



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

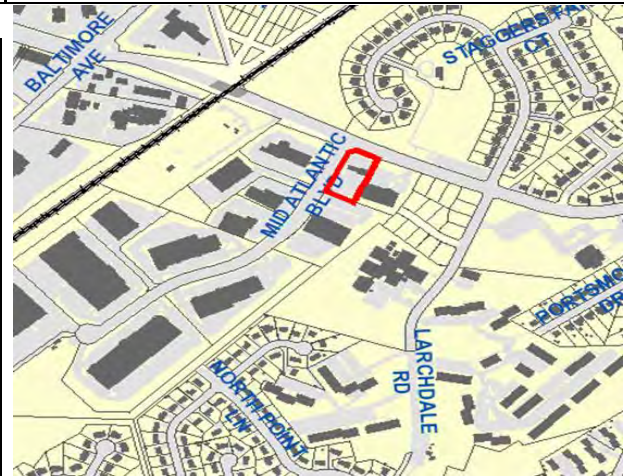
Detailed Site Plan

Auto Spa Express

DSP-89016-06

REQUEST	STAFF RECOMMENDATION
Demolition of an existing car wash and associated site features for the construction of a proposed car wash and associated site features.	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DSP-89016-06

Location: In the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard.	
Gross Acreage:	3.32
Zone:	IE
Prior Zone:	I-1
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	0
Gross Floor Area:	280 sq. ft.
Planning Area:	62
Council District:	01
Municipality:	N/A
Applicant/Address: WLR Automotive Group, Inc. 1313 Orchard Way Frederick, MD 21703	
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	05/02/2024
Planning Board Action Limit:	05/16/2024
Staff Report Date:	04/18/2024
Date Accepted:	02/08/2024
Informational Mailing:	04/24/2023
Acceptance Mailing:	02/06/2024
Sign Posting Deadline:	04/02/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS.....	4
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	5
4. Surrounding Uses	6
5. Previous Approvals.....	6
6. Design Features	6
COMPLIANCE WITH EVALUATION CRITERIA.....	10
7. Zoning Map Amendment A-9684-C	10
8. Prince George’s County Zoning Ordinance.....	10
9. Preliminary Plan of Subdivision 4-87175.....	13
10. Detailed Site Plan DSP-89016-03	13
11. 2010 Prince George’s County Landscape Manual	14
12. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	14
13. Prince George’s County Tree Canopy Coverage Ordinance	15
14. Referral Comments.....	15
15. Community Feedback.....	16
RECOMMENDATION.....	16

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-89016-06
Auto Spa Express

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 technical staff report.

EVALUATION CRITERIA

The subject property is within the Industrial, Employment (IE) Zone and was previously located within the Light Industrial (I-1) Zone. This application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance. Pursuant to Section 27-1903(c) of the Zoning Ordinance, certain proposals or permit applications may utilize the prior Zoning Ordinance for development of the subject property. The applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance, and therefore, this application is being processed as an amendment to Detailed Site Plan DSP-89016. This application was reviewed and evaluated under the following:

- a. The prior Prince George's County Zoning Ordinance for the Light Industrial (I-1) Zone, and site design guidelines;
- b. Zoning Map Amendment A-9684-C;
- c. Preliminary Plan of Subdivision 4-87175;
- d. Detailed Site Plan DSP-89016, as amended;
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The Prince George's County Tree Canopy Coverage Ordinance;
- h. Referral Comments; and
- i. Community Feedback.

FINDINGS

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

1. **Request:** This application requests the demolition of an existing car wash and associated site features for the construction of a proposed car wash and associated site features.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE (prior I-1)	I-1
Use(s)	Car wash	Car wash
Gross Tract Acreage	3.32	3.32
Parcels	1	1
Gross Floor Area (GFA)	1,380 sq. ft.	280 (5,186*) sq. ft.

Note: *The proposed building footprint is 5,186 square feet, including the vehicle wash facility. However, per the Prine George's County Zoning Ordinance definition below, the gross floor area (GFA) excludes the mechanical elements of a building. Therefore, excluding some portions of the building, the GFA is calculated as 280 square feet.

Section 27-107.01 Definitions

Gross Floor Area: The total number of square feet of floor area in a "Building," excluding those portions of a "Basement" used exclusively for storage or other areas used exclusively for the mechanical elements of a "Building," and uncovered steps and porches, but including the total floor area of "Accessory Buildings" on the same "Lot." All horizontal measurements shall be made between the exterior faces of walls, columns, foundations, or other means of support or enclosure. It includes walkways or plazas within "Wholly Enclosed" shopping malls but does not include covered walkways or plazas in other shopping centers, or other areas covered solely by "Canopies." (Abbreviated as "GFA.")

Parking Requirements (Per Section 27-568(a) of the prior Zoning Ordinance)

	Requirement	Evaluated
Car wash	1.0 per 500 sq. ft. of GFA =280/500=0.56=>1	1*
Total	1	1
Standard car spaces		
90-degree nonparallel (9.5 feet x 19 feet)	-	1
60-degree nonparallel (9.5 feet x 19 feet)	-	-
Compact car spaces		
90-degree nonparallel (8 feet x 16.5 feet)	-	-
Parallel (7 feet x 19feet)	-	-
Handicap Van-accessible	1	1

Note: *The proposed development requires one standard parking space and one handicap accessible space, which is provided. The site plan shows 19 vehicle service bays. These service bays are not to be counted towards required parking.

Loading Spaces (Per Section 27-582(a) of the prior Zoning Ordinance)

	Required	Provided
Loading spaces (12 feet x 33 feet)	0	0

Note: Service use with less than 2,000 square feet of GFA does not require a loading space. This application proposes less than 2,000 square feet of GFA.

Bicycle Spaces

This detailed site plan (DSP) includes two U-shaped bicycle racks which are located at the building entrance to support a multi-modal system of service.

- 3. Location:** The subject site is in Planning Area 62 and Council District 1. Specifically, it is located in the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard. The subject site address is 13401 Mid Atlantic Boulevard, in Laurel, Maryland. The subject property is not located within the City of Laurel.

The subject property is located on Tax Map 10 in Grid B3 and is known as Lot 5 of the Briarwood Business Park, recorded in Plat Book NLP 150, Plat No. 33 on November 2, 1989. Lot 5 consists of 3.32 acres and is improved with a 1,380-square-foot car wash on the western half of the lot, and a 106,470-square-foot consolidated storage facility on the eastern half. Lot 5 is subject to a condominium plat titled "Contee Commercial Condominium", recorded in the Prince George's County Land Records in Plat Book CH 192

Plat No. 16. The subject application is exclusively for the 1.25-acre condominium lot occupied by the car wash.

4. **Surrounding Uses:** The site is bound to the north by Contee Road, and beyond is park property and single-family detached homes in the Residential, Rural (RR) Zone; to the east by a consolidated storage facility in the Industrial, Employment (IE) Zone, with undeveloped land in the RR Zone beyond; to the south by industrial uses in the IE Zone; and to the west by Mid Atlantic Boulevard and industrial uses in the IE Zone beyond.
5. **Previous Approvals:** The subject property is located on Tax Map 10 in Grid B3 and is known as Lot 5 of the Briarwood Business Park, recorded in Plat Book NLP 150, Plat No. 33 on November 2, 1989. Lot 5 consists of 3.32 acres and is improved with a 1,380-square-foot car wash on the western half of the lot, and a 106,470-square-foot consolidated storage facility on the eastern half. Lot 5 is subject to a condominium plat titled "Contee Commercial Condominium" and is recorded in the Land Records in Plat Book CH 192 Plat No. 16. The subject application is exclusively for the 1.25 acres condominium lot occupied by the car wash.

Zoning Map Amendment A-9684-C (Zoning Ordinance No. 70-1988) was approved by the Prince George's County District Council on October 24, 1988, to rezone the subject property from the Rural Residential and Commercial Office Zones to the I-1 Zone, subject to two conditions which are analyzed within Finding 8 of this technical staff report.

Preliminary Plan of Subdivision (PPS) 4-87175 was approved by the Prince George's County Planning Board on December 30, 1987 (PGCPB Resolution No. 87-579), for five lots and one parcel. The PPS was approved with eight conditions which are analyzed within Finding 9 of this technical staff report.

On April 6, 1989, the Planning Board approved DSP-89016, for the development of seven warehouses and four office buildings. This DSP has been amended five times. The relevant DSP amendment is analyzed within Finding 10 of this technical staff report.

DSP-89016-03 (PGCPB Resolution No. 98-133) was approved by the Planning Board on May 7, 1998, and affirmed by the District Council on June 16, 1998, for the development of a car wash and consolidated storage facility on the subject site, with two conditions, which are analyzed within Finding 10 of this technical staff report.

A Stormwater Management Concept Plan (07483-2023-SDC) and approval letter, which were approved on March 28, 2024, and expire on March 28, 2027, were submitted with the subject application.

6. **Design Features:** This DSP amendment proposes the demolition of the existing car wash and associated site improvements and the construction of a new car wash and associated site improvements. The site is located at the southeast quadrant of Contee Road and Mid Atlantic Boulevard, within the Brick Yard Business Park (formally known as Briarwood Business Park). The site has one access point from Mid Atlantic Boulevard. The proposed car wash facility is oriented towards Mid Atlantic Boulevard. There are 19 covered service bays provided for patrons to further detail their automobiles.

Architecture

The architectural design of the proposed building is contemporary. The building has an arching roof line, with rectangular corner towers at each end of the building. The exterior finish is comprised of finished metal panels, aluminum slat stock, large windows, and stone veneer.

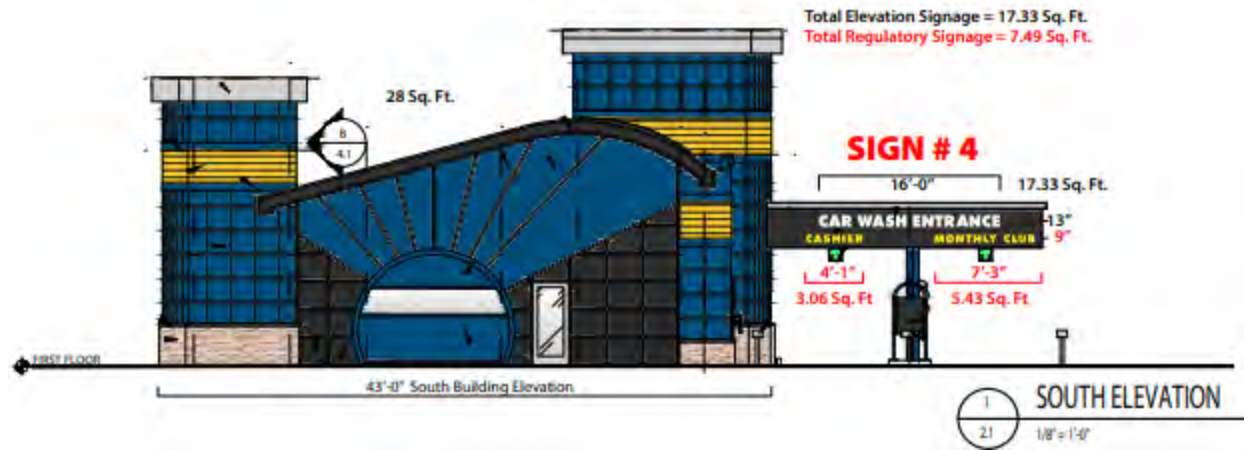
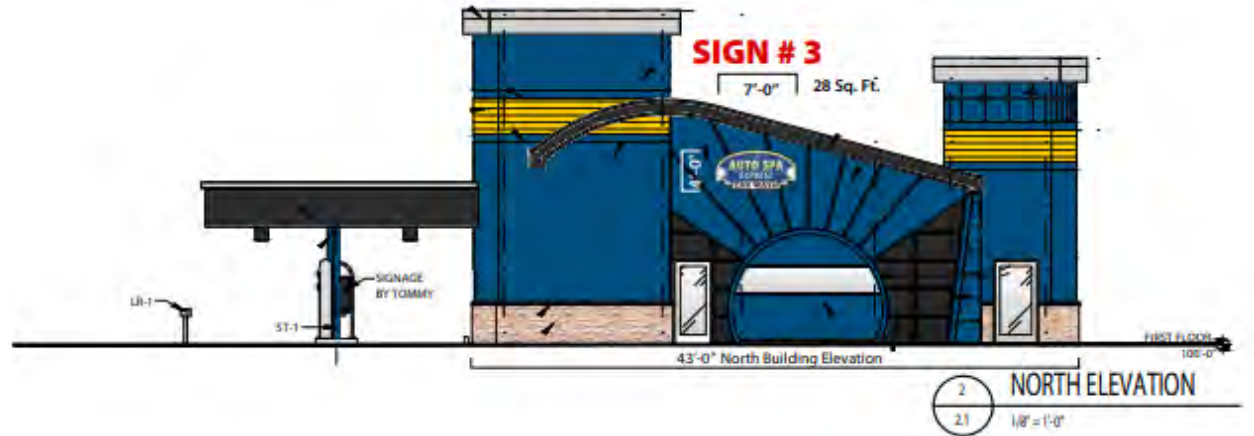


Figure 1: Typical Architecture

Signage

The subject DSP includes four building-mounted signs, in accordance with Section 27-107.01 of the prior Zoning Ordinance, which defines signs as, “Any letter, word, numeral, figure, design, projected image, picture, illustration, emblem, symbol, trademark, banner, pennant, or other device, which is used to announce, direct attention to, identify, advertise, or otherwise make anything known. Signs do not include the flag or emblem of any nation; county; state; city; religious, fraternal, or civic organization; decorations or works of art which in no way identify a product or business.”

Among the four building-mounted signs, there are two letter signs and two logo signs. These signs are mounted on the west, north, and south elevations. Each of the elevations has two signs. No signs are mounted on the east elevation. A signage table has been submitted as part of the DSP, and staff find that building-mounted signage is in conformance with Section 27-613 of the prior Zoning Ordinance.



This application also proposes two freestanding pylon signs. These signs are 22 feet high and have a maximum width of approximately 12 feet. One sign will be located at the site entrance, along Mid Atlantic Boulevard. The second sign will be located along Contee Road.

Per Section 27-614, Freestanding Signs, of the prior Zoning Ordinance, the location of these signs shall be located where the main building is at least 40 feet behind the front street line, the maximum height is 25 feet, and the maximum area is calculated at one-square-foot for each four lineal feet of street frontage, to a maximum of 200 square feet for each sign. Per the plans submitted with this application, staff find that the two proposed signs conform to these standards. However, per Section 27-614(d), Quantity, this subject property should conform to Section 27-614(d)(2)(A) Option One, which limits the number of signs to one, since the total road frontage of 732.31 feet falls within the “40 to 1,100 feet” range.

Furthermore, DSP-89016-03, which was approved for the construction of the existing car wash, contained a condition of approval that no separate freestanding sign shall be allowed for the car wash. The resolution (PGCPB Resolution No. 98-133) referenced the Briarwood Business Park Sign Covenants that offered guidelines for signage within the business park. These signage standards were carried through from the approval of DSP-89016-01, for Reliable Tire, which approved Type “D” address signage, per the covenant’s guidelines. DSP-89016-03 approved a 48-square-foot freestanding sign for the consolidated storage unit on Lot 5 only. Staff note that other businesses within the business park, including the consolidated storage facility that shares Lot 5 with this application, have pylon signs that conform to the Briarwood Business Park Sign Covenants. However, staff recognize that high visibility is of importance to the success of a business. As such, staff recommend amending the condition that no separate freestanding sign shall be allowed for the car wash, to allow one freestanding sign. A condition of approval has been included herein to delete the pylon sign along Contee Road and redesign the sign at the site entrance, to conform to the Briarwood Business Park Sign Covenants and the design standards of the prior Zoning Ordinance.

Lighting

The subject DSP includes both building-mounted and pole-mounted lighting throughout the site, with details for the pole-mounted lighting included on the plans. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating drive aisles and building entryways. A condition is included herein requiring the applicant to add a note indicating that all light fixtures included in this DSP are fully cut-off and directed downward to reduce glare and light spill-over.

Loading and Trashing Facilities

The subject DSP proposes less than 2,000 square feet in gross floor area. Therefore, no loading space is required or proposed with this application.

The submitted plans show the location of the proposed dumpster. Details of the dumpster enclosure are included in this DSP. Landscape screening is provided. Staff find that the provided enclosure and landscaping adequately screen the proposed trash facility.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9684-C:** On October 24, 1988, the District Council approved Zoning Map Amendment A-9684-C, with two conditions, as follows:

1. **A Detailed Site Plan shall be approved by the Planning Board in accordance with the provisions of Part 3, Division 9, Subdivision 3 of the Zoning Ordinance to address the adequacy of landscaping, screening, buffering, coordination of signs and architectural compatibility and shall be reviewed for approval by the District Council. The site plan shall include the following:**
 - a. **A minimum 20-foot-wide buffer along the northern property line:**
 - b. **A minimum 30-foot-wide buffer along the eastern property line; and**
 - c. **Fencing and screening along the eastern property line.**

The subject DSP maintains the 20-foot-wide buffer along the northern property line of Lot 5, per Condition 1a. Conditions 1b and 1c are not applicable to this application, as the southern property line of Lot 5 is east of the consolidated storage portion of Lot 5. The 30-foot-wide buffer, fencing, and screening for that portion of Lot 5 was reviewed and approved with DSP-89016-03 and is not the subject of this DSP.

2. **In addition to the provisions and requirements of Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, the application shall undergo the following additional review:**
 - a. **The site plan shall be reviewed by the Planning Board or its designee prior to building permit issuance with specific emphasis placed upon preliminary building elevation concepts and shall be reviewed for approval by the District Council.**
 - b. **Prior to the commencement of construction, all specifications and external elevations shall be submitted for prior written approval by the Planning Board or designee.**

The subject DSP application includes specifications and elevations and meets this requirement.

8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the I-1 Zone of the prior Zoning Ordinance:

- a. This application is subject to the applicable requirements of Section 27-469, I-1 Zone, of the prior Zoning Ordinance, as follows:
 - (b) **Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**

- (1) At least ten percent (10%) of the net lot area shall be maintained as green area.**
- (2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**

The subject DSP meets this requirement by providing 40.7 percent green area. Evaluation of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) has been addressed in Finding 11 below.

(d) Uses.

- (1) The uses allowed in the I-1 Zone are as provided for in Table of Uses (Division 3 of this Part).**

The subject DSP proposes to develop a car wash, which is a permitted use in the I-1 Zone.

(e) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

The subject DSP is in conformance with these regulations. Setbacks are shown on the DSP, and the proposed building and structures are in conformance. Evaluation of off-street parking and loading have been discussed in Finding 2 above. Discussions on signage are addressed in Finding 6 above. Conformance with the Landscape Manual is addressed in Finding 11 below.

- b. Section 27-283(a) of the prior Zoning Ordinance states that a DSP shall be designed in accordance with the same guidelines as required for a conceptual site plan, per Section 27-274 of the prior Zoning Ordinance. The applicable design guidelines are described as 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.**

Parking spaces are arranged along the drive aisle for easy access and to avoid conflicts with pedestrian activity.

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

The site is accessed via the shared vehicular entry/exit point located on Mid Atlantic Boulevard. Vehicles using the car wash do not enter the parking area, but are directed to queuing on the east side of the building. Upon exiting the car wash, vehicles may exit the site or choose to use the drive aisle to enter a vacuum stall. Staff find the plans show both vehicular and pedestrian circulation to be safe, efficient, and convenient for both pedestrians and drivers.

(3) Lighting.

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

Lighting for this DSP has been discussed in Finding 3 above, demonstrating adequate illumination for users and for the site in the evening.

(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...

The submitted plan shows 40.7 percent of green area provided on-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 submitted plans show that the proposed car wash and site amenities will require minimal disruption to existing topography as the proposed improvements utilize the existing pad site.

(8) Service Areas.

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

The submitted plans show the location of the proposed dumpster to be accessible and screened by an enclosure and landscaping.

(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.**

A detailed discussion regarding architecture has been addressed in Finding 6 above.

9. Preliminary Plan of Subdivision 4-87175: PPS 4-87175 was approved by the Planning Board on December 30, 1987 (PGCPB Resolution No. 87-379), for five lots and one parcel. The PPS was approved with eight conditions, none of which are applicable to the review of this DSP.

10. Detailed Site Plan DSP-89016-03: DSP-89016-03 was approved by the Planning Board on May 7, 1998 (PGCPB Resolution No. 98-133), subject to two conditions. The conditions relevant to the subject DSP amendment are listed below in **bold** text. Staff's analysis of the conditions follows each one, in plain text:

1. Prior to certification of approval, the following revisions shall be made to the Detailed Site Plan, or the specified information shall be supplied:

h. Building materials for the car wash will be the same materials as required for the mini-storage warehouse.

The proposal of DSP-89016-03 was to build the mini-storage warehouse and the car wash together. So, the intent of matching materials makes sense. However, the current proposal is building a completely new car wash, with a modernized architecture style. Therefore, staff find that this condition is not applicable. In addition, staff find that the building materials used for the subject application constitute a superior product than the previous existing car wash building materials.

j. No separate freestanding sign shall be allowed for Snozzle's Car Wash. The building-mounted sign as shown on the architecture shall be allowed.

Staff find that while the two freestanding pylon signs submitted with this application are not acceptable for this location, one smaller freestanding sign at the entrance, which is in conformance with the Briarwood Business

Park Sign Covenants, is acceptable. A condition of approval has been included herein.

11. **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.
 - a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide landscape strip and has an average width of at least 15 feet wide. Plantings are provided at a rate of one shade tree and five shrubs per 35 linear feet of frontage.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be planting area. In this DSP, the parking lot area is approximately 11,779 square feet. Table 4.3-1, Parking Lot Interior Planting Requirements, of the Landscape Manual, requires eight percent of the interior planting area, which is approximately 942 square feet. Schedule 4.3-2 on the landscape plans show 955 square feet of the interior planting area is provided.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires screening of trash facilities. The submitted DSP shows the proposed trash dumpster to be screened by an enclosure and landscaping.
 - d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires the buffering of incompatible uses. A car wash is considered a high-impact use. The adjacent commercial and professional offices are considered a medium-impact Use. As a result, a Type B bufferyard is required. The provided Schedule 4.7-1 on the landscape plans shows the application meets this requirement.
 - e. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The Schedule 4.9-1 provided on the landscape plans meets this requirement.
12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site has a Standard Letter of Exemption (S-188-2023) from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodland.

The site also has a Natural Resources Inventory Equivalency Letter (NRI-155-2023), which was issued on December 22, 2023, and expires on December 22, 2028.

13. **Prince George’s County Tree Canopy Coverage Ordinance:** Per Section 25-128(b) of the Prince George’s County Code, properties zoned I-1 are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. This amounts to approximately 0.13 acre, or 5,445 square feet, to be provided in TCC. The TCC schedule provided on the landscape plans show a total of 6,995 square feet provided.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:

a. **Historic Preservation and Archeological Review**—In a memorandum dated March 6, 2024 (Stabler, Smith, and Chisholm to Price), the Historic Preservation Section offered the following comments:

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. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.

b. **Community Planning**—In a memorandum dated March 13, 2024 (Lutz to Price), the Community Planning Division provided an evaluation of the application, stating that the proposed use conforms to the recommended land use of the 2010 *Approved Subregion 1 Master Plan*.

c. **Transportation Planning**—In a memorandum dated April 2, 2024 (Daniels to Price), the Transportation Planning Section offered the following comments:

Staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Subtitle 27 of the prior Zoning Ordinance, and meets the findings for pedestrian and bicycle transportation purposes.

d. **Subdivision**—In a memorandum dated April 2, 2024 (Bartlett to Price), the Subdivision Section offered comments and recommended conditions of approval that have been incorporated in the Recommendation section of this technical staff report.

e. **Environmental Planning**—In a memorandum dated February 28, 2024 (Juba to Price), the Environmental Planning Section offered the following:

The site has a Natural Resources Inventory Equivalency Letter (NRI-155-2023), which was issued on December 22, 2023, and expires on December 22, 2028. The site also has a Standard Letter of Exemption (S-188-2023) from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodland.

The site is fully developed with a building and parking lot. The remainder of the site is characterized by green space with landscaped trees. No woodland or regulated environmental features (REF) are located on this site.

- f. **Permit Review**—In a memorandum dated February 27, 2024 (Watkins to Price), the Permit Review Section offered nine comments that were subsequently addressed in revised plans.
 - g. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated February 14, 2024 (Holley to Price), DPR had no comments on this application.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 29, 2024 (Guzman to Mitchum), DPIE noted that the subject DSP is consistent with the submitted Site Development Concept Plan, 07483-2023-SDC.
 - i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - j. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
15. **Community Feedback**—As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject DSP.
16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed condition below, represents a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
17. As required by 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

There are no REFs on the subject property.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this technical staff report and APPROVE Detailed Site Plan DSP-89016-06, for Auto Spa Express, subject to the following condition:

1. Prior to certificate approval of the detailed site plan, the following revisions shall be made, or information should be provided:
 - a. One freestanding sign shall be allowed. It must be located at the entrance to the subject site. The sign shall conform to the requirements of the prior Prince George's County Zoning Ordinance and the Briarwood Business Park Sign Covenants.
 - b. Revise General Note 6 to indicate the correct proposed gross floor area.
 - c. Label the gross floor area of the proposed building on all plan views.
 - d. Remove the numbered parking labels for the vacuum bays, as they are not parking spaces. Label parking spaces accordingly.
 - e. Revise Standard Note 6(B) to show the correct nonparallel parking space dimensions.
 - f. Lighten callout text for the deed reference and the Condominium Plat (CH 192-16), including any associated bearings and distances, so that the callout, bearings, distances, and acreage of the governing Final Plat (NLP 150-33) for Lot 5 stand out.
 - g. On all plan sheets, extend the 10-foot-wide public utility easement (PUE) along the entire frontage of Contee Road, in accordance with the record plat. Correct the recording reference for the PUE to Plat Book NLP 150, Plat No. 33.
 - h. Revise Survey Note 1 to identify the subject property as Lot 5, as recorded in Plat Book NLP 150, Plat No. 33.
 - i. Move the bearing and distance measurement of the southern property line for Lot 5 abutting Lot 4 to the outside of the property line, so it is not confused as an inside measurement for the condominium lot.

AUTO SPA EXPRESS

Amendment to a Detailed Site Plan

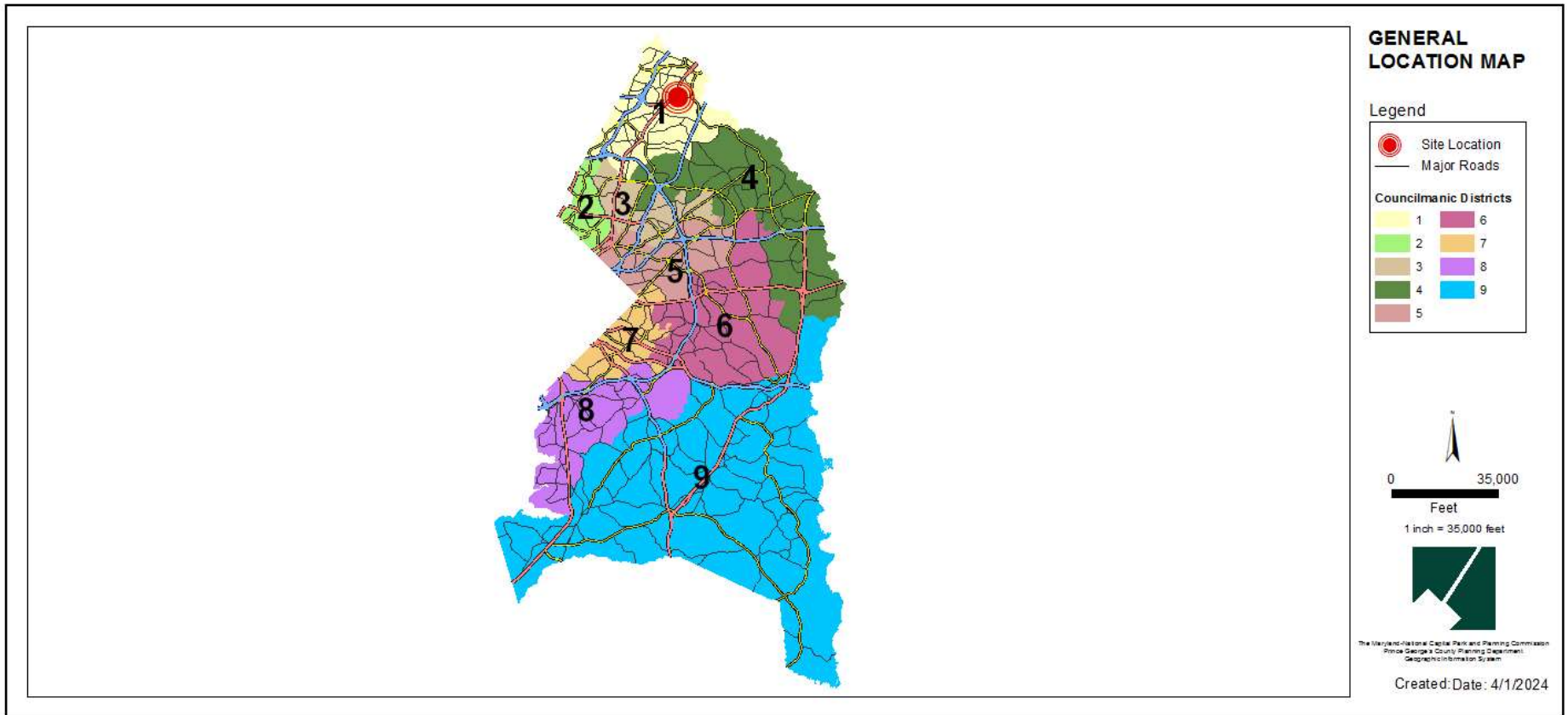
Staff Recommendation: APPROVAL with conditions



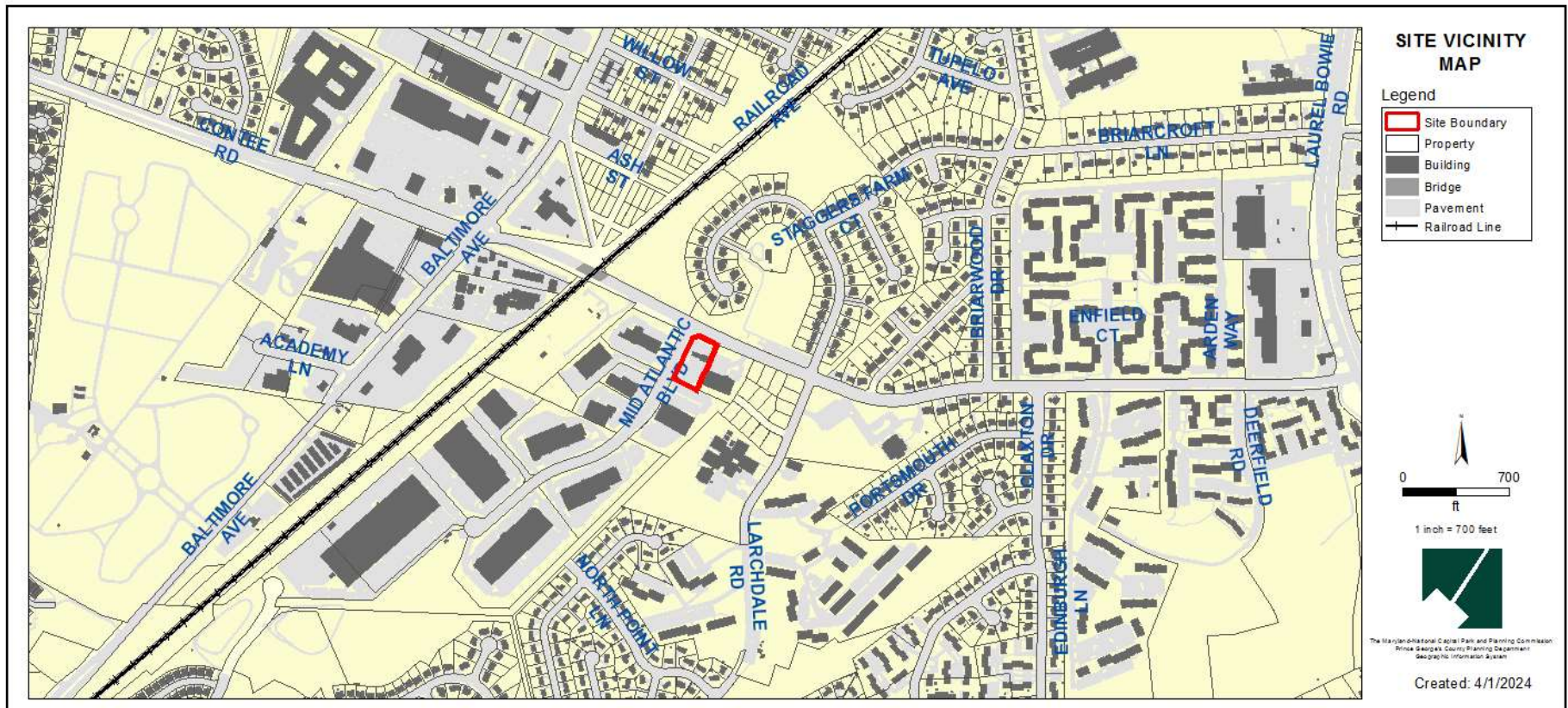
GENERAL LOCATION MAP

Council District: 01

Planning Area: 62



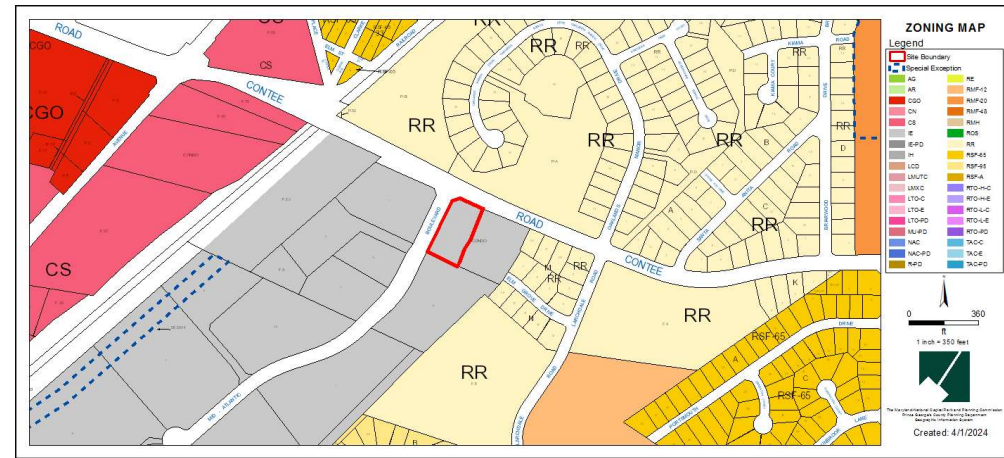
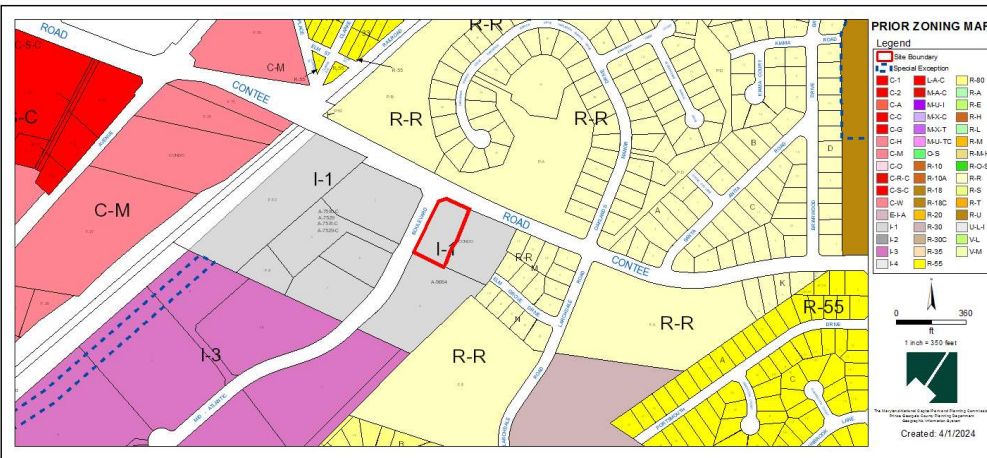
SITE VICINITY MAP



ZONING MAP (PRIOR & CURRENT)

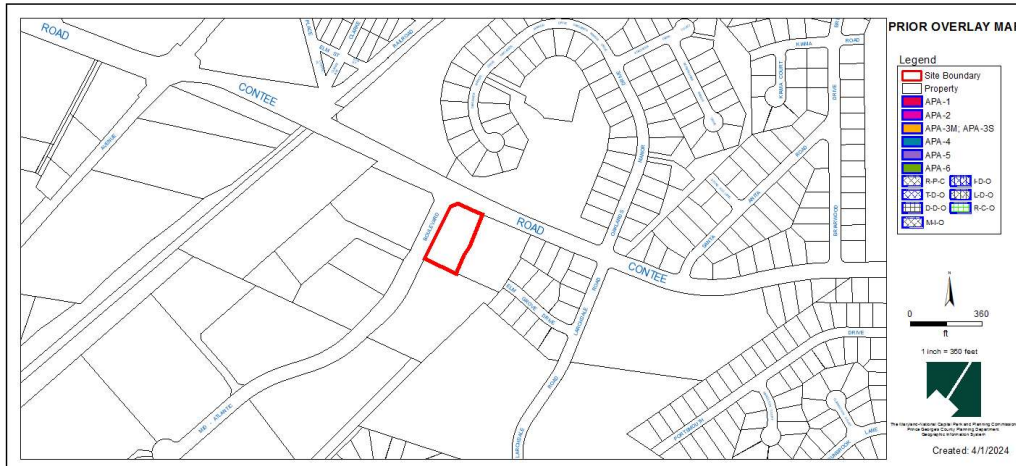
Current Property Zone: IE

Prior Property Zone: I-1

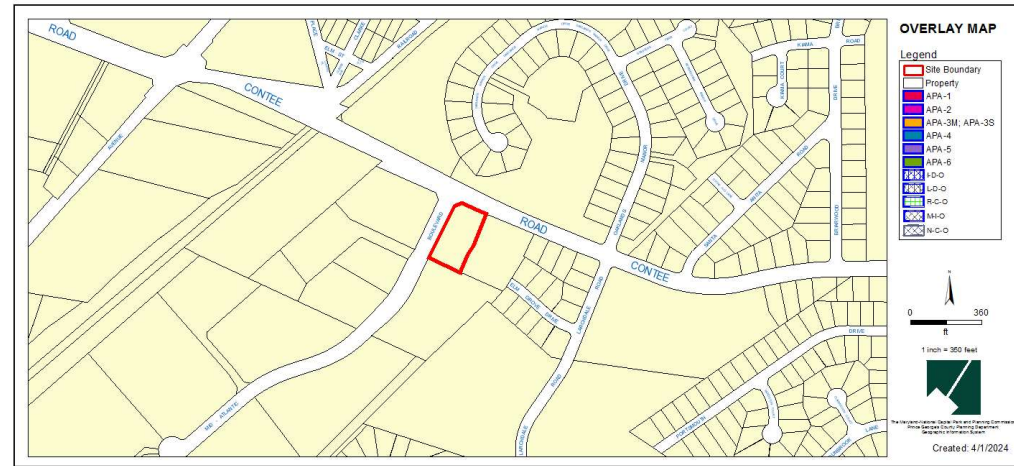


OVERLAY MAP (PRIOR & CURRENT)

None



None



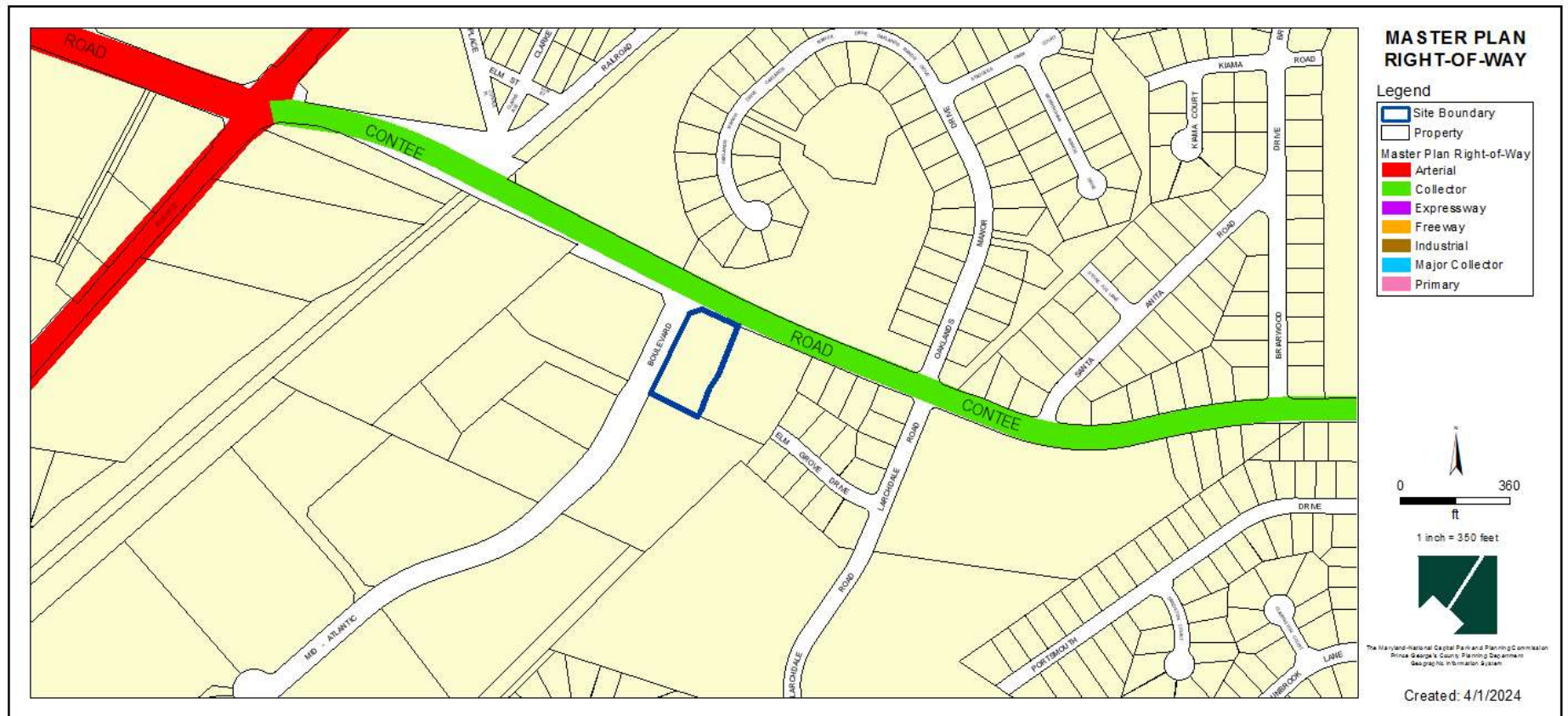
AERIAL MAP



SITE MAP



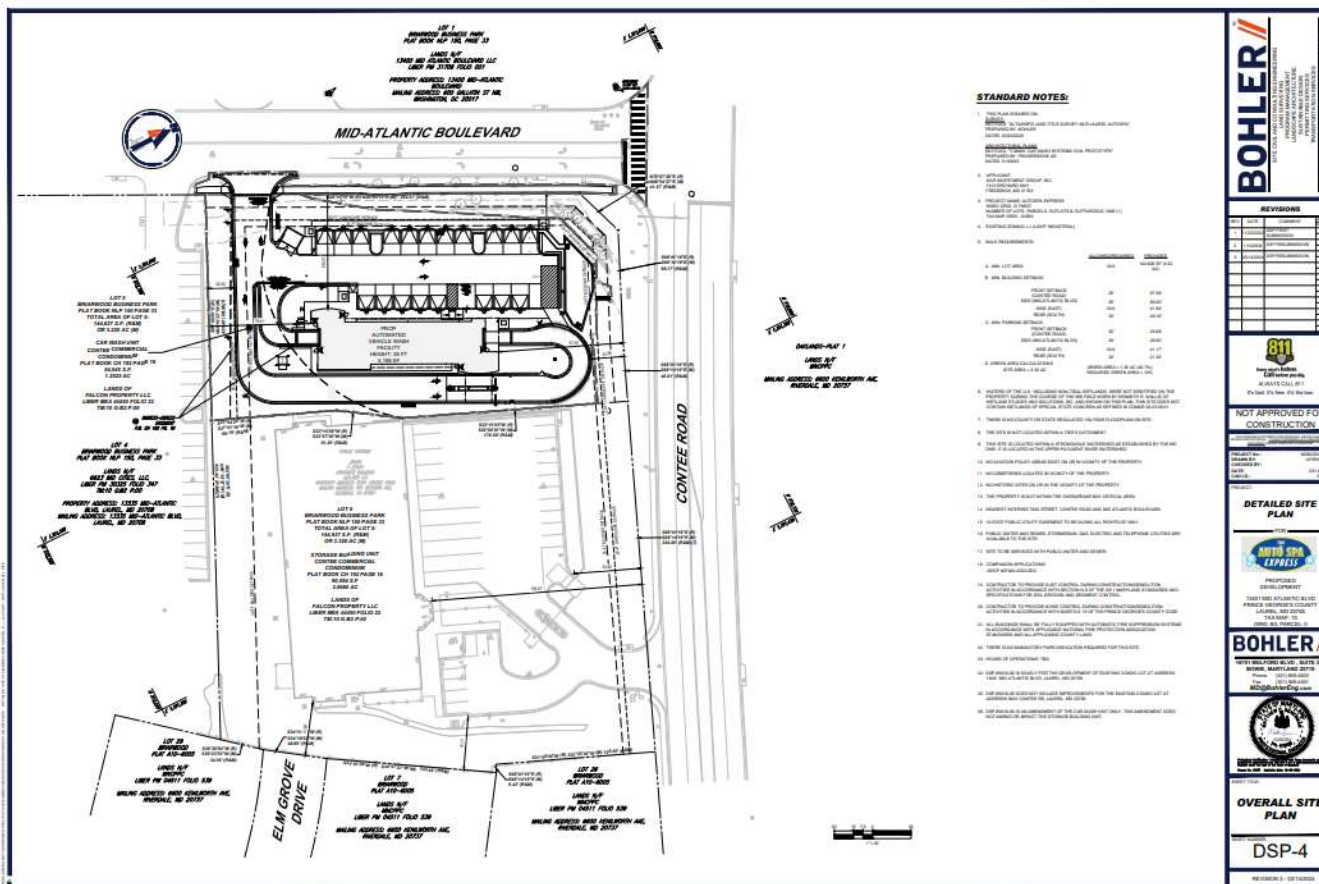
MASTER PLAN RIGHT-OF-WAY MAP



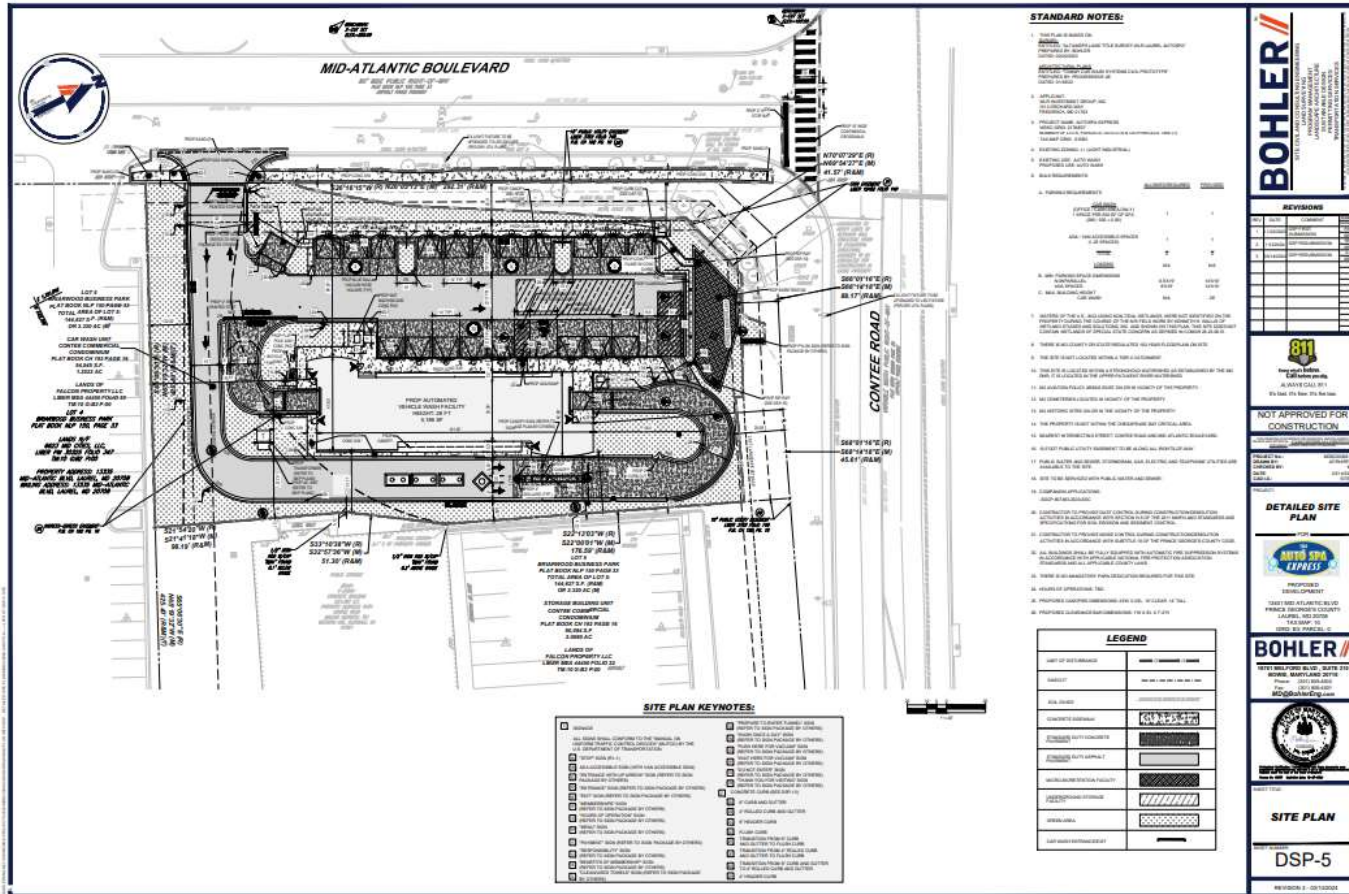
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



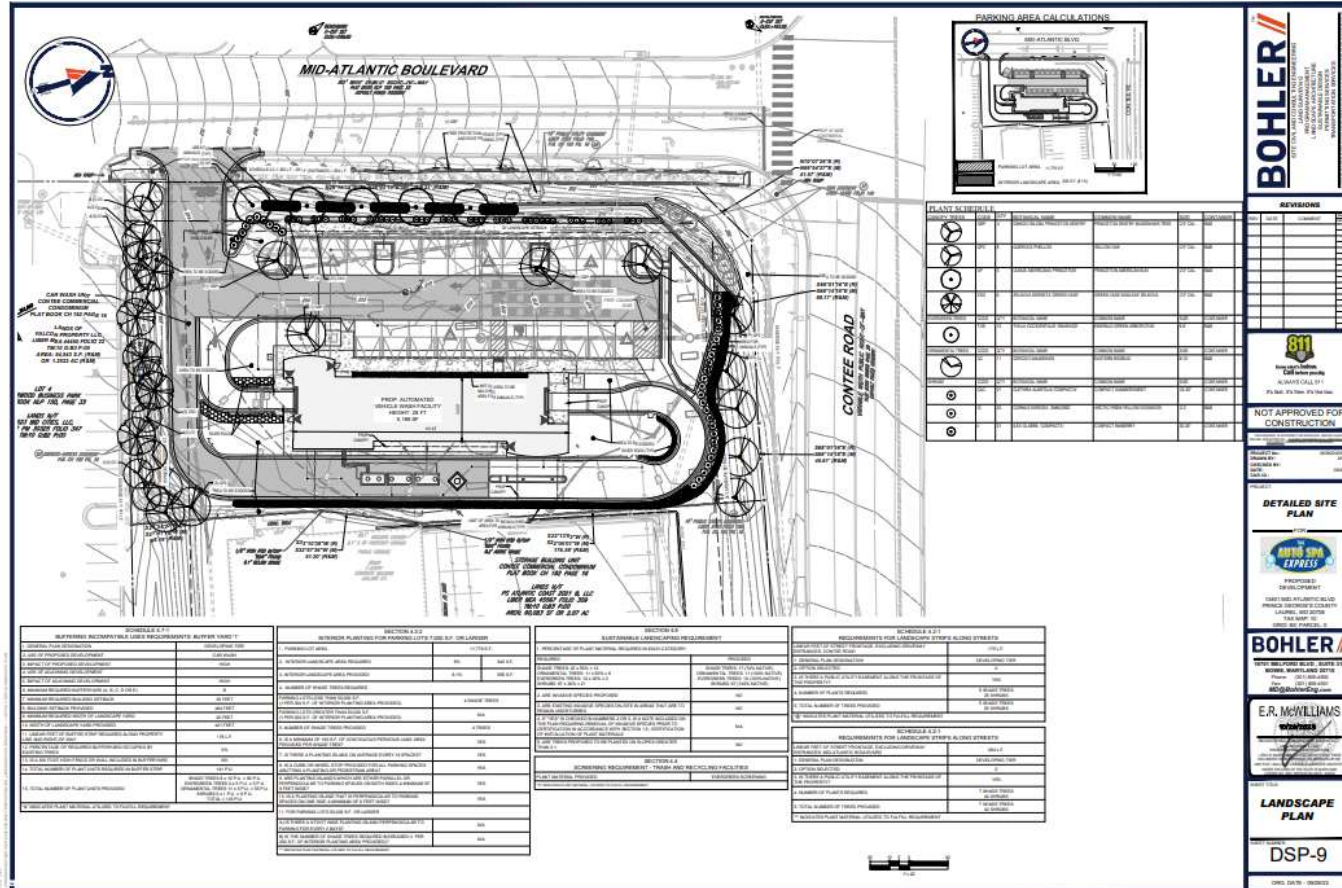
OVERALL SITE PLAN



SITE PLAN



LANDSCAPE PLAN



SIGNAGE DETAILS

Auto Spa Express West Elevation Signage

Total Elevation Signage = 98.5 Sq. Ft.

147'-0" West Building Elevation

PS PASADENA SIGNS

Sign #	Sign Type	Material	Color	Notes
1	Signage	Aluminum	Blue	
2	Signage	Aluminum	Blue	

watchfire APPROVED RELEASE

0390 Anandol Cove Ave, Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

DSP-12

Double Sided Pole Sign

SIGN #5

146'-0" 72 Sq. Ft.

18'-0" 18'-0"

PS PASADENA SIGNS

Sign #	Sign Type	Material	Color	Notes
5	Signage	Aluminum	Blue	

watchfire APPROVED RELEASE

0390 Anandol Cove Ave, Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

DSP-16

Auto Spa Express South Elevation Signage

Total Elevation Signage = 17.35 Sq. Ft.
 Total Regulatory Signage = 7.49 Sq. Ft.

18'-0" 17.35 Sq. Ft.

42'-0" South Building Elevation

PS PASADENA SIGNS

Sign #	Sign Type	Material	Color	Notes
4	Signage	Aluminum	Blue	

watchfire APPROVED RELEASE

0390 Anandol Cove Ave, Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

DSP-14

Auto Spa Express North Elevation Signage #1

Total Elevation Signage = 28 Sq. Ft.

42'-0" North Building Elevation

PS PASADENA SIGNS

Sign #	Sign Type	Material	Color	Notes
3	Signage	Aluminum	Blue	

watchfire APPROVED RELEASE

0390 Anandol Cove Ave, Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

DSP-13

Auto Spa Express East Elevation Signage

127'-0" East Building Elevation

PS PASADENA SIGNS

Sign #	Sign Type	Material	Color	Notes
6	Signage	Aluminum	Blue	

watchfire APPROVED RELEASE

0390 Anandol Cove Ave, Baltimore, Maryland 21226 410-355-5400 www.pasadenasigns.com

DSP-15

STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 04/24/2023
- Acceptance Mailing: 02/06/2024

STATEMENT OF JUSTIFICATION

Auto Spa Express

DSP-89016-06

APPLICANT: WLR Automotive Group, Inc.
1313 Orchard Way
Frederick, Maryland 21703

OWNER: Falcon Property, LLC
7855 Belle Point Drive
Greenbelt, Maryland 20770

**ATTORNEY/
CORRESPONDENT:** Matthew C. Tedesco, Esq.
McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax
MTedesco@mhlawyers.com

CIVIL ENGINEER: Bohler Engineering
Nick Speech, P.E.
16701 Melford Blvd., Suite 310
Dennis, Maryland 20716
(301) 809-4500 Voice

REQUEST: Amendment to Detailed Site Plan (DSP-89016-06) for the re-development of an existing car wash facility into a new/modern car wash facility pursuant to the prior Zoning Ordinance in accordance with the prior I-1 Zone.

I. DESCRIPTION OF PROPERTY

1. Addresses – 13401 Mid Atlantic Boulevard, Laurel, Maryland 20716.
2. Location – Southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard.
3. Tax Account – 3378114.
4. Zone – IE Zone (current); I-1 Zone (prior).

5. Proposed Use – Re-development of an existing car wash facility into a new/modern vehicle wash facility on that portion of the property identified as the Car Wash Unit on the Condominium Plat (CH 192 at Plat 16).
6. Applicable Previous Approvals – DSP-89016-03; 4-87175; A-9684-C.
7. Record Plat – Plat Book NLP 150 at Plat 33; Condo Plat Book CH 192 at Plat 16.
8. Councilmanic District – 1
9. Planning Area – 62
10. Schools – James H. Harrison Elementary, Dwight D. Eisenhower Middle and Laurel High.
11. Police – District VI.
12. Fire/EMS – Laurel, Battalion 886, Station 810.
13. Library – Laurel Branch Library.
14. Water/Sewer Category – W3/S3
15. Historic Site/Resources – Oaklands and Cemetery (ID 62-003 – 0.1 miles from subject property); Snow Hill (ID 62-004 – 0.95 miles from subject property); Montpelier and Cemetery (ID 62-006 – 1.05 miles from subject property); Abraham Hall (ID 62-023-07 – 1.1 miles from subject property); Thomas Matthews House (ID 62-023-07 – 1.2 miles from subject property); and Queens Chapel Site and Cemetery (ID 62-023-21 – 1.22 miles from subject property).

II. APPLICABLE ZONING ORDINANCE

Section 27-1704(a) of the Zoning Ordinance provides, “development approvals or permits of any type approved under . . . Subtitle [27] or Subtitle 24 of this Code prior to April 1, 2022 remain valid for the period of time specified in the Zoning Ordinance or Subdivision Regulations” Consequently, the prior approvals, all having been approved prior to April 1, 2022, are “grandfathered.” Section 27-1704(e) provides, “[s]ubsequent revisions or amendments to development approvals or permits ‘grandfathered’ under the provisions of this Section shall be reviewed and decided under the Zoning Ordinance under which the original development approval or permit was approved” Therefore, the applicant seeks to amend DSP-89016 pursuant to the prior Zoning Ordinance.

III. APPLICANT’S PROPOSAL

WLR Automotive Group, Inc. (hereinafter the “Applicant”) seeks approval of an amendment to Detailed Site Plan (DSP-89016) in order to accommodate the re-development of an existing car wash facility on the “Car Wash Unit” (Plat Book CH 192 at Plat No. 16) into a new/modern car wash facility pursuant to the prior Zoning Ordinance and in accordance with the prior I-1 Zone.

Specifically, the applicant is seeking to redevelop the western portion of the subject property, referenced as the “Car Wash Unit” (Plat Book CH 192 at Plat No. 16) (totaling 1.25 acres) into a new/modern car wash facility. The Car Wash Unit is currently developed with an older and outdated car wash facility constructed circa 1999 or 2000. On the adjacent “Storage Building Unit,” a consolidated storage building exists, which was built around the same time. The existing development was approved vis-à-vis DSP-89016-03, which was approved by the Planning Board and District Council on May 7, 1998 and June 16, 1998, respectively. Prior to that, in 1988, the property was rezoned from the R-R and C-O Zones to the I-1 Zone (A-9684-C). As a result of the Countywide Sectional Map Amendment (CMA), the property is now in the IE Zone. A car wash is permitted in either the prior I-1 or the current IE Zones. Under the prior I-1 Zone, the ZMA required a DSP to address adequacy of landscaping, screening, buffering, coordination of signs, and architectural compatibility. Since that time DSP-89016-04 and DSP-89016-05 have been approved. The former was approved by the Planning Board and affirmed by the District Council to revise DSP-89016 in order to alter the design of the site and buildings for Lots 2-4 (note, these lots are not part of the subject property, which was previously known as Lot 5 prior to the recording of the Condominium Plat). The latter was a minor amendment approved by the Planning Director to modify the building square footage from 133,115 square feet to 134,934 square feet for said unrelated lots. The property was also replated as a condo in Plat Book CH 192 at Plat 16.

Lot 5 (comprising of the Car Wash Unit and Storage Building Unit) of the Briarwood Business Park is located on the north side of the overall Briarwood Business Park, on the east side of Mid-Atlantic Boulevard. Again, Lot 5 is developed with a consolidated storage building and a carwash. Further to the east is James H. Harrison Elementary School. To the west – across Mid-Atlantic Boulevard, are Lots 1, 2, 6 and 7 of the Briarwood Business Park, and further west is property owned by the Baltimore Gas and Electric Company. The Briarwood Business Park is fully developed as depicted below:



The applicant is a local Maryland based business, with its headquarters in Frederick, Maryland, established in 1987. Over the years, the company has expanded its presence to encompass thirty-one (31) automotive industry businesses across Maryland, Pennsylvania, and West Virginia. Among its offerings, the applicant operates thirteen (13) convenient drive-through oil change centers known as “The Lube Centers,” along with four (4) comprehensive full-service car washes called “The Auto Spas,” fourteen (14) efficient express car washes known as “The Auto Spa Expresses,” and tow (2) reliable auto repair facilities named “The Auto Repair.” With a dedicated workforce of over 450 skilled professionals, the company has successfully served over 10 million customers. Their unwavering commitment lies in creating exceptional experiences for every customer. Moreover, the team at WLR prioritizes fostering a sense of care among themselves and within the communities they reside in, firmly believing in the power of transforming lives, one neighbor at a time.

It should be noted that the applicant is dedicated to delivering an unmatched customer experience, and this location will be no exception. Offering four levels of car washes, customers can choose the option that best suits their needs and budget. Additionally, The Auto Spa Express provides affordable monthly memberships, allowing customers to wash their vehicle once a day, every day, if desired. Alongside their state-of-the-art automated car wash system, this location will provide free-to-use vacuums, drying cloths, air blowers, and mat cleaners to ensure that customers can leave with a thoroughly clean and meticulously cared-for vehicle. With these complimentary amenities, customers can choose when to use them at their convenience.

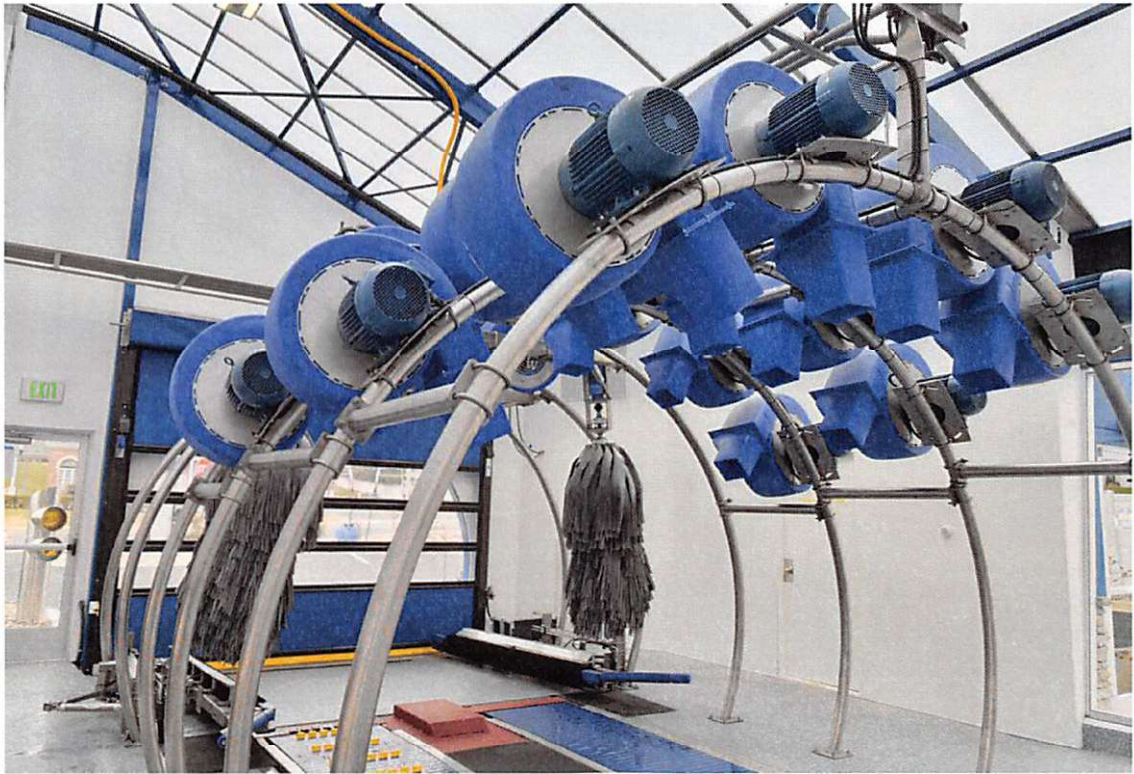
Representative pictures of recently constructed Auto Spa Expresses are provided below and are generally consistent with the proposed development:





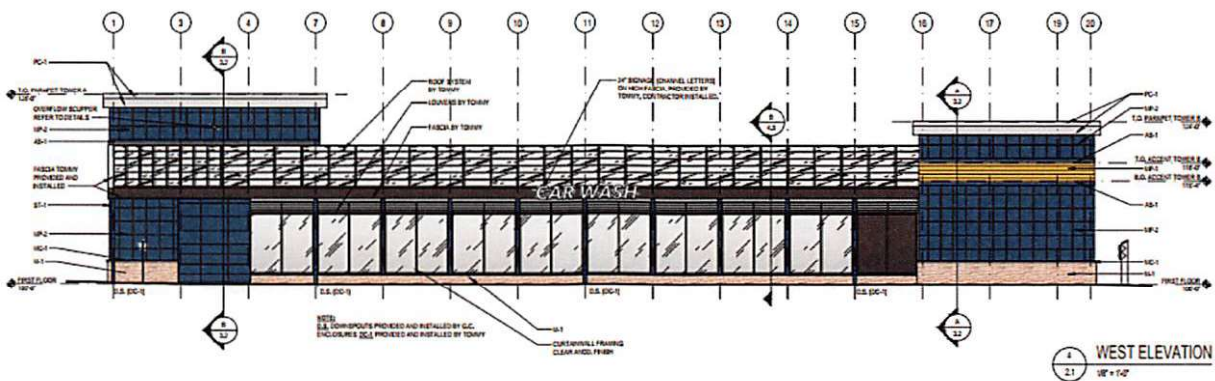


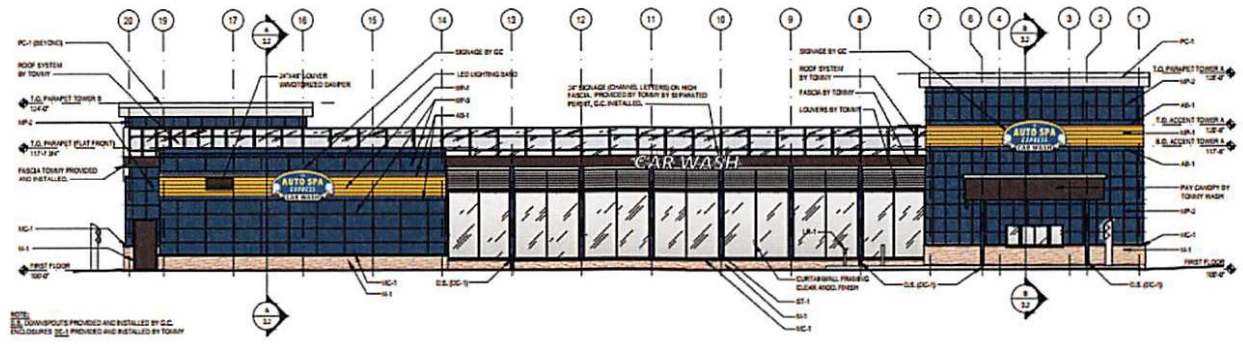




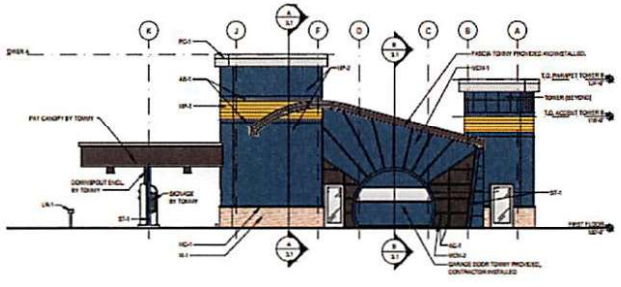


Specifically, and as provided on the detailed site plan and below, the proposed elevations are comprised of high quality and attractive materials that include finished metal panels, aluminum flat stock, MCM panel, windows/glazing and stone veneer. The building design and enhanced details of all of the building materials – including stone wrapping the base of the building – will provide a variety of building forms, with unified, harmonious use of materials and styles.

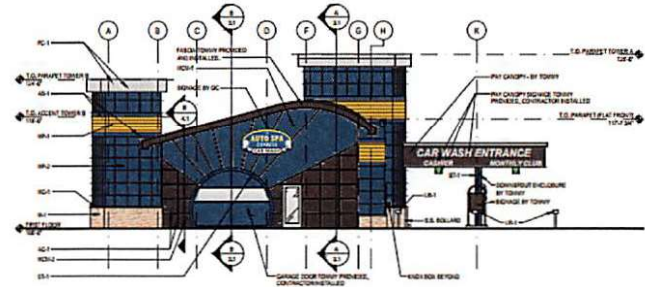




3 EAST ELEVATION
21 1/8" x 1/4"



2 NORTH ELEVATION
21 1/8" x 1/4"



1 SOUTH ELEVATION
21 1/8" x 1/4"

EXTERIOR MATERIALS LEGEND

	PREFINISHED METAL PANELS
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (RAL 5010)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	STONE VENEER

EXTERIOR MATERIALS SPECS				
TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	RAL 5010
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC
M-1	STONE VENEER	BORAL	PRO-FIT LEDGESTONE	SOUTHWEST BLEND
MC-1	PRECAST STONE SILL	ELDORADO	CHISELED EDGE WALL CAP	SMOKE
MP-3	PREFINISHED METAL PANEL	DRI-DESIGN	24"x48" PANEL SIZE	RAL 5010
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	RAL 5010
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	GLAZE GUARD (SERIES F)	EBONY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOIDIZED
SF01 SF02 SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR
SF04 SF05	METAL PANEL INFILL		1" MCM PANEL INFILL	BLACK
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER	RAL 5010
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR1 TO BE SUPPLIED BY TOMMY.

IV. DESIGN GUIDELINES

Section 27-283 of the Zoning Ordinance provides that a detailed site plan shall be designed in accordance with the same design guidelines for a Conceptual Site Plan (Section 27-274). Generally, Section 27-274 provides design guidelines regarding parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. It is worth noting that every sub-part of Section 27-274(a) uses the word “should” when describing each of the guidelines. Thus, none of the design guidelines are mandatory; instead, they are as they appear, guidelines used to promote the purposes of the zone. Consequently, the Planning Board is authorized to approve a detailed site plan so long as the plan represents a *reasonable alternative to satisfying the guidelines* – without requiring unreasonable costs or detracting substantially from the utility of the proposed development for its intended (and *permitted*) use.

Generally, as guidelines, that applicant and its consultants, as much as practical, have designed the site in conformance with said guidelines, but due to the unique shape and circumstances of the subject property (e.g., being very narrow and having only one access point), it is impossible to design the subject property in a manner that adheres to all of the guidelines. Generally, the following design guidelines have been met to the fullest extent practical:

- The parking lot has been designed to provide safe and efficient vehicular and pedestrian circulation within the site;
- Parking spaces have been designed to be located near the use that it serves;

- Parking aisles have been oriented and designed to minimize the number of parking lanes crossed by pedestrians;
- Plant materials have been added to the parking lot to avoid large expanses of pavement;
- The loading space has been located to avoid conflicts with vehicles or pedestrians;
- The loading area has been clearly marked and separated from parking areas;
- Light fixtures have been designed to enhance the site's design character;
- Luminosity and location of exterior fixtures enhance user safety and minimize vehicular /pedestrian conflicts;
- Lighting is designed to enhance the building entrances and pedestrian pathways;
- The pattern of light pooling is directed to the site;
- The site complies with the Landscape Manual or seeks Alternative Compliance for any requirements that cannot be met by proposing landscaping that is equal to or better than what would be required;
- Public amenities including outdoor seating, bike racks, benches, etc. are proposed; and
- Building architecture and materials are high quality and visually interesting.

Specifically, the applicant offers the following:

Section 27-274. Design Guidelines.

(1) General.

(A) The Plan should promote the purposes of the [Detailed] Site Plan.

COMMENT: The purposes of the Detailed Site Plan are found in Sections 27-281(b) and (c).

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 delineation 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.**

COMMENT: This Detailed Site Plan promotes the purposes found in Section 27-281. Specifically, this plan helps to fulfill the purposes of the I-1 Zone in which the subject property is located. A car wash is a permitted use in the I-1 Zone, and a car wash facility, although outdated and in need of modernization, has existed on the property for more than twenty (20) years. It is worth noting that “[i]n determining which uses should be designated as permitted or conditional in a given use district, a legislative body considers the variety of possible uses available, examines the impact of the uses upon the various purposes of the zoning ordinance, determines which uses are compatible with each other and can share reciprocal benefits, and decides which uses will provide for coordinated, adjusted, and harmonious development of the district.” *Schultz v. Pritts*, 291 Md. 1, 20–21 (1981). In addition, the Appellate Court of Maryland has held that a “permitted use in a given zone is permitted as of right within the zone, without regard to any potential or actual adverse effect that the use will have on neighboring properties.” *People’s Counsel v. Loyola College*, 406 Md. 54, 71 (2008). The site plan gives an illustration as to the approximate location and delineation of the car wash, parking, green areas, stormwater management facilities, and other similar physical features and land uses proposed for the site.

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires 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.**

COMMENT: This Detailed Site Plan illustrates that all parking and loading areas are located and designed to provide safe and efficient vehicular and pedestrian circulation within the site. The

drive aisles are more than 23' feet wide (saving the one-way drive aisle entering the queuing area for the car wash) and the driveway entrance is 30' wide. All drive aisles are large enough to provide safe, efficient and convenient circulation and loading within the site. There will be 21 parking spaces, 1 handicapped spaces, and 1 loading space (although a loading space is not required by code) .

(3) Lighting.

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

COMMENT: This Detailed Site Plan complies with the design guidelines set forth in finding (3) above. Adequate lighting will be provided to illuminate entrances and parking throughout the site. Site lighting will be pole mounted lighting within the parking lot as well as wall mounted sconces along the sides and rear of the proposed building. The proposed lighting will provide patrons with a bright, safe atmosphere while not causing a glare or light bleeding onto adjoining properties. A photometric plan has been provided with the DSP.

(4) Views.

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

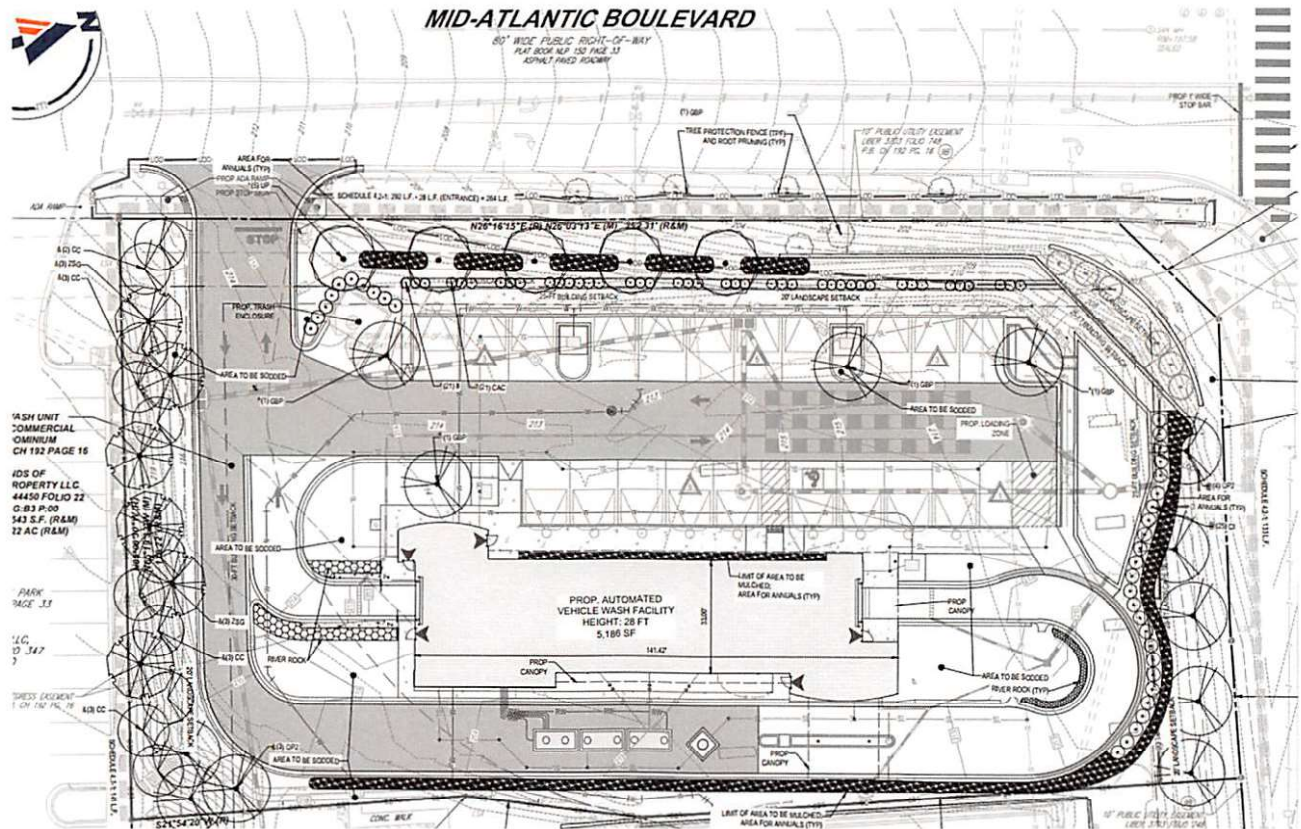
COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (4). This plan is designed to preserve, create, or emphasize views from the public roads and the adjoining property – to further enhance and/or address the prior conditions of approval related to buffering along the property frontage. (Note, as explained below in Section VII, the buffering along the eastern property line is meant to mean the eastern property line of Lot 5, which was reviewed and approved with the prior DSP facilitating the development of the existing consolidated storage building. That is, the eastern property line referenced in the ZMA conditions is not meant to mean the eastern property line of the Car Wash Unit). Again, the proposed car wash building has been designed to provide a modern, clean look while also ensuring sufficient landscape and buffering along the road frontage. The applicant is proposing a modern architectural design that includes a finished metal panels and coping, glass/glazing, and stone on all four sides of the building to ensure that all views are attractive and of high quality. Finally, the applicant has prepared a Landscape Plan showing the proposed landscaping associated with the development.

(5) Green Area.

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

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (5). The required landscaping for the interior parking lot for a project this size is 5,445 square feet. The Applicant's proposed landscape plan satisfies this requirement and is providing 6,175 square feet of interior landscaping within the parking lot. Landscaping will also be provided along the

frontage of the property and along the side (western) property line. A storm water management bioretention facility is proposed along frontage of Contee as well as proposed landscaping to the south, east and west. Furthermore, as illustrated by the proposed Landscape Plan, there are several trees, plants and shrubs that are proposed for the site and the applicant is exceeding the required Tree Canopy Coverage square footage by more than 730 square feet.



(8) Service Areas.

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

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (8). There is one dumpster corral to house two dumpsters along the northern side of the limits of property. As reflected on the site plan, the refuse enclosures will consist of masonry walls with brick veneer to match the building as well as double swing gates to better screen the enclosure. In addition, landscaping is provided around the dumpster corral to ensure it is unobtrusive.

(9) Public Spaces.

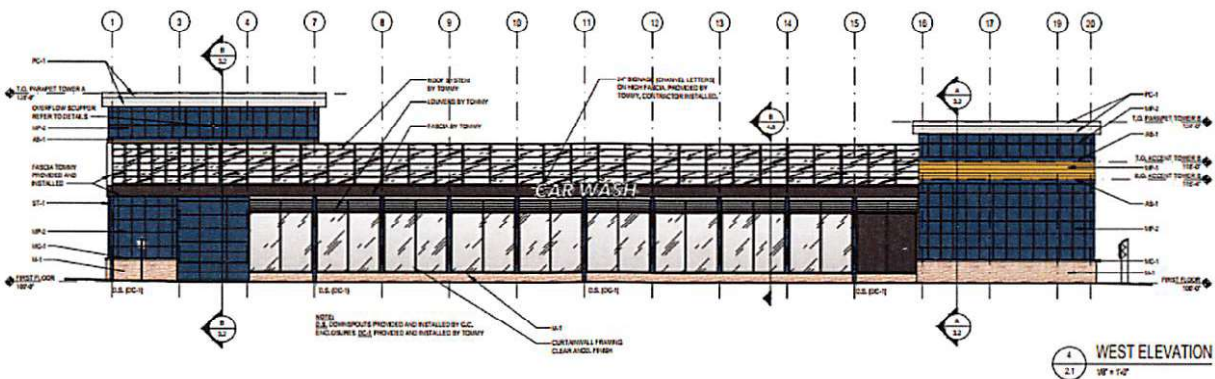
- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

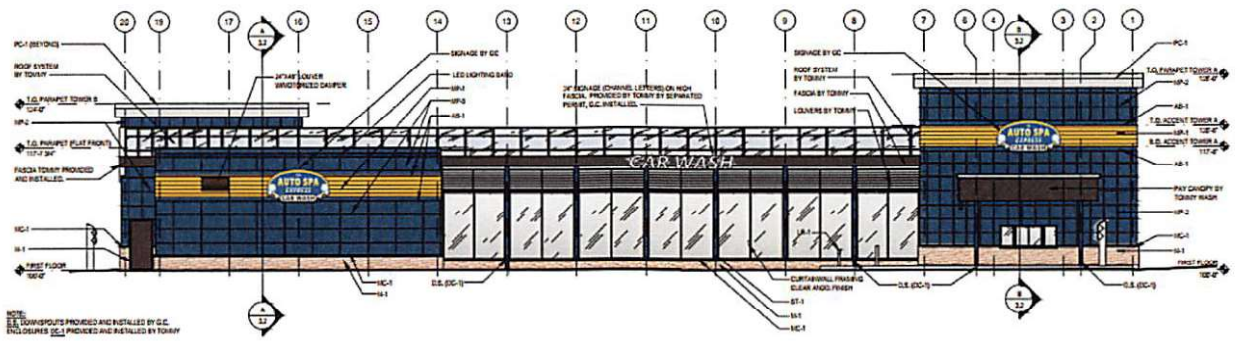
COMMENT: The applicant is not proposing to provide public space in this development.

(10) Architecture.

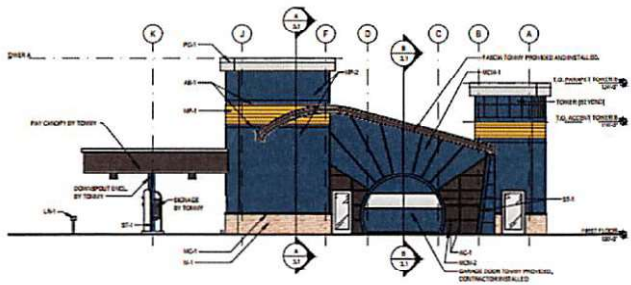
- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used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

COMMENT: This Detailed Site Plan complies with the design guidelines outlined in sub-part (10). As illustrated on the Architectural Plans, the exterior and architectural façade of the building will be comprised of high quality and attractive materials that include finished metal panels, aluminum flat stock, MCM panel, windows/glazing and stone veneer. The building design and enhanced details of all of the building materials – including stone wrapping the base of the building – will provide a variety of building forms, with unified, harmonious use of materials and styles.

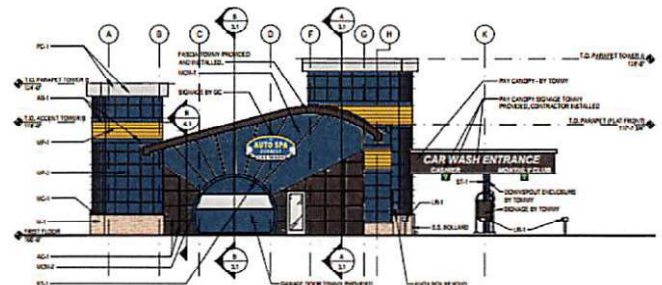




3 EAST ELEVATION
21 1/8" x 14"



2 NORTH ELEVATION
21 1/8" x 14"



1 SOUTH ELEVATION
21 1/8" x 14"

EXTERIOR MATERIALS LEGEND	
	PREFINISHED METAL PANELS
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (RAL 5010)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	STONE VENEER

EXTERIOR MATERIALS SPECS				
TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	RAL 5010
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC
M-1	STONE VENEER	BORAL	PRO-FIT LEDGESTONE	SOUTHWEST BLEND
MC-1	PRECAST STONE SILL	ELDORADO	CHISELED EDGE WALL CAP	SMOKE
MP-3	PREFINISHED METAL PANEL	DRI-DESIGN	24"x48" PANEL SIZE	RAL 5010
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	RAL 5010
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	GLAZE GUARD (SERIES F)	EBONY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOIDIZED
SF01 SF02 SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR
SF04 SF05	METAL PANEL INFILL		1" MCM PANEL INFILL	BLACK
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER	RAL 5010
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR1 TO BE SUPPLIED BY TOMMY.

In addition to the requirements outlined in Section 27-274, Section 27-285 further requires that the Applicant demonstrate the following:

- (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.

- (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: Not applicable.

V. I-1 ZONE REQUIREMENTS

The proposed car wash is a permitted use in the I-1 Zone, and it complies with Section 27-470 as follows:

- (b) **Landscaping, screening and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:**
- (1) **At least ten percent (10%) of the net lot area shall be maintained as green area.**
 - (2) **Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.**
 - (3) **A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen, unless the adjoining property is used for a vehicle towing station or a vehicle salvage yard.**

COMMENT: General Note 5.D. on the DSP provides that green area for the property is 40.7%.

VI. 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. The redevelopment of the existing car wash facility into a modern facility better satisfies the applicable site design guidelines.

- (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-89016-06 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: There are no regulated environmental features on the property. The redevelopment of the old – outdated car wash facility into a modern facility will also include stormwater management facilities for water quantity and quality control to the maximum extent practical.

VII. APPLICABLE CONDITIONS OF APPROVAL

CONFORMANCE WITH prior conditions of approval:

A-9684-C

On October 24, 1988, the District Council approved A-9684-C with two (2) conditions.

1. A Detailed site plan shall be approved by the Planning Board in accordance with the provisions of Part 3, Division 9, Subdivision 3 of the Zoning Ordinance to address the adequacy of landscaping, screening, buffering, coordination of signs and architectural compatibility and shall be reviewed for approval by the District Council. The site plan shall include the following:

- a. A minimum 20-foot wide buffer along the northern property line;**
- b. A minimum 30-foot wide buffer along the eastern property line; and**
- c. Fencing and screening along the eastern property line.**

COMMENT: As the rezoning decision was for the entire Briarwood property (Lots 1-5), this condition was intended to apply to the northern property line of Lots 1 and 5 and the eastern property line of Lot 5 – not the eastern property of the Car Wash Unit). Regarding the latter for the eastern property line of Lot 5, which is the eastern property line of the Storage Building Unit, the 30-foot wide buffer and fencing and screening was reviewed and approved with DSP-89016-03, and is not the subject of this pending DSP. Regarding 20-foot wide buffer along the northern property line for that portion of Lot 5 being the Car Wash Unit, the DSP provides for the same, which is also inclusive of new proposed landscaping. Further, the Planning Board found during the review and approval of DSP-89016-04 that “The site plan shows a 30-foot-wide buffer along the eastern property line. This area serves to screen the business park from the elementary school located to the east. The land in this area is steeply sloped, rising from an elevation of 247 feet at the southeast corner of Building B to 264 feet at the adjacent point on the school property. This

steep grade is consistent along the length of the 30-foot buffer, constituting a slope of nearly 50 percent.” Finally, with the approval of both DSP-89016-03 and -04, the Planning Board found that the “significant slope along this property line that will reduce the visual impact of the business park. There is a strip of existing woodlands at the northern end of this buffer area, and developing volunteer tree growth in the remainder of the buffer area already provides a reasonably dense screen. There is an existing chain-link fence along the property line at the top of the slope.”

2. In addition to the provisions and requirements of Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, the application shall undergo the following additional review:

- a. The site plan shall be reviewed by the Planning Board or its designee prior to building permit issuance with specific emphasis placed upon preliminary building elevation concepts and shall be reviewed for approval by the District Council.**
- b. Prior to the commencement of construction, all specifications and external elevations shall be submitted for prior written approval by the Planning Board or its designee.**

COMMENT: As the subject application includes specifications and external elevations, both parts of this condition are being fulfilled through the review of the subject application.

PPS-4-87175

On December 30, 1987, the Planning Board approved Preliminary Plan of Subdivision PPS-4-87175 with eight (8) conditions. Planning Board Resolution PGCPB No. 87-579 was adopted on December 30, 1987.

None of the conditions are DSP related. Most are either final plat or Lot specific, and do not involve Lot 5.

DSP-89016-03

On May 7, 1998, the Planning Board approved SP-89016-03 with two (2) conditions. Planning Board Resolution 98-133 was adopted on May 7, 1998. On June 16, 1998, the District Court affirmed SP-89016-03 with two (2) conditions.

- 1. Prior to certification of approval, the following revisions shall be made to the Detailed Site Plan or the specified information shall be supplied:**
 - a. Masonry walls shall be constructed with materials matching the building where the ornamental fence is now located on the plan. The height of the walls shall be determined by the Urban Design Section upon a demonstration by the applicant with section views from all relevant directions that proposed wall heights will fully screen the 10-foot doors and the proposed loading spaces for the mini-warehouses.**
 - b. The gate shall remain ornamental iron with masonry piers to match the wall.**

- c. **The architecture shall be revised to remove the nonoperational doors at the top of the building, and replace them with glazed block, Seattle Blue. All ornamental bands shall extend all the way around the building.**
- d. **Pole or pylon mounted signs shall not be permitted. If a freestanding sign is desired, a monument sign shall be required which will not exceed 48 square feet in total area, and which shall be constructed with the same materials as the approved architecture. The sign over the entrance shall be allowed.**
- e. **All retaining walls and ornamental fencing shall be labeled on the plan with the type and size.**
- f. **The site plan shall be revised to show adequate screening of the trash dumpster located at the car wash.**
- g. **The notes on the plan shall be revised to indicate the setback of the mini-warehouse.**
- h. **Building materials for the car wash will be the same materials as required for the mini-storage warehouse.**
- i. **Evergreens shall replace the three London Plane Trees to the west and the one London Plane Tree and three Shademaster Honey Locusts to the east of the entrance to the mini-storage unit.**
- j. **No separate freestanding sign shall be allowed for Snozzle's Car Wash. The building-mounted sign as shown on the architecture shall be allowed.**

COMMENT: All of these conditions are related to plan certification, which occurred prior to the issuance of the building permits for the existing development on Lot 5 (Car Wash Unit and Storage Building Unit). Moreover, DSP-89016-06 will supersede DSP-89016-03 and its prior conditions of approval.

- 2. **The height of the mini-storage warehouse shall not exceed 48 feet, 8-inches, excluding elevator shafts, HVAC or other mechanical apparatus.**


COMMENT: Not applicable.

VIII. 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-89016-06 to develop a new and modern car wash facility.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: 

Matthew C. Tedesco, Esq.

Date: ~~November 27, 2023~~
February 6, 2024
(Acceptance Submittal)

Matthew Tedesco,
Admitted in Maryland

Email: mtedesco@mhlawyers.com
Extension 222

March 21, 2024

Via Electronic Mail

Todd Price, Planner II
Zoning Section
Development Review Division
Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, Maryland 20774

Re.: DSP-89016-06; Auto Spa Express

Request for 70 Day Waiver

Dear Todd:

Please accept this letter on behalf of the applicant, WLR Automotive Group, Inc., as a formal waiver of the action period for DSP-89016-06. Specifically, WLR Automotive Group, Inc hereby agrees to extend the action period for DSP-89016-06 to accommodate a Planning Board hearing on May 2, 2024. This extension is hereby granted to May 16, 2024 so as to accommodate the said Planning Board hearing date.

Please do not hesitate contact me if you should have any questions or need additional information. As always, thank you for your consideration of this request.

Respectfully submitted,



Matthew C. Tedesco
Attorney for the Owner/Applicant

cc (via E-Mail): James Hunt, MPA
WLR Automotive Group, Inc.
Bohler



April 2, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section

VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*

FROM: Jason Bartlett, Planner II, Subdivision Section *JTB*

SUBJECT: DSP-89016-06, Auto Spa Express

The property subject to this detailed site plan (DSP) amendment is located on Tax Map 10 in Grid B3 and is known as Lot 5 of the Briarwood Business Park, recorded in Plat Book NLP 150, Plat No. 33 on November 2, 1989. This amendment proposes to redevelop the western portion of Lot 5 that is currently improved with an existing 1,380 square-foot (SF) car wash facility. This redevelopment consists of razing the existing structure and replacing it with a modern car wash facility with 5,186 SF of gross floor area (GFA), as well as other related site improvements. Lot 5 lies in the Industrial, Employment (IE) Zone, but the applicant has elected to have this application reviewed under the prior Zoning Ordinance and Subdivision Regulations, and the subject property's prior Light Industrial (I-1) Zone.

Lot 5 consists of 3.32 acres. It is currently improved with a 1,380 SF car wash facility on the western half of the lot and a 106,470 SF consolidated storage building on the eastern half of the lot that will remain. This amendment does not propose any changes to the consolidated storage building or the area of Lot 5 that it is situated on. The amendment only impacts the western half of the lot as part of the modernization and upgrades to the existing car wash facility. This application was accepted for review on February 8, 2024. This referral memorandum is based on revised plans received from the applicant on March 21, 2024, in response to comments provided at the SDRC meeting held on March 1, 2024.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-87175, which was approved on December 30, 1987 (PGCPB No. 87-879) for 5 lots and 1 parcel consisting of 17.83 acres for uses allowed in the I-1 Zone. The PPS was approved with 8 conditions, none of which are applicable to the review of this DSP amendment.

Additional Comments:

1. The property received an automatic certificate of adequacy (ADQ) associated with PPS 4-87175 pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date, subject to the expiration

provisions of Section 24-4503(c).

2. A trip generation analysis, dated March 11, 2024, was submitted by the applicant to demonstrate that the proposed development (the increase of the existing use from 1,380 SF to 5,186 SF), along with all other existing development currently located on the land area subject to 4-87175 is within the capacity established by that PPS. The Transportation Planning Section should evaluate whether the increase in existing use will generate trips/development in excess of what was approved with 4-87175.
3. The site plan includes sheet DSP-4 (titled "Overall Site Plan") showing the entirety of Lot 5, with the correct record plat reference. A note on this sheet clarifies that the DSP has as its subject matter a condominium unit referenced as "Car Wash Unit" only and does not amend the condominium unit referenced as "Storage Building Unit". These condominium units are referenced on a condominium plat titled "Contee Commercial Condominium" and recorded in the Land Records in Plat Book CH 192 Plat no. 16. The condominium boundary line for these land units is shown on Sheet DSP-3 titled "Existing Conditions/Demolition Plan" to denote the area subject to this DSP. The Survey Note 1 on DSP-3, however, states that the subject property is the "Car Wash Unit" per the condominium plat. This note should be revised to state that the subject property is Lot 5, as recorded in Plat Book NLP 150, Plat No. 33.
4. The 10-foot-wide public utility easement (PUE) is not shown or labeled along the entire frontage of Contee Road in accordance with the record plat.
5. Technical corrections are required on the site plan to clarify the property line bearings and distances.

Recommended Conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised as follows:
 - a. Lighten the color of the text callout for the deed reference and the condominium plat (CH 192-16), including any associated bearings and distances, so that the callout, bearings, distances, and acreage of the governing final plat (NLP 150-33) for Lot 5 stand out.
 - b. On DSP sheets DSP-3 and DSP-5, extend the 10-foot-wide public utility easement (PUE) along the entire frontage of Contee Road in accordance with the record plat. Correct the recording reference for the PUE to Plat Book NLP 150, Plat No. 33.
 - c. On DSP sheet DSP-4, show the entire extents of the 10-foot-wide public utility easement and label it in accordance with the record plat.
 - d. On DSP Sheet 3, Revise Survey Note 1 to identify the subject property as Lot 5, as recorded in Plat Book NLP 150, Plat No. 33.
 - f. Move the bearing and distance measurement of the southern property line for Lot 5 abutting Lot 4 to the outside of the property line so it is not confused as an inside measurement for the condominium lot.

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



April 2, 2024

MEMORANDUM

TO: Todd Price, Development Review Division

FROM: Leah Daniels, Transportation Planning Section, Countywide Planning Division
Leah Daniels

VIA: NS Noelle Smith, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-89016-06 Auto Spa Express**

Proposal

The Detailed Site Plan (DSP) application proposes the redevelopment of an existing car wash into a modernized car wash facility. The site is located at the southeast quadrant of the intersection of Contee Road and Mid-Atlantic Boulevard in the I-1 zone. The Transportation Planning Section's (TPS) review of the referenced DSP application was evaluated using standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval

The site is subject to Preliminary Plan of Subdivision (PPS) 4-81775 and DSP-89016-03, however there are no conditions of approval relevant to this application. A trip-cap was established on December 17, 1987 by a transportation memorandum from F. Mokhtari (TPS) to J. Sloan (Development Review Division). The trip cap was established for 200 A.M. and 200 P.M. peak hour trips.

Comment: A TPS memorandum established a trip-cap of 200 A.M. and P.M. peak hour trips for the subject site. The applicant has provided a trip generation memo that details the peak hour trips for all properties that are governed by PPS 4-81775. In reviewing the trip generation memo, staff find that the addition of the proposed use under this subject application does not exceed the established trip cap.

Master Plan Compliance

Master Plan Right of Way

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. The subject site has frontage on Contee Road (C-106) which is identified as a collector road with an 80-foot right of way and Mid-Atlantic Boulevard which has no master planned designation.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following master planned facility:

Planned Bike Lane: Contee Road

Planned Natural Surface Trail: Mid-Atlantic Boulevard

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The 2010 *Approved Subregion 1 Master Plan* includes the following policies and goals that can be applied to the subject site:

Bicycle, Pedestrian and Equestrian Facilities

Policy 1: Incorporate appropriate pedestrian oriented and transit-oriented development features in the center and corridor nodes.

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to improve pedestrian safety, allow for safe routes to schools, and provide for increased nonmotorized connectivity between neighborhoods.

Comment: The site plan includes a five-foot-wide sidewalk and crosswalk along the property's frontage. Designated space for bicycle parking has been provided near the building entrance. Staff find the proposed facilities and amenities to be acceptable.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-274 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(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.**

Comment: The site has one proposed access point along Contee Road. The site plan proposes 21 parking spaces, of which 11 are required. The 21 parking spaces include 1 handicap space and 1 dedicated parking space for employees. Additionally, one loading space has been proposed at the rear of the building. Staff find the proposed parking configuration, loading and circulation on site to be acceptable.

Conclusion

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27 and meets the findings for pedestrian and bicycle transportation purposes.



March 13, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division *dg*

VIA: Sarah Benton, AICP, Planning Supervisor, Long-Range Planning Section, Community Planning Division *SB*

FROM: Emily Lutz, AICP, Planner III, Long-Range Planning Section, Community Planning Division *EL*

SUBJECT: **DSP- 89016-06 Auto Spa Express**

FINDINGS

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

BACKGROUND

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

Planning Area: 62

Community: South Laurel

Location: 13401 Mid Atlantic Blvd, Laurel, MD 20708

Size: 2.06 acres

Existing Uses: Car wash facility

Future Land Use: Industrial

Proposal: Amendment to Detailed Site Plan (DSP-89016-06) for the re-development of an existing car wash facility into a new/modern car wash facility pursuant to the prior Zoning Ordinance in accordance with the prior I-1 Zone.

Existing Zoning: IE (Industrial, Employment)

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan Prince George's 2035 places the subject property in the Established Communities Growth Policy area. "Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met" (page. 20).

Master Plan: The 2010 *Approved Subregion 1 Master Plan* (Master Plan) recommends industrial land use on the subject property. The proposed use conforms to the recommended land use.

In addition, the Master Plan places the subject property in the South Laurel Living Area. The South Laurel Living area "...is a large, diverse community of approximately 16,700 residents. The living area has a remote feeling and is bordered by wooded areas and open space that buffers the Patuxent River to the east; the living area is north of US 1 and south of the Patuxent River" (page 130). The plan also notes the living area's "...commercial and industrial land uses in South Laurel generate income for the living area and could serve as catalysts for future growth" (page 131).

The applicant should consider the following goals, policies, and strategies to help advance the intent and purpose of the plan:

Environmental Infrastructure

Policy 4: "Implement more environmentally sensitive building techniques and reduce overall energy consumption (page 42)".

- Strategy 1: "Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies. It is recommended that new buildings in the Konterra Town Center and US 1 corridor be built to meet the Leadership in Energy and Environmental Design (LEED) certification (page 42)".

Analysis: *The applicant is encouraged to use green building techniques for this redevelopment. Green building techniques will be evaluated by the Urban Design Section to ensure the site meets all site design and performance standards requirements.*

Economic Development

Goal 1: “Enhanced flex and industrial employment areas” (page 78).

Policy 1: “Maintain and enhance the flex and industrial base of the master plan area to provide a stable job base, while improving compatibility with surrounding land uses” (page 78).

- Strategy 4: “Emphasize improved performance standards for minimizing noise and air pollution impacts, particularly for industrial users near residential areas” (page 78).
- Strategy 5: “Ensure that new and replacement flex and industrial stock meets required design standards, modern-day loading requirements and current capacity needs” (page 78).

Analysis: *The submitted plans show updated building elevations with glazing, off-setting walls, varying roof heights, and a change of material to add visual interest on wall planes. The applicant is encouraged to work with the Zoning Section and Urban Design Section to ensure the site meets all site design and performance standards requirements.*

Urban Design

Policy 1: “Encourage high-quality design for all new construction by implementing guidelines for building form and design character” (page 84).

- Strategy (Industrial): “Buffer views of industrial structures and operations from major thoroughfares and from surrounding residential areas” (page 84).

Analysis: *The applicant’s landscape plan shows additional landscape buffers along Mid-Atlantic Blvd and Contee Rd. The applicant is encouraged to work with the Urban Design Sections ensure the site meets all landscape and buffer requirements.*

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

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from I-1 (Light Industrial) to the IE (Industrial, Employment) Zone effective April 1, 2022.



Countywide Planning Division
Environmental Planning Section

301-952-3650

February 28, 2024

MEMORANDUM

TO: Todd Price, Planner II, Urban Design, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Marc Juba, Planner III, Environmental Planning Section, CWPD *MNJ*

SUBJECT: **Auto Spa Express; DSP-89016-06**

The Environmental Planning Section (EPS) has reviewed detailed site plan DSP-89016-06, received by the EPS on February 8, 2024. The Environmental Planning Section recommends approval of the application with no conditions.

The current application is for a DSP amendment for demolition of an existing car wash and associated site features for the construction of a proposed car wash and associated site features. The site has a natural resource inventory equivalency letter (NRI-155-2023), which was issued on December 22, 2023, and expires on December 22, 2028. The site also has a standard letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (S-188-2023) because the site contains less than 10,000 square feet of woodland.

The site is fully developed with a building and parking lot. The remainder of the site is characterized by green space with landscaped trees. No woodland or regulated environmental features are located on this site. According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the site contains Christiana-Downer-Urban land complex soil. This soil is considered unsafe as it is known to contain Christiana complexes. However, since no critical slopes are present on-site, and the site was previously developed, there are no geotechnical issues considered 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).

An approved stormwater management concept plan in conformance with the current code was not required with this application and was not submitted. An approved concept plan will be required to be submitted with any grading permits.

The Environmental Planning Section finds this application to be in conformance with the requirements of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and the prior Subtitle 27 (Zoning Ordinance). No additional information is required. The Environmental Planning Section recommends approval of DSP-89016-06.



Countywide Planning Division
Historic Preservation Section

301-952-3680

March 6, 2024

MEMORANDUM

TO: Todd Price, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

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

SUBJECT: DSP-89016-06 Auto Spa Express

The subject property comprises 1.25 acres and is located in the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard. The subject property was zoned Light Industrial (I-1), per the prior Zoning Ordinance, and is located within the 2010 *Approved Subregion 1 Master Plan* area. The subject application proposes to amend the detailed site plan (DSP) for an existing carwash.

The 2010 *Approved Subregion 1 Master Plan* includes goals and policies related to historic preservation (pages 101-104). However, these are not specific to the subject site or applicable to the proposed development. 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. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to, any designated Prince George's County Historic Sites or resources. The Historic Preservation Section staff recommend approval of DSP-89016-06, Auto Spa Express, with no conditions.

February 27, 2024

MEMORANDUM

TO: Todd Price, Zoning Review

FROM: Herman Watkins III, Permit Review Section, Development Review Division *HW*

SUBJECT: Referral Comments for DSP-89016-06-Auto Spa Express

1. The height and dimensions of all proposed canopies shall be demonstrated on the site plan.
2. Provide sign matrix for all proposed building and freestanding signs.
3. The site plan (DSP-5) and site layout plan (DSP-19) do not match. This must be clarified.
4. Provide fence detail for the trash enclosure.
5. Demonstrate all ground signs on site plan.
6. Provide height, width, and length for clearance bar.
7. A loading space dimensioned at 12' by 33' is required for this use. This shall be demonstrated on the site plan.
8. The total GFA of the proposed building shall not include any storage, mechanical, and/or tunnel area. The parking schedule shall be updated to include the new total GFA.
9. Any designated vacuum or air pump space cannot be used as a required parking space.

From: [Holley, Edward](#)
To: [Price, Todd](#); [PPD-PGCR referrals](#)
Cc: [Thompson, Ivy](#)
Subject: DSP-89016-06 (Auto Spa Express) PP&ES 1st Referral
Date: Wednesday, February 14, 2024 3:21:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good afternoon Todd,

DPR has no comments for this application as the portion of the parcel that is being redeveloped for the car wash will not impact the adjacent MNCPPC owned property and it is not a residential use.

Have a great rest of your day.

Edward Holley

Planning Technician III
Park Planning and Environmental Stewardship Division
M-NCPPC, Department of Parks and Recreation, Prince George's County
6600 Kenilworth Avenue, Suite 301
Riverdale, MD 20737
Edward.Holley@pgparks.com
DIRECT: 301-699-2518 MAIN: 301-699-2525 FAX: 301-277-9041

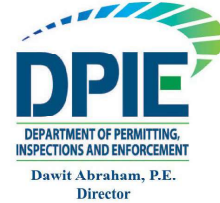
Stay connected:





Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

March 29, 2024

TO: Joshua Mitchum, Urban Design Section
Development Review Division, M-NCPPC

FROM: Rey de Guzman, P.E., Acting Associate Director
Site/Road Plan Review Division, DPIE *Rey de Guzman*

Re: Auto Spa Express
DSP-89016-06

CR: Contee Road. (County)
CR: Mid Atlantic Blvd. (County)

This memorandum is in response to the Detailed Site Plan DSP-89016-06 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The proposed development is located on the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard
- The applicant proposes an amendment to the detailed site plan for the existing car wash via prior zoning ordinance and prior I-1 Zone
- DSP-89016-06 is consistent with the submitted Site Development Concept Plan 07483-2023-SDC, which is still pending approval.

DPIE Site Road Traffic Comments:

- In the permitting stage, the applicant shall provide frontage improvements along Mid-Atlantic Boulevard including but not limited to a 5' sidewalk with grass buffer, ADA-compliant pedestrian curb ramps with detectable warning surface (DWS), and LED streetlights.
- In the permitting stage, the applicant shall replace the existing crosswalk with a continental-style crosswalk across Mid-Atlantic Boulevard at Contee Road.
- In the permitting stage, the applicant shall upgrade the streetlights on Contee Road frontage to LED streetlights.

DPIE Water and Sewer Comments

- The 2018 Water and Sewer Plan designates Lot 1 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Lot 1 is developed in the aerial view.
- Water and sewer lines abut and traverse the properties. Records indicate the existing building is serviced via the public water and sewer system.

This memorandum incorporates the Site Development Plan Review on Stormwater Management (County Code 32-182(b)). The following comments are provided on this approval phase:

- a) The exact acreage of impervious areas has been provided in the concept plan.
- b) Proposed grading is shown on plans.
- c) Delineated drainage areas at all points of discharge from the site have been provided in the concept plan.
- d) Stormwater volume computations have been provided with the concept plan.
- e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in this submittal.
- f) Provide a stream restoration plan, if applicable, associated with ESD practices.
- g) A narrative per the Code has been provided.

- DPIE has no objection to DSP-89016-06.

If you have any questions or require additional information, please contact Mr. Steve Snyder, P.E., the District Engineer for the area, at (301) 883-5710.

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
WLR Automotive Group, Inc., 1313 Orchard Way, Frederick, MD
Mcnamee Hosea, 6411 Ivy Lane, Suite 820, Greenbelt, MD



McNamee Hosea

Attorneys & Advisors

McNamee Hosea
6404 Ivy Lane, Suite 820 ☎ 301.441.2420
Greenbelt, Maryland 20770 ✉ 301.982.9450

mhlawyers.com

Matthew Tedesco,
Admitted in Maryland

Email: mtedesco@mhlawyers.com
Extension 222

March 21, 2024

Via Electronic Mail

Todd Price, Planner II
Zoning Section
Development Review Division
Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, Maryland 20774

Re.: DSP-89016-06; Auto Spa Express

Request for 70 Day Waiver

Dear Todd:

Please accept this letter on behalf of the applicant, WLR Automotive Group, Inc., as a formal waiver of the action period for DSP-89016-06. Specifically, WLR Automotive Group, Inc hereby agrees to extend the action period for DSP-89016-06 to accommodate a Planning Board hearing on May 2, 2024. This extension is hereby granted to May 16, 2024 so as to accommodate the said Planning Board hearing date.

Please do not hesitate contact me if you should have any questions or need additional information. As always, thank you for your consideration of this request.

Respectfully submitted,

Matthew C. Tedesco
Attorney for the Owner/Applicant

cc (via E-Mail): James Hunt, MPA
WLR Automotive Group, Inc.
Bohler