2) Provide a site detail of the electric vehicle charging station.
- f. Provide the required and approved number of Americans with Disabilities Act parking spaces in the parking tabulation on Sheet 4.
- g. Provide a note for the asterisk in the parking tabulation on Sheet 4.
- h. Revise Standard Note 20 on Sheet 4 to indicate the correct companion application number.
- i. Provide 100 percent native shade trees and shrubs on-site, and revise Landscape Schedule 4.9, accordingly, on Sheet 9.
- j. Provide additional shrubs and groundcovers to adequately screen the approved loading space from US 301 (Robert Crain Highway).
- k. Provide a signage chart stating the required maximum and approved signage amounts.
- l. Provide cardinal directions for all architectural elevations.
- m. Provide dimensions for architectural elevations, including building widths and measurements for major features, such as entrances.
- n. Modify the site layout to allow a 30-foot access driveway width at the intersection of the east/west drive aisle, south of the proposed building, and the internal private driveway. The exact design shall be evaluated and approved by the Transportation Planning Section.
- o. Revise the truck turning plans to not conflict with oncoming traffic lanes, which will be evaluated and approved by the Transportation Planning Section.

- p. Install an electronic warning device for pedestrians to safely cross the exit lane of the car wash.
- 2. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall complete the following:
 - a. Equip all entrance and exit doors with mechanical door opening devices, preferably the overhead door sensory device.
 - b. Ensure all approved buildings are fully sprinklered, in accordance with National Fire Protection Association Standard 13.

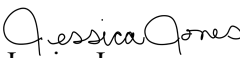
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, April 6, 2023, in Upper Marlboro, Maryland.

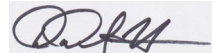
Adopted by the Prince George's County Planning Board this 27th day of April 2023.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:AS:jah

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: April 24, 2023