

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



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

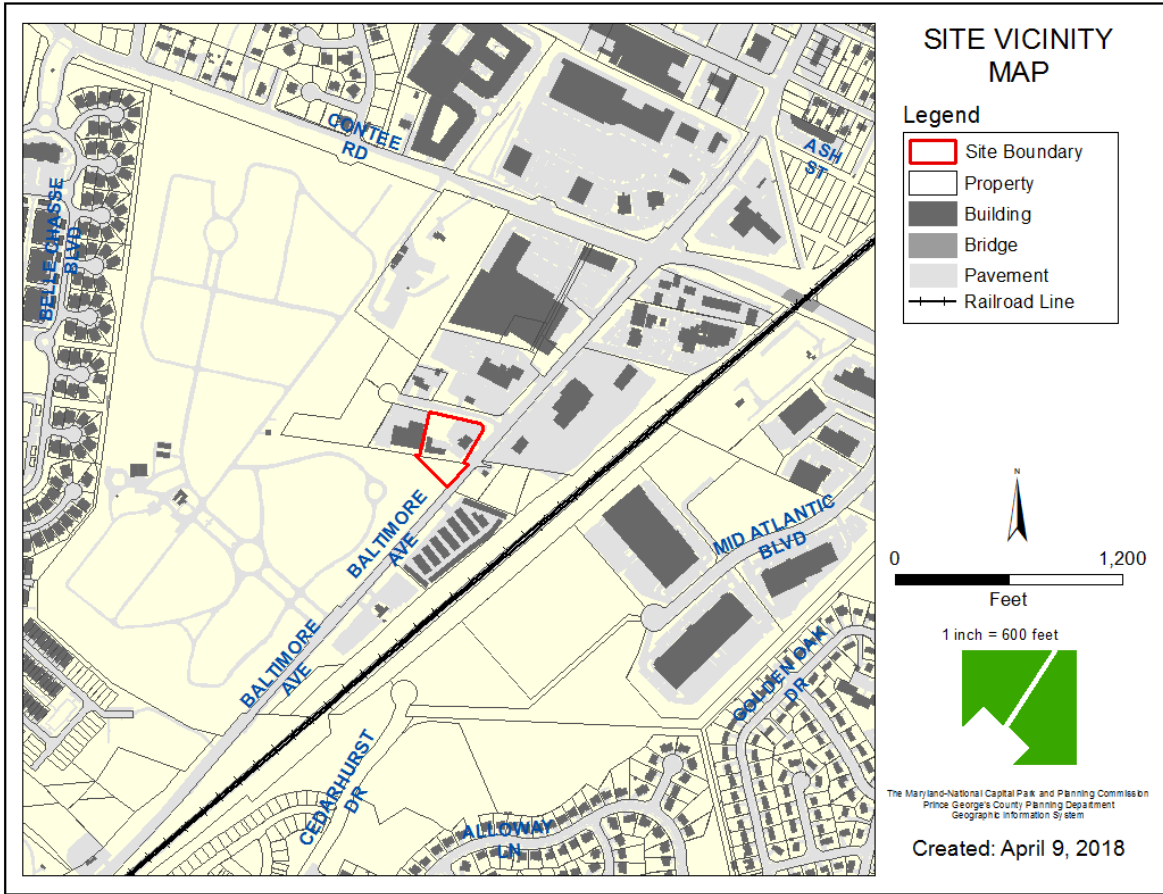
Detailed Site Plan

DSP-18027

Application	General Data	
Project Name: 7-Eleven, Laurel-Baltimore Avenue Location: On the west side of US 1 (Baltimore Avenue), in the southwest quadrant of the intersection with Academy Lane. Applicant/Address: 7-Eleven, Inc. 3200 Hackberry Road Irving, TX 75063	Planning Board Hearing Date:	01/10/19
	Staff Report Date:	12/20/18
	Date Accepted:	10/19/18
	Planning Board Action Limit:	01/14/19
	Plan Acreage:	1.72
	Zone:	C-M
	Dwelling Units:	N/A
	Gross Floor Area:	4,950 sq. ft.
	Planning Area:	60
	Council District:	01
	Election District:	10
	Municipality:	N/A
	200-Scale Base Map:	217NE07

Purpose of Application	Notice Dates	
Development of a food or beverage store and a gas station.	Informational Mailing:	06/25/18
	Acceptance Mailing:	10/18/18
	Sign Posting Deadline:	12/10/18

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thom@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-18027
7-Eleven, Laurel-Baltimore Avenue

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Miscellaneous (C-M) Zone and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) proposes to raze a property with an existing used car sales business and to construct a 4,950-square-foot food and beverage store and a gas station. The project will entail the complete removal of all existing structures on the property.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Auto Sales	Food and beverage store/ Gas Station
Acreage	1.72	1.72
Building Gross Floor Area (sq. ft.)	2,488 (to be razed)	4,950

OTHER DEVELOPMENT DATA

Total Parking Spaces Required	32 spaces (2 ADA)
Food and Beverage Store	
3,000 GFA @ 1 space per 150 GFA	20 spaces
1,950 GFA @ 1 space per 200 GFA	10 spaces
Gas Station	
2 Employees @ 1 space per Employee	2 spaces
Total Parking Spaces Provided	32 Spaces (2 ADA)
Regular Spaces (9.5 ft. x 19 ft.)	24 spaces
Compact Spaces (8 ft. x 19 ft.)	6 spaces
ADA Spaces (8 ft. x 19 ft.)	2 spaces
Loading Spaces Required	1 space
Loading Spaces Provided	1 space

3. **Location:** The subject property is located on the west side of US 1 (Baltimore Avenue), in the southwest quadrant of its intersection with Academy Lane, in Planning Area 60 and Council District 1.
4. **Surrounding Uses:** The property is bounded to the north by Academy Lane and beyond by a C-M-zoned property developed with a car rental and used car sales lot. West of the subject site is an R-R-zoned property developed with an office building. South of the site is R-R-zoned property developed with the Maryland National Memorial Cemetery. East is Baltimore Avenue and beyond a C-M-zoned property developed with primarily commercial uses.
5. **Previous Approvals:** The subject property is known as Parcel 160 and Lot 2. Parcel 160 (0.311 acres), located on Tax Map 9 in Grid F2, is undeveloped. Lot 2 (1.405 acres), located on Tax Map 10 in Grid A3, was developed with a single-story building constructed in 1948 and currently in use as a used car sales lot.

The site has an approved Stormwater Management Concept Letter (27161-2018-00) issued on September 28, 2018, and valid until September 28, 2021.

6. **Design Features:**

Site Design—This site proposes three points of vehicular access: two ingress and egress points from Baltimore Avenue and a single ingress and egress point from Academy Lane. Eight multi-

product dispensers located on pump islands covered by a canopy serve the gas station use and are located parallel to Baltimore Avenue. The building containing the food and beverage store is located at the western area of the site and faces Baltimore Avenue. Parking for the development is proposed at the front and the right side of the building. The loading space is located perpendicular to Baltimore Avenue, to the south of the building. Pedestrian accessibility to the site is provided via a sidewalk along Academy Lane. Bicycle racks are proposed near the front entrance of the building. The dumpster and loading space are located at the southwestern portion of the site. The dumpster enclosure is proposed to be constructed with brick veneer to match the proposed building.

Architecture—The building is generally rectangular and includes a flat roof with variation across the length of the building. The building has been designed to incorporate a variety of building materials including brick, stone, and cementitious panels on all sides of the structure, and complements the surrounding uses. Prefabricated stone has been used on the columns and tower feature on the front elevation, with brick and cementitious panel as the predominant building materials. The rest of the elevations show a balanced composition of stone, brick, and cementitious panel. The building is very contemporary in style and is acceptable. The pumps and canopy are designed to coordinate well with the architecture and materials of the main building.

Lighting—This application proposes lighting to illuminate the building and the fueling areas. The site plan provides a balanced lighting pattern on the property, while not causing a glare onto adjoining properties.

Signage—The applicant proposes signage throughout the proposed development. Section 27-614(b)(1) of the Zoning Ordinance specifies that the maximum height of signs in the C-M Zone shall be 25 feet, measured from the finished grade at the base of the sign to the top of the sign. The site plan shows the location for a 25-foot-tall pylon freestanding sign (100 square feet) on the east side of Baltimore Avenue. The freestanding sign will be lit internally and includes a plastic sign face and painted aluminum housing. The upper 14 feet of the sign is dedicated to the traditional 7-Eleven logo, with gas pricing on it. An attractive grouping of ground cover, small and large shrubs for year-round interest is recommended at the base of the freestanding sign as visual transition from the commercially-zoned property to the residentially-zoned adjacent property to the south. A condition has been included in the Recommendation section of this report requiring this addition.

The project also includes the following additional signs: fuel canopy sign (9 square feet), two building-mounted signs on the front (52.5 square feet) and right side (16 square feet) of the building (fronting Academy Lane) that include the franchise name, one ATM sign on the front interior window of the building below the franchise name (3.2 square feet), window vinyl at the front entrance and three directional arrow signs at each of the three entrances.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-M Zone and the site design guidelines of the Zoning Ordinance. The following discussion is offered regarding these requirements:
 - a. The subject application is in conformance with the requirements of Sections 27-459 and 27-461(b) of the Zoning Ordinance, which governs uses in the commercial zones. The proposed food or beverage store in combination with a gas station is a permitted use in

the C-M Zone, subject to a detailed site plan. The proposed gas station is a permitted use, which in the C-M Zone is subject to DSP review in accordance with Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10) as follows:

(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 property has more than 150 feet of frontage on, and direct vehicular access to, Baltimore Avenue, a master plan arterial facility with a variable width right-of-way in excess of 120 feet.

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

No such facilities are located within 300 feet of the subject property.

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

The applicant does not propose storage or junking of motor vehicles (whether capable of movement or not) and does not propose any vehicle servicing on the subject property.

- (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 submitted site plan shows that the two access drives on Baltimore Avenue are more than 30 feet wide. These entrance driveways are more than 12 feet from the adjoining lot. The access drive from Academy Lane shows a 35-foot-wide driveway, which is more than 12 feet from the adjoining lot.

(6) Access driveways shall be defined by curbing;

The site plan shows that all access driveways are 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;

This area is dominated by vehicular traffic; however, the site plan shows a proposed six-foot-wide sidewalk along Baltimore Avenue and Academy Lane, between the building and the curb.

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

The existing gas pumps are set back 25 feet from Baltimore Avenue and Academy Lane, as required by this section.

(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.

Repair services are not proposed.

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

Architectural elevations are provided for the food and beverage store façade showing a masonry building. This section of Baltimore Avenue is characterized by commercial uses. Masonry is compatible with the surrounding development in the area.

- b. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed in accordance with the same design guidelines for a conceptual site plan (Section 27-274), regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture.

Section 27-274(a) of the Zoning Ordinance further requires that the applicant demonstrate the following:

(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.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The detailed site plan (DSP) is in general conformance with the site design guidelines contained in Section 27-274 of the Zoning Ordinance, regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, the plan shows interior two-way travel lanes at 22 feet or more in width. The size of these travel lanes is large enough to provide safe parking, as well as through traffic that can travel in both directions.

There are 32 total parking spaces for the proposed uses. The vehicular access to the site from Academy Lane is via a 35-foot-wide drive aisle, which provides two-way traffic to the site and the eight fueling pumps. A single loading space is provided on the southern portion of the site in front of the trash enclosure. Parking spaces are located at the front and right side of the building and along the southern perimeter of the site.

(3) Lighting.

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

The proposed light fixtures include pole-mounted lighting in the parking area near the building and throughout the parking lot that provides a balanced lighting pattern throughout the property. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, site design character, and to improve safety, while not causing glare onto adjoining properties.

(4) Views.

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

The DSP is designed to preserve, create, or emphasize views from the public roads and public spaces to the adjoining properties and green areas. The proposed building has been

designed to provide a modern and clean presence and is located away from the roadway to not block views.

(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.**

This DSP provides the required landscaping interior to the parking lot.

(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.**

The applicant is not proposing any site or streetscape amenities, except for landscaping and sidewalks. The redevelopment of the site will contribute to an attractive and coordinated development pattern of the streetscape bordering the site.

(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.**

The development is being proposed on a site that has been previously fully developed and is relatively flat. Minor fine grading will be required but is designed to minimize disruption to the existing topography and other natural resources on the site and on adjacent properties.

(8) Service Areas.

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

The DSP proposes a loading area on the southern side of the site.

(9) Public Spaces.

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

The DSP does not propose any public space in this development as it is not a large-scale commercial development.

(10) Architecture.

- (A) When architectural considerations are references 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.

The proposed building incorporates a band of composite siding at the top portion of the building, brick veneer in the middle, and stone veneer at the base of the building. The main entrance, with a high-profile roof, projects from the rest of the building. The front elevation is accented with a pitched roof and a cupola over the main entrance, supported by stone veneer and painted steel columns. The proposed building materials are of high quality and are acceptable.

8. **2010 Prince George's County Landscape Manual:** The new construction on the site is subject to the following sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual): Section 4.2, Requirements for 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. The submitted landscape plan provides the appropriate notes and schedules demonstrating conformance to all of the applicable requirements.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project has an approved Natural Resources Inventory, NRI-109-2018, which was issued on July 26, 2018, and a Standard Letter of Exemption (S-105-2018) from Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) that was issued on July 19, 2018. There are no regulated environmental features known to occur on-site.
10. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for more than 5,000 square feet of disturbance. Properties that are zoned C-M are required to provide a minimum of 10 percent of the gross tract area in TCC. The overall site measures 1.72 acres and, therefore, requires 0.17 acre, or 7,449 square feet, of the site in tree canopy coverage (TCC). The site plan demonstrates conformance with this requirement through the provision of 12,150 square feet of proposed landscape trees.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation and Archeological Review**—In a memorandum dated October 31, 2018 (Stabler to Thompson), the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated November 8, 2018 (White to Thompson), the Community Planning Division stated that master plan conformance is not required for this application.

- c. **Transportation**—In a memorandum dated December 10, 2018 (Thompson to Thompson), the Transportation Planning Section noted that site access driveways and frontage conforms to the requirements of Section 27-358 of the Zoning Ordinance. Academy Lane is not designated as a master plan facility; it is a 70-foot commercial street. Baltimore Avenue is a master plan arterial facility with a proposed right-of-way of 100 to 120 feet and six lanes. There are no structures proposed within the ultimate planned right-of-way. This plan is generally acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.
- d. **Subdivision Review**—In a memorandum dated December 3, 2018 (Onyebuchi to Thompson), the Subdivision Section stated that Lot 2 is exempt from the requirement of filing a preliminary plan of subdivision (PPS) pursuant to Section 24-111(c)(2) of the Subdivision Regulations. The development of less than 5,000 square feet of gross floor area on Parcel 160 is also exempt from the requirement of filing a PPS pursuant to Section 24-107(c)(7)(B) of the Subdivision Regulations.
- e. **Trails**—In a memorandum dated November 21, 2018 (Lewis-DeGrace to Thompson), the trails coordinator reviewed the DSP application for the subject project for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements, and stated that the application conforms to the MPOT recommendation of a sidewalk along the west side of US Route 1 (Baltimore Avenue) and the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (Subregion 1 Master Plan and SMA). The site plan also shows a pedestrian route to the front of the building and bicycle parking as recommended.
- f. **Permit Review**—In a memorandum dated November 1, 2018 (Bartlett to Thompson), the Permit Review Section offered comments that were either addressed by revisions to the plans or as conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated November 29, 2018 (Juba to Thompson), the Environmental Planning Section finds this application to be in conformance with the requirements of Subtitle 25, Woodland and Wildlife Habitat Conservation Ordinance and Subtitle 27, Zoning Ordinance.
- h. **Prince George’s County Fire/EMS Department**—In an e-mail dated October 21, 2018 (O’Neil to Thompson), the Office of the Fire Marshall offered the following comments:
 - (1) With regard to water supply, the site is served by WSSC mains, so the Fire Department anticipates the water supply for firefighting will be adequate. The applicant’s System Extension Plan and/or Site Utility Plan submittals to WSSC shall demonstrate that any proposed private hydrants on the site will provide 1,000 gpm at a residual pressure of 20psi. WSSC requires a minimum of 1500 gpm at the point of connection for any system extension.
 - (2) No fire hydrants are shown on the DSP. Hydrants shall be provided so that no exterior portion of the building is more than 500 feet as hose is laid by the fire department. A hydrant must be provided within 200 feet of any Fire Department Connection which must be located on the front, address side of the building and be visible from the fire hydrant. Hydrants should be 40 feet from structures served.

- (3) With regard to fire access, the right turn entrance drive aisles from Baltimore Avenue are 17 feet due to the median island. But because ample width is provided from Academy Lane, we have no reservations about access as shown.
 - i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, staff did not receive comment regarding the subject project from DPIE.
 - j. **Prince George’s County Police Department**—At the time of this writing, staff did not receive comment regarding the subject project from the Police Department.
 - k. **Prince George’s County Health Department**—At the time of this writing, staff did not receive comment regarding the subject project from the Health Department.
 - l. **State Highway Administration**—The Subregion 1 Master Plan and SMA requires an eight-foot pedestrian path along the subject site’s entire frontage of Baltimore Avenue.
12. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised in accordance with the proposed conditions below, 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.
13. As there are no environmental features located on the subject property, the normally required finding pursuant to Section 27-285(b)(4) of the Zoning Ordinance, that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations, does not need to be made for the subject project at this time.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-18027 for 7-Eleven, Laurel-Baltimore Avenue, subject to the following condition:

- 1. Prior to certification of the detailed site plan (DSP), the applicant shall:
 - a. Revise the landscape plans to show a grouping of groundcover and small and large shrubs that will provide year-round interest at the base of the freestanding pylon sign.
 - b. Remove the three freestanding directional signs or revise them to be only directional, with no commercial copy.

ITEM: 5

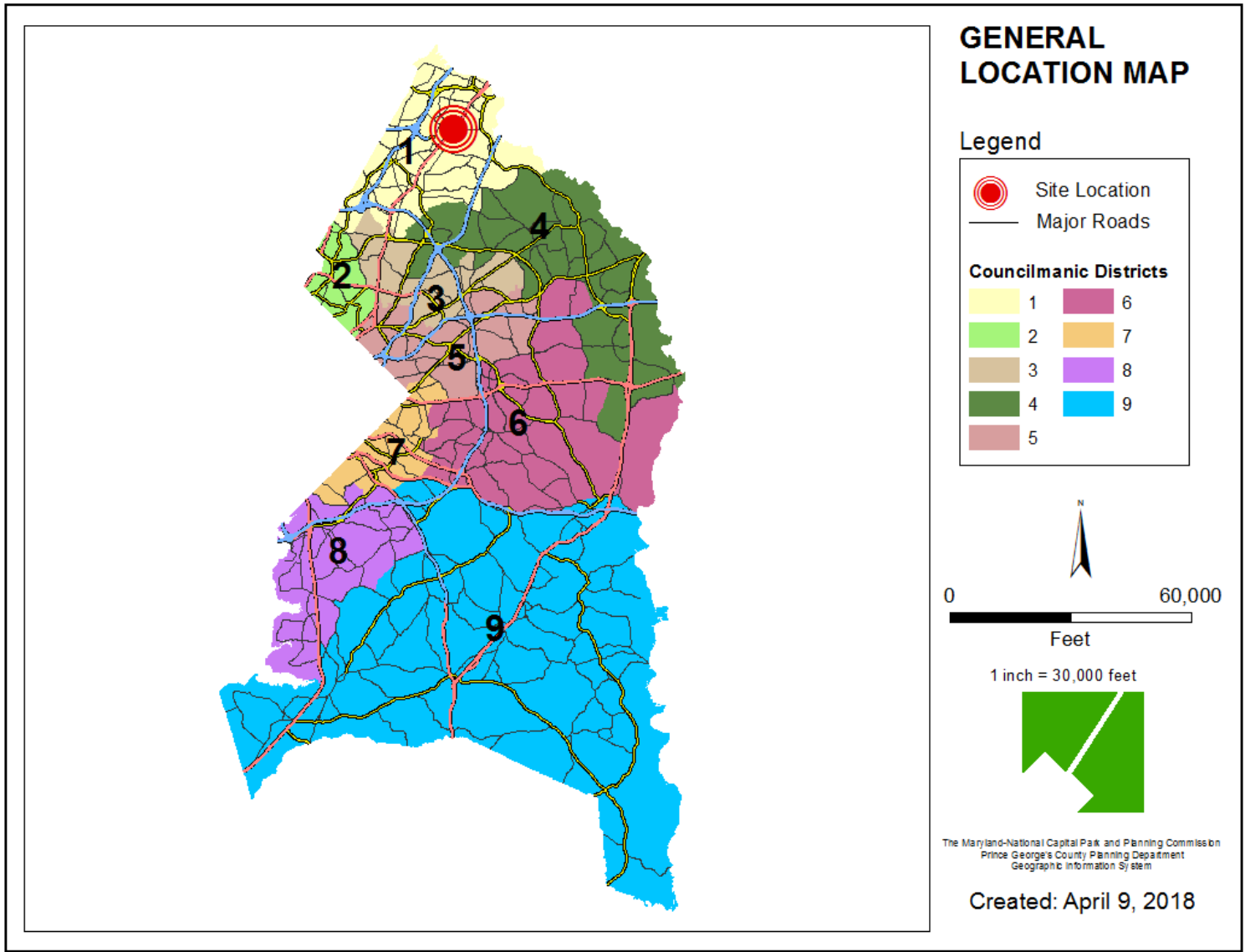
CASE: DSP-18027

**7-ELEVEN
LAUREL-BALTIMORE AVENUE**

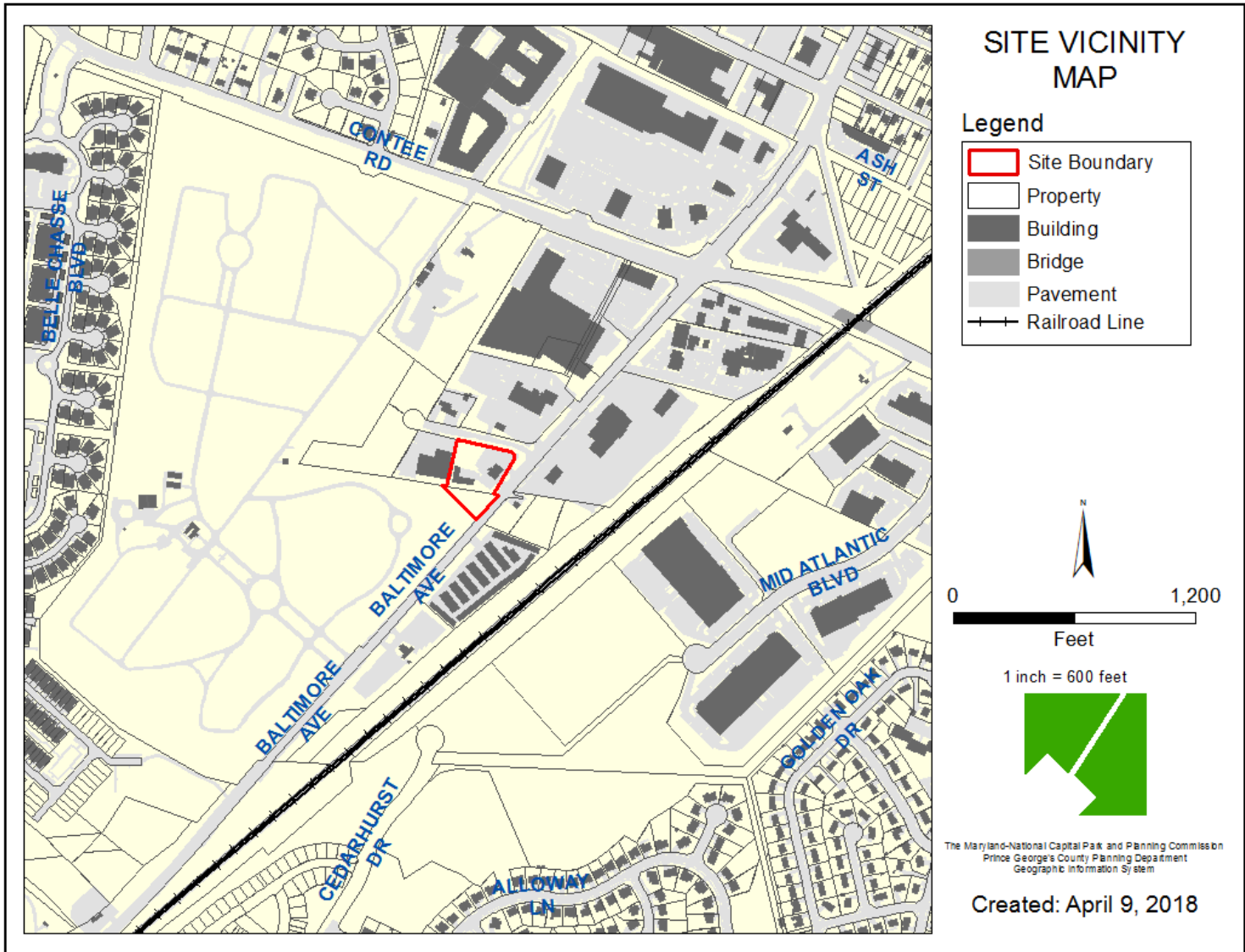
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



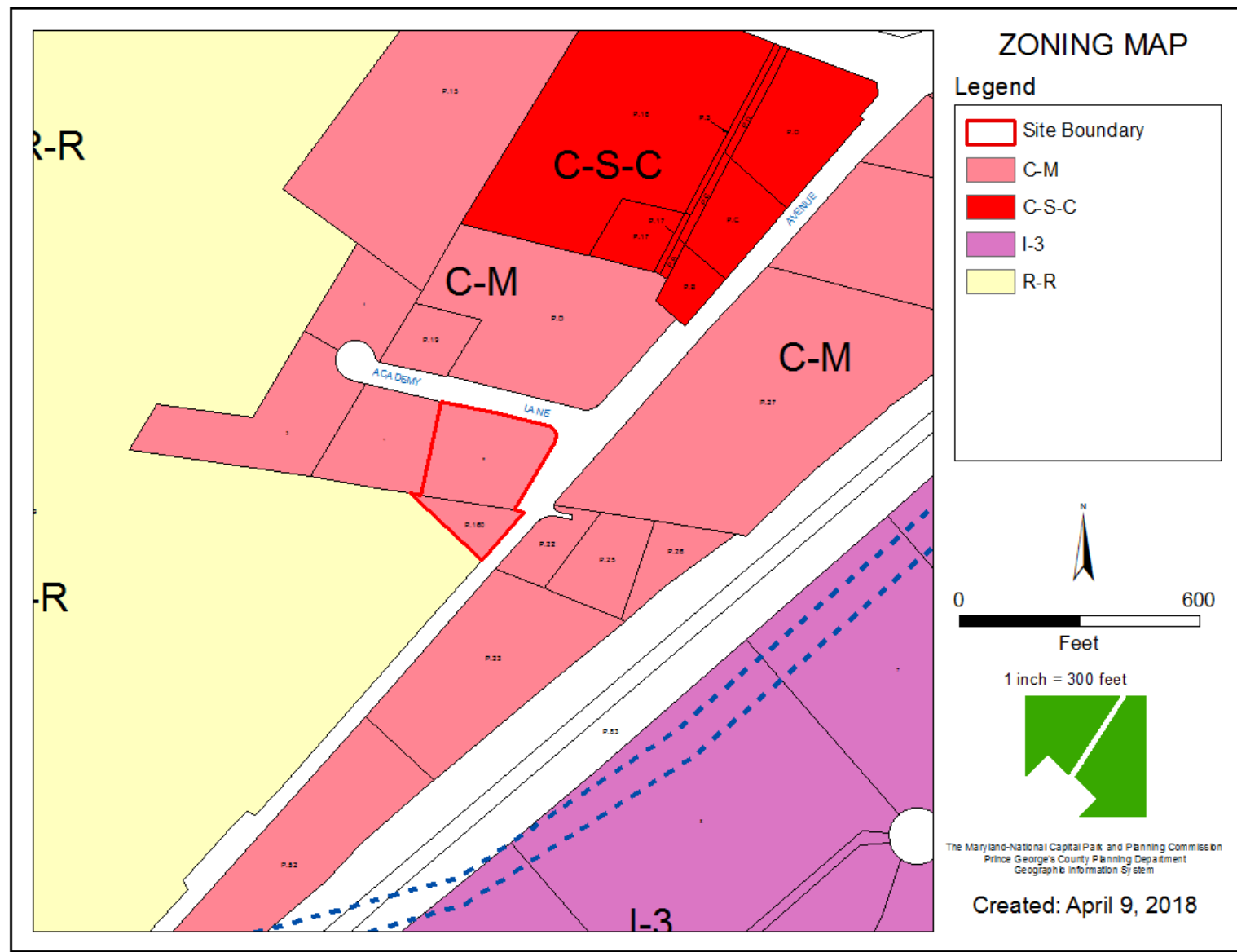
GENERAL LOCATION MAP



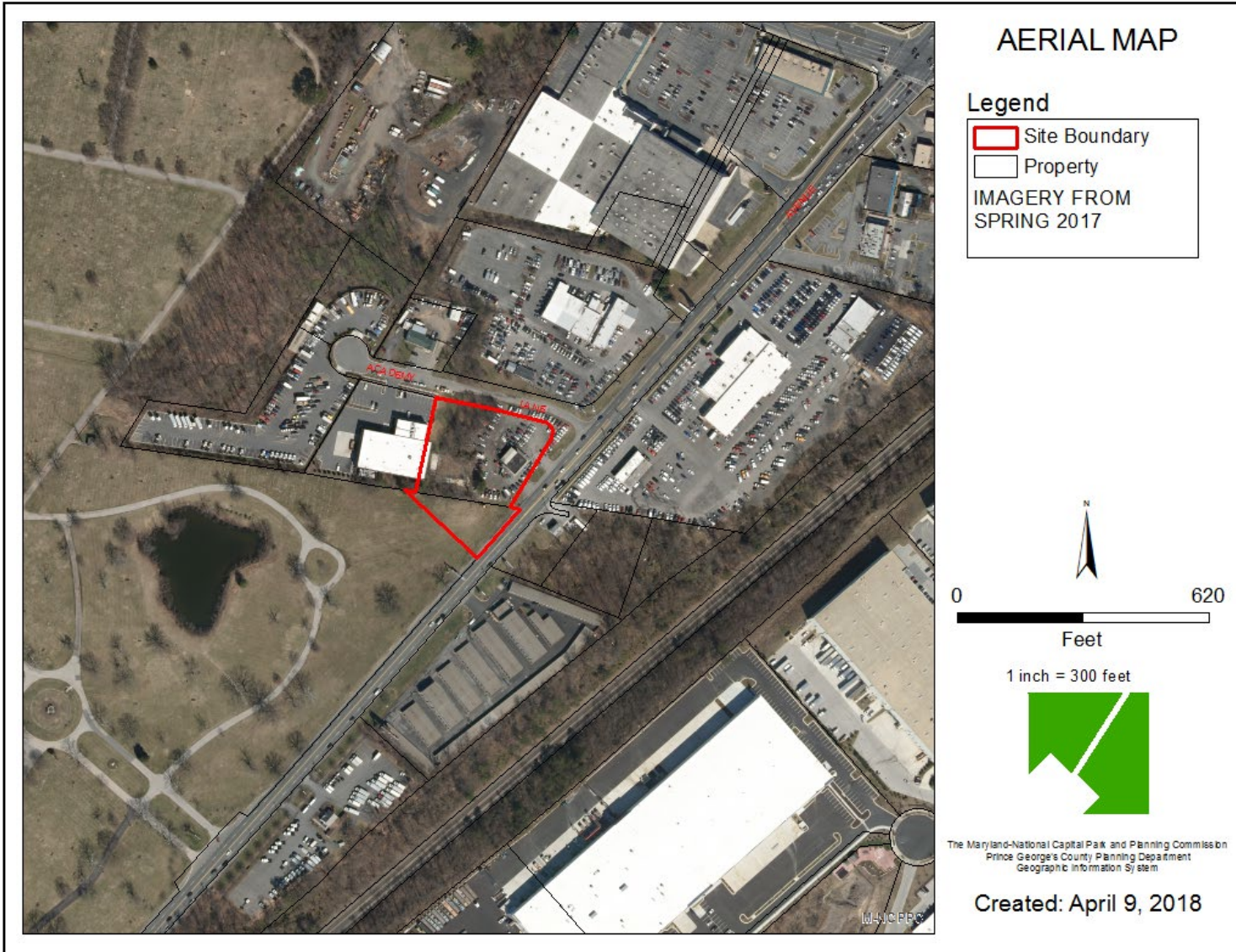
SITE VICINITY



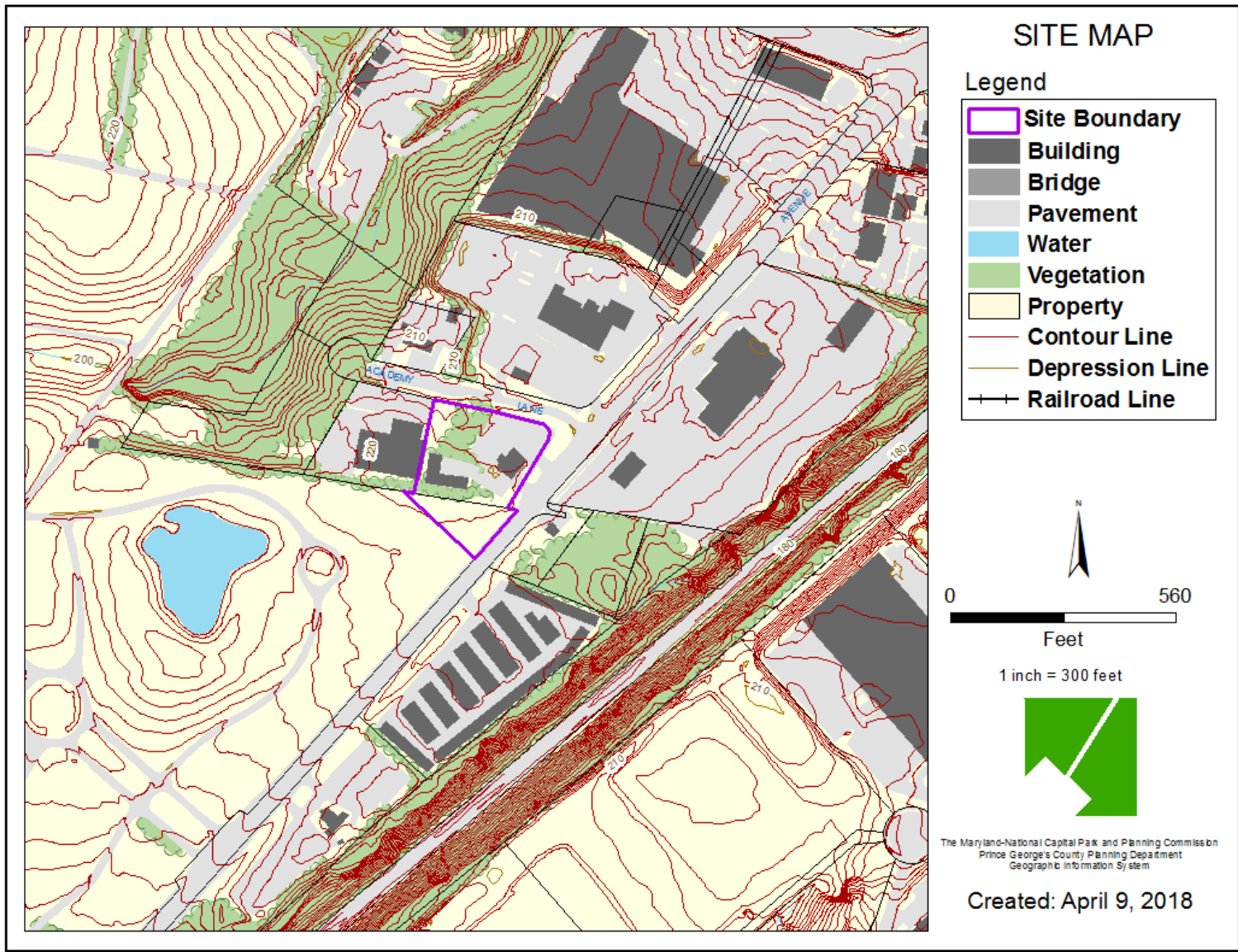
ZONING MAP



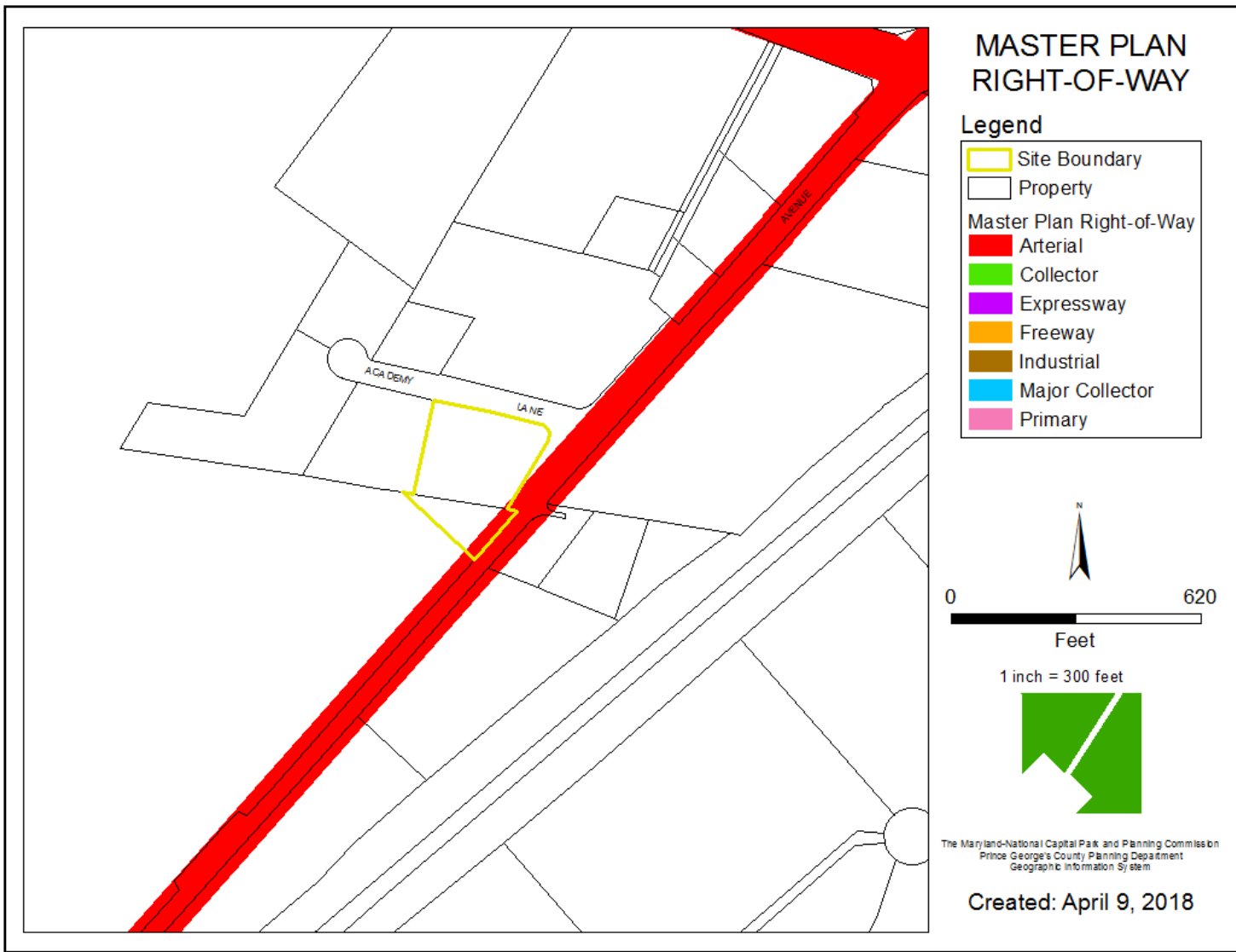
AERIAL MAP



SITE MAP



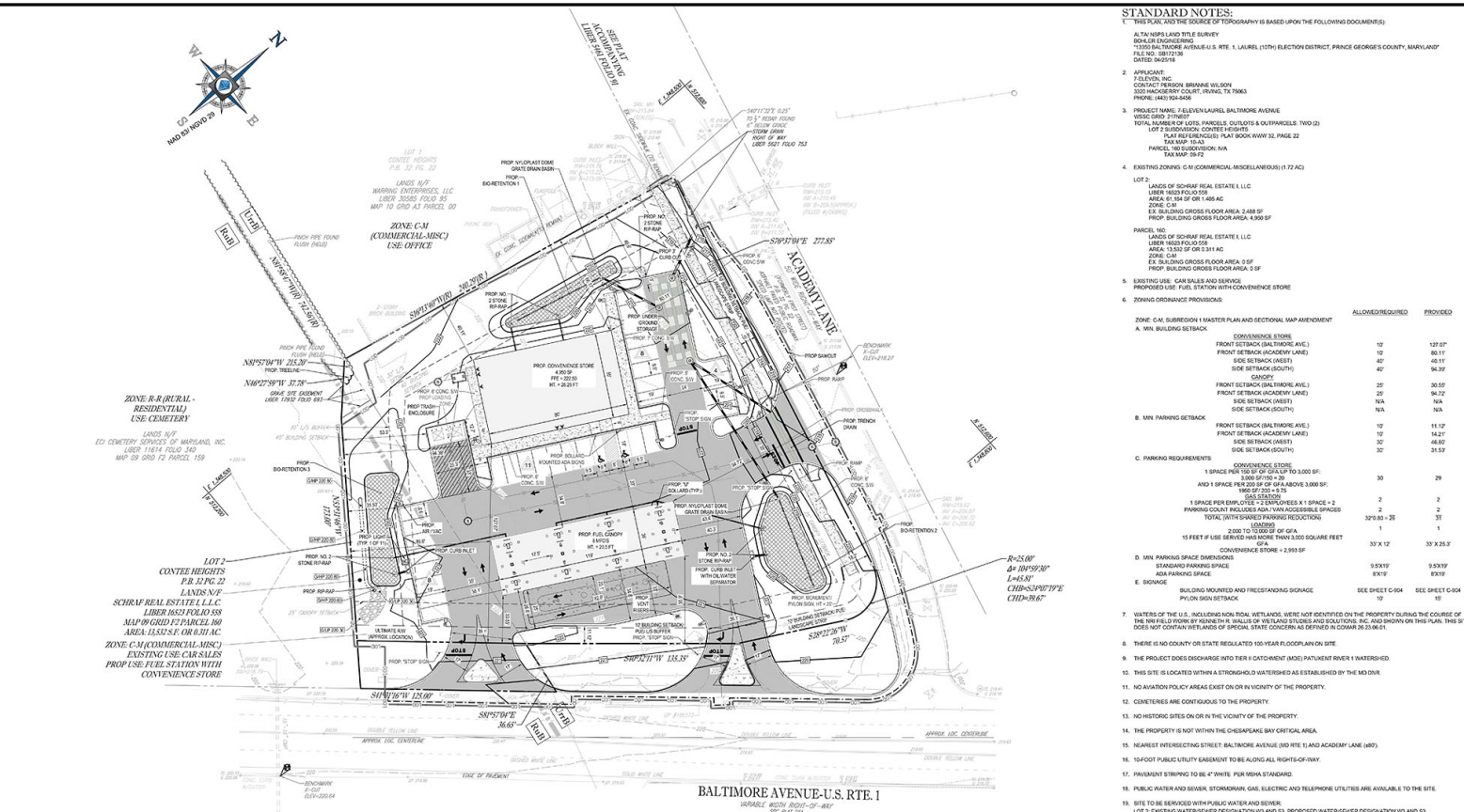
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



DETAILED SITE PLAN



HATCH LEGEND

STANDARD CONCRETE	
HEAVY DUTY CONCRETE	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
SIDEWALK	
MICRO-SIORRETMENT AREA	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

BOHLER ENGINEERING INC.
 16761 MELFORD BLVD., SUITE 219
 BOWIE, MARYLAND 20716
 PH: (301) 808-4000
 FAX: (301) 808-4000
 MD@BohlerEng.com

REVISIONS

REV	DATE	COMMENT	BY
1	09/05/19	PER ARCHITECT COMMENTS	CAF

811
 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 We're Not Here, We're Not In!

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 DATE:
 SCALE:
 CAD ID:

DETAILED SITE PLAN
 FOR:
7-ELEVEN, INC.
 LOCATION OF SITE:
 13350 BALTIMORE AVE.
 PRINCE GEORGE'S COUNTY
 LAUREL, MARYLAND, 20707
 10TH ELECTION DISTRICT
 TM: 10, GRID AS, PLT 2 & PAR 100

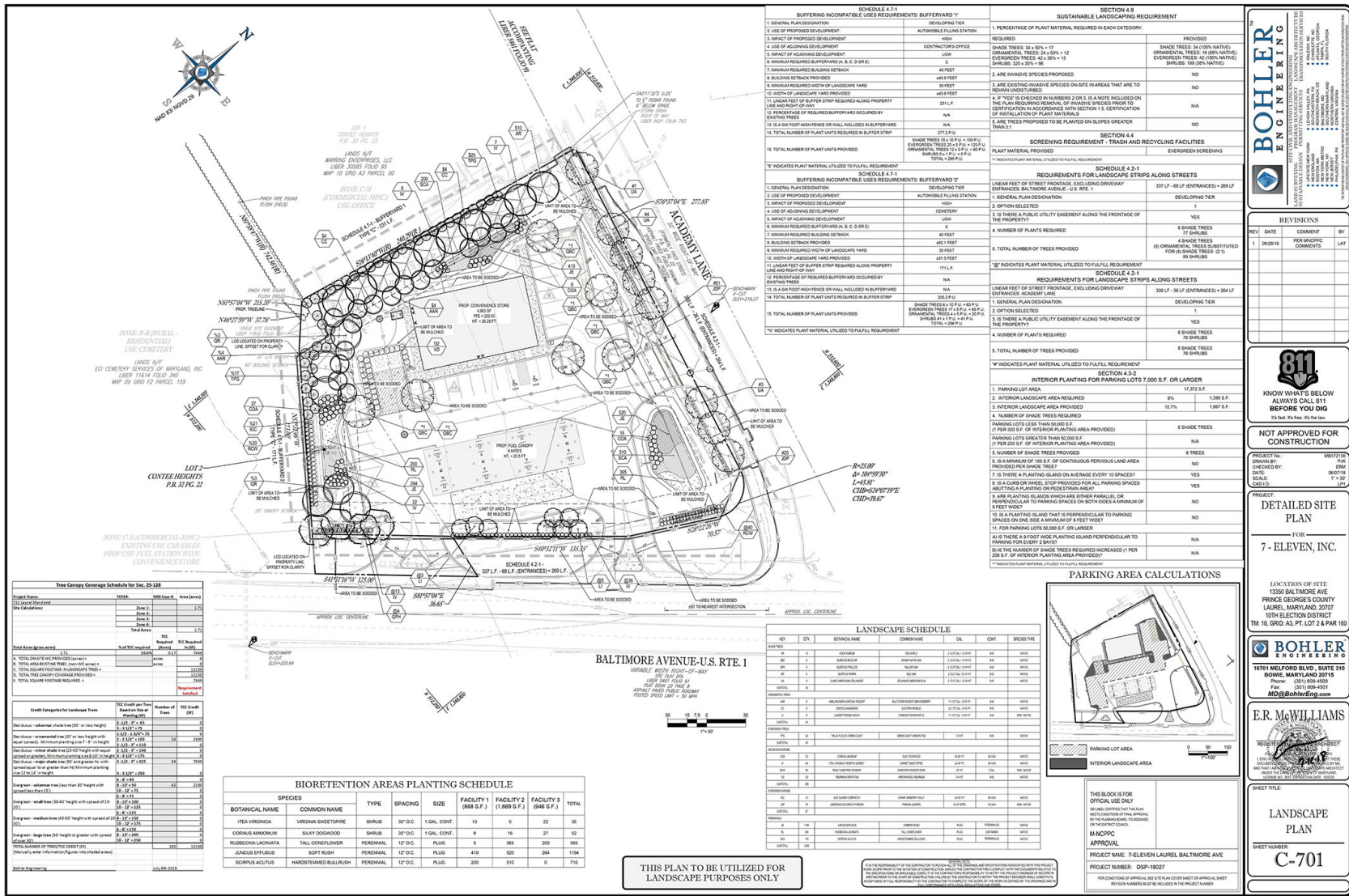
BOHLER ENGINEERING INC.
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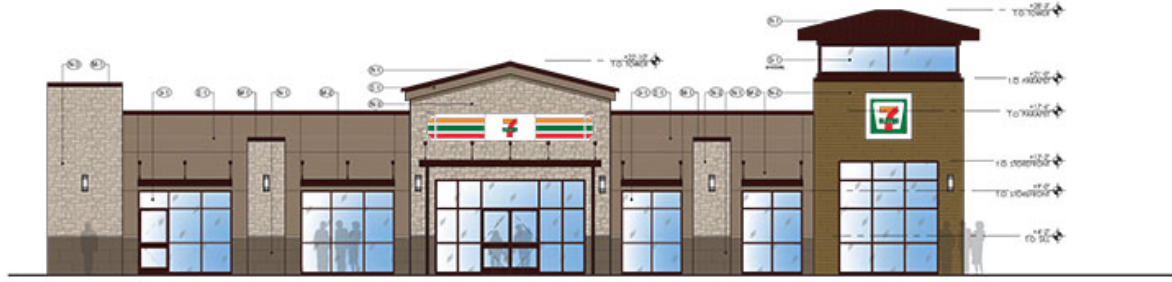
SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-301



LANDSCAPE PLAN

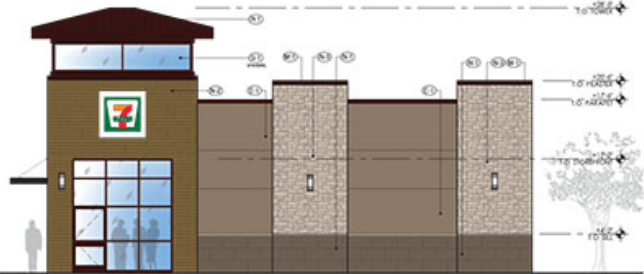


ELEVATIONS

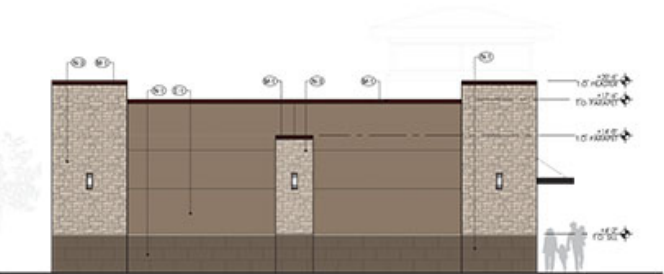


01 FRONT (EAST) ELEVATION
3/16" = 1'-0"

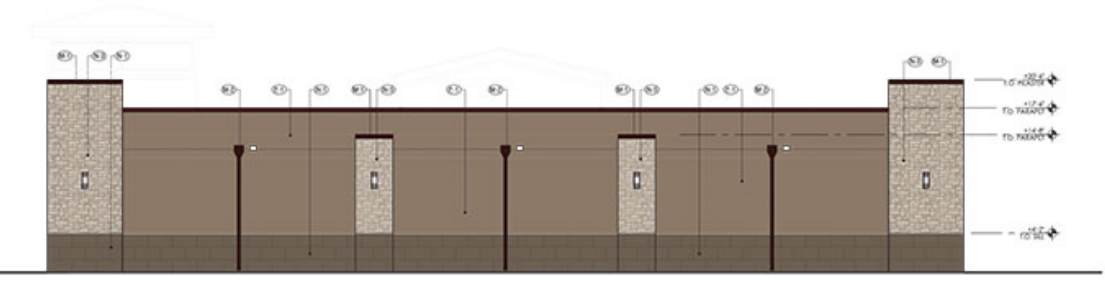
EXTERIOR FINISH SCHEDULE		
CODE	FINISH	NOTES
SCALE: SIMILAR COLORS MATCH COLOR OF ADJACENT MATERIAL BEING SCALED - WHEN 2 OR MORE COLORS ARE ADJACENT MATCH LIGHTER-COLORED MATERIAL		
FINISH	MATERIAL	PATTERN
M-1	24 GAUGE GALV. SHEET METAL CORING CAP, 5/8" RISE FOOT, PRE-FINISHED TO MATCH CASINGS AND OTHER METAL WORKS (OR FINE VENEER BRONZE)	
M-2	PRE-FINISHED SHEET METAL DOWNPOUT SYSTEM AND PRE-FABRICATED BRACKETS TO MATCH CASINGS AND OTHER METAL WORKS (OR FINE VENEER BRONZE)	
W-1	MCORNA PANEL SYSTEM WALL FINISH - SANDSTONE SERIES - "AUTUMN MOON"	
W-2	MCORNA PANEL SYSTEM WALL FINISH - ROUGH-SAWN - "TORANCO"	
W-3	MCORNA PANEL SYSTEM WALL FINISH - LUDGOWITE - "BLUFF"	
R-1	STANDING SEAM METAL ROOF SYSTEM - "DARK BRONZE" - TO MATCH 28-348 VENEER BRONZE	
S-1	DRYVEX (OR EQUAL) - 071 - "SW 2308 SAVANA TAUP"	
S-2	KANGARU "TANK BRONZE" ALUMINUM STOREFRONT FRAME, 1" INSULATED CLEAR GLAZING BY ELEGANTTE OR EQUAL	



02 SIDE (NORTH) ELEVATION
3/16" = 1'-0"



03 SIDE (SOUTH) ELEVATION
3/16" = 1'-0"



04 REAR (WEST) ELEVATION
3/16" = 1'-0"

THIS BOOK IS FOR OFFICIAL USE ONLY. ANY AND ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

WADSWORTH APPROVAL

PROJECT NAME: 7-ELEVEN LAUREL BALTIMORE AVE
PROJECT NUMBER: 039-18027

FOR CONDITIONS OF APPROVAL, SEE DEVELOPMENT PERMIT OR SPECIAL PERMIT. REVIEW NUMBER(S) WILL BE INCLUDED IN THE PROJECT NUMBER.

7-ELEVEN INC.
3000 HANOVER ROAD, BRYNS TOWNS 79003
7-ELEVEN #39446
1330 BALTIMORE AVENUE
LAUREL, MD 20707

DATE: 04/30/2018

J. DIMARCO
PROJECT MANAGER

DATE: 05/09/2018
DRAWN BY: [Name]
CHECKED BY: [Name]

SHEET A10



SIGNAGE PLAN

SITE PLAN

PRODUCT LIST		
SG. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
52.5	1	TATEYAMA WALL SIGN
16	2	W/6 SF WALL SIGNS
INTERIOR SIGNS AND WINDOW VINYL		
3.2	1	ATM HANGING SIGN
N/A	18	WINDOW VINYL (BELT LINE)
FUEL CANOPY FASCIA SIGNS		
9	3	3'x4.3' SF CANOPY SIGNS
GROUND SIGNS		
100	1	DE PYLON SIGN
6	3	DE DIRECTIONAL SIGNS
PRODUCTS BY OTHERS		
N/A	4	ACM CANOPY STRIPING

Job Location: 1042319
13350 Baltimore Ave.,
Laurel, MD 20707
Date: May 18, 2018

D-ORDER# 91343.04 TDP
Project Mgr.: Terri Holt
terri.holt@cummingsigns.com
Page: 15 of 19

ELEVATIONS

SCALE: 3/32" = 1'-0"

EAST ELEVATION (FRONT ENTRANCE)
NOT TO EXCEED 2 SQ. FT. PER LINEAR FT. OF BUILDING FRONTAGE WITH ENTRANCE.
NOT TO EXCEED 400 SQ. FT. MAX.
PROPOSED: 84.5 SQ. FT.

WEST ELEVATION (REAR)

Job Location: 1042319
13350 Baltimore Ave.,
Laurel, MD 20707
Date: May 18, 2018

D-ORDER# 91343.04 TDP
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terri.holt@cummingsigns.com
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ELEVATIONS

SCALE: 3/32" = 1'-0"

NORTH ELEVATION (RIGHT SIDE)
PROPOSED: 16 SQ. FT.
MAY REQUIRE VARIANCE

SOUTH ELEVATION (LEFT SIDE)

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Page: 3 of 19

WALL SIGNAGE

SCALE: 3/32" = 1'-0"

TATEYAMA - 3 x 19

Display Square Footage (Cabinet): 52.5

FASCIA SIGNAGE MANUFACTURED BY TATEYAMA. THIS ARTWORK NOT TO BE USED FOR PRODUCTION.

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP 115V HEATHPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN USUAL RANGE OF SIGN REQUIRED FOR EVERY 9 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF SIGN MAY VARY. CIRCUITS AND SWITCHES TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V. ALL SIGNAGE WILL BE (MET) LISTED (UL) LISTED COMPLIANT AND CARRY (MTE) LABELS.

Sign Cabinet & Wall Mount Detail

Primary source of electricity line in the Conduit

Aperture

12x Sheet metal screws #10 x 2"

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terri.holt@cummingsigns.com
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SIGNAGE PLAN

SITE PLAN

PRODUCT LIST	
NO. FT.	QTY
EXTERIOR BUILDING SIGNS	
A	52 5
B	16 2
INTERIOR SIGNS AND WINDOW VINYL	
C	3 2
D	N/A
E	10 10
FUEL CANOPY FASCIA SIGN	
F	9 3
GROUND SIGNS	
G	100 1
H	6 3
PRODUCTS BY OTHERS	
I	N/A
J	4

Job Location: 1042319
13350 Baltimore Ave., Laurel, MD 20707
Date: May 18, 2018

D-ORDER# 91343.04 TDP
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terri.holt@cummings.com
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W16 SF WALL SIGN

- SINGLE FACE INTERNALLY ILLUMINATED WALL SIGNS
- LED ILLUMINATION
- 3 1/2" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE
- PRINTED POLYCARBONATE FACES WITH EMBOSSED GRAPHICS
- BRASSING PROFESSIONAL-LEVEL LOGO HELD
- WALL SIGNS TO UTILIZE SAME TOOLING AS Pylon FAMILY

Job Location: 1042319
13350 Baltimore Ave., Laurel, MD 20707
Date: May 18, 2018

D-ORDER# 91343.04 TDP
Project Mgr.: Terri Holt
terri.holt@cummings.com
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INTERIOR SINGLE FACE WINDOW SIGN

Job Location: 1042319
13350 Baltimore Ave., Laurel, MD 20707
Date: May 18, 2018

D-ORDER# 91343.04 TDP
Project Mgr.: Terri Holt
terri.holt@cummings.com
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SHORT CANOPIES CANOPY SIGNS

Job Location: 1042319
13350 Baltimore Ave., Laurel, MD 20707

D-ORDER# 91343.04 TDP
Project Mgr.: Terri Holt
terri.holt@cummings.com

LONG CANOPIES CANOPY SIGNS

Job Location: 1042319
13350 Baltimore Ave., Laurel, MD 20707

D-ORDER# 91343.04 TDP
Project Mgr.: Terri Holt
terri.holt@cummings.com

3' X 3' SF CANOPY SIGNS

Job Location: 1042319
13350 Baltimore Ave., Laurel, MD 20707

D-ORDER# 91343.04 TDP
Project Mgr.: Terri Holt
terri.holt@cummings.com

**STATEMENT OF JUSTIFICATION
DSP-18027
7-Eleven Laurel Baltimore Avenue**

OWNER: Schraf Real Estate I LLC.
8812 Plattridge Drive
Chevy Chase, Maryland 20815-6800

**APPLICANT/
CONTRACT PURCHASER:** 7-Eleven, Inc.
3320 Hackberry Court
Irving, Texas 75063

ATTORNEY/AGENT: Matthew C. Tedesco, Esq.
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax

CIVIL ENGINEER: Bohler Engineering
16701 Melford Boulevard, Suite 310
Bowie, Maryland 20715
(301) 809-4500

REQUEST: Pursuant to Sections 27-285(b) and 27-358(a)(1, 2, 4-10), a Detailed Site Plan is being filed for the development of a food or beverage store in combination with a gas station.

I. DESCRIPTION OF PROPERTY

1. Address – 13350 Baltimore Avenue, Laurel, Maryland 20707.
2. Use – Food or Beverage Store in combination with the retail sales of gasoline.
3. Incorporated Area – None.
4. Council District – 1st
5. Property – Lot 2 and Parcel 160.
6. Total Area – 1.72 Acres
7. Tax Map/Grid – 10/A-3
8. Location – The site is located on the west side of Baltimore Avenue, in the southwest quadrant of the intersection with Academy Lane.
9. Zoned: C-M.

10. 200 Sheet – 217NE07

II. COMMUNITY

The subject property is located in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. The subject property is surrounded by the following uses:

North: Academy Lane, and beyond a used car sales in the C-M Zone.

South: Cemetery in the R-R Zone.

East: Baltimore Avenue, and beyond primarily undeveloped land with some single family homes in the C-M Zone.

West: Office in the R-R Zone.

The character of the community is generally a mix of commercial, with the exception of the cemetery to the south.

III. APPLICANT'S PROPOSAL

The subject property is currently improved with a building, with the original construction being built circa 1948, as a car sales and service dealership. The total area of the property is 1.72 acres, and is known as Lot 2 and Parcel 160. This Detailed Site Plan is being submitted so that the property can be developed as a food or beverage store in combination with the retail sale of gasoline.

The 7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. Although 7-Eleven has grown significantly over the years, its focus remains fixed on making life easier for its customers. This simple idea is the reason 7-Eleven is the marketplace leader for convenience needs. The proposed development will include a 4,950 square foot food and beverage store, with 8 multi-product gas dispensers, which will facilitate the development of this property with a modern and attractive commercial retail business that satisfies the needs of the modern consumer. The development will be attractive; will use sustainable building materials; will utilize environmental site design techniques to the fullest extent practical; will add attractive landscaping; will provide for the convenience needs of the surrounding community; will create jobs for the local economy; and will increase the County's tax base.

Design Features

The site plan proposes three points of vehicular access; one full access along the frontage of Academy Lane, and two right in and right out access points along the site's frontage on Baltimore Avenue. The proposed site design places the primary gas station canopy with eight pump islands and the food and beverage store for the 7-Eleven are generally parallel to the alignment of Baltimore Avenue. Surface parking is proposed immediately around the eastern and the northern façade of the building to ensure safe and efficient on-site circulation. In addition, and more importantly, the proposed layout creates a safe environment for patrons utilizing all of the services offered by 7-Eleven. Further, as an expert in the field and having designed numerous sites that are aesthetically pleasing and safe and efficient, the applicant very strongly contends that its layout will result in a very successful and high quality development.

The applicant is proposing a twenty-five (25) foot tall pylon sign at the intersection of Baltimore Avenue and Academy Lane. At its closest point, the sign is set back fifteen (15) feet from the right-of-way of Academy Lane.

7-Eleven is committed to protecting the environment and controlling energy consumption for all new stores within its real estate portfolio. The following provides a summary of green building initiatives and environmentally sustainable methods proposed to be utilized in the construction of new stores:

- LED Lighting: 7-Eleven incorporates LED lighting into the interior and exterior design of its buildings reducing store energy consumption significantly.
- White Roofs: 7-Eleven incorporates single ply white roofs into its building design providing a highly reflective surface and reducing heat absorption significantly reducing store energy consumption.
- Energy Management Systems: 7-Eleven incorporates computer-aided controls into its building design to monitor, control, and optimize the performance of its mechanical and electrical systems increasing building systems efficiency.
- High Efficiency Mechanical Systems: 7-Eleven incorporates variable speed high efficiency mechanical heating and cooling systems into its building design to insure consistent airflow delivery based on need and minimizing on-off system cycling.
- Low Flow Plumbing Fixtures: 7-Eleven incorporates low flow sink faucet and toilet fixtures into its building design reducing water consumption significantly.
- Structural Insulated Panels: 7-Eleven incorporates structural insulation panel (SIP) technology into its building design improving energy efficiency and indoor air quality, reducing emissions and eliminating Chlorofluorocarbon (CFC's).

Pursuant to Section 27-285(b), a Detailed Site Plan is being filed to develop a food and beverage store in combination with a gas station on this site. As discussed in detail below, the applicant contends that all of the requirements for a detailed site plan have been met.

IV. CRITERIA FOR APPROVAL

General Criteria for DSP Approval

Section 27-285. Planning Board Procedures.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that 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;

COMMENT: The plan does represent a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development.

- (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).

COMMENT: A conceptual site plan is not required for this development proposal.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

COMMENT: DSP-18027 is not a DSP for infrastructure, this finding does not apply.

- (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 in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: Natural Resources Inventory Equivalency Letter NRI-109-2018 was approved for this property on July 26, 2018. The approval confirms that there are no regulated environmental features present on-site and less than 10,000 square feet of woodlands exist within the property.

Conformance with Site Design Guidelines Section 27-274

The applicant has proposed a site plan in accordance with Section 27-283, site design guidelines, of the Zoning Ordinance that further cross-references the same guidelines provided in Section 27-274; specifically, regarding parking, loading, internal circulation, service areas, and lighting. Landscaping, where not provided for in the Master Plan, has been provided in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements.

C-M ZONE REQUIREMENTS

The proposed food or beverage store in combination with a gas station is a permitted use in the C-M Zone, and it complies with Section 27-358(a) as follows:

This application for a Detailed Site Plan must be reviewed in accordance with Section 27-358(a)(1), (2), (4-10) of the Zoning Ordinance. That section provides that a gas station is permitted, subject to the following:

- (a)(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;

COMMENT: The subject property is a corner lot and has approximately 260.35 feet of frontage along Baltimore Avenue, which is has a variable width right-of-way width that measures approximately 80 feet and is a master planned arterial roadway planned with a 100 foot right-of-way. Access to the development is proposed directly to Baltimore Avenue in two locations, and from Academy Lane, which is a 60 foot wide right-of-way (Record Plat NLP 116-17).

- (a)(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;

COMMENT: There are no schools, outdoor playgrounds, libraries, or hospitals within three hundred (300) feet of the subject property.

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

COMMENT: The applicant will not store motor vehicles at the subject property.

- (a)(5) Access driveways shall not be less than 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 accordance with the minimum standards required by the County Road Ordinance or the 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 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 12 feet from the side or rear lot line of any adjoining lot.

COMMENT: This proposal provides for three (3) 35 foot wide (minimum) right-in/right-out access driveways, two (2) located off of Baltimore Avenue and one (1) on Academy Lane, both locations are more than 20 feet from the point of curvature, and are more than 12 feet from the rear property line.

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

COMMENT: As shown on the detailed site plan submitted in conjunction with this application, the access driveways are defined by curbing.

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

COMMENT: A 6 foot to 8 foot wide sidewalk is provided around all three sides of the building that serve pedestrian traffic, which allows pedestrians to move safely between the parking field(s) and the store.

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

COMMENT: All gasoline pumps and service appliances are located more than twenty-five (25) feet behind the street line. Indeed, the gasoline pumps are approximately 30.55 feet from Baltimore Avenue and approximately 94.72 feet from Academy Lane.

- (a)(9) Repair service shall be completed within forty-eight (48) hours after the vehicle 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 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 landscape material, which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan; and

COMMENT: There is no vehicle repair service proposed.

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

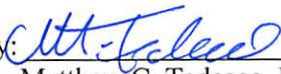
COMMENT: Architectural elevations have been submitted in conjunction with the detailed site plan. The applicant believes that the architectural character of the proposed building (with the use of brick, stone, glass and metal), will not only be an attractive addition to the surrounding community, but will not be inconsistent with the surrounding development. The use of attractive features and sustainable material is carried through on the gas canopy. At one story, the proposed building will be in keeping with the surrounding community.

V. CONCLUSION

Based on the foregoing, as well as the detailed site plan filed in conjunction with this application, the applicant respectfully requests the approval of DSP-18027 to develop a food and beverage store in combination with a gas station. This application and the requests herein are consistent with the goals of both the Master Plan, and as such, must be approved.

Respectfully submitted,



MCNAMEE HOSEA

By:  _____
Matthew C. Tedesco, Esq.

Date: September 4, 2018

November 21, 2018

MEMORANDUM

TO: Ivy Thompson, Development Review Division
VIA:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division
FROM:  Marc Lewis-DeGrace, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following Detailed Site Plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved Subregion 1 Master Plan (Subregion 1 Plan)* to provide the appropriate recommendations. This is based on plan sets received by planning staff on November 14, 2018. Staff recommendations based on current or proposed conditions are also included in this memo.

Detailed Site Plan Number: DSP-18027
Name: 7-Eleven (Laurel-Baltimore Avenue)

Background:

The subject property is located on the southwest corner of US Route 1 (Baltimore Avenue) and Academy Lane.

Review Comments (Master Plan Compliance and Prior Approvals)

The MPOT calls for a Shared-use sidepath along US 1 from the Capital Beltway to Laurel. Text from the MPOT is copied below:

US 1 Shared-Use Sidepath: Provide a sidepath or wide sidewalk along the west side of US 1. This will extend the existing sidepath along US 1 between Quimby Avenue and Muirkirk Road. This wide sidewalk or sidepath should ultimately extend from I-495 to Laurel (MPOT, page 30).

The MPOT further supports walkability within the area with the following policy for Focus Area 4:

Create a safer walkable environment through improvements to streets, sidewalks and building orientation. (Subregion 1 Plan p. 33)

The Prince George's County Zoning Ordinance calls for a minimum five-foot-wide sidewalk adjacent to gas stations.

A sidewalk at least five-feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic; (Sec. 27-358. - Gas station. 7).

At the time of Subdivision Review committee, staff recommended the shared use path or wide sidewalk be shown along US 1. The applicant has made this change to the plan. Staff also recommended a pedestrian route to the front of the building and a small amount of bicycle parking, which have also been added to the plans. Due to revisions made by the applicant, no additional conditions for bicycle or pedestrian facilities are needed at this time.

Recommendation

Due to revisions made to the site plan by the applicant, no additional conditions of approval regarding bicycle or pedestrian access are necessary at this time.

November 30, 2018

Mr. Joseph Dimarco
Bohler
16701 Melford Blvd, Suite 310
Bowie, MD, 20715

Dear Mr. Dimarco:

Thank you for the opportunity to review the plan review for the proposed (7 Eleven – SHA Tracking #18-AP-PG-032-xx) located on US 1 (mile point: 11.41) in Prince George’s County. The State Highway Administration (SHA) has reviewed the plans and is pleased to respond.

Based on the information provided, please address the following comments in a point-by-point response:

District 3 Traffic Comments (By: Alex Yelin):

Site Plan – Sheet C-301:

1. In Standard Note 17, please clarify which pavement markings will be 4”. Per Maryland MUTCD standards, stop lines must be 24” solid white lines. Crosswalks must be 12” solid white lines. Edge lines must be 5” solid white lines if on the outside shoulder.
2. Please label or include a note regarding the proposed stop signs with the sign standard R1-1 and dimension 30” x 30”.

Signage Plans and Details – General:

1. Please include the proposed stop signs in the signage plans.

Highway Hydraulics Division (HHD) Comments (By: James Kramperth):

1. Once obtained, please provide documentation for the *final* stormwater management and erosion/sediment control approvals through the Prince George’s County Department of Permitting, Inspections & Enforcement and the Prince George’s County Soil Conservation District, respectively.
2. Please provide the Stormwater Management Report for the project.
 - a. The report should state how stormwater management is being provided for the project and the improvements within the SHA right-of-way.
 - b. Please indicate the amount of impervious area within the SHA right-of-way for existing and proposed conditions within the LOD. If there is an increase in impervious area indicate how it will be managed.
 - c. The Pre/Post Development Drainage Map, Plan Sheet 3, does not include any of the entrance improvements in the SHA right-of-way. A point of investigation must be included for this area in the Stormwater Management analysis.

3. The Concept SWM approval from the County has a condition that the “adequacy of pipe outfall at South End of the site (Across US route 1) be determined. The plans show this as a 15”-18” CMP pipe with a brick wall at the upstream end. We have the following comments:
 - a. Is the culvert comprised of 2 different sized pipes? Please provide photographs of the culvert at the upstream and downstream sides including the inflow and outflow channels. Note the condition of the culvert and the stability of the channels.
 - b. US Route 1 is classified as a ‘Other Principal Arterial’ and has a functional classification of the 100-year storm. Please analyze the culvert for both existing and proposed condition flows for the 100-year storm flow.
 - c. Please provide a culvert profile and show the computed headwater elevations for both conditions.
 - d. The culvert must be analyzed for the entire drainage area getting to the culvert and not just that portion from the project site getting to the culvert.
 - e. Bing Maps shows some standing water in this area along the roadway. Is this a known problem area during rain events?
4. Please provide a spread analysis along US Route 1 prior to each entrance and prior to Academy Lane for the 2-year storm flow. The flow must be less than 1.00 cfs across each entrance and the spreads must be less than 8 feet. Include a drainage area map with the analysis. Please indicate on the plans the flow direction on US Route 1. Based on the spot elevations in the median, flow is from south to north.
5. Please clearly label the SHA right-of-way on the plans.
6. Sidewalk is provided on Academy Lane. Is sidewalk needed along the state route to tie into the sidewalk on Academy Lane?
7. Proposed Micro-Bioretenion Facility #3 outfalls onto the adjacent property. There is no Dome inlet and drainage pipes as per the other facility designs. There also appears to be no defined ditch/channel to accept this outflow. Please address.

RECOMMENDATIONS

Please address the above comments and make a formal submission with a response letter. On the submitted CD, please include an electronic copy of all the hydraulic reports, plans, and computations in PDF format. For clarifications of any of the hydraulic comments, please contact Mr. James Kramperth at 410-512-4533 or jkramperth@wbcm.com.

Cultural Resources Comments (By: Lisa Kraus):

1. The proposed roadway improvements to US 1 associated with the project do not have the potential to impact historic properties. Formal consultation with the Maryland Historical Trust is not recommended.

Office of Materials and Technology (OMT) Comments (By: Luis Pacheco):

1. Include the following MD Standards in the plan sheet:
 - **MD Standards No. 580.03** - New Combination Curb and Gutter Placement Along Existing Pavement.
2. Please, clarify where you are paving on US 1 and provide pavement details and typical section.

Office of Environmental Design (OED) Comments (By: Dennis Haskins):

1. Guidance Documents.

- A. Please refer to the Maryland Department of Transportation State Highway Administration (MDOT SHA) Environmental Guide for Access and District Permit Applicants, MDOT SHA Landscape Design Guide (LDG), MDOT SHA Landscape Construction Cost Estimating Manual, and the MDOT SHA Preferred Plant List (PPL) at <http://www.roads.maryland.gov/index.aspx?PageId=25>. In addition, refer to the MDOT SHA 2018 Standard Specification for Construction and Materials located at <http://www.roads.maryland.gov/pages/sscm.aspx?PageId=853&lid=SSP>.
- B. The Applicant shall note that MDOT SHA Standards and Specifications for Construction and Materials shall supersede all other specifications for landscape construction within MDOT SHA property; and all landscape construction on SHA property shall conform to the requirements of the MDOT SHA Landscape Notes and current MDOT SHA Standards and Specifications.

Plans for Landscape Construction

- A. Please refer to Chapter 6.0 of the Environmental Guide and develop plans with all necessary landscape plan elements per Chapter 6.2. All construction methods and materials proposed within the MDOT SHA Right of way shall use MDOT SHA Standard Nomenclature, e.g. Sod shall be referenced as Turfgrass Sod Establishment, etc.
- B. Please refer to Chapters 700, 701, 704, and 705 of the Estimating Manual and clearly delineate and/or note the installation of all soil and vegetative groundcover types as required by the MDOT SHA Guidance Documents and Standards and Specification

3. MDOT SHA Landscape Notes.

- A. Please refer to Chapter 7 of the Environmental Guide for District and Access Permit Applicants and insert the Original Note Number and Complete and Exact Text of all required Notes. Please verify and revise the MDOT SHA Landscape Notes provided to only include those necessary to construct this project on MDOT SHA property.
- B. It appears that the Title and Notes per the following Chapters are necessary and should be included: 7.1, 7.2, 7.3, 7.5, 7.7, 7.8, and 7.9. Note 7.9 shall be included for the installation of Turfgrass Sod Establishment in areas as proposed on the drawings and as described in the MDOT SHA Guidance Documents, which include areas adjacent to concrete pavements and structures, and other areas subject to disturbance during the normal Turfgrass Establishment period.

- 4. Engineer's Estimate.** Please refer to the MDOT SHA Landscape Estimating Manual and include the quantity and cost of all landscape items necessary to restore MDOT SHA property. It appears that the following landscape items are necessary and should be included:

Placing Furnished Topsoil 4 Inch Depth SY and/or
Placing Salvaged Topsoil 4 Inch Depth SY

The Applicant shall Note that Salvaged Subsoil and Topsoil requires testing to determine if it conforms to SHA Specifications.

Temporary Mulch SY
Turfgrass Establishment SY
Turfgrass Sod Establishment SY (as required by guidance documents)
Refertilizing SY (total area of Turfgrass and Turfgrass Sod Establishment)

5. **Assistance.** Please direct future correspondence or questions regarding these comments to Ms. Margot Bartosh at 410-545-8622 or by email to OEDProjectReview@sha.state.md.us.

Innovative Contracting Division (ICD) Comments (By: John Vranish):

1. After the review for the above project, it has been determined that no pedestrian facilities are being installed on this project. As long as no pedestrian facilities are added/ and or changed in the construction phase, an ADA Field Verification will not be required for the surety release process.

District 3 Access Management Comments (By: Tania Brown):

1. The Master plan calls for an 8-ft pedestrian path along the subject site's entire frontage of Baltimore Avenue.

Further plan submittals should reflect the above comments. Please submit a CD containing the plans and all supporting documentation in PDF format, including a point-by-point response to reflect the comments noted above directly to the District 3 Access Management Division at 9300 Kenilworth Avenue, Greenbelt, MD 20770, to the attention of Mr. Kwesi Woodroffe. For electronic submissions create an account with our new online system <https://mdotsha.force.com/accesspermit> . Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via the SHA Access Management web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions or require additional information please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@sha.state.md.us or shaamdpermits@sha.state.md.us.

Sincerely,



Andre Futrell
District Engineer

AF/ts

cc: Mr. Dennis Haskins, SHA – OED
Mr. James Kramperth, SHA – HHD
Ms. Lisa Kraus, SHA – HCR

Mr. Dimarco
SHA Tracking No.: 18APPG00320XX
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Mr. Luis Pacheco, SHA – OMT
Mr. John Vranish, SHA – ICD
Mr. Alex Yelin, SHA – District 3 Traffic



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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www.mncppc.org/pgco

December 3, 2018

MEMORANDUM

TO: Ivy Thompson, Urban Design Section
VIA: Sherri Conner, Subdivision and Zoning Section *sc*
FROM: Joseph Onyebuchi, Subdivision and Zoning Section *J.O.*
SUBJECT: 7-Eleven: Laurel-Baltimore Avenue, DSP-18027

The subject property is known as Lot 2, located on Tax Map 10 in Grid A3, recorded in Plat Book WWW 32-22 in 1958, and Parcel 160, located on Tax Map 09 in Grid F2 and described in a deed recorded among the Prince George's County Land Records in Liber 16523 folio 558. The site is approximately 1.72 acres, within the Commercial Miscellaneous (C-M) Zone and is subject to the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. The property is located on the west side of US 1 (Baltimore Avenue), in the southwest quadrant of the intersection with Academy Lane.

The applicant is proposing to develop the site with a 4,950 square-foot food and beverage store. Lot 2 is exempt from the requirement of filing a preliminary plan of subdivision pursuant to Section 24-111(c)(2) of the Subdivision Regulations which states:

Sec. 24-111. – Resubdivision of land.

- (c) **A final plat of subdivision approved prior to October 27, 1970, shall be resubdivided prior to the issuance of a building permit unless:**
- (2) **The total development proposed for the final plat on a property that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code and does not exceed five thousand (5,000) square feet of gross floor area; or**

The development of less than 5,000 square-feet of gross floor area on Parcel 160 is also exempt from the requirement of filing a PPS pursuant to Section 24-107(c)(7)(B) which states:

Sec. 24-107. Jurisdiction.

- (c) **The following shall be exempt from the requirement of filing a preliminary plan and final plat of subdivision, except for any portion of land within the Interim Land Use**

Control (ILUC) Area subject to Sec. 24-120.03(b) of this Subtitle and consistent with Part 18 of the Zoning Ordinance unless otherwise noted below:

(7) Any subdivision of land by deed of a lot prior to January 1, 1982, provided:

(B) The total development proposed for the subdivision on a property that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code and does not exceed five thousand (5,000) square feet of gross floor area.

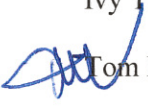
The applicant should be aware that the development of more than 5,000 square feet of GFA on Lot 2 or Parcel 160 site will require the approval of a PPS.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

December 10, 2018

MEMORANDUM

TO: Ivy Thompson, Urban Design Section, Development Review Division

VIA:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division

FROM: Iftin Thompson, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-18027: 7-Eleven

The Transportation Planning Division has reviewed the detailed site plan application referenced above. The subject property consists of approximately 1.72 acres of land in the C-M Zone. The applicant is proposing to construct a food or beverage store in combination with a gas station. The site currently has an existing retail building that is a car sales and service dealership.

Background

By virtue of the site being within the C-M Zone and proposing a gas station with food or beverage sales, the site is subject to a detailed site plan requirement. Additionally, Section 27-358 of the Zoning Ordinance identifies several requirements for the use that must be met. None of these requirements are traffic- or transportation-related.

Review Comments

The existing site is a car sales and service dealership. The table below was developed as a means of comparing existing use with the proposed use.

Comparison of Estimated Trip Generation - DSP-18027, 1.72 acres							
Zoning or Use	Use Quantity	AM Peak Hr. Trips		Total AM Trips	PM Peak Hr. Trips		Total PM Trips
		In	Out		In	Out	
Existing Use:							
Car Sales and Service Dealership	2,488 sq. ft	4	1	5	4	5	9
Proposed Use:							
Convenience store with gas station	16 fuel Positions	81	81	162	108	108	216
	Pass-By	-57	-57	-114	-76	-76	-152
	Net Trips	24	24	48	32	32	64
	Additional Trips from Proposed Use	20	23	43	28	27	60

This trip generation comparison is presented to indicate the potential trip impact of the proposed uses. The requirements for review of the detailed site plan, however, do not include a test of transportation adequacy; none is being done or recommended for this application. Access driveways and frontage conform to the requirements of Section 27-358.

Access and circulation are acceptable. Academy Lane is not designated on a master plan facility; it is a 70-foot commercial street. Baltimore Avenue is a Master Plan arterial facility with a proposed right-of-way of 100 to 120 feet and six lanes. There are no structures proposed within the ultimate planned right-of-way.


Conclusion

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.

November 8, 2018

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Urban Design Section, Development Review Division

VIA: Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section, Community Planning Division ^{BSR}
David A. Green, Master Planner, Community Planning Division 

FROM: Samuel L. White, Jr., Senior Planner, Neighborhood Revitalization Section, Community Planning Division _{SW}

SUBJECT: DSP-18027; 7-Eleven (Laurel-Baltimore Avenue)

DETERMINATIONS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone.

Location: 13350 Baltimore Avenue

Size: 1.72

Existing Uses: Car sales and service dealership

Proposal: The applicant proposes to construct a 4,950 square foot food and beverage store in combination with a gas station.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low- to -medium density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

Master Plan: The 2010 *Approved Master Plan for Subregion I (Planning Areas 60, 61, 62, and 64)* recommends mixed-use residential use on the subject property.

Planning Area: 60

Community: North Beltsville

DSP-18027; 7-Eleven (Laurel-Baltimore Avenue)

Aviation/MIOZ: This property is not located in an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2010 Approved Sectional Map Amendment for Subregion 1 retained the subject property in C-M (Commercial Miscellaneous) Zone.

MASTER PLAN CONFORMANCE ISSUES:

There are no master plan issues.

cc: Long-range Agenda Notebook
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division



Prince George's County Planning Department
Countywide Planning Division

14741 Governor Oden Bowie Drive
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November 29, 2018

MEMORANDUM

TO: Ivy Thompson, Subdivision & Zoning Review Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

FROM: Marc Juba, Senior Planner, Environmental Planning Section

SUBJECT: 7-Eleven (Laurel-Baltimore Avenue); Detailed Site Plan DSP-18027

Handwritten notes:
KJ
for MWS

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-18027, received by the Countywide Planning Division on October 19, 2018. The Environmental Planning Section recommends approval of the application with no conditions.

The site has a Natural Resource Inventory Equivalency Letter (NRI-109-2018) which was issued on July 26, 2018. The EPS also previously issued a Standard Letter of Exemption (S-105-2018) from Subtitle 2 (Woodland and Wildlife Habitat Conservation Ordinance) that was issued on July 19, 2018. The site is mostly developed with a building and parking lot. A small wooded area exists along the northwestern corner of the site. The remainder of the site is characterized by green space with landscaped trees. No regulated environmental features are located on this site. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the site contains Russett-Christiana-Urban land complex, and Urban land-Russett-Christiana complex. Unsafe soils containing Christiana complexes are found on-site; however, no areas of existing steep slopes of 15% or greater are associated with these soils. No Marlboro clays are known to be associated with this site. This site is not located within a Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA GIS layer prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR HNP).

The site has an approved Stormwater Management Concept Plan #27161-2018-00 that is in conformance with the current code, which is valid until September 28, 2021. The approved concept plan is consistent with the detailed site plan.

The Environmental Planning Section finds this application to be in conformance with the requirements of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance).

October 31, 2018

MEMORANDUM

TO: Ivy Thompson, Subdivision and Zoning Section, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division **HB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: **DSP-18027 - 7-Eleven**

The subject property comprises 1.72 acres located on the west side of Baltimore Avenue, in the southwest quadrant of the intersection with Academy Lane in Laurel, Maryland. The site is currently unimproved. The subject application proposes the construction of a gas station with a food and beverage store. The subject property is Zoned C-M.

The structures located on the subject property were recorded on a Maryland Inventory of Historic Places (MIHP) form as the McNamee Hotel (PG:62-29). The complex consisted of a one-story, six-bay concrete block office building and an L-shaped motel building that contained 12 units. The office and motel were constructed circa 1945 and the office was expanded in 1960. In the 1990s, the property was operated as the Bay Shore Motor Company, which sold used vehicles. The motel building was demolished between 2011 and 2013. The subject property is also adjacent to Maryland National Memorial Cemetery.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended.