



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

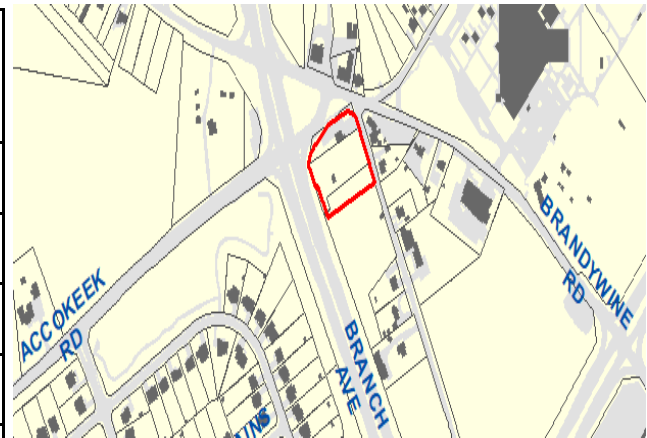
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Detailed Site Plan 7-Eleven Branch Avenue

DSP-19031

REQUEST	STAFF RECOMMENDATION
Construction of a 3,484-square-foot food & beverage store, a gas station, and a 982-square-foot car wash.	APPROVAL with conditions

Location: In the southeast quadrant of the intersection of MD 5 (Branch Avenue) and MD 381 (Accokeek Road).	
Gross Acreage:	2.00
Zone:	C-M/C-S-C
Dwelling Units:	N/A
Gross Floor Area:	4,466 sq. ft.
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	218SE07
Applicant/Address: 7-Eleven, Inc. 3200 Hackberry Court Irving, Texas 75063	
Staff Reviewer: Thomas Burke Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	07/30/2020
Planning Board Action Limit:	07/30/2020
Staff Report Date:	07/15/2020
Date Accepted:	05/21/2020
Informational Mailing:	03/20/2019
Acceptance Mailing:	05/20/2020
Sign Posting Deadline:	06/30/2020

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19031
Type 2 Tree Conservation Plan TCP2-026-2018-01
7-Eleven Branch Avenue

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this staff report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, the Commercial Miscellaneous (C-M) Zone, and site design guidelines;
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9920;
- c. The requirements of Preliminary Plan of Subdivision, 4-18009;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. Referral comments.

FINDINGS

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

- 1. Requests:** The subject application is for approval of a detailed site plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.
- 2. Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-M/C-S-C	C-M/C-S-C
Use	Church	Food and Beverage Store, Gas Station, Car Wash*
Total Acreage	2.00	2.00
C-M Zone	1.54	1.54
C-S-C Zone	0.46	0.46
Parcels	2	2
Gross Floor Area (sq. ft.)	1,036 (to be removed)	4,466

Note: *All proposed uses will be located entirely within the C-M Zone.

Parking and Loading Requirements

Use	Number of Spaces Required	Number of Spaces Provided
Gas Station		
1 space per employee	2	2
Food and Beverage Store – 3,484 sq. ft.		
1 space/150 sq. ft. of GFA up to 3,000	20	20
1 space/200 sq. ft. of GFA over 3,000	3	5
Car Wash – 982 sq. ft.		
1 space/ 500 sq. ft.	2	2
Total Required	27	32
Handicapped-Accessible	1	2
Compact Spaces (Nine spaces allowed)		8*
Total Loading Spaces		
1 space for 2,000 - 10,000 sq. ft.	1	1

Note: *The DSP shows eight compact spaces on the plan, but only seven in the General Notes. A condition has been included in the Recommendation section, to correct the General Notes to reflect the number of spaces shown on the plan.

- 3. Location:** The site is in Planning Area 85A and Council District 9. More specifically, it is located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 381 (Brandywine Road), and to the west of MD 631 (Old Brandywine Road).
- 4. Surrounding Uses:** The site is bounded to the north by Accokeek Road, with commercial uses in the Commercial Shopping Center (C-S-C) Zone beyond; to the east by Old Brandywine Road, with commercial uses in the C-S-C Zone beyond; to the south by vacant

land in the Commercial Miscellaneous (C-M) Zone; and to the west by Branch Avenue, with residential uses in the Rural-Residential (R-R) Zone beyond.

5. **Previous Approvals:** The site, existing Parcels 156 and 159, is currently improved with a church building, which was originally constructed in 1973. Parcel 159 was originally zoned R-R; however, the parcel was rezoned to C-S-C on February 5, 1996, via Zoning Map Amendment A-9920. The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained this site as a commercial property in the C-S-C and C-M Zones.

On May 2, 2019, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-18009 (PGCPB Resolution No. 19-58), with 10 conditions. The site has an approved Stormwater Management (SWM) Concept Plan, 51178-2019-00, which is valid until January 6, 2023.

6. **Design Features:** The applicant is proposing a 3,484-square-foot 7-Eleven food and beverage store and 982-square-foot car wash on the northwest corner of the site, adjacent to the intersection of Branch Avenue and Accokeek Road. A canopy with six multi-product fuel dispensers is proposed in the center of the site. A trash enclosure and loading area is proposed south of the store, near the western boundary line. All of the proposed buildings and canopy are located on proposed Parcel 1, which is fully within the C-M Zone, and proposed Parcel 4, the C-S-C-zoned portion in the northern end of the site, includes only SWM, drive aisles, and sidewalks serving the uses.

Parking is featured along the front (east) and south side of the store, and near the southern and eastern boundaries of the property. An additional space is provided for an air/vacuum machine; however, it is not shown on the plans. A condition has been provided in the Recommendation section, to show the machine on the plans and provide a detail. A one-way entrance is proposed in the northeast corner of the property from Old Brandywine Road and a two-way access is proposed in the southeast corner of the property, which also connects to a drive aisle connecting to the property to the south for future development. A photometric plan was provided demonstrating sufficient lighting; spillover is not an issue, as the surrounding properties are either public rights-of-way, or commercially-zoned.

Architecture

The applicant is proposing to use durable, quality materials, including brick and stone on the proposed food and beverage store building, which ranges in height from 21 to 25 feet. The varied roofline is accented by a beige decorative exterior insulation finish system cornice capped with a dark bronze prefinished metal cap that runs along the entire roof line. A three-foot-high stone sill is featured on all sides, tying into a stone tower on the northwest corner of the building. This tower will extend to a height of 30 feet, with a dark bronzed-metal, pyramid-hip roof and an eave utilizing the same pattern and material as the cornice. The customer entrance to the store, located on the east facade of the building, is accented by a cantilevered metal canopy, which is located over the entrance doors and storefront windows. Cantilevered metal canopies are also featured over faux backlit storefront windows on the north elevation, to help break up an otherwise blank wall facing Accokeek Road.

The approximately 17-foot-high car wash will be located immediately behind the store on the west side of the property and will also feature a mix of brick and stone, with storefront windows on the façade facing Branch Avenue.

The proposed 17.5-foot-high gas canopy will be a flat roof, supported by two dark bronze prefinished metal wrapped columns between each fuel dispenser aisle. The canopy fascia will be wrapped in a white internally-illuminated cabinet, with the corporate 7-Eleven logo provided on the north and south side fascia. The signature orange, green, and red horizontal bands are shown wrapping around the entire fascia. The canopy also includes an 18-square-foot digital fuel price display on the east side. The sign area for the canopy has not been provided in a table showing conformance. A condition is included in the Recommendation section, requiring the applicant to show conformance for the sign area proposed on the canopy, and the fuel prices.

An approximately seven-foot-high dumpster and shed enclosure is proposed to the south of the store. This enclosure will be reflective of the building architecture with brick, three-foot-high stone veneer around the base, and a bronzed metal cap. The two enclosures will be secured by solid, double door gates, with a painted finish to match the dark bronze color provided on other features of the site.

Signage

The applicant is proposing a unified sign package, including three freestanding signs (a pylon, a monument, and a directional), three internally-illuminated, building-mounted signs on the food and beverage store (east, west, and north elevations), signage on the gas station canopy, and signage on the car wash building. The logo is distinctive to the corporate brand with “7-Eleven” in orange, green, and red, and the signature horizontal orange, green, and red bands on a white background.

The pylon sign will be located at the northwest corner of the parcel, near the intersection of Accokeek Road and Branch Avenue. This sign is proposed to be 25 feet in height and set back greater than 10 feet from the property line. The sign cabinet presents the corporate logo and will be set between two bronze metal rectangular columns, double-faced, and internally-illuminated. The fuel price display will include regular unleaded and diesel prices and will be on a red bordered digital display board. The monument sign will be located at the northeast corner of the parcel, near the intersection of Brandywine Road and Old Brandywine Road, and setback 10 feet from the property line. This sign will be a double-faced, 16-square-foot box with an internally-illuminated corporate logo set upon a three-foot-high brick base. The directional sign will be a six-square-foot, double-faced cabinet, internally-illuminated, with the corporate logo and mounted between two steel poles. The location of the sign is provided on the sign detail; however, this sign is not shown on the plan. Further, Section 27-614 of the Prince George’s County Zoning Ordinance, limits the applicant to one freestanding sign on each of two parallel (or approximately parallel) streets, which in this case, would allow a total of two signs. Conditions have been included in the Recommendation section to provide the setbacks for each sign on the DSP, provide a table on the DSP demonstrating conformance for each freestanding sign with height, area, setback, and applicable code reference(s), and to remove or revise any signs that are not in conformance.

The building-mounted signs are proposed on the east, north, and west façades of the food and beverage store. The east and north side façade signs show the 7-Eleven name, with the distinctive horizontal bands extending across the walls on either side, all on the internally-illuminated box. The western sign is simply the 7-Eleven name on an internally-illuminated box. Again, a signage table was not provided on the DSP, and the

signs proposed exceed the area allowed by Section 27-613 of the Zoning Ordinance. This section allows for the area of all signs on the building to be not more than two square feet per one lineal foot along the front of the building only. Therefore, a condition has been included in the Recommendation section, requiring a sign table on the DSP that demonstrates conformance for the building-mounted signs, with allowable and proposed area(s) and applicable code references.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9920:** On February 5, 1996, Zoning Map Amendment A-9920 was enacted by the District Council with two conditions, as follows:

1. **Before any building permit is issued, a site plan showing the footprint of any proposed building, parking, and landscaping (along with corresponding elevations) shall be reviewed and approved by the Planning Board or its designee. Such plans shall show the building's siting, setback, orientation, scale, roof shape, and proportions to be compatible with the character of the Historic Resource and Historic Site. Parking and landscaping shall be subject to the requirements of the Landscape Manual as to setbacks and buffers regarding development adjacent to Historic Sites.**

This DSP provides all of the required features and shows conformance to the parking and landscaping requirements of the Landscape Manual. In addition, this application is scheduled to be reviewed by the Historic Preservation Commission on July 21, 2020, to further evaluate the compatibility with the historic site.

2. **The adjoining Historic Resource and Historic Site shall be noted on all subsequent plans.**

A note is provided on the DSP and the Type 2 Tree Conservation Plan regarding the historic site.

8. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the C-S-C and C-M Zones and the site plan design guidelines; however, no development is proposed in the C-S-C Zone other than for SWM, driveways and sidewalks. The uses proposed with this application are located entirely in the C-M Zone. The relevant requirements of the Zoning Ordinance are as follows:

- a. This DSP is in general conformance with the requirements of Section 27-461 of the Zoning Ordinance, which governs uses in commercial zones. The food and beverage store, in combination with a gas station, is a permitted use in the C-M Zone, subject to a DSP. A gas station is permitted subject to DSP review, in accordance with Section 27-358(a) of the Zoning Ordinance, as follows:

- (1) **The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;**

This site derives access exclusively from Old Brandywine Road. The site's frontage along this roadway is over 200 feet in length, and the plan indicates that 35 feet from centerline is to be dedicated along Old Brandywine Road. Therefore, it is determined that Old Brandywine Road will ultimately meet the required right-of-way width.

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

There are no schools, outdoor playgrounds, libraries, or hospitals within 300 feet of this property.

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

The statement of justification provided with this application states that the applicant will not store motor vehicles at this property.

- (5) **Access driveways shall not be less than 30 feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Public Works and Transportation, whichever is applicable, and shall be constructed in accordance with the minimum standards required by the County Road Ordinance or the Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than 20 feet from the point of curvature (pc) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than 12 feet from the side or rear lot line of any adjoining lot.**

The full access (the southern access) is 38.5 feet in width and meets all requirements. The secondary driveway is the northern access to the site, and it is one-way into the site. It is 18 feet in width, which is allowed by Maryland State Highway Administration standards. This driveway is on a corner lot, and the driveway begins 15 feet from the point of curvature of the curb return of the intersection. This is less than the 20 feet that is required, and given that the site is large enough to accommodate an additional five feet, the site plan should be revised to meet this requirement. A condition is included in the Recommendation section, to provide a driveway beginning at least 20 feet from the point of curvature of the curb return.

(6) Access driveways shall be defined by curbing;

As shown on the DSP, the access driveways are defined by curbing.

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

A seven-foot-wide sidewalk is provided along the eastern side of the building and an eight-foot-wide sidewalk is provided on the southern side of the building to serve pedestrian traffic, which allows pedestrians to move safely between the parking field(s) and the store. Sidewalks are also proposed along the northern and eastern perimeters of the subject property to facilitate pedestrian connectivity to the Brandywine Road and Old Brandywine Road intersections.

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

All gasoline pumps and service appliances are located approximately 83.5 feet from Accokeek Road, approximately 150 feet from Branch Avenue, and over 70 feet from Old Brandywine Road.

(9) Repair service shall be completed within forty-eight (48) hours after the vehicle left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-tight landscape material, which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan; and

There is no vehicle repair service proposed with this application.

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

Architectural elevations have been submitted in conjunction with the DSP and demonstrate that the architectural character of the proposed building and car wash with the use of brick, stone, glass and metal, is consistent with the surrounding community.

- b. Section 27-461(b) provides that a car wash is permitted in the C-M Zone, subject to Footnote 24. That footnote requires that a DSP, in accordance with Part 3, Division 9, be approved. This DSP is filed in accordance with this requirement. There are no other applicable requirements associated with the proposed car wash.
 - c. The DSP is consistent with the regulations in the C-M Zone including Section 27-459(a) of the Zoning Ordinance, regarding purposes; Section 27-459(b), regarding landscaping, screening, and buffering; and Section 27-459(d), regarding regulations in the C-M Zone.
 - d. This DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the building is constructed of durable, low-maintenance materials, and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
9. **Preliminary Plan of Subdivision (PPS) 4-18009:** The site is subject to PPS 4-18009 (PGCPB Resolution No. 19-58), approved by the Planning Board for the development of four parcels, subject to 10 conditions. Of the 10 conditions approved by the Planning Board, the following are applicable to the review of this DSP:

- 5. **Total development within the subject property shall be limited to uses which generate no more than 161 AM peak-hour trips and 109 PM peak-hour trips, in consideration of the approved trip rates. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

This condition establishes an overall trip cap for the subject property of 161 AM and 109 PM peak-hour trips. The proposed food and beverage store and gas station uses would generate 44 AM and 48 PM peak-hour trips, as noted in the table below; therefore, the proposal is within the trip cap. This is the first development within the area of this PPS, so as other parcels develop, they will have to consider the trips this development uses.

Trip Generation Summary, DSP-19031: 7-Eleven Brandywine								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Food and Beverage Store/Gas Station	3,484	Square feet	90	91	181	100	101	201
	12	Fueling positions						
Less Pass-By (76 percent AM and PM)			-68	-69	-137	-76	-77	-153
Net Gas/Food and Beverage Store Trips			22	22	44	24	24	48
Total Trips Utilized by Proposal			22	22	44	24	24	48
Trip Cap					161			109

6. **A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.**

This application conforms to the development approved with PPS 4-18009.

7. **Development of this site shall be in conformance with an approved Stormwater Management Concept Plan, 32000-2018-00, and any subsequent revisions.**

This application is in conformance with the SWM Concept Approval Letter 51178-2019-00, which is valid until January 6, 2023.

8. **Prior to the approval of any building permit on Parcels 1 through 4, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9, of Subtitle 27 (the Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the environmental setting of the Marlow-Huntt Store Historic Site, 85A-033-14.**

A Historic Site Exhibit is included for review with DSP-19031, which includes a plan view and a cross section of the site and area. The distance from the Marlow-Huntt Store Historic Site, to the gas canopy is 174 feet, and the distance from the historic site to the food and beverage store is 277 feet. Within this distance is the required Section 4.2, Landscape Strip Along Streets. The frontage along Old Brandywine Road requires 6 shade trees and 61 shrubs, which are provided. The height of the gas canopy, which is the closest structure to the historic site, is at the same elevation as the Marlow-Huntt Store, to ensure compatibility. Moreover, the setting around the Marlow-Huntt Store has been altered with the recent interchange improvements and road widening of Brandywine Road and Branch Avenue.

10. **2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Special Roadways; and Section 4.9, Sustainable Landscaping Requirements, of the

Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements; however, technical corrections are required, as conditioned in the Recommendation section.

11. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a 10 percent tree canopy coverage (TCC) on properties in the C-S-C and C-M Zones. The subject site measures 2.00 acres and the required TCC amounts to approximately 0.20 acre, or 8,712 square feet. The subject application provides a schedule showing that 8,880 square feet of TCC will be provided in proposed on-site tree plantings in conformance with this requirement.
12. **Prince George's County Woodland and Wildlife Habitat Conservation:** This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-026-2018-01, has been submitted for review.

According to the worksheet, the site is 4.53 acres, with 4.08 acres within the C-M Zone and 0.47 acre in the C-S-C Zone. A total of 2.28 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 0.68 acre, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 1.99 acres. The TCP2 shows this requirement will be met by providing 0.23 acre of woodland preservation and 1.76 acres of off-site conservation credits.

The TCP2 requires minor technical revisions that are included in the Recommendation section.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—In a memorandum dated July 1, 2020 (Greene to Burke), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application. This property is located within the Established Communities Growth Policy area which recommends context-sensitive commercial uses on the property.
 - b. **Environmental Planning**—In a memorandum dated June 30, 2020 (Juba to Burke), incorporated herein by reference, the Environmental Planning Section provided an evaluation, summarized as follows:

Natural Resources Inventory/Existing Conditions

The subject TCP2 is in conformance with the approved Natural Resources Inventory NRI-187-2017. This site contains no specimen, historic, champion trees, or regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, or primary management area (PMA).

Stormwater Management

The site has an approved SWM Concept Letter 51178-2019-00 and plan, which is valid until January 6, 2023. The approved concept plan is consistent with the DSP, and with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) requiring on-site attenuation/quality control measures. The plan includes six micro-bioretenion areas.

- c. **Historic Preservation**—The Historic Preservation Commission is scheduled to discuss this DSP, and its impacts on the Marlow-Huntt Store Historic Site, at their meeting on July 21, 2020. At the time of the writing of this report, a memorandum had not been provided by the Historic Preservation Commission but will be, prior to the Planning Board hearing.
- d. **Transportation Planning**—In a memorandum dated June 26, 2020 (Masog to Burke), incorporated herein by reference, the Transportation Planning Section provided an evaluation of the proposal and the previous conditions of approval, with conditions in the Recommendation section.
- e. **Trails**—In a memorandum dated June 29, 2020 (Smith to Burke), incorporated herein by reference, the Trails planner provided an evaluation for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. MPOT Policy 2 states that 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. As a recommended shared roadway, “share the road with a bike” signage can help distinguish this roadway designation along Accokeek Road. Staff recommends that a “share the road with a bike” bikeway sign be placed along the subject site frontage to help designate the shared use roadway and that the applicant provide a \$420 bikeway fee to DPIE for the placement of signage along Accokeek Road, with a condition in the Recommendation section.
- f. **Permit Review**—In a memorandum dated June 24, 2020 (Bartlett to Burke), incorporated herein by reference, the Permit Review Section offered comments included in the Recommendation section.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide any comments on the subject application.
- h. **Prince George's County Health Department**—In a memorandum dated June 23, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department provided following summarized findings:
 - (1) There are fewer than five existing carry-out/convenience store food facilities and no grocery food facilities within 0.5 mile of this site. Research has found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and reduces prevalence of overweight and obesity. The department acknowledges that the 7-Eleven

chain facilities are designed as convenience stores; however, they do provide healthy food options for retail sale.

- (2) The food facility is considered a prototype food service facility, in which two, or more facilities in the state having uniformed set of plans. The applicant must submit an application for plan review to the Maryland Department of Health's Environmental Health Bureau's Food Protection and Food Licensing program, located at 6 St. Paul Street, Suite 1301, Baltimore, Maryland, 21202.
- (3) The applicant must submit plans to the Plan Review department at DPIE for the proposed food facility, and apply for a Health Department High Hazard Analysis and Critical Control Points (HACCP) priority, Food Service Facility permit.
- (4) The applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration (MDE-ARMA). Such sources include gasoline underground storage tanks, degreasing tanks, and paint spraying operations. Contact MDE-ARMA at 800-633-6101.
- (5) Increased traffic volumes in the area can be expected as a result of this project.

In addition, the Health Department provided guidance with regard to controlling noise and dust during the construction phases of the development.

- i. **Prince George's County Police Department**—In a memorandum dated June 9, 2020 (Contic to Burke), incorporated herein by reference, the Police Department provided no comments on this proposal.
 - j. **Prince George's County Fire/EMS Department**—In an email dated June 28, 2020 (Reilly to Burke), incorporated herein by reference, the Fire/EMS Department provided a comment regarding the location of the fire hydrant(s), for which a condition is included in the Recommendation section.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated June 10, 2020 (Wright to Burke), incorporated herein by reference, WSSC offered utility related comments that have been provided to the applicant and will have to be addressed before sewer and water connection.
- 14.** Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

15. Per Section 27-285(b)(4), 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 requirements of Subtitle 24-130(b)(15).

The site does not contain any regulated environmental features or PMA. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-19031 and Type 2 Tree Conservation Plan TCP2-026-2018-01 for 7-Eleven Branch Avenue, subject to following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide the correct number of compact parking spaces and allowable spaces in the columns in the General Notes table, consistent with the number shown on the plan.
 - b. Show the air/vacuum machine(s) on the plan and provide a detail.
 - c. Demonstrate in a table on the DSP that the sign area and fuel price display on the canopy are in conformance with signage requirements.
 - d. Provide the setbacks for each freestanding sign on the DSP.
 - e. Provide a table on the DSP demonstrating conformance for each freestanding and building-mounted sign with the allowable and proposed height, area, and setback, as applicable, and code reference(s). Remove or revise any signs from the DSP that are not in conformance.
 - f. Relocate the northern (one-way) access point to conform to the requirement in Section 27-358(a)(5) of the Prince George's County Zoning Ordinance, which requires that the driveway begin 20 feet from the point of curvature of the curb return of the adjacent intersection.
 - g. In the references box on the cover sheet, provide the associated natural resources inventory, tree conservation plan, and preliminary plan of subdivision numbers being referenced, as was provided on the Site Development Concept Plan.
 - h. Call out the canopy and provide the length on the plan.
 - i. Include area of proposed car wash on the plan.

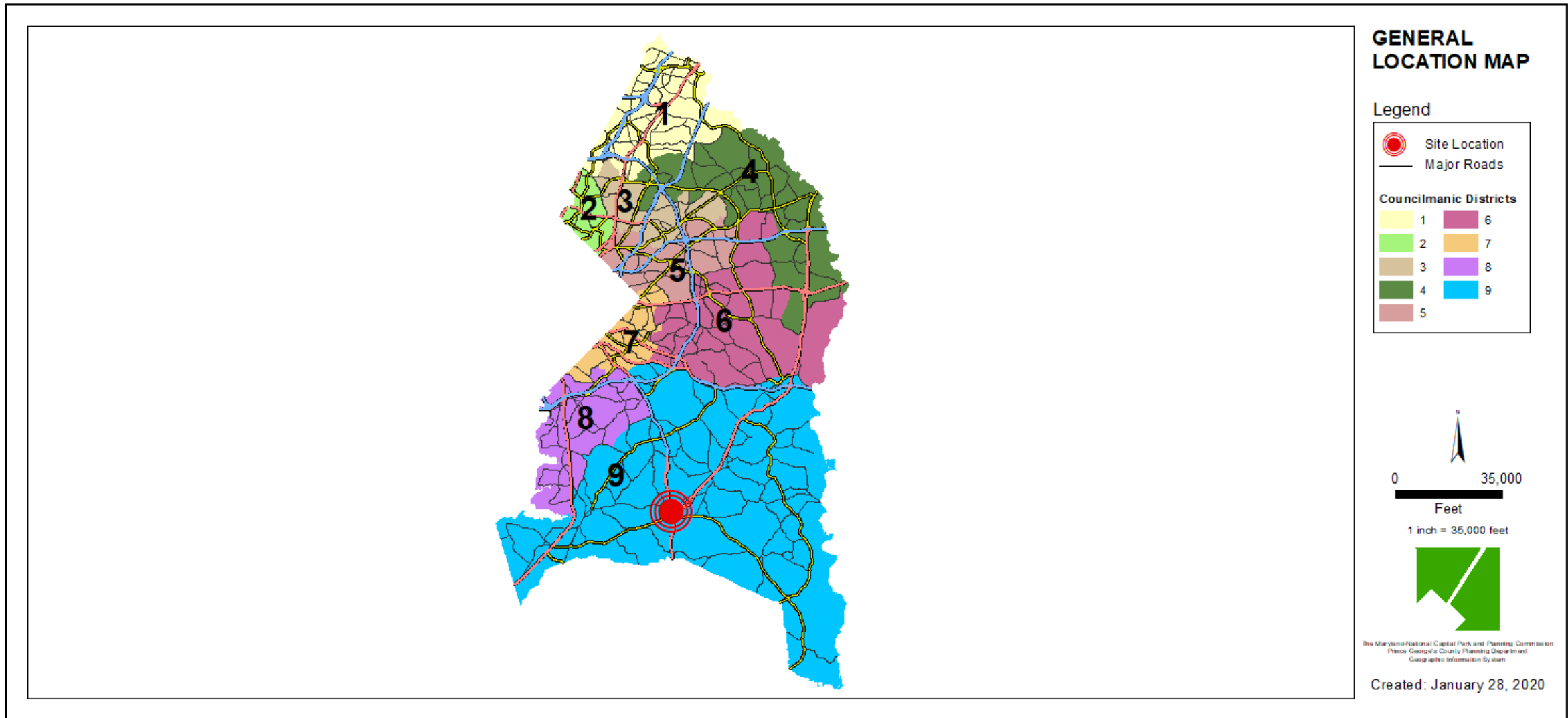
- j. In the Section 4.7-1, Buffering Incompatible Uses schedule, remove the “HIGH” impact designation from adjoining Parcel 2 and refer to the lot as vacant, which does not require a bufferyard.
 - k. Show the widths of both driveway entrances along Old Brandywine Road on the landscape plan, to justify the calculations provided in Schedule 4.2-1.
 - l. Provide the locations of proposed, or existing fire hydrants, showing that all proposed buildings meet the requirement for a fire hydrant within 500 feet of the most remote portion of the building, as hose is laid by the Fire/EMS Department.
 - m. Prior to certification of the DSP, the tree conservation plan shall be revised as follows:
 - (1) Complete the previous approval information into the TCP2 approval block.
 - (2) Remove the two woodland preservation signs from the boundary of the area of woodland retained not credited that is contiguous with the southern property boundary.
2. Prior to the approval of the first grading permit, the TCP2 Standard Type 2 Tree Conservation Plan Note 11 must be revised with the liber and folio information for the woodland conservation easement once it is recorded.
3. Prior to the approval of the first building permit, the applicant, applicant’s heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of a bikeway sign along Accokeek Road, unless modified by DPIE, with written correspondence.

ITEM: 6

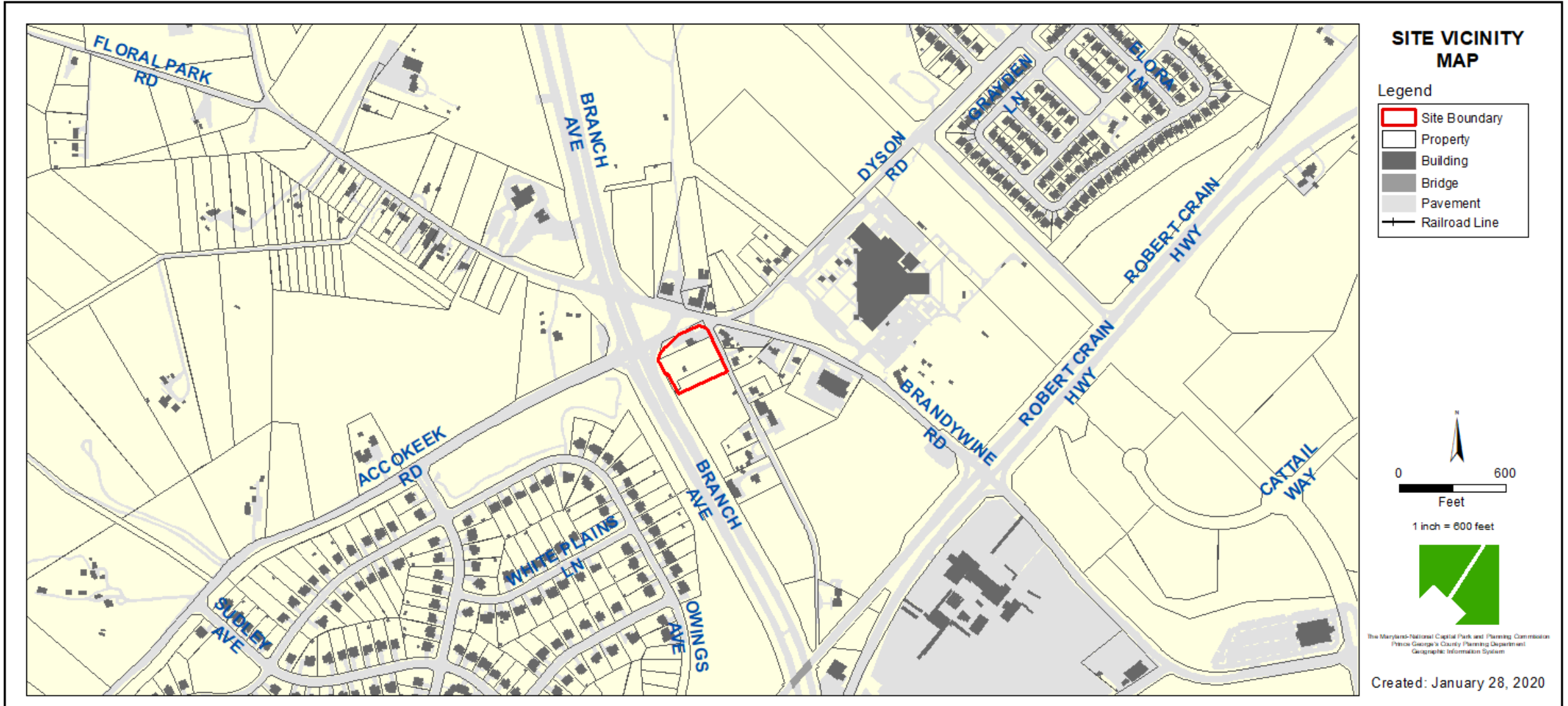
CASE: DSP-19031

7-ELEVEN BRANCH AVENUE

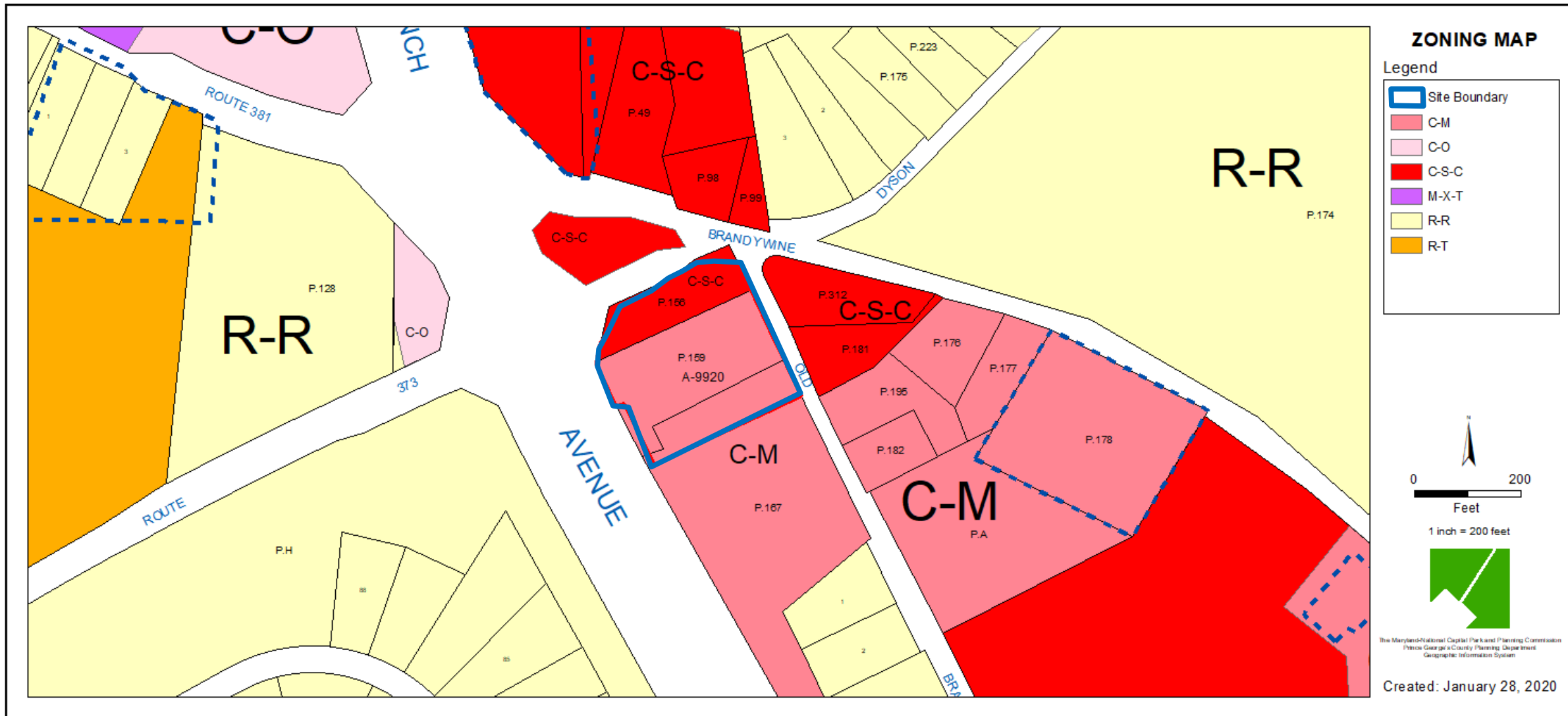
GENERAL LOCATION MAP



SITE VICINITY



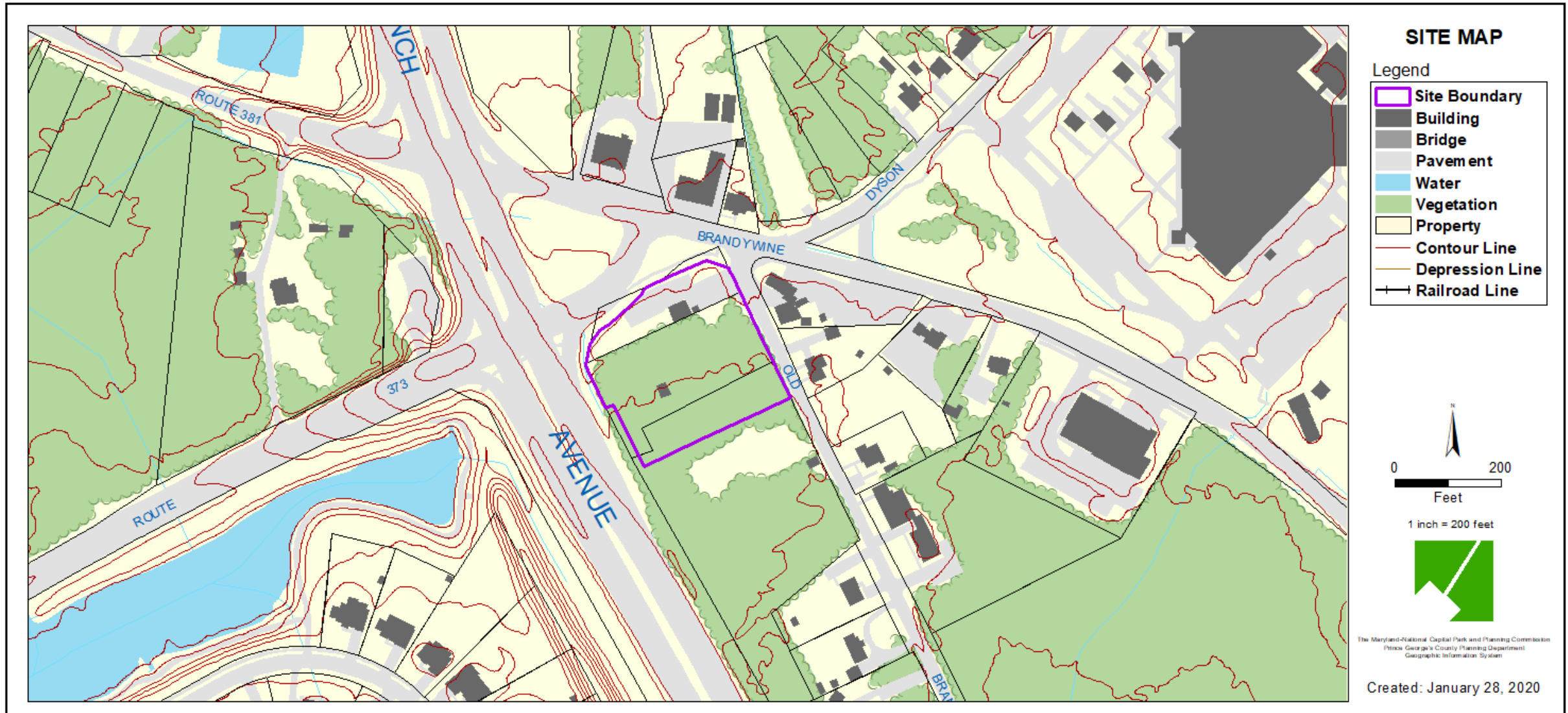
ZONING MAP



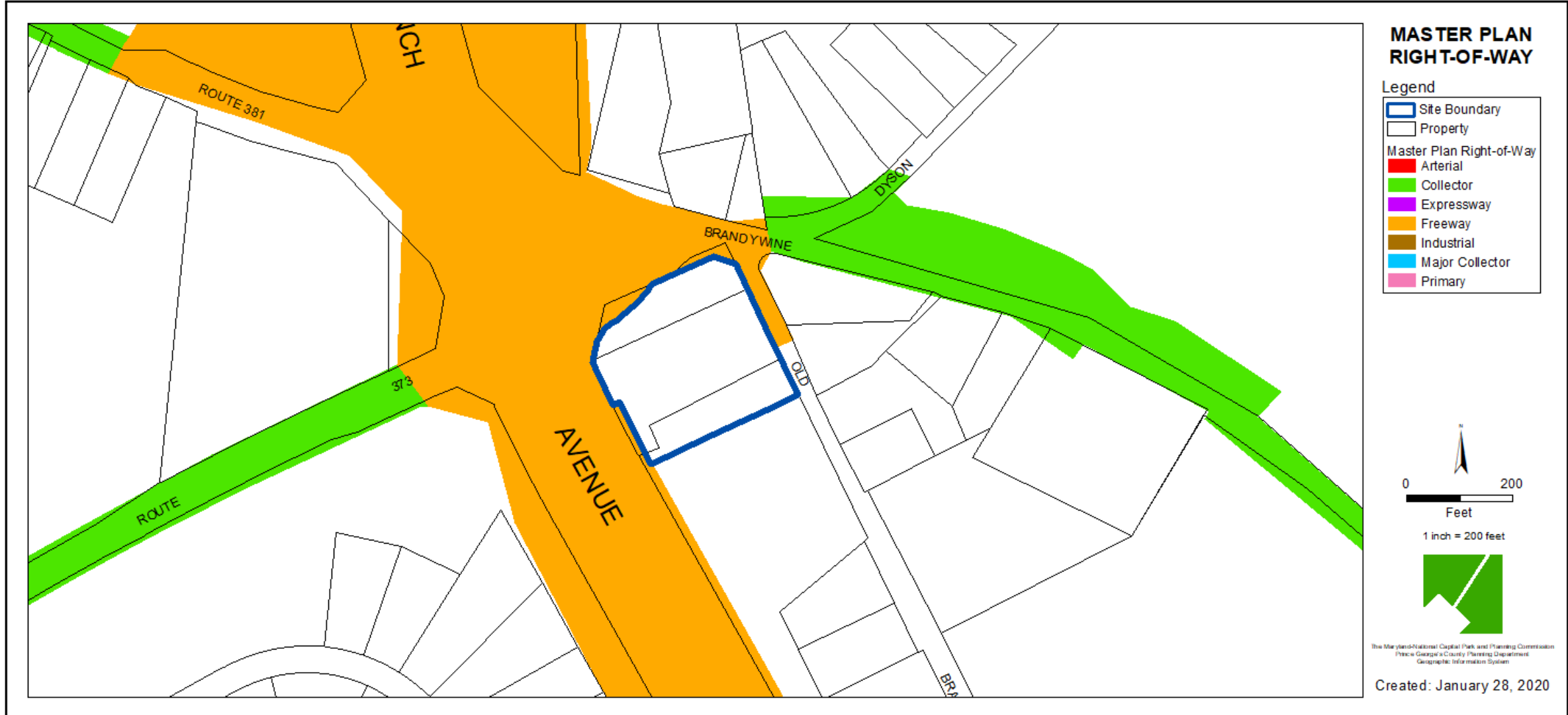
AERIAL MAP



SITE MAP



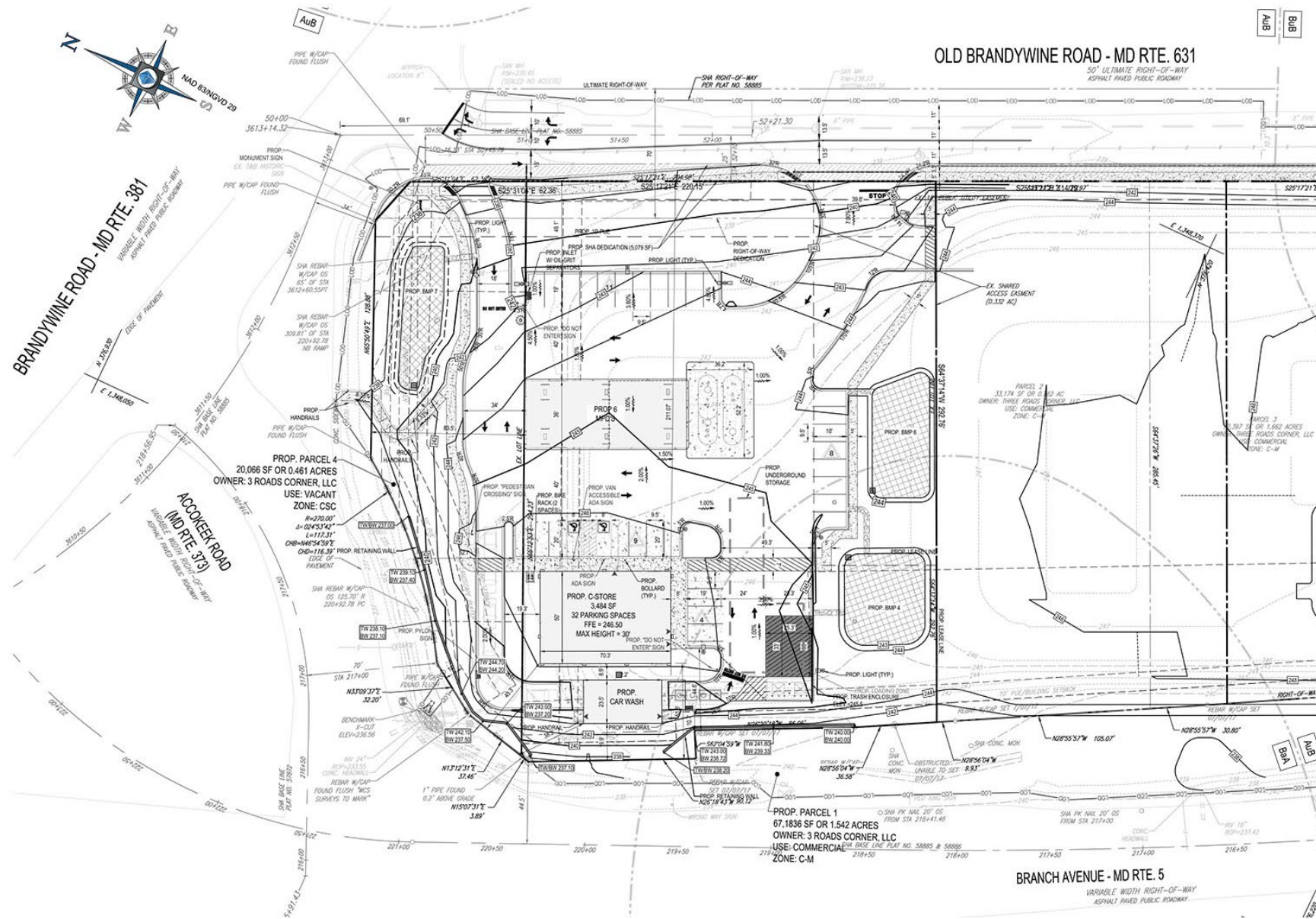
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



SITE PLAN



LANDSCAPE PLAN



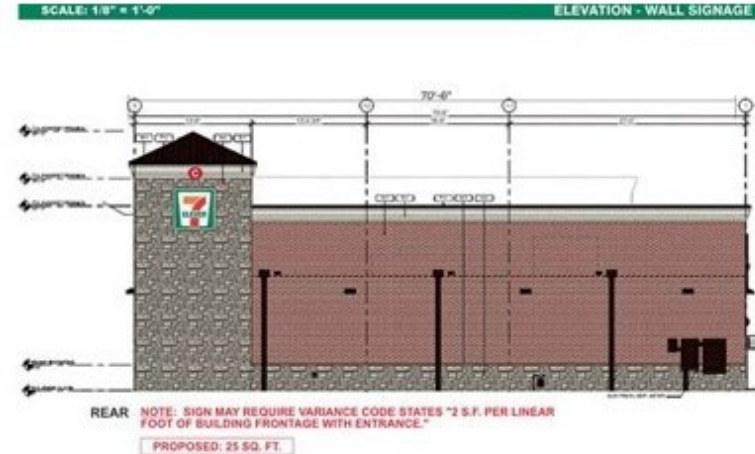
STORE ELEVATIONS



Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

CUMMINGS

D-ORDER# 91607.11 TOP
Project Mgr.: Chantelle Marino
chantelle.marino@cummings.com
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Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

CUMMINGS

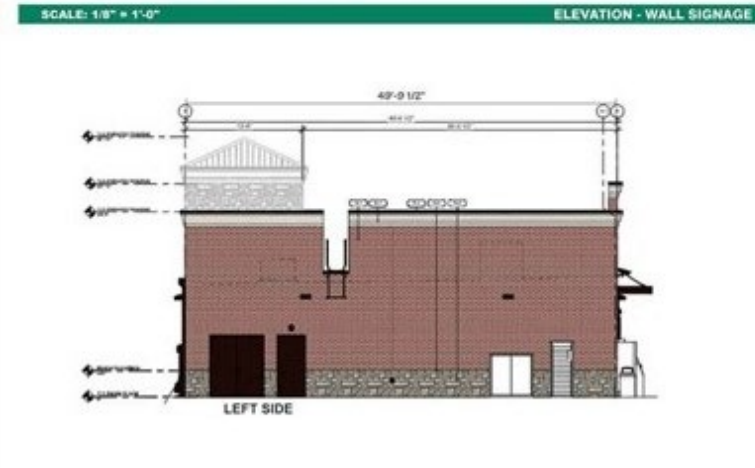
D-ORDER# 91607.11 TOP
Project Mgr.: Chantelle Marino
chantelle.marino@cummings.com
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Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: July 2, 2020

CUMMINGS

D-ORDER# 91607.12 TOP
Project Mgr.: Kelley Hitchby
kelley.hitchby@cummings.com
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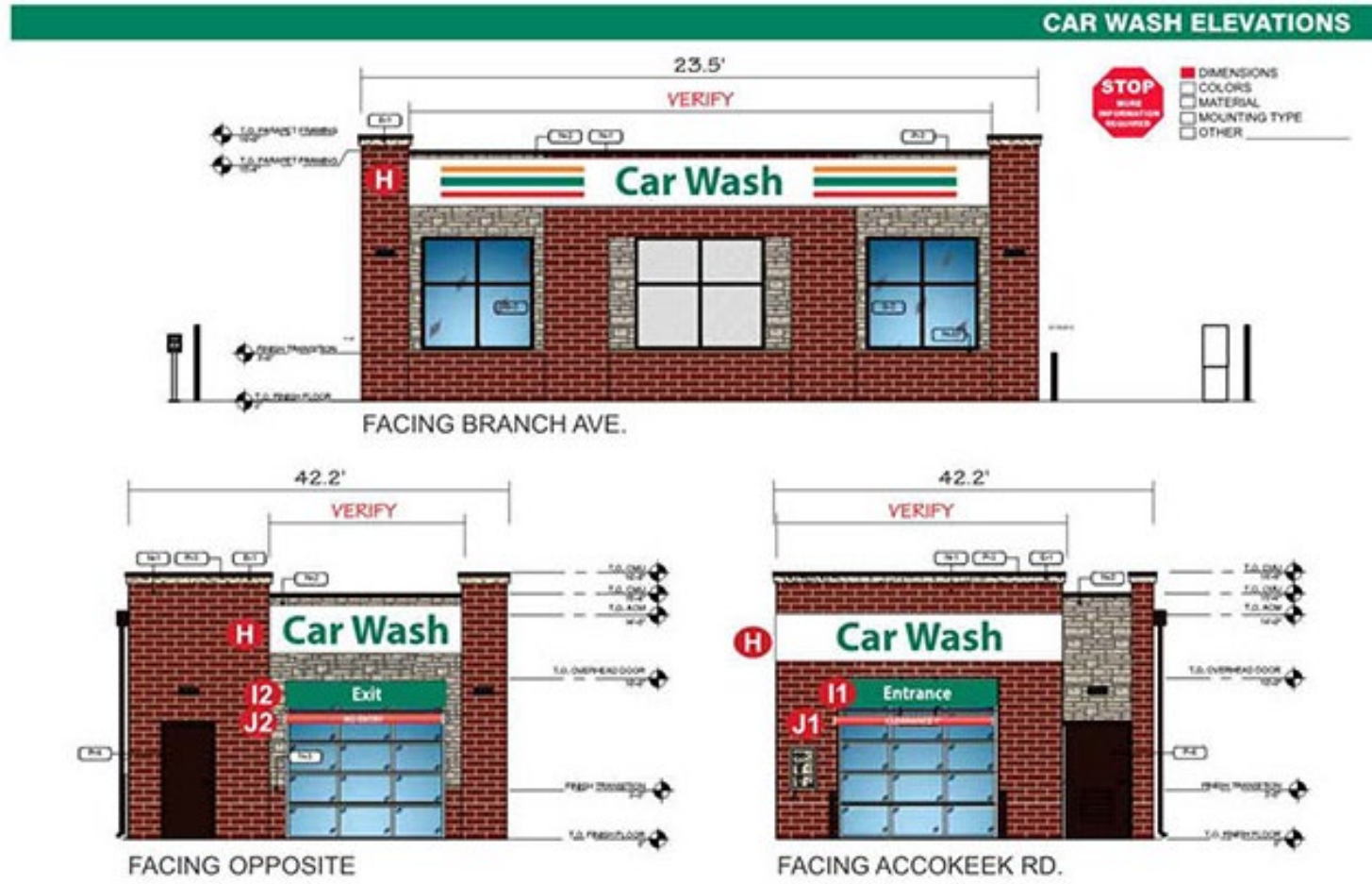


Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

CUMMINGS

D-ORDER# 91607.11 TOP
Project Mgr.: Chantelle Marino
chantelle.marino@cummings.com
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CAR WASH ELEVATIONS



Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
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SIGNAGE

SITE PLAN

SO. FT.	QTY.	ITEM
317.0	1	TATEYAMA WALL SIGN (7 PANEL)
62.5	1	TATEYAMA WALL SIGN (3 PANEL)
25	1	W25 WALL SIGN
3.2	1	15M HANGING SIGN (ENTRANCE)
N/A	6	WINDOW VINYL
N/A	1	DF MONUMENT SIGN
89.6	1	DF PYLON SIGN
6	1	DF DIRECTIONAL SIGN
4	1	DF CAR WASH DIRECTIONAL SIGN (EXIT ONLY)
4	1	DF CAR WASH DIRECTIONAL SIGN (ENTRANCE)
N/A	3	CAR WASH ACM WALL SIGN
N/A	1	CAR WASH PANEL (ENTRANCE)
N/A	1	CAR WASH PANEL (EXIT)
N/A	1	HANG BAR - CLEARANCE
N/A	1	HANG BAR - NO ENTRY
16	1	DF FUEL PILE SIGN
0	2	SF CANOPY SIGN (MAIN ID KEYSTONE)
N/A	4	TRI-STRIP VINYL SETS

W25 SF WALL SIGN

- SINGLE FACE INTERNALLY ILLUMINATED WALL SIGNS.
- LED ILLUMINATION.
- 5 1/2" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.
- TRAPLINE PROPORTIONAL TO LOGO FIELD.
- WALL SIGNS TO UTILIZE SAME TOOLING AS PYLON FAMILY.

3M 3630-26	WHITE
3M 3630-33	BRONZE
3M 3630-44	

INTERIOR SINGLE FACE WINDOW SIGN

SPECIFICATIONS
SF INTERNALLY ILLUMINATED HANGING SIGN (INTERIOR)
CABINET: EXTRUDED ALUMINUM PAINTED DURANODIC BRONZE 310E
FACE: 3/8" THICK FLAT WHITE POLYCARBONATE WITH 1ST SURFACE DIGITAL PRINT IMAGE.
ILLUMINATION: GE WHITE LED

SHOWN FOR PERMITTING PURPOSES ONLY. SIGN PROVIDED BY CARDTRONICS.

Display Square Footage (Cabinet): 3.2

Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
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Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
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Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
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SHORT CANOPIES

FUEL CANOPY SHORT - Left Side

FUEL CANOPY SHORT - Right Side

NOTE: SIGNS EXCEEDS CODE ALLOWANCE AND MAY REQUIRE VARIANCE

LONG CANOPIES

FUEL CANOPY LONG - Facing Brandywine Rd.

FUEL CANOPY LONG - Facing Store

NOTE: SIGN EXCEEDS CODE ALLOWANCE AND MAY REQUIRE VARIANCE

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Job Location: 38715
13800 Branch Ave.,
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chantelle.marino@cummingsigns.com
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3 x 3 SF CANOPY SIGNS

- SINGLE FACE INTERNALLY ILLUMINATED CANOPY SIGNS.
- LED ILLUMINATION.
- ALUMINUM CABINET PAINTED WHITE.
- 1" ALUMINUM RETAINERS PAINTED WHITE.
- FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.

PMS 341C	GREEN
PMS 485C	RED
PMS 165C	ORANGE
WHITE	WHITE

Display Square Footage (Cabinet): 9

Job Location: 38715
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Date: November 7, 2018

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
Page: 13 of 27



SIGNAGE

SITE PLAN

SIG. #	QTY	ITEM
EXTERIOR BUILDING SIGNS		
017-B	1	TATEYAMA WALL SIGN (7 PANEL)
02-D	1	TATEYAMA WALL SIGN (3 PANEL)
25	1	WALL SIGN
INTERIOR SIGNS AND WINDOW VINYL		
3-E	1	ATM HANGING SIGN (INTERIOR)
N1A	6	WINDOW VINYL
EXTERIOR GROUND SIGNS		
10	1	DF MONUMENT SIGN
30-B	1	DF PYLON SIGN
6	1	DF DIRECTIONAL SIGN
4	1	DF CAR WASH DIRECTIONAL SIGN (EXIT ONLY)
4	1	DF CAR WASH DIRECTIONAL SIGN (ENTRANCE)
CAR WASH SIGNS		
N1A	3	CAR WASH ACM WALL SIGNS
N1A	1	CAR WASH PANEL (ENTRANCE)
N1A	1	CAR WASH PANEL (EXIT)
N1A	1	HAND BAR - CLEARANCE
N1A	1	HAND BAR - NO ENTRY
FUEL CANOPY SIGNS & VINYL		
10	1	SF FUEL PRICE SIGN
2	2	SF CANOPY SIGN (MAIN OR KEYSTONE)
N1A	4	TRD STRIPE VINYL SETS

Job Location: 38715
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CUMMINGS

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chantelle.marino@cummingsigns.com
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TYPICAL WINDOW VINYL LAYOUT

FRONTING UNDER THE STRIPES ONLY TO FACE EQUIPMENT AT THE SALES COUNTER AREA. (DETERMINED BY OTHERS)

THE VERY FIRST WINDOWS ON EITHER SIDE OF THE DOOR WILL GET THE STRIPE WITH THE LOGO. ALL OF THE REMAINING WINDOWS WILL GET STRIPES WITHOUT THE LOGO.

WINDOW VINYL GRAPHICS:
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS NOTE TO BE PROVIDED AND REPELLED BY OTHERS. NOT PART OF CLARINGS RESOURCES SCOPE OF WORK.
NOTE 2: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

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CUMMINGS

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SF FUEL SIGN - CUSTOM

6'-0"

3'-0"

REGULAR UNLEADED DIESEL

TO BE INSTALLED ON LONG FUEL CANOPY FACING STREET

- WALL FACE INTERNALLY ILLUMINATED SIGN CABINET
- EXTRUDED ALUMINUM CABINET & RETAINERS
- PAINTED OUBRONZIC BRONZE
- PAINT-FORMED CLEAR ACRYLIC FACE BACK SPRAYED PPG 465 RED
- WHITE COPY
- WHITE LED ILLUMINATION
- DIGITAL PRICE
- 20" RED LED "WATER BEET"
- 10" GREEN LED "WATER BEET"

ELECTRICAL NOTES:
TOTAL AMPS - 84
TOTAL CIRCUITS - (1) 20 AMP REQUIRED
VOLT - 120

Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

CUMMINGS

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
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Display Square Footage (Cabinet): 18

M16 DF MONUMENT SIGN

SCALE: 1/2" = 1'-0"

4'-1 3/4"

7'-0" OAH

WHITE FLANGE
2" FIN
1/4" SHIELD EMBROIDMENT
1/4" VINYL EMBROIDMENT
1/4" GRAPHIC EMBROIDMENT

face detail

embroidment detail enlarged to show color breaks.

- DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGNS
- LED ILLUMINATION
- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE
- FORMED AND EMBOSSED POLYCARBONATE FACES
- TRAPLINE PROPORTIONAL TO LOGO FIELD

Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

CUMMINGS

D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
Page: 21 of 27

Display Square Footage (Cabinet): 16

M50 DF PYLON SIGN

SCALE: 3/16" = 1'-0"

7'-1 3/8"

7'-0"

25'-0" OAH

embroidment detail enlarged to show color breaks.

- DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGNS
- LED ILLUMINATION
- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE
- FORMED AND EMBOSSED POLYCARBONATE FACES
- TRAPLINE PROPORTIONAL TO LOGO FIELD

Job Location: 38715
13800 Branch Ave.,
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CUMMINGS

D-ORDER# 91607.11 TDP
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chantelle.marino@cummingsigns.com
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Display Square Footage (Cabinets): 99.6

DF DIRECTIONAL SIGN

2'-0"

3'-0"

5'-0" (OAH)

2" SQ. x 1/4" THICK STEEL POLE BURIED DIRECTLY INTO CONCRETE FOOTING

DISCONNECT SWITCH

GRADE

NOTE: DIRECTIONAL SIGN COUNTS AS FREESTANDING AND MAY REQUIRE VARIANCE.

- DOUBLE FACE INTERNALLY ILLUMINATED SIGN CABINET
- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE
- PAINT-FORMED CLEAR ACRYLIC FACE BACK SPRAYED PPG 465 RED
- WHITE COPY
- WHITE LED ILLUMINATION
- DIGITAL PRICE
- 20" RED LED
- 20" GREEN LED

ELECTRICAL NOTES:
TOTAL AMPS - 84
TOTAL CIRCUITS - (1) 20 AMP REQUIRED
VOLT - 120

Job Location: 38715
13800 Branch Ave.,
Brandywine, MD 20613
Date: November 7, 2018

CUMMINGS

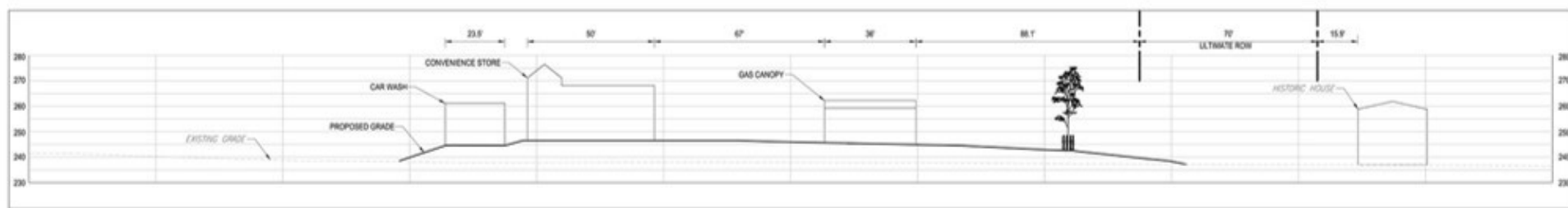
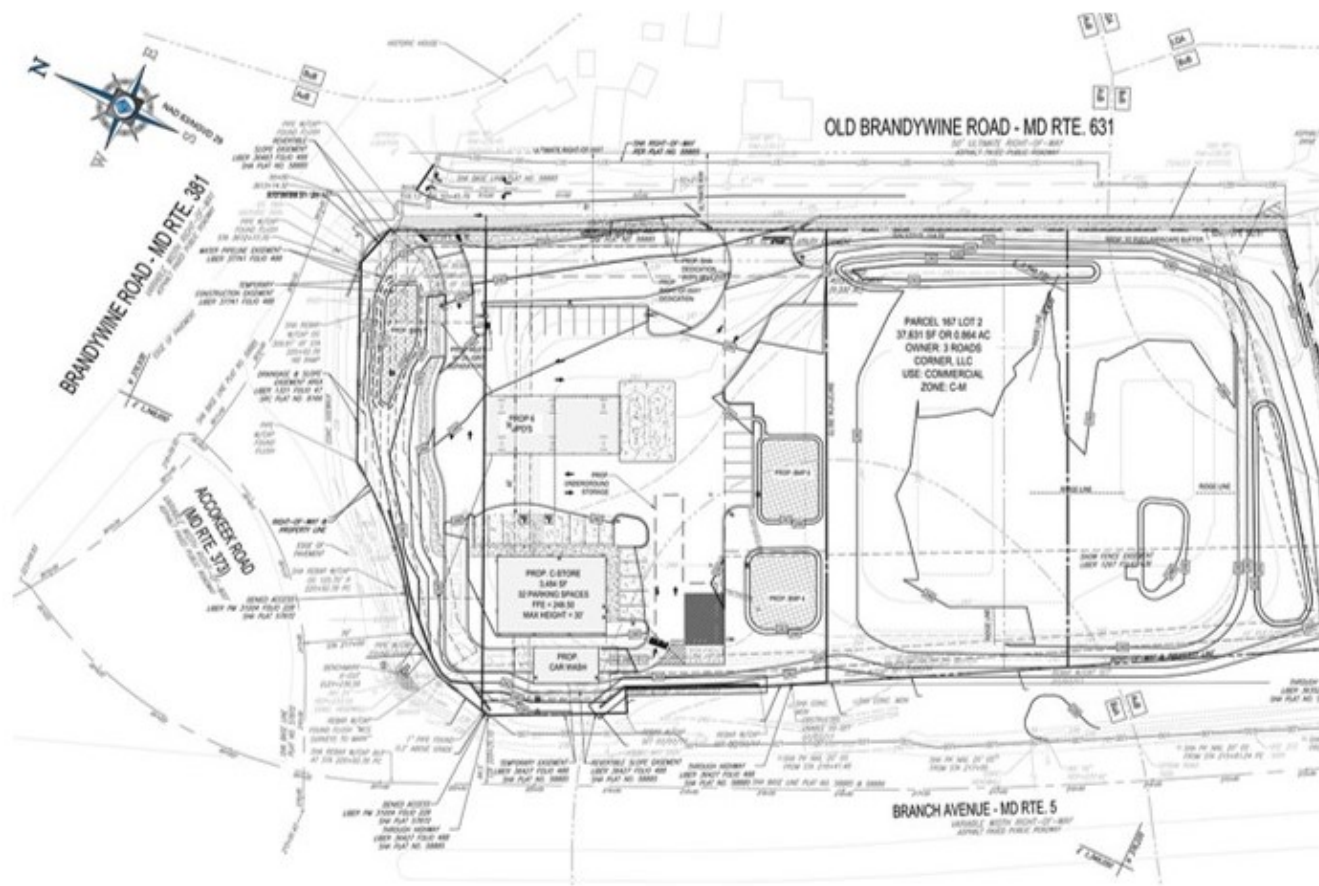
D-ORDER# 91607.11 TDP
Project Mgr.: Chantelle Marino
chantelle.marino@cummingsigns.com
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Display Square Footage (Cabinet): 6

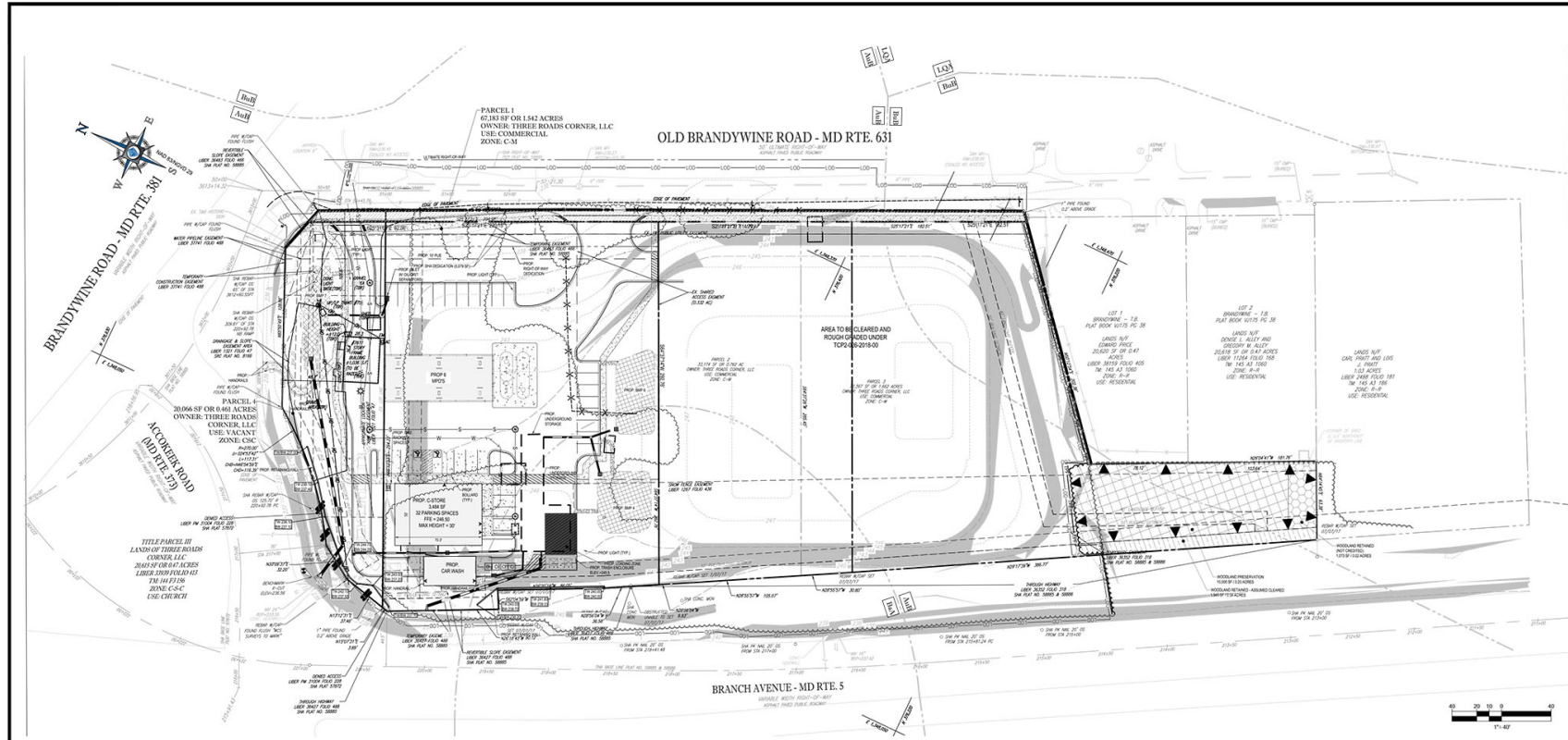
FREESTANDING SIGN DETAILS



HISTORIC SITE EXHIBIT



TYPE II TREE CONSERVATION PLAN



BOHLER ENGINEERING
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 898-4500
Fax: (301) 898-8501
MD@BohlerEng.com

REVISIONS				
REV	DATE	COMMENT	BY	

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
We Dig. It's Free. It's Safe.

NOT APPROVED FOR CONSTRUCTION

PROJECT: TREE CONSERVATION PLAN TYPE II FOR 7 - ELEVEN, INC.

LOCATION OF SITE:
15000 BRANCH AVE
PRINCE GEORGE'S COUNTY
BRANDYWINE, MARYLAND 20613
11TH ELECTION DISTRICT
TM 144, GRID F3, PARCEL 1

BOHLER ENGINEERING
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 898-4500
Fax: (301) 898-8501
MD@BohlerEng.com

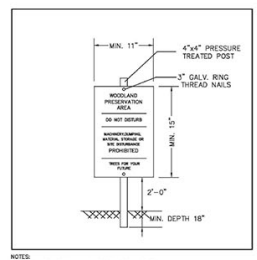
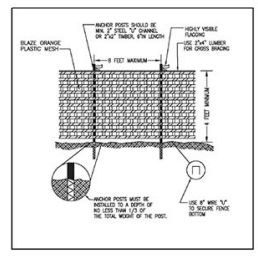
PRINCE GEORGE'S COUNTY
PLANNING DEPARTMENT
20000 BRANCH AVE
BOWIE, MARYLAND 20715
TEL: (301) 898-4500
WWW.PRINCEGEORGES.GOV

SHEET TITLE: TREE CONSERVATION PLAN TYPE II

SHEET NUMBER: 2

LEGEND

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING CONTOUR
	EXISTING WATER LINE
	APPROX. LOC. OF EASEMENT
	EXISTING FENCING
	EXISTING WATER MAIN/MANHOLE
	EXISTING SEWER MAIN/MANHOLE
	UTILITY POLE
	ELECTRIC METER
	GAS METER
	TRAFFIC SIGNAL POLE
	CENTERLINE
	SOIL BOUNDARY AND TYPE
	STEEP SLOPES (5% OR GREATER)
	WOODLAND RETAINED (NOT CROPPED)
	PROP. TREE PROTECTION FENCE
	PRESERVATION AREA
	POSSIBLE BMP AREA
	WOODLAND RETAINED - ASSURED CLEARED



WHEN INVASIVE PLANT SPECIES ARE TO BE REMOVED BY THE PERMITTEE:

- USE THE APPLICABLE NOTES BASED ON THE INVASIVE PLANT REMOVAL PLAN
- A INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO BOND RELEASE AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN (BOND ON THE PLAN PREPARED BY ERIC MANN LUMS, LSA DATED 11/20/19)
- THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE SPREAD OF INVASIVE, NOxious, OR NONTARGET PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

INVASIVE SPECIES CONTROL/MANAGEMENT PLAN:

- SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH PARKS AND THE PLANNING DEPARTMENT FOREST CONSERVATION INSPECTOR TO ADDRESS ISSUES OF THE INITIAL WORK.
- IDENTIFY THE RISKS POSED BY INVASIVE SPECIES WITHIN THE PROJECT AREA.
- IDENTIFY TARGET SPECIES.
- IDENTIFY THE CONTROL OR MANAGEMENT OPTIONS FOR EACH TARGET SPECIES.
- BIOLOGICAL.
- CHEMICAL.
- IDENTIFY THE PREFERRED CONTROL OR MANAGEMENT STRATEGY FOR EACH TARGET SPECIES.
- SKETCH/MADE THE TECHNIQUES INCLUDING ANY DISPOSAL METHODS, IF NECESSARY.
- IDENTIFY ANY CONSTRAINTS (E.G., REGULATORY OR SITE CONDITIONS THAT IMPACT PRACTICAL SOLUTIONS).
- SCHEDULE OF CONTROL ACTIVITIES.
- REQUIRED RESOURCES:
 - PERSONNEL QUALIFICATIONS
 - EQUIPMENT
 - SAFETY/ACCIDENT CONTAMINATION CONSIDERATIONS
- MONITORING:
 - INVENTORY INVASIVE SPECIES IN THE PROJECT AREA
 - USING BASELINE MAP COMPARE SPECIES ABUNDANCE WITH BASELINE CONDITION
 - REASSESS/EVALUATE EFFECTIVENESS OF MANAGEMENT STRATEGY
 - REFINE MANAGEMENT STRATEGIES AS NEEDED.
- REMOVE TARGET SPECIES.
- MONITOR REMOVAL FOR FIVE (5) YEARS BY PERFORMING FIVE (5) ANNUAL VISITS AND FOLLOW UP TREATMENTS AS APPLICABLE.

Prince George's County Planning Department, M-ANPCP
Environmental Planning Section
TYPE II TREE CONSERVATION PLAN APPROVAL
TCP2-026-2018-01

Approved by	Date	ORD #	Reason for Revision

ALL THE RESPONSIBILITIES OF THE CONTRACTOR TO MAINTAIN THE PROTECTED AREAS AND RECONSTRUCTION ASSOCIATED WITH THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.



**AMENDED STATEMENT OF JUSTIFICATION
DSP-19031
7-Eleven Branch Avenue**

OWNER: Three Roads Corner, LLC
5620 Linda Lane
Camp Springs, Maryland 20748

**APPLICANT/
CONTRACT PURCHASER:** 7-Eleven, Inc.
3200 Hackberry Court
Irving, Texas 75063

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

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

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

I. DESCRIPTION OF PROPERTY

1. Address – 13800 Branch Avenue and 13709 Old Brandywine Road, Brandywine, MD 20613.
2. Use – Food or Beverage Store in combination with the retail sales of gasoline.
3. Incorporated Area – None.
4. Council District – 9.
5. Property – Parcel 1 and Parcel 4 as approved with 4-18009.
6. Total Area – 2.003 Acres.
7. Tax Map/Grid – 144/F-3.
8. Location – The site is located on the east side of Branch Avenue (MD 5) in the southeast quadrant of its intersection with MD 381 and Accokeek Road.

9. Zoned: C-S-C and C-M. The food and beverage store in combination with a gas station is within the C-M Zone.
10. 200 Sheet – 218SE07.

II. COMMUNITY

The subject property is located in the 2013 *Approved Subregion 5 Master Plan*. The subject property is surrounded by the following uses:

North: Brandywine Road (MD 381), and beyond commercial uses in the C-S-C Zone.

South: Single family detached homes in the R-R Zone.

East: Old Brandywine Road (MD 631), and beyond a deli and a single-family detached home in the C-S-C Zone. A single-family detached home and a C & P Telephone Utility in the C-M Zone.

West: Branch Avenue (MD 5), and beyond single-family detached homes in the R-R Zone.

The character of the community is generally a mix of residential and commercial.

III. APPLICANT'S PROPOSAL

The subject property is currently partially improved with a church, with the original construction being built circa 1973. The total area of the property is 2.003 acres, and is currently known as Parcel 156, 159 and part of Parcel 167. The area of DSP-19031 consists of Parcels 1 and 4 as approved in preliminary plan of subdivision 4-18009. This Detailed Site Plan is being submitted for new Parcels 1 and 4 only in order to accommodate the development of a food or beverage store in combination with the retail sale of gasoline and a car wash on Parcel 1, which is located in the C-M Zone. Parcel 4, which is in the C-S-C Zone, is only proposed to be improved with a drive aisle.

The 7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. Although 7-Eleven has grown significantly over the years, its focus remains fixed on making life easier for its customers. This simple idea is the reason 7-Eleven is the marketplace leader for convenience needs. The proposed development will include a 3,484 square foot food and beverage store, with 6 multi-product gas dispensers and a car wash, which will facilitate the development of this property with a modern and attractive commercial retail business that satisfies the needs of the modern consumer. The development will be attractive; will use sustainable building materials; will utilize environmental site design techniques to the fullest extent practical; will add attractive landscaping; will provide for the convenience needs of the surrounding community; will create jobs for the local economy; and will increase the County's tax base.

Design Features

The site plan proposes two points of vehicular access along the site's frontage on Old Brandywine Road. The northern access point is right in only, and the southern access point is full access. The proposed site design places the gas station canopy and the food and beverage store for the 7-Eleven generally parallel to the alignment of both Branch Avenue and Old Brandywine Road. Surface parking is proposed immediately around the eastern and the southern façades of the building, as well as on the eastern side of the gas canopy to ensure safe and efficient on-site circulation. In addition, and more importantly, the

proposed layout creates a safe environment for patrons utilizing all of the services offered by 7-Eleven. Further, as an expert in the field and having designed numerous sites that are aesthetically pleasing and safe and efficient, the applicant very strongly contends that its layout will result in a very successful and high quality development.

The applicant is proposing one twenty-five (25) foot tall pylon sign at the intersection of Branch Avenue and Accokeek Road. At its closest point, the sign is set back ten (10) feet from the right-of-way of Accokeek Road.

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

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

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

IV. CRITERIA FOR APPROVAL

General Criteria for DSP Approval

Section 27-285. Planning Board Procedures.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

COMMENT: The plan does represent a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development. No variances or departures are requested and all required zoning regulations are being met.

- (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-19031 is not a DSP for infrastructure, this finding does not apply.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

COMMENT: Natural Resources Inventory NRI-187-2017 was approved for this property on November 22, 2017. A preliminary plan of subdivision and Tree Conservation Plan Type 1 are in review for the subdivision, and a Tree Conservation Plan Type 2 is submitted with DSP-19031. Regulated environmental features are preserved to the fullest extent practicable.

Conformance with Site Design Guidelines Section 27-274

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

C-M ZONE REQUIREMENTS

Although the DSP includes the area known as Parcel 4 on 4-18009, the only improvement on Parcel 4 is grading and a driveway entrance. No use is actually proposed on proposed Parcel 4. The proposed food or beverage store in combination with a gas station and car wash on Parcel 1 are permitted uses in the C-M Zone, and it complies with Section 27-358(a) as follows:

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

- (a)(1) **The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;**

COMMENT: The subject property is a through lot and has approximately 860 feet of frontage along Branch Avenue, Accokeek Road, Brandywine Road and Old Brandywine Road. The northern proposed driveway access, although located on Old Brandywine Road, which has an ultimate right-of-way of 50 feet, is in the Master Plan ultimate right-of-way for Branch Avenue, which is a freeway (F-9) and has a variable width right-of-way that measures a minimum of 200 feet at its frontage on DSP-19031. Access is proposed

from Old Brandywine Road, and the applicant will dedicate sufficient frontage to accommodate this requirement for proposed Parcel 1 access.

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

COMMENT: There are no outdoor playgrounds, libraries, or hospitals within three hundred (300) feet of the subject property. The property line of Gwynn Park High School has recently been adjusted as a result of SHA property acquisition associated with the interchange improvements at F-9 and C-631. This acquisition mirrors the PGAtlas ultimate right-of-way. As a result, the adjusted property line of Gwynn Park High School is over 325 feet from the subject property.

- (a)(3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417.**

COMMENT: This criteria is met. There will be no display or rental of cargo trailers, trucks, or similar uses.

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

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

- (a)(5) Access driveways shall not be less than 30 feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Public Works and Transportation, whichever is applicable, and shall be constructed in accordance with the minimum standards required by the County Road Ordinance or the Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than 20 feet from the point of curvature (pc) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than 12 feet from the side or rear lot line of any adjoining lot.**

COMMENT: This proposal provides for one 38.5 foot wide full access driveway onto Old Brandywine Road. This southern access driveway meets the above requirements, of 20 feet from the point of curvature and is more than 12 feet from the side property line; however the secondary northern one way access driveway, which is 18-feet wide, while it is 15 feet from the side lot line, it is closer than 20 feet from the point of curvature of the edge of paving.

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

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

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

COMMENT: A seven (7) foot wide sidewalk is provided along the eastern side of the building and an eight (8) foot wide sidewalk is provided on the southern side of the building to serve pedestrian traffic,

which allows pedestrians to move safely between the parking field(s) and the store. Sidewalks are also proposed along the northern and eastern perimeters of the subject property to facilitate pedestrian connectivity to the Brandywine Road and Old Brandywine Road intersections.

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

COMMENT: All gasoline pumps and service appliances are located more than twenty-five (25) feet behind the street line. Indeed, the gasoline pumps are approximately 83.5 feet from Accokeek Road and approximately 150 feet from Branch Avenue.

- (a)(9) Repair service shall be completed within forty-eight (48) hours after the vehicle left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-tight landscape material, which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan; and**

COMMENT: There is no vehicle repair service proposed.

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

COMMENT: Architectural elevations have been submitted in conjunction with the detailed site plan (Sheets C-909, and C-910). The applicant believes that the architectural character of the proposed building and car wash (with the use of brick, stone, glass and metal), will not only be an attractive addition to the surrounding community, but will not be inconsistent with the surrounding development. At one story, the proposed building will be in keeping with the surrounding community.

CAR WASH

Section 27-461(b) provides that a carwash is permitted in the C-M Zone subject to Footnote 24. That footnote requires that a detailed site plan, in accordance with Part 3, Division 9, be approved. DSP-19031 is filed in accordance with this requirement. There are no other applicable requirements associated with the proposed car wash.

V. PRELIMINARY PLAN OF SUBDIVISION 4-18009

4-18009 was approved by the Planning Board on May 2, 2019 and the resolution was adopted on May 23, 2019 with 10 conditions. The preliminary plan was signature approved on November 8, 2019. All applicable conditions at this time are met. The conditions applicable to the review of DSP-19031 are listed below.

5. Total development within the subject property shall be limited to uses which generate no more than 161 AM peak-hour trips and 109 PM peak-hour trips, in consideration of the approved trip

rates. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

COMMENT: DSP-19031 conforms to the development approved with Preliminary Plan of Subdivision 4-18009, and is within the approved trip cap.

The Preliminary Plan assumed a 3,062 square foot convenience store and up to 9,000 square feet of retail. The trip generation and pass-by rates for a convenience store were based upon ITE's Land Use Code 851 (Convenience Market) and the ITE pass-by rates for a convenience market are 48% AM and 51% PM. After consideration of the ITE pass-by reduction, the convenience store would have contributed 99 AM and 73 PM trips toward the trip cap of 161 AM and 109 PM trips. The 9,000 square feet of retail would contribute 62 AM and 36 PM trips toward the trip cap after reduction of the 60% pass-by rate. Since the approval of the PPS, the owner has identified a specific user who has caused the filing of this Detailed Site Plan. The ITE trip generation rates for the proposed use (i.e., a convenience store with gas (Land Use Code 960) with a 3,484 square foot store and 12 fueling positions) will generate a total of 43 AM and 48 PM peak hour trips – after consideration of the ITE pass-by rate of 76% during the AM and PM peak hours. The included Trip Generation Memo, from Lenhart Traffic Consulting, Inc., further analyzes and supports that the convenience store with gas will actually generate fewer primary trips than a convenience market. Therefore, the proposed convenience store with gas will remain within the overall trip cap for the site.

The trip generation was also evaluated in consideration of the proposed drive-through car wash, and based on the ITE Trip Generation Manual, 10th Edition, the car wash will have no appreciable impact on the trip generation of the site. More specifically, the ITE Trip Generation Manual, 10th Edition: Volume 1 includes a Desk Reference in Section 2 that provides a discussion section entitled, "Changes Since the Ninth Edition," in which "Gasoline/Service Station and Car Wash" was removed and the data was reclassified into existing land uses. An examination of the data for this land use indicates that the presence of a car wash at these facilities does not have a demonstrable effect on the trip generation rates.

6. A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.

COMMENT: DSP-19031 conforms to the development approved with Preliminary Plan of Subdivision 4-18009.

7. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan, 32000-2018-00, and any subsequent revisions.

COMMENT: DSP-19031 is in conformance with the Stormwater Management Concept Approval, Case #51178-2019-00, which is still valid.

10. Prior to the approval of any building permit on Parcels 1 through 4, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9, of Subtitle 27 (the Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the environmental setting of the Marlow-Huntt Store Historic Site, 85A-033-14.

COMMENT: An Historic Site Exhibit is included for review with DSP-19031, which includes a plan view and a cross section of the site and area. The distance from the historic site, the Marlow-Huntt Store,

to the gas canopy is 174 feet, and the distance from the historic site to the convenience store is 277 feet. Within this distance is the required 4.2 Landscape Strip Along Streets. The frontage along Old Brandywine Road requires 6 shade trees and 61 shrubs, which are provided. The proposed planting includes 3 Willow Oaks (*Quercus phellos*) and 3 Swamp White Oaks (*Quercus bicolor*), and 61 Garnet Sweetspire (*Itea virginica* 'Henry's Garnet'). The height of all of the gas canopy, which is the closest structure to the historic site, is at the same elevation height as the Marlow-Huntt Store, to ensure compatibility. Moreover, the setting around the Marlow-Huntt Store has been irreparably altered with the recent interchange improvements and road widening of Brandywine Road and MD 5. These improvements are depicted below:



Brandywine Road looking southeast



Brandywine Road looking east



Intersection of Dyson Road and Brandywine Road looking west



Intersection of Brandywine Road and Old Brandywine Road looking east

As depicted on the detailed site plan and the landscape plan, the proposed development, on commercially zoned land that has frontage (although no access) along MD 5 and its intersection with Brandywine Road will improve the overall aesthetics of the area with an attractive development that proposes sustainable building materials.

VI. 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-19031 to develop a food and beverage store in

combination with a gas station and a car wash. This application and the requests herein are consistent with the goals of both the Master Plan, and as such, must be approved.

Respectfully submitted,

MCNAMEE HOSEA

By: 
Matthew C. Tedesco, Esq.

Date: April 17, 2020



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

March 8, 1996

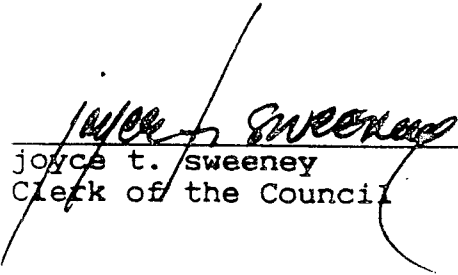
Re: A-9920 (Ali and Soodabeh Sadri)

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in your case on February 5, 1996

CERTIFICATE OF SERVICE

This is to certify that on March 8, 1996, this notice and attached Council Order were mailed, postage prepaid, to all persons of record.



Joyce T. Sweeney
Clerk of the Council

(3/93)

301-462-9100

Case No.: A-9920

Applicant: Ali and Soodabeh Sadri

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 1 - 1996

AN ORDINANCE to amend the Zoning Map for the Maryland Washington Regional District in Prince George's County, Maryland, subject to conditions.

WHEREAS, Application No. A-9920 has been filed for property described as approximately 1.152 acres of land, in the R-R Zone, located on the west side of Old Brandywine Road and the east side of of Branch Avenue (Md. Rt. 5) just south of the intersection of Accokeek Road, Brandywine Road, Old Brandywine Road and Dysart Road, to rezone the property to the C-M Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Board and the Planning Board, who have filed recommendations with the District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were duly filed with and considered by the District Council; and

WHEREAS, having reviewed the record in this case, the District Council has determined, based on consideration of the entire record, that the subject property should be rezoned to the C-S-C Zone; and

WHEREAS, as the basis for this action, the District Council adopts the recommendations of the Zoning Hearing Examiner as its findings and conclusions in this case.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is further hereby amended by rezoning the property which is the subject Application No. A-9920 from the R-R Zone to the C-S-C Zone, subject to the following conditions:

1. Before any building permit is issued, a site plan showing the footprint of any proposed building, parking and landscaping (along with corresponding elevations) shall be reviewed and approved by the Planning Board or its designee. Such plans shall show the building's siting, setback, orientation, scale, roof shape and proportions to be compatible with the character of the Historic Resource and Historic Site. Parking and landscaping shall be subject to the requirements of the

Landscape Manual as to setbacks and buffers regarding development adjacent to Historic Sites.

- 2. The adjoining Historic Resource and Historic Site shall be noted on all subsequent plans.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

Enacted this 5th day of February, 1996, by the following vote:

In Favor: Council Members Del Giudice, Bailey, Estep, Gourdine, MacKinnon, Russell, Scott and Wilson

Opposed: Council Member Maloney

Absent:

Vote: 8-1

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND.

BY: Stephen J. Del Giudice
Stephen J. Del Giudice, Chairman

ATTEST:

Joyce T. Sweeney
Joyce T. Sweeney
Clerk of the Council



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

May 28, 2019

Three Roads Corner, LLC
5620 Linda Lane
Camp Springs, MD 20748

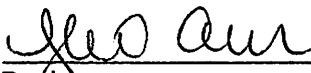
Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-18009
Three Roads Corner, LLC

Dear Applicant:

This is to advise you that, on **May 23, 2019**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g), of the Maryland Annotated Code, an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of the final notice **May 28, 2019**.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: 

Reviewer

Attachment: PGCPB Resolution No. **19-58**

cc: Persons of Record

RESOLUTION

WHEREAS, Three Roads Corner, LLC is the owner of a 4.54-acre parcel of land known as Parcel 156 located on Tax Map 144 in Grid F-2, and Parcels 159 and 167 located on Tax Map 144 in Grid F-3, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Commercial Shopping Center (C-S-C) and Commercial Miscellaneous (C-M); and

WHEREAS, on February 25, 2019, Three Roads Corner, LLC filed an application for approval of a Preliminary Plan of Subdivision for four parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-18009 for Three Roads Corner was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on May 2, 2019, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on May 2, 2019, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-001-2019, and further APPROVED Preliminary Plan of Subdivision 4-18009 for four parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Adjust the public utility easement delineation along the northwestern boundary of the site to meet the full 10-foot-width requirement.
 - b. Label the existing church building as to be razed.
 - c. Revise General Note 14 to include the gross floor area of the existing church building.
 - d. Revise the property boundary shown on the plans to include the proposed area of dedication.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:

- a. Identify all areas of woodlands retained assumed clear on the plan using the required symbol per the Environmental Technical Manual.
 - b. Add the TCP1 number to the Maryland-National Capital Park and Planning Commission approval block.
 - c. Add reforestation to the site to increase the area currently shown as proposed woodland preservation, so it meets the minimum size requirements to receive credit. The remaining requirement can be met off-site.
3. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation (TCP1) worksheet shall be revised, as follows:
- a. All woodland areas currently shown as being retained within the limits of disturbance and within the public utility easement must be counted as cleared.
 - b. Have the qualified professional sign and date the TCP worksheet, as required.
4. The following note shall be placed on the final plat of subdivision:
- “Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-001-2019), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”
5. Total development within the subject property shall be limited to uses which generate no more than 161 AM peak-hour trips and 109 PM peak-hour trips, in consideration of the approved trip rates. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
6. A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.
7. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan, 32000-2018-00, and any subsequent revisions.

8. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Dedicate 25 feet of right-of-way from the center line of MD 631 (Old Brandywine Road).
 - b. Grant a 10-foot-wide public utility easement along all public rights-of-way.
9. Prior to approval of any building permit, a fee calculated as \$2.07 per gross square footage of space multiplied by the (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George's County Council Resolution CR-9-2017, shall be determined by, and paid to Prince George's County (or its designee), to be indexed by the appropriate cost indices, to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement.
10. Prior to the approval of any building permit on Parcels 1 through 4, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9, of Subtitle 27 (the Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the environmental setting of the Marlow-Huntt Store Historic Site, 85A-033-14.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is approximately 4.54 acres and is known as Parcel 156 located on Tax Map 144 in Grid F-2, and Parcels 159 and 167 located on Tax Map 144 in Grid F-3. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) and is within the Commercial Shopping Center (C-S-C) and Commercial Miscellaneous (C-M) Zones. The site is currently improved with a 1,036-square-foot church. The applicant is proposing to demolish the existing structure and subdivide the property into four parcels for commercial use.
3. **Setting**—The property is located east of MD 5 (Branch Avenue) in the southeast quadrant of its intersection with the confluence of Brandywine Road and MD 373 (Accokeek Road). The site is bounded to the east by MD 631 (Old Brandywine Road) and commercial uses in the C-S-C and C-M Zones beyond; residential uses in the Rural Residential (R-R) Zone abut the property to the south; to the west, the site is bounded by MD 5 and the Lakeview at Brandywine residential subdivision located in the R-R Zone beyond; to the north, the site is bounded by the intersection of MD 5 and Brandywine Road and commercial uses in the C-S-C Zone beyond.

4. **Development Data Summary**—The following information relates to the subject PPS application and the approved development.

	EXISTING	APPROVED
Zone	C-S-C (0.47 acres), C-M (4.07 acres)	C-S-C (0.47 acres), C-M (4.07 acres)
Use(s)	Church, Vacant	Commercial
Acreage	4.54	4.54
Lots	0	0
Outlots	0	0
Parcels	3	4
Dwelling Units:	0	0
Public Safety	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee on March 22, 2019.

5. **Community Planning**—The *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) designates this application within the Established Communities policy area. The vision for this community is context-sensitive infill and low- to medium-density development.

Master Plan and Sectional map Amendment/Zoning

The Subregion 5 Master Plan and SMA recommends commercial future land uses on the subject property. The master plan rezoned Parcel 167 from the R-R Zone to the C-M Zone and retained the C-M Zone on Parcel 159 and the C-S-C Zone on Parcel 156. There are no master plan conformance issues.

6. **Stormwater Management**—In accordance with Section 24-130 of the Subdivision Regulations, a Stormwater Management (SWM) Concept Plan and Letter (32000-2018-00), approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), were submitted with the subject application and will expire on December 20, 2021. The plan shows six micro-bioretention facilities located along the northern, eastern, and southern perimeter of the property. Development of the property must conform to the approved SWM concept plan, or subsequent revisions, to ensure that on-site or downstream flooding do not occur.
7. **Parks and Recreation**—Pursuant to Section 24-134 of the Subdivision Regulations, mandatory dedication of parkland is not required because this application is not a residential subdivision.
8. **Trails**—The subject application has been reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 Master Plan and SMA, in order to implement planned trails, bikeways, and pedestrian improvements. Since the site is located within a designated corridor (Branch Avenue), it is subject to Section 24-124.01 of the Subdivision Regulations and the “Transportation Review Guidelines, Part 2.”

The Maryland State Highway Administration (SHA) is currently constructing an interchange and bicycle and pedestrian improvements near the subject property along MD 631. These improvements, while not directly impacting the subject property, will improve pedestrian accommodations and safety in the vicinity of the subject site and connect into frontage improvements proffered by the applicant.

The MPOT calls for a shared-use side path or bikeway improvements along MD 373 (page 32). A sidewalk along the property frontage of MD 373 currently exists and the sidewalk will connect to the new sidewalk depicted along the applicant's frontage of MD 631.

The Subregion 5 Master Plan and SMA states that "sidewalks encourage local foot-traffic, improve the health of people in the area, and provide safe access to transit, commercial, and service areas" (page 115). The application indicates construction of a sidewalk along the property frontage of MD 631. This sidewalk will provide a safe bicycle and pedestrian environment for patrons of future commercial uses, especially students from nearby Gwynn Park High School. The sidewalk will connect the site to the road and sidewalk improvements being constructed by SHA, and provide for a more complete pedestrian network than exists today.

The master plan also states that bicycle parking should be provided "at all major transit locations and within all new employment-related developments" (page 121). The applicant should consider providing bicycle parking at the commercial building entrances. A small amount of bike parking is recommended.

Review of the Bicycle and Pedestrian Impact Statement and Proposed Off-Site

Improvements: A bicycle and pedestrian impact statement (BPIS) scoping meeting was held between the applicant and staff of the Transportation Planning Section on September 14, 2018. Both the transportation consultant for the applicant and Transportation Planning staff agreed that the most appropriate off-site improvement to benefit the subject site involved constructing a sidewalk along MD 631 that would connect to the existing sidewalk along MD 373. Sidewalk construction was proposed along the frontage of the subject site and extended across Parcel 156 to MD 373. It was understood at the scoping meeting that off-site sidewalk construction was contingent upon adequate right-of-way existing along the frontage of MD 631. Section 24-124.01(e)(2) states that no applicant can be required to acquire property to construct off-site facilities.

- (2) **No developer/property owner shall be required to acquire additional land not already owned by that developer/property owner in order to construct adequate pedestrian and bikeway facilities. All adequate pedestrian and bikeway facilities required under this Section shall be constructed within existing public easements and rights-of-way, or within land dedicated (or to be dedicated) by the applicant to public use.**

Subsequent conversations between the applicant and the adjacent property owner resulted in the acquisition of Parcel 156, which contains an existing church building, and was incorporated into the PPS. A December 27, 2018 email from the applicant, incorporated by reference herein (Lenhart to Lewis-DeGrace, Shaffer), states that the property was acquired to accommodate the sidewalk. Due to the acquisition of Parcel 156 and its inclusion with this application, the proposed sidewalk improvement is considered an on-site improvement and does not satisfy the intent of the BPIS or its enabling legislation. This, now on-site improvement completes the largest pedestrian need identified in the scoping meeting.

Working with the applicant, Prince George's County Board of Education, and SHA, options for off-site BPIS improvements in the vicinity of the proposed development were explored; including construction plans for a sidewalk along Gwynn Park High School's frontage on Brandywine Road; extending the proposed sidewalk past the subject property along MD 631; and improving the existing sidewalks along the north side of Brandywine Road between Dyson Road and MD 5.

However, the construction plans for a sidewalk along Gwynn Park High School, as well as the extension of sidewalks along MD 631, would have exceeded \$4,221.70, the BPIS cost cap amount, so they would not be appropriate BPIS options. The sidewalk improvements along Brandywine Road will be made by SHA as part of their improvements along MD 5 and, therefore, developer improvements along the road are not necessary.

Finding of Adequate Bicycle and Pedestrian Facilities and Demonstrated Nexus Finding:

Bicycle and pedestrian improvements to the subject property and off-site improvements made by SHA will improve the surrounding area for pedestrians, consistent with the requirements of Section 24.124.01. The applicant's frontage improvements along MD 631 will connect to the site with the planned improvements along MD 373. Pedestrian and bicycle facilities will be adequate to serve the site, and improvements being made by the applicant are consistent with the intent of Section 24-124.01.

9. **Transportation**—The subject property is located in Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:
 - a. **Links and Signalized Intersections:** Level-of-service D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better;
 - b. **Unsignalized intersections:** The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Prince George's County Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Traffic Study Analysis

The applicant submitted a traffic impact study (TIS) dated November 2018. The findings and recommendations outlined below are based upon a review of these materials and analyses, consistent with “Transportation Review Guidelines, Part 1” (Guidelines). SHA approved construction of an interchange at the intersections of MD 5, MD 381 (Brandywine Road), and MD 373. This construction, which has begun and is ongoing, will affect the geometry and functionality of many of the critical intersections for the subject application. Consequently, no analysis will be done based on the existing geometry of these intersections, and existing conditions will not be computed. The table below shows the intersections deemed to be critical, pursuant to the Guidelines, as well as the levels of service representing background conditions:

BACKGROUND TRAFFIC CONDITIONS		
Intersection	AM	PM
	LOS/CLV/delay	LOS/CLV/delay
MD 373 @ Service Road/SB MD 5 On Ramp (roundabout) **	v/c <0.85	v/c <0.85
Brandywine Road @ Service Road	A/726	A/994
SB MD 5 Off Ramp @ Service Road	A/752	A/666
NB MD 5 On Ramp @ Service Road/Park-N-Ride	A/727	A/810
NB MD 5 Off Ramp @ Brandywine Road/Service Road	A/588	A/645
US 301 and MD 381	F/2,324	F/2,540
Brandywine Road @ MD 631 *	28.5 seconds	27.7 seconds
Brandywine Road @ Dyson Road *	27.8 seconds	16.0 seconds
<p>* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p> <p>** Roundabouts are considered adequate when the volume-to-capacity (v/c) ratio is equal to or less than 0.85.</p>		

Using trip rates from the Guidelines, as well as the Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*, the following table summarizes the trip generation shown in the TIS for the subject application:

Trip Generation Summary: 4-18009 Three Roads Corner							
		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Convenience Market (ITE-851)	3,062 sq. ft.	95	96	191	76	74	150
<i>Less Pass-by (48% AM, 51% PM)</i>		-46	-46	-92	-39	-38	-77
Total primary trips		49	50	99	37	36	73
Shopping Center (ITE-820)	9,000 sq. ft.	97	59	156	44	47	91
<i>Less Pass-by (60% AM and PM)</i>		-59	-35	-94	-27	-28	-55
Total primary trips		38	24	62	17	19	36
Total trips for proposed development		87	74	161	54	55	109

The table above indicates that the development will generate a net of 161 (87 in; 74 out) AM peak-hour trips and 109 (54 in; 55 out) PM peak-hour trips. A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL TRAFFIC CONDITIONS		
Intersection	AM	PM
	LOS/CLV/delay	LOS/CLV/delay
MD 373 @ Service Road/SB MD 5 On Ramp (roundabout) **	v/c <0.85	v/c <0.85
Brandywine Road @ Service Road	A/752	B/1022
SB MD 5 Off Ramp @ Service Road	A/805	A/693
NB MD 5 On Ramp @ Service Road/Park-N-Ride	A/765	A/837
NB MD 5 Off Ramp @ Brandywine Road/Service Road	A/638	A/686
US 301 and MD 381	F/2,341	F/2,550
Brandywine Road @ MD 631*	A/862	A/691
Brandywine Road @ Dyson Road *	31.1 seconds	16.7 seconds
MD 631 @ Site Access 1 *	10.5 seconds	9.8 seconds
MD 631 @ Site Access 2 *	9.8 seconds	9.3 seconds
MD 631 @ Site Access 3 *	9.2 seconds	8.9 seconds
MD 631 @ Site Access 4 *	8.7 seconds	8.7 seconds
<p>* Unsignalized intersections are analyzed using the Highway Capacity Software. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p> <p>** Roundabouts are considered adequate when the volume-to-capacity (v/c) ratio is equal to or less than 0.85.</p>		

The results shown above indicate that all intersections were found to be operating adequately, except the US 301/MD 381 intersection. However, the subject property is located within Planning Area 85A and is affected by the Brandywine Road Club. Specifically, pursuant to Prince George's County Council Resolution CR-9-2017, this development will contribute its commensurate share to the Brandywine Road Club. This resolution provides that, for nonresidential structures, a fee is paid based on \$2.07 per gross square foot, which is indexed at the time of payment (Engineering News-Record Highway Construction Cost / Engineering News-Record Highway Construction Cost Index for first quarter, 1993). The critical intersection of US 301 and MD 381 is one of the intersections for which relief is planned by means of the Brandywine Road Club. For that reason, adequacy is determined consistent with Section 24-124(a)(8) of the Subdivision Regulations.

Plan Comments

The TIS was referred to the Prince George's County Department of Public Works and Transportation (DPW&T) and DPIE, as well as SHA. DPIE provided a referral response dated April 2, 2019 (Giles to Barnett-Woods) and SHA submitted a memorandum dated April 8, 2019 (Brown to Onyebuchi), incorporated by reference herein, which do not indicate any issues with the traffic analysis.

Master Plan, Site Review

The property is located in an area where development policies are governed by the Subregion 5 Master Plan and SMA, as well as the MPOT. The subject property currently fronts on MD 631, which is not designated as a master plan road. However, the plan shows dedication of 25 feet from its centerline. No additional dedication will be required. All other aspects of the site, regarding access and layout, are deemed to be acceptable.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required in accordance with Section 24-124.

10. **Public Facilities**—Public facilities for water and sewerage, police, and fire and rescue are adequate to serve the proposed subdivision, in accordance with Section 24-122.01 of the Subdivision Regulations, which are further outlined in memoranda dated March 5, 2019 (Branch to Onyebuchi) and March 29, 2019 (Ryan to Onyebuchi), incorporated by reference herein.
11. **Schools**—In accordance with Section 24-122.02 of the Subdivision Regulations, this proposal will have no effect on public schools, as it is a nonresidential use.
12. **Use Conversion**—The total development included in this PPS is four parcels for commercial development. If a revision to the mix of uses or the site layout on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval, that revision shall require approval of a new PPS, prior to approval of any building permits.

13. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The PPS delineates a 10-foot-wide PUE along all public rights-of-way, except along the irregular northwestern property line of proposed Parcel 4, which shall be revised to meet the requirement. All PUEs will also be required to be reflected on the final plat, prior to approval.

14. **Historic**—The Subdivision Regulations require the following findings be made with a PPS:

Sec. 24-135.01 - Historic preservation requirements

- (a) **The Planning Board shall require the preservation of historic resources in order to protect the County’s cultural heritage, to increase public awareness of the County’s history, and to provide for the continued use of still-valuable historic resources. Applicants are required to use the flexibility inherent in this Subtitle, including lot size averaging and optional methods of development where appropriate, to prepare plans that minimize the impact of new subdivisions on historic resources and that promote the restoration and continued use of such resources.**
- (b) **The following requirements shall apply to a proposed subdivision containing or adjacent to a historic resource:**
- (1) **Lots shall be designed to minimize adverse impacts of new construction on the historic resource;**
 - (2) **Natural features (such as trees and vegetation) which contribute to the preservation of a historic resource or provide a buffer between the historic resource and new development, shall be retained; and**
 - (3) **Protective techniques (such as limits of disturbance, building restriction lines and buffers) shall be used.**
- (c) **In order to safeguard the integrity of the historic resource, the Planning Board may require a Detailed Site Plan in accordance with Part 3, Division 9, of Subtitle 27 (the Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials and design of the proposed development on the environmental setting.**

The subject application was referred to the Historic Preservation Commission (HPC) for its review of potential effects on the Marlow-Huntt Store Historic Site (85A-033-14) adjacent to the subject application, located on the east side of MD 361. The HPC reviewed the subject application at its April 16, 2018 meeting, noting that any new construction on the subject property will be visible from the historic site. The HPC voted 6-0-1 (the Chairman voted "present") to forward the findings, conclusions, and recommendation of approval with conditions to the Planning Board as contained in a memorandum dated April 17, 2019 (Historic Preservation Commission to Onyebuchi), incorporated by reference herein. The memorandum outlines the history and archeological findings on the subject property, along with information regarding the adjacent Marlow-Huntt Store Historic Site (85A-033-14).

At the HPC meeting, the applicant's representative noted that the SHA was proposing significant changes to the intersection of MD 5, Brandywine Road, and MD 373, adjacent to the subject property. The applicant's representative argued that the environmental setting of the Marlow-Huntt Store Historic Site (85A-033-14) was already compromised by modern development and would be further compromised by the approved road upgrades. The applicant's representative asked that a detailed site plan (DSP) only be recommended for Parcel 1, where a convenience store and gas station are proposed. That type of use would require a DSP under the property's C-M zoning. However, the applicant does not yet have tenants or identified uses for the remaining parcels and requested that the HPC not recommend DSP review of those parcels.

The HPC noted that it is concerned with mitigating adverse impacts to the historic site regardless of its location or the character of its current surroundings. Adding a gas station and convenience store, as well as other commercial buildings to the subject property, would impact the historic site and its environmental setting.

The subject application does not propose any architecture. Pursuant to Section 24-135.01.c of the Subdivision Regulations, the HPC recommends that the Planning Board require a DSP for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the environmental setting of the Marlow-Huntt Store Historic Site, 85A-033-14.

Based on the results of the Phase I archeological survey conducted on the property, the artifact assemblage was sparse, and the shovel test pits indicated there was extensive grubbing of the property when the buildings were demolished. Portions of the subject property within the limits of disturbance possess little potential to provide additional information regarding lifeways of the historic or prehistoric inhabitants of Prince George's County. No additional archeological investigations are required on the subject property.

15. **Environmental**—The Environmental Planning Section previously reviewed Natural Resources Inventory NRI-187-2017, which was approved on November 22, 2017. A separate stand-alone Type 2 Tree Conservation Plan (TCP2-026-2018), submitted prior to this application, is currently

on hold, pending DSP review at a date to be determined in the future. The Environmental Planning Section has not reviewed any previous development review cases associated with this property.

The project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 of the Prince George's County Code that came into effect on September 1, 2010 because the application is for a new PPS. This project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual.

Master Plan Conformance

The master plan for this area is the Subregion 5 Master Plan and SMA. The area of the PPS application falls outside of the Brandywine Community Center Core and Edges portion of this plan. In the master plan and SMA, the Environment section contains goals, policies, and strategies. The following policies have been determined to be applicable to the current project. The text in **BOLD** is text from the master plan, and the plain text provides comments on plan conformance.

Policy: Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.

The area of development is located within an area designated as commercial use in the master plan. This area is not within a priority area for protection, according to the approved 2017 *Countywide Green Infrastructure Plan* (Green Infrastructure Plan), and contains no regulated or sensitive environmental features.

Policy: Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.

This PPS application is for development of an area that is forested, but contains no regulated environmental features. Woodland conservation will be addressed with the required TCP submitted with this application.

Policy: Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.

The site has a valid approved SWM Concept Letter (32000-2018-00) that expires on December 20, 2021. The approved concept plan shows the construction of six micro-bioretenion areas on-site, that will improve run-off quality and volume control during storm events. The concept letter also contains seven conditions of approval that must be addressed at the time of final design, including the requirement of a pollution prevention plan, since the project is considered a SWM hot spot. This project will meet the water quality requirements from both storm and non-storm events entering wetlands and waterways, in accordance with an approved final SWM plan, to be approved by the Site/Road Plan Review Division of DPIE.

Policy: Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.

As previously stated, the site has a SWM concept approval letter. Water quality will continue to be addressed through the approval of the final SWM plan.

Policy: Reduce air pollution through transportation demand management (TDM) projects and programs.

As part of the transportation analysis, transportation demand management measures are not required with this application.

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

This application does not include the review of architecture; however, the use of green building techniques and energy conservation techniques are encouraged, as appropriate.

Policy: Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.

The site is bounded by MD 5, a master-planned freeway to the west; its intersection with Brandywine Road, a collector to the north; and commercial uses located in the C-M and C-S-C Zones across MD 631 to the east. Single-family detached dwellings, located in the R-R Zone, abut the property to the south. At this time, specific commercial uses for the site have not been proposed and no residential development is evaluated with this application. Therefore, this application does not include an analysis for noise intrusion.

Conformance with the Countywide Green Infrastructure Plan

The southern half of the site is located within an evaluation area that is in the designated network of the Green Infrastructure Plan. No regulated areas are located on-site. The TCP1 focuses on retaining, but not preserving the woodlands as credit within the evaluation area.

Environmental Review

Woodland Conservation

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-001-2019) has been submitted for review.

According to the worksheet, the site is 4.55 acres in size, with 4.08 acres within the C-M Zone and 0.47 acre in the C-S-C Zone. A total of 2.28 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 0.68 acre, or 15 percent of the net tract, as tabulated. The TCP1 shows a total woodland conservation requirement of 1.97 acres, which is met by providing 0.23 acre of woodland preservation and 1.74 acres of off-site conservation credits. This site contains no specimen, historic, or champion trees, or regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, or primary management area.

The TCP1 indicates that an area of woodland preservation will be provided on the southern boundary of the property; however, portions of this proposed woodland preservation area are located within an existing PUE and within the proposed limits of disturbance for grading. The TCP1 must be adjusted to show these areas as removed from the woodland preservation area and shown as cleared. It appears that, once this adjustment has been made, the remaining area shown as woodland preservation will not meet the minimum size requirements to receive credit as woodland preservation; however, this area could be credited towards meeting this requirement by increasing its size via reforestation. Crediting this area as woodland preservation will provide a permanent easement of green space on-site that would also provide a protected landscape buffer in an easement between MD 5 and the rear yards of the adjoining existing residential Lots 1 and 2.

The TCP1 requires several additional minor technical revisions that are required as conditions of approval.

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Aquasco-Urban Land complex (0 to 5 percent slopes), Beltsville Silt Loam (0 to 2 percent slopes), and Beltsville-Urban Land complex (0 to 5 percent slopes). Neither Marlboro clay, nor soils containing Christiana complexes, are known to occur on and within the vicinity of this property.

16. **Urban Design**—The property is in the C-M and C-S-C Zones. Based on the submitted plans, the applicant is proposing commercial uses; however, it is unclear what specific uses are being proposed at this time. Some permitted uses in the C-M and C-S-C Zones may require DSP review.

Conformance with the 2010 Prince George's County Landscape Manual

In accordance with Section 27-450, Landscaping, screening, and buffering, of the Zoning Ordinance, the proposed development is subject to the 2010 *Prince George's County Landscape Manual*. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements, apply to this site. Conformance with the applicable landscaping requirements will be determined at the time of future site plan review.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area, or disturbance, and requires a grading permit. Properties in all commercial zones are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of future site plan review.


BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, May 2, 2019, in Upper Marlboro, Maryland.

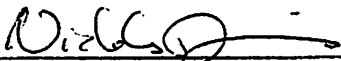
Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:JO:gh


APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department
Date 5/15/19

July 1, 2020

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Urban Design Review Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Jonathan Greene, Planner, Placemaking Section, Community Planning Division *AD*

SUBJECT: DSP-19031 7-Eleven Branch Avenue

FINDINGS

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

BACKGROUND

Application Type: Detailed Site Plan

Location: Located in the southeast quadrant of the intersection of MD 5 (Branch Avenue) and MD 381 (Accokeek Road)

Size: 2.003 acres

Existing Uses: Partially improved with a church

Proposal: Construction of 3,484 square foot food & beverage store, a gas station, and a car wash

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in an Established Communities Growth Policy area. "Established Communities are most appropriate for context-sensitive infill and low-to-medium density development," (p. 20).

Master Plan: The 2010 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Commercial use on the subject property. The property is zoned as C-M (Commercial Miscellaneous) on parcel 1 which will be the locations of a food or beverage store in combination

DSP-19031 7-Eleven Branch Avenue

with the retail sale of gasoline and a car wash, and Parcel 4 is zoned C-S-C (Commercial Shopping Center) and will be improved with a drive aisle.

Planning Area: 85A

Community: Brandywine & Vicinity

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

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* retains the subject properties in the C-M and C-S-C Zone.

MASTER PLAN CONFORMANCE ISSUES:

None

ADDITIONAL INFORMATION

None

c: Long-range Agenda Notebook

Adam Dodgshon, Planning Supervisor, Placemaking Section, Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

June 26, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design Review Section, Development Review Division

FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-19031 7-Eleven Brandywine**

Proposal

The applicant is proposing to develop a site with commercial uses.

Background

The site is the location of a recent subdivision, Preliminary Plan of Subdivision (PPS) 4-18009 for Three Roads Corner. That PPS included a condition requiring the detailed site plan (DSP) for the purpose of evaluating any impacts to the environmental setting of an adjacent historic site. The gas station is permitted in the C-M Zone subject to a DSP; the plan must meet several requirements of Section 27-358(a) of the Zoning Ordinance. The site plan is intended to address general detailed site plan requirements such as access and circulation. The identified requirements of Section 27-358(a) include more specific requirements for location, access, site operations, and site design. There are no traffic-related adequacy findings required.

A food and beverage store in combination with a gas station is permitted by right in the C-M Zone. The car wash is also permitted in the C-M Zone.

Review Comments

The applicant proposes a super convenience store (as this type of use is described in *Trip Generation* (Institute of Transportation Engineers), which is the source of the trip generation estimates) with 3,484 square-feet plus a gas station with 12 fueling positions. The proposed drive-through car wash has also been considered. The 10th edition of *Trip Generation* (Institute of Transportation Engineers) specifically states, "Gasoline/Service Station and Car Wash was removed, and the data were reclassified into existing land uses. An examination of the data for this land use indicated that the presence of a car wash does not have a demonstrable effect on the trip generation rates." Given that *Trip Generation* has opined in such a way regarding its presence with the gas stations and food and beverage stores, it is determined that the proposed car wash will have no appreciable impact on the trip generation of the site.

The most recent submitted plans have been reviewed. Conformance to the site's trip cap is noted in the table below:

Trip Generation Summary, DSP-19031: 7-Eleven Brandywine								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Food and Beverage Store/Gas Station	3,484	Square feet	90	91	181	100	101	201
	12	Fueling positions						
Less Pass-By (76 percent AM and PM)			-68	-69	-137	-76	-77	-153
Net Gas/Food and Beverage Store Trips			22	22	44	24	24	48
Total Trips Utilized by Proposal			22	22	44	24	24	48
Trip Cap					161			109

Section 27-358(a) includes four traffic- and transportation-related requirements. The requirements that are specific to transportation are reviewed below:

Sec. 27-358. - Gas station

(a) A gas station may be permitted, subject to the following:

- (1) The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;**

This site involves a full access from MD 631 (Old Brandywine Road). The site's frontage along this roadway is over 200 feet in length, and the plan indicates that 35 feet from centerline is to be dedicated along MD 631. It is determined that MD 631 will ultimately meet the required right-of-way width.

- (5) Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Permitting, Inspections, and Enforcement, whichever is applicable, and shall be constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;**

The full access (the southern access) is 38.5 feet in width and meets all requirements. The secondary driveway is the northern access to the site, and it is one-way into the site. It is 18 feet in width, which is allowed by Maryland State Highway Administration standards. This driveway is on a corner lot, and the driveway begins 15 feet from the point of curvature of the curb return of the intersection. This is less than the 20 feet that is required and given that the site is large enough to accommodate an additional five feet, the site plan should be revised to meet this requirement.

(6) Access driveways shall be defined by curbing;

Both driveways from Old Brandywine Road have full curb and gutter.

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

The trails review will determine compliance with this requirement.

The subject property currently fronts on MD 631 (Old Brandywine Road), which is undesignated in the master plan. The site is adjacent to MD 5, a master plan freeway, and sufficient right-of-way consistent with master plan recommendations exists as a master plan road.

A plan showing truck access and circulation within the site has been provided; it has been reviewed and determined to be acceptable. Generally, circulation within the site is acceptable, and access is acceptable provided that it conforms fully to Section 27-358(a)(5), as noted above.

Prior Approvals

PPS 4-18009 for this site was reviewed and approved by the Planning Board on May 2, 2019 (PGCPB Resolution No. 19-58). The Planning Board approved the PPS with two traffic-related conditions which are applicable to the review of this DSP and warrant discussion, as follows:

- 5. Total development within the subject property shall be limited to uses which generate no more than 161 AM peak-hour trips and 109 PM peak-hour trips, in consideration of the approved trip rates. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

This condition establishes an overall trip cap for the subject property of 161 AM and 109 PM peak-hour trips. The proposed food and beverage/gas station uses would generate 44 AM and 48 PM peak-hour trips as noted in the table above; therefore, the proposal is within the trip cap.

9. **Prior to approval of any building permit, a fee calculated as \$2.07 per gross square footage of space multiplied by the (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), as shown in accordance with Prince George's County Council Resolution CR-9-2017, shall be determined by, and paid to Prince George's County (or its designee), to be indexed by the appropriate cost indices, to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement.**

This condition is enforceable at the time of building permit and is not enforceable at this time.

Conclusion

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved with the following condition:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall revise the plans, as follows:
 - a. Relocate the northern (one-way) access point to conform to the requirement in Section 27-358(a)(5) that the driveway begin 20 feet from the point of curvature of the curb return of the adjacent intersection.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
 www.mncppc.org/pgco

June 29, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance

The following detailed site plan (DSP) was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2013 *Approved Subregion 5 Master Plan*, and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 19031

Development Case Name: 7-Eleven Branch Avenue

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<u> </u>	Public Use Trail Easement <u> </u>
County R.O.W.	<u> X </u>	Nature Trails <u> </u>
SHA R.O.W.	<u> </u>	M-NCPPC – Parks <u> </u>
HOA	<u> </u>	Bicycle Parking <u> </u> X
Sidewalks	<u> X </u>	Trail Access <u> </u>
Add'l Connections	<u> X </u>	Bikeway Signage <u> </u> X

Subject to 24-124.01: No

Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

Development Case Background	
Building Square Footage (non-residential)	3,484 square-foot convenience store 982 square-foot car wash
Number of Units (residential)	n/a
Abutting Roadways	Branch Avenue (MD-5), Accokeek Road (MD-373), Old Brandywine Road (MD-631)
Abutting or Nearby Master Plan Roadways	Branch Avenue (MD-5), Accokeek Road (MD-373), Brandywine Road
Abutting or Nearby Master Plan Trails	Shared roadway along Accokeek Road (planned), bike lane along Brandywine Road (planned)

Proposed Use(s)	Gas, Food/Beverage
Zoning	C-S-C, C-M
Centers and/or Corridors	Branch Avenue Corridor
Prior Approvals on Subject Site	4-18009
Subject to 24-124.01:	Yes
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

Prior Approvals

The prior approvals applicable to the subject site do not include conditions related to bicycle and pedestrian improvements.

Review of Proposed On-Site Improvements

The submitted plans include a pedestrian network that consists of five-foot sidewalk along Old Brandywine Road, along Accokeek Road connecting to the existing sidewalk, and along the south side of the property from Old Brandywine Road to the building entrance. The site also includes seven and eight-foot sidewalk along the eastern and southern sides of the proposed building. Additionally, standard crosswalks are provided crossing the access driveways along Old Brandywine Road, and continental crosswalks crossing the drive aisle to the car wash on the north side of the property, and crossing the drive aisle on the southern side of the property near the car wash exit. Pedestrian crossing warning signage is also proposed near the car wash drive aisle entrance. Lastly, designated space for bicycle parking is also provided near the building entrance.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements, vehicular, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to commercial areas, connected via a portion of sidewalk along Accokeek Road. The planned pedestrian facilities will help facilitate future connections to the adjacent and nearby properties.

Review Master Plan of Transportation Compliance

This development case is subject to the 2009 *Approved Countywide Master Plan of Transportation*. One master plan trail facility impacts the subject site, a planned shared roadway along Accokeek Road. The subject site does not directly front Brandywine Road. Therefore, no trail facilities along Brandywine Road are recommended with this application. The MPOT provides policy guidance regarding multi-modal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling:

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*.

Comment: The subject application includes a complete sidewalk network along all relevant roadway frontages, and throughout the site to fulfil the intent of Policy 2. Designated space for bicycle parking is provided near the building entrance and is an important component of a bicycle friendly roadway. As a recommended shared roadway, “share the road with a bike” signage can help distinguish this roadway designation along Accokeek Road. Staff recommend that a “share the road with a bike” bikeway sign be placed along the subject site frontage to help designate the shared use roadway. Staff recommend the applicant provide a \$420 bikeway fee to the Department of Permitting, Inspections and Enforcement (DPIE) for the placement of signage along Accokeek Road.

Review Area Master Plan Compliance

This development is also subject to the 2013 *Approved Subregion 5 Master Plan*. The area master plan also includes the following policies for pedestrian and bicyclist facilities (pg.118):

- Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.

Comment: The subject application proposes a complete pedestrian network that provides connections to the adjacent properties. The recommended and proposed pedestrian facilities fulfill the intent of the policy above and provides multiple pedestrian connections.

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for pedestrian and bicycle transportation purposes, and conforms to the prior development approvals, and the 2013 *Approved Subregion 5 Master Plan* if the following condition is met:

1. Prior to the issuance of building permits, the applicant, applicant’s heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Department of Permitting, Inspections and Enforcement (DPIE) for the placement of a bikeway sign along Accokeek Road, unless modified by DPIE, with written correspondence.

June 24, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design

FROM: Jason Bartlett, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for **DSP-19031**, 7-Eleven Branch Avenue

1. In the references box on the cover sheet, provide the associated NRI, TCP and Preliminary plan numbers being referenced, as you did with the Site Development Concept Plan.
2. Parking Requirements:
 - Clearly define the compact spaces on plan and ensure they comply to Sec. 27-559. (a) of the Zoning Ordinance.
3. Provide missing length dimension of and pump canopy on plan.
4. Callout the pump canopy on plans.
5. Include SF and building height of proposed carwash on plans
6. All signage calculated and appear to meet requirements.
7. Remove the “HIGH” impact designation from adjoining Parcel 2. An impact cannot be determined off what is “anticipated”. The lot is technically just vacant. If applicant was attempting to use HIGH to HIGH designations in order to avoid providing a bufferyard, it is not necessary. Per Sec. 4.7(c)(5)(F) of the Landscape Manual, if a developing property is located in a Commercial Zone and is adjoining vacant property located in a Commercial Zone, the developing property is not required to provide a bufferyard anyway. Please revise schedule 4.7-1 accordingly.
8. Show the widths of both driveway entrances along Old Brandywine Road on plans, to justify the calculations provided in Schedule 4.2-1
9. It should be noted that the applicant did not use the landscape schedule templates required by the Landscape Manual in the sections shown below:

- Sec. 2.2(c)(1) on page 17, which states “Landscape plans should include all applicable schedules from Section 4, Landscape Standards, to document compliance with all standards established by this manual.”
- Prior to each sample landscape schedule provided in Section 4 it states, “The landscape plan shall include a schedule as provided below demonstrating compliance with the requirements of this section.”

It is my interpretation that the only deviation from these templates that should be expected is the removal of the word “Sample” and the addition of an identifier when multiple identical schedules are used, as exemplified below:

REMOVE	—————▶	Sample Schedule 4.2-1
		Requirements for Landscape Strips Along Streets
ADD	—————▶	ACCOKEEK ROAD - MD RTE. 373
Linear feet of street frontage, excluding driveway entrances:		
1) General Plan Designation:	_____	Developing Tier _____ Rural Tier

I am not recommending that the applicant revise their schedules to comply with requirement, as all pertinent data has been provided and we are deep in the review and approval process for this DSP, but I would like the applicant and their civil engineer to take note of this requirement for future submissions.

***** END COMMENTS *****

Prince George's County Planning Department
Countywide Planning Division

301-952-3650

June 30, 2020

MEMORANDUM

TO: Thomas Burke, Planner Coordinator, Subdivision Section, DRD

VIA: Megan Reiser, Planning Supervisor, Environmental Planning Section, CWPD

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD

SUBJECT: 7-Eleven Branch Avenue; DSP-19031 and TCP2-026-2018-01

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan (DSP) and Type 2 Tree Conservation Plan initially received on May 21, 2020 and recommends approval subject to conditions listed at the end of this memorandum. Comments were given to the applicant at the Subdivision Review Committee (SDRC) meeting on June 12, 2020. Revised plans and documents were subsequently submitted in response to these comments by the applicant for review on June 19, 2020 and June 24, 2020.

Background

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
NA	NRI-187-2017	Staff	Approved	11/22/2017	NA
4-18009	TCP1-001-2019	Planning Board	Approved	5/2/2019	19-58
NA	TCP2-026-2018	Staff	Approved	10/30/2019	NA
DSP-19031	TCP2-026-2018-01	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application is a DSP for the construction of a 3,484 square foot food and beverage store, a gas station, and a car wash.

Grandfathering

The site is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, as the site is for a new use and has no prior valid TCP approvals prior to September 1, 2010.

Review of Previously Approved Conditions

There are no relevant previously approved environmental conditions associated with 4-18009 and TCP1-001-2019 that are applicable to this DSP and TCP2 application.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The subject TCP2 is in conformance with the approved NRI (NRI-187-2017). This site contains no specimen, historic, champion trees, or Regulated Environmental Features (REF) such as streams, wetlands, 100-year floodplain, associated buffers, or Primary Management Area (PMA).

Woodland Conservation

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-026-2018-01) has been submitted for review.

According to the worksheet, the site is 4.53 acres in size with 4.08 acres within the C-M zone and 0.47 acres in the C-S-C zone. A total of 2.28 acres of existing woodlands are on the net tract. The site has a Woodland Conservation Threshold (WCT) of 0.68 acres, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 1.99 acres. The TCP2 shows this requirement will be met by providing 0.23 acres of woodland preservation and 1.76 acres of off-site conservation credits.

The TCP2 requires several additional minor technical revisions that are included in the recommended conditions below:

Soils

The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Aquasco-Urban Land complex (zero to five percent slopes), Beltsville Silt Loam (zero to two percent slopes), and Beltsville-Urban Land complex (zero to five percent slopes). Neither Marlboro clay nor soils containing Christiana complexes are known to occur on and within the vicinity of this property.

Stormwater Management

The site has an approved Storm Water Management Concept letter (51178-2019-00) and plan that is in conformance with the current code, which is valid until January 6, 2023. The approved concept plan is consistent with the detailed site plan, with the Department of Permitting, Inspections, and

Enforcement (DPIE) requiring on-site attenuation/quality control measures. Fee-in-lieu is not permitted. The plan includes six micro-bioretenion areas.

Summary of Recommended Conditions

The Environmental Planning Section has completed the review of DSP-19031 and TCP2-026-2018-01, and recommends approval subject to the following recommended conditions:

Recommended Conditions:

1. Prior to certification of the detailed site plan, the TCP2 shall be revised as follows:
 - a. Type in the previous approval information into the TCP2 approval block.
 - b. Remove the two woodland preservation signs from the boundary of the area of woodland retained not credited that is contiguous with the southern property boundary.

2. Prior to the issuance of the first grading permit the TCP2 Standard Type 2 Tree Conservation Plan Note#11 shall be revised to include the liber and folio information for the woodland conservation easement once it is recorded.



Division of Environmental Health/Disease Control

Date: June 23, 2020

To: Thomas Burke, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-19031, 7-Eleven Branch Avenue

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the 7 Eleven located at the intersection of 13800 Branch Avenue and 13709 Old Brandywine Road and has the following comments / recommendations:

1. Health Department permit records indicate there is less than 5 existing carry-out/convenience store and no grocery food facilities within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. ***The department acknowledges that 7-Eleven stores do provide some healthy food options in their retail stores.***
2. Increased traffic volumes in the area can be expected as a result of this project. Published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention, problem-solving, and performance on standardized tests.
3. ***The food facility is considered a prototype food service facility in which two or more facilities in the state having uniformed set of plans.*** The applicant must submit an application for plan review to the Maryland Department of Health's Environmental Health



Angela Absobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



Division of Environmental Health/Disease Control

Bureau's Food protection and Food Licensing program located at 6 St. Paul Street, Suite 1301, Baltimore, Maryland. 21202.

4. The applicant must submit plans to the Plan Review department at the Department of Permitting, Inspection Enforcement located at 9400 Peppercorn Place in Largo Maryland. 20774 for the proposed food facility and apply for a Health Department Moderate HACCP priority, Food Service Facility permit.
5. The applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration. Such sources include gasoline underground storage tanks, degreasing tanks and paint spraying operations. Contact MDE – ARMA at 800-633-6101.
6. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
7. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



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**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



M E M O R A N D U M

DATE: June 9, 2020
TO: Planning Coordinator, Urban Design Application Section
Development Review Division
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division
SUBJECT: DSP-19031 7-Eleven Branch Ave.

Upon review of the site plans, there are no comments at this time.

From: [Reilly, James V](#)
To: [Burke, Thomas](#)
Cc: [PGCReferrals](#)
Subject: FW: DSP-19031- 7-Eleven Branch Avenue- SDRC Resubmittal
Date: Sunday, June 28, 2020 10:07:03 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.jpg](#)

Good Evening Mr. Burke,

The Fire/EMS Department has reviewed the referral for DSP-19031, 7-Eleven Branch Avenue. We have the following comment:

1. Please provide locations of proposed or existing fire hydrants. Please provide information showing all proposed buildings meet the requirement for a fire hydrant within 500' of the most remote portion of the building as hose is laid by the fire department.

Regards. Jim

James V. Reilly
Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784
Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

From: Burke, Thomas <thomas.burke@ppd.mncppc.org>
Sent: Friday, June 26, 2020 1:52 PM
To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Brake, Michelle <Michelle.Brake@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparcs.com>; Brooke E. Larman <brooke.larman@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>;

Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; Richards, Dorothy A. <DARichards@co.pg.md.us>; Gaskins, Tabitha <TGaskins@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Tayyem, Mahmoud <mtayyem@co.pg.md.us>; Yuen, Steven <SYuen@co.pg.md.us>; Contic, Wendy M. <wmcontic@co.pg.md.us>; Thweatt, Susan W. <swthweatt@co.pg.md.us>; Adepoju, Adebola O. <aoAdepoju@co.pg.md.us>; kwoodroffe@sha.state.md.us; pcampanides@sha.state.md.us; Tania Brown - SHA <TBrown13@mdot.maryland.gov>; scsegerlin@wmata.com; NMAAlbert@wmata.com; realestate@wmata.com; #dsgintake@wsscwater.com; ejordan@greenbeltmd.gov; cjewitt@berwynheightsmd.gov; jcowles@berwynheightsmd.gov; tschum@collegeparkmd.gov; mbader@collegeparkmd.gov; thruby@greenbeltmd.gov; jhowerton@greenbeltmd.gov; Thompson, Ivy <Ivy.Thompson@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>
Cc: Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Mira Gantzert <mgantzert@bohlereng.com>
Subject: DSP-19031- 7-Eleven Branch Avenue- SDRC Resubmittal

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Reminder that referrals are due on Monday, June 29th.

Thank you.

From: ePlan <ePlan@ppd.mncppc.org>
Sent: Friday, June 19, 2020 7:35 AM
To: Burke, Thomas <thomas.burke@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Brake, Michelle <Michelle.Brake@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparcs.com>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; Giles, Mary C. <mcgiles@co.pg.md.us>; rlattivor@co.pg.md.us; Snyder, Steven G. <SGSnyder@co.pg.md.us>; mabdullah@co.pg.md.us; nwformukong@co.pg.md.us; mtayyem@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us; kwoodroffe@sha.state.md.us; pcampanides@sha.state.md.us; Tania Brown - SHA <TBrown13@mdot.maryland.gov>; scsegerlin@wmata.com; NMAAlbert@wmata.com; realestate@wmata.com; #dsgintake@wsscwater.com; ejordan@greenbeltmd.gov; cjewitt@berwynheightsmd.gov; jcowles@berwynheightsmd.gov; tschum@collegeparkmd.gov;

mbader@collegeparkmd.gov; thruby@greenbeltmd.gov; jhowerton@greenbeltmd.gov; Thompson, Ivy <Ivy.Thompson@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>

Cc: Burke, Thomas <thomas.burke@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Mira Gantzert <mgantzert@bohlereng.com>

Subject: DSP-19031- 7-Eleven Branch Avenue- SDRC Trails Resubmittal

Importance: High

All,

This is the EPlan SDRC Response for **DSP-19031, 7-ELEVEN BRANCH AVENUE**. Please submit ALL comments to Thomas Burke(email attached). Click on the hyperlink to view the case: <https://www.dropbox.com/sh/r1qbyw04c3bovuk/AADN-LQAHmKL9o0fqMrzzCHPa?dl=0> .

For Martin Grigsby

Donald R. Townsend

Senior Planning Technician | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-4688 | donald.townsend@ppd.mncppc.org



From: Mira Gantzert <mgantzert@bohlereng.com>

Sent: Friday, June 19, 2020 6:34 AM

To: DRDapplications <DRDapplications@ppd.mncppc.org>; Burke, Thomas <thomas.burke@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>

Cc: Matthew C. Tedesco <mtedesco@mhlawyers.com>; Nicholas Speach <nspeach@bohlereng.com>; mb172140@nf.bohlereng.com

Subject: DSP-19031- 7-Eleven Branch Avenue- SDRC Trails Resubmittal

Good Morning All,

As discussed at SDRC last week, attached is the Updated Site Plan sheet to address comments from Trails. Specifically I have broken out the particular changes we have incorporated in a few bullet points below. **We will resubmit the full package by 6/25 noon.**

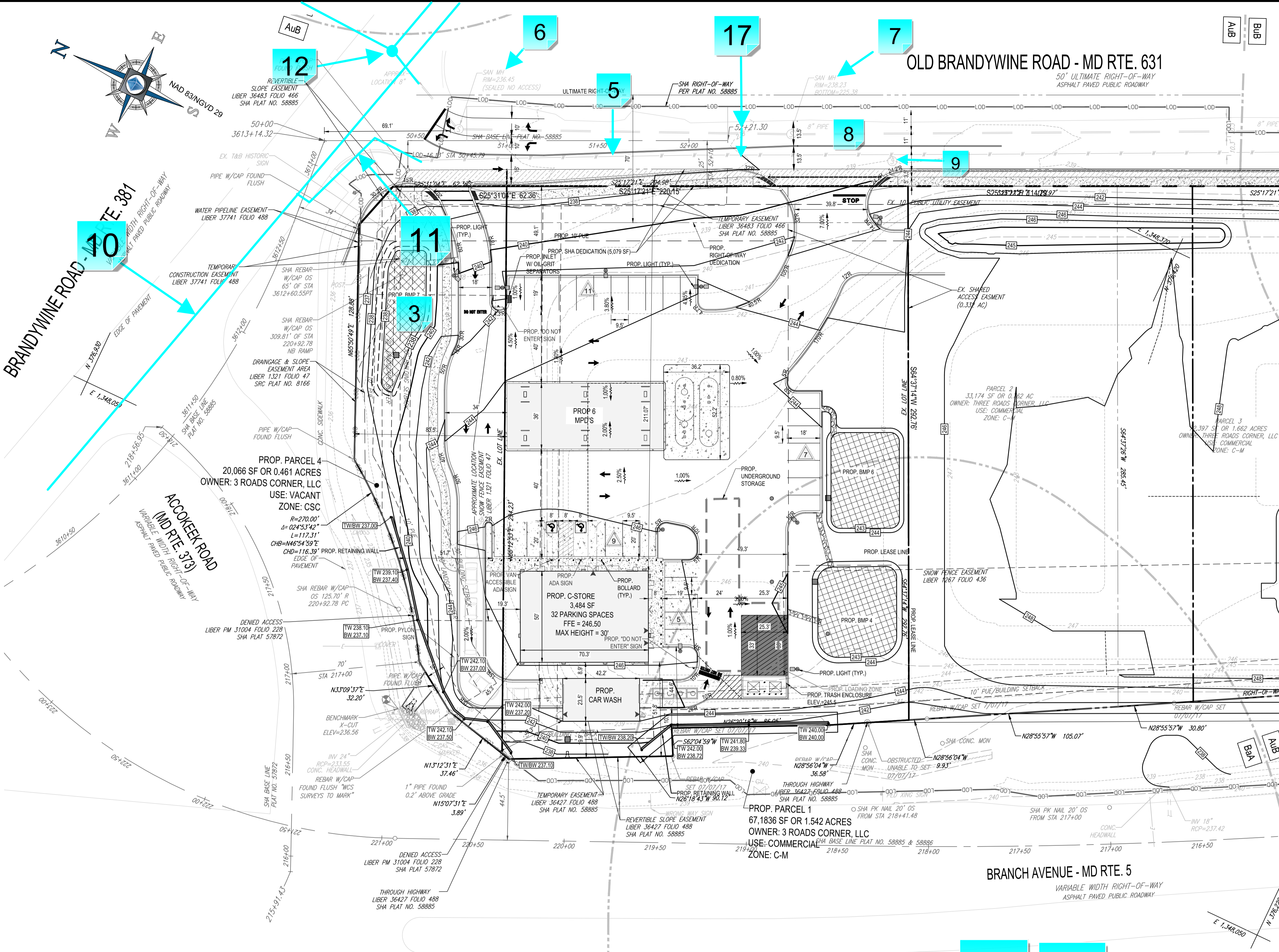
- Sidewalk connection has been added from the proposed sidewalk on-site to the existing sidewalk along Accokeek Rd
- Crosswalk has been added from proposed sidewalk onsite along the northwest side of the site across the carwash entrance to the building
- Proposed sidewalk and associated crosswalks has been added from the Second entrance along Old Brandywine Road to the sidewalk at the building

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STANDARD NOTES:

- THIS PLAN, AND THE SOURCE OF TOPOGRAPHY IS BASED UPON THE FOLLOWING DOCUMENT(S):
 ALTA/ NSPS LAND TITLE SURVEY
 BOHLER ENGINEERING
 CURTIS PROPERTIES, BRANCH AVENUE, OLD BRANDYWINE ROAD AND ACCOKEEK ROAD
 11TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND
 FILE NO.: SB162042
 DATED: 07/07/17
 ROUGH GRADING PLAN
 BOHLER ENGINEERING
 "ROUGH GRADING PLAN SDRG-32895-2018 FOR 3 ROADS CORNER, LLC
 13709 OLD BRANDYWINE ROAD, PRINCE GEORGE'S COUNTY, MARYLAND 20613"
 PROJECT NO.: MB162042
 DATE: 06/11/18
 REVISED: 08/11/18
 APPROVAL DATE: TBD
- APPLICANT:
 7-ELEVEN, INC.
 CONTACT PERSON: BRIANNE WILSON
 3200 HACKBERRY COURT, IRVING, TX 75063
 PHONE: (413) 624-8456
- PROJECT NAME: 7-ELEVEN BRANCH AVENUE
 WSSC GRID: 218507
 TOTAL NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: TWO (2)
 PARCEL 1
 1.542 ACRES
 TAX MAP: 144-F3
 PARCEL 4
 0.461 ACRES
 TAX MAP: 144-F3
- EXISTING ZONING: C-S-C (COMMERCIAL SHOPPING CENTER) (1.542 AC) AND C-M (COMMERCIAL-MISCELLANEOUS) (0.461 AC)
 PARCEL 1:
 LANDS OF THREE ROADS CORNER, LLC
 LIBER 15853 FOLIO 338
 AREA: 67,170 SF OR 1.542 AC
 ZONE: C-M
 EX. BUILDING GROSS FLOOR AREA: 0 SF
 PROP. BUILDING GROSS FLOOR AREA CONVENIENCE STORE: 3,484 SF
 PROP. BUILDING GROSS FLOOR AREA CAR WASH: 962 SF
 PARCEL 4:
 LANDS OF THREE ROADS CORNER, LLC
 LIBER 35234 FOLIO 439
 AREA: 20,066 SF OR 0.461 AC
 ZONE: C-S-C
 EX. BUILDING GROSS FLOOR AREA: 1,036 SF
 PROP. BUILDING GROSS FLOOR AREA: 0 SF
- EXISTING USE:
 PARCEL 1: COMMERCIAL
 PARCEL 4: VACANT
 PROPOSED USE:
 PARCELS 1 AND 4: FUEL STATION WITH CONVENIENCE STORE AND DRIVE-THRU CAR WASH
- ZONING ORDINANCE PROVISIONS:
 ZONE: C-S-C AND C-M

	ALLOWED/REQUIRED	PROVIDED
A. MIN. BUILDING SETBACK		
CONVENIENCE STORE		
FRONT SETBACK (BRANCH AVE)	10'	52.30'
FRONT SETBACK (OLD BRANDYWINE RD)	10'	191.07'
SIDE SETBACK (ACCOKEEK RD)	30'	N/A
SIDE SETBACK (SOUTH)	N/A	N/A
CAR WASH		
FRONT SETBACK (BRANCH AVE)	10'	19.90'
FRONT SETBACK (OLD BRANDYWINE RD)	10'	249.97'
SIDE SETBACK (ACCOKEEK RD)	30'	38.30'
SIDE SETBACK (SOUTH)	N/A	N/A
CANOPY		
FRONT SETBACK (BRANCH AVE)	10'	169.30'
FRONT SETBACK (OLD BRANDYWINE RD)	10'	88.10'
SIDE SETBACK (ACCOKEEK RD)	30'	83.50'
SIDE SETBACK (SOUTH)	N/A	N/A
B. MIN. PARKING SETBACK		
FRONT SETBACK (BRANCH AVE)	10'	44.60'
FRONT SETBACK (OLD BRANDYWINE RD)	10'	29.10'
SIDE SETBACK (ACCOKEEK RD)	20'	51.70'
SIDE SETBACK (SOUTH)	N/A	N/A
C. PARKING REQUIREMENTS		
CONVENIENCE STORE		
1 SPACE PER 150 SF OF GFA UP TO 3,000 SF:	23	25
AND 1 SPACE PER 200 SF OF GFA ABOVE 3,000 SF:		
484 SF / 200 = 2.42		
GAS STATION		
1 SPACE PER EMPLOYEE = 2 EMPLOYEES X 1 SPACE = 2	2	2
PARKING COUNT INCLUDES ADA / VAN ACCESSIBLE SPACES	1	2
CAR WASH	2	2
1 SPACE PER 600 SF = 962 SF / 600 = 1.60	2	2
TOTAL	27	32
LOADING	1	1
2,000 TO 10,000 SF OF GFA		
* TOTAL PARKING PROVIDED INCLUDES 23 STANDARD, 2 ADA / VAN ACCESSIBLE, AND 7 COMPACT SPACES		
D. MIN. PARKING SPACE DIMENSIONS		
STANDARD PARKING SPACE	9.5'X19'	9.5'X19'
ADA PARKING SPACE	8.0'X19'	8.0'X19'
COMPACT PARKING SPACE	9.5'X18'	9.5'X18'
E. SIGNAGE		
BUILDING MOUNTED AND FREESTANDING SIGNAGE	SEE SHEET C-904	SEE SHEET C-904
PYLON SIGN SETBACK	10'	10'
- NO WETLANDS OR STREAMS ARE LOCATED ON SITE AS FIELD VERIFIED AS FIELD VERIFIED BY KENNETH R. WALLIS OR WETLAND STUDIES AND SOLUTIONS, INC, AUGUST 2017.
- THERE IS NO COUNTY OR STATE REGULATED 100-YEAR FLOODPLAIN ON SITE.
- THIS SITE IS NOT LOCATED IN A TMDL FOR SEDIMENT (TSS), NITROGEN OR PHOSPHORUS.
- THE PROJECT DOES NOT CONTAIN A TIER II WATERSHED AS DEFINED IN COMAR 26.08.02.04.
- THIS SITE IS LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
- NO AVIATION POLICY AREAS EXIST ON OR IN VICINITY OF THE PROPERTY.
- THERE ARE NO CEMETERIES CONTIGUOUS TO THE PROPERTY.
- THE SITE IS ADJACENT TO BRANDYWINE ROAD (85A), A DESIGNATED SCENIC AND HISTORIC ROAD, AND ACROSS THE STREET FROM THE HISTORIC MARLOW-HUNTT STORE AND CASKET SHOP (85A-033-14).
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NEAREST INTERSECTING STREET: OLD BRANDYWINE ROAD (MD RTE 631) AND BRANDYWINE ROAD (MD RTE 381).
- 10-FOOT PUBLIC UTILITY EASEMENT TO BE ALONG ALL RIGHTS-OF-WAY.
- PAVEMENT STRIPING TO BE 4" WHITE PER MSHA STANDARD.
- PUBLIC WATER AND SEWER, STORMDRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
- EXISTING WATER/SEWER DESIGNATION W-3 AND S-5.
- COMPANION APPLICATIONS:
 -NATURAL RESOURCE INVENTORY #NRI-187-2017, APPROVAL DATE: 11/08/2017.
 -STORMWATER MANAGEMENT CONCEPT #320005-2018, APPROVAL DATE: 12/20/2018
 -PRELIMINARY PLAN #4-18009, APPROVAL DATE: 11/08/2019.
- CONTRACTOR TO PROVIDE DUST CONTROL DURING CONSTRUCTION/DEMOLITION ACTIVITIES IN ACCORDANCE WITH SECTION H-5 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- CONTRACTOR TO PROVIDE NOISE CONTROL DURING CONSTRUCTION/DEMOLITION ACTIVITIES IN ACCORDANCE WITH SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE.
- ALL BUILDINGS SHALL BE FULLY EQUIPPED WITH AUTOMATIC FIRE SUPPRESSION SYSTEMS IN ACCORDANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AND ALL APPLICABLE COUNTY LAWS.

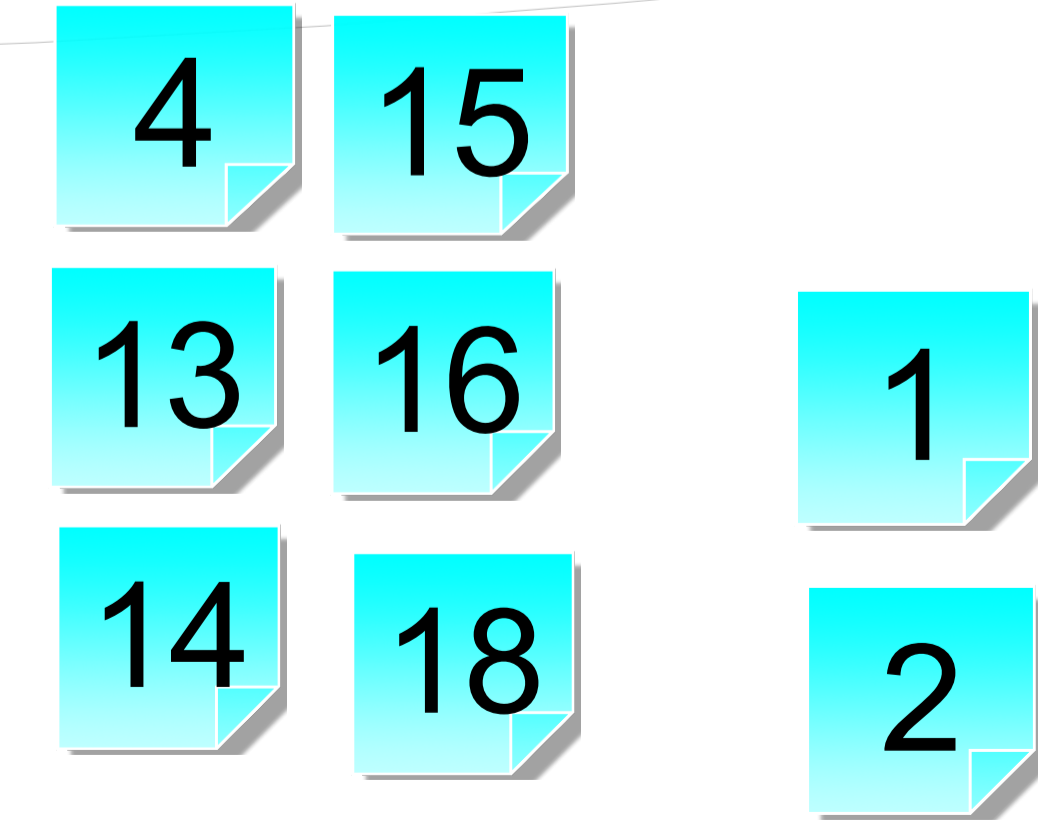


OLD BRANDYWINE ROAD - MD RTE. 631
 50' ULTIMATE RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY

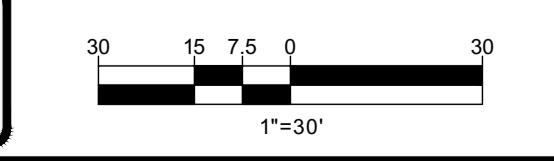
BRANCH AVENUE - MD RTE. 5
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY

HATCH LEGEND

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



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER ENGINEERING

LAND SURVEYING
 SITE/CITY/COUNTY/CORNER SURVEYING
 SUSTAINABLE DESIGN

LANDSCAPE ARCHITECTURE
 TRANSPORTATION SERVICES
 PROGRAM MANAGEMENT
 PERMITTING SERVICES

RALEIGH, NC
 RICHMOND, VA
 BALTIMORE, MD
 NEW JERSEY, NJ
 PHILADELPHIA, PA

LEHIGH VALLEY, PA
 BOSTON, MA
 NEW YORK, NY
 WASHINGTON, DC
 CHARLOTTE, NC
 TAMPA, FL
 ATLANTA, GA
 SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY

811

KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB172140
 DRAWN BY: ECR
 CHECKED BY: JID
 DATE: 01/05/19
 SCALE: 1" = 30'
 CAD I.D.: SSO

DETAILED SITE PLAN

FOR
7-ELEVEN, INC.

LOCATION OF SITE
 13800 BRANCH AVE
 PRINCE GEORGE'S COUNTY
 BRANDYWINE, MARYLAND 20613
 11TH ELECTION DISTRICT
 TM 144, GRID F3, PARCEL 1

BOHLER ENGINEERING

16701 MELFORD BLVD., SUITE 310
 BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
 MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
 MARYLAND LICENSE #10022
 PROFESSIONAL CERTIFICATION
 I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 06263, EXPIRATION DATE: 04/01.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

1 - -WSSC Plan Review Comments

Created by: Dagoberto Beltran
On: 06/05/2020 08:36 AM

Plan #DSP-19031
7-Eleven - Branch Ave

----- 0 Replies -----

2 - - WSSC Standard Comments for all plans

Created by: Dagoberto Beltran
On: 06/05/2020 08:37 AM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

----- 0 Replies -----

3 - Existing Copper Water Line

Created by: Jessica Wright
On: 06/10/2020 08:14 AM

This site is currently being served by existing and active water connection. Label as an existing 1" copper water line (Address: 7611 Accokeek Road).

----- 0 Replies -----

4 - Water Comments

Created by: Jessica Wright
On: 06/10/2020 08:20 AM

1. Add the proposed pipeline alignment to the convenience store and the car wash. Include the water house connection to the plan. Additionally, if easements are required, their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.
2. Service connection should to placed in avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance.
3. Show and label easement limits on plan for all existing and proposed water mains.
4. Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities.
5. Revise the plan to realign any water pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.
6. Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

----- 0 Replies -----

5 - Existing 8" Water

Created by: Jessica Wright
On: 06/10/2020 08:22 AM

Existing water mains shown on plan should be labeled with pipe size, material and WSSC contract number (i.e. 8" CAST IRON (CONTRACT NUMBER 1968-3153)).

----- 0 Replies -----

6 - Manhole ID

Created by: Jessica Wright
On: 06/10/2020 08:40 AM

Show the manhole ID (311M).

----- 0 Replies -----

7 - Manhole ID

Created by: Jessica Wright
On: 06/10/2020 08:41 AM

Existing sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number. Also show manhole ID (312M).

----- 0 Replies -----

8 - Include Contract Number

Created by: Jessica Wright
On: 06/10/2020 08:42 AM

Existing water mains shown on plan should be labeled with pipe size, material and WSSC contract number.

----- 0 Replies -----

9 - Sewer Manhole?

Created by: Jessica Wright
On: 06/10/2020 08:44 AM

What is this structure?

----- 0 Replies -----

10 - Existing 16" Cast Iron Water Main

Created by: Jessica Wright
On: 06/10/2020 09:05 AM

Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number. Show 16-inch water (Contract 1965-3142) in Brandywine Road.

----- 0 Replies -----

11 - Continuation of Water Main

Created by: Jessica Wright
On: 06/10/2020 09:10 AM

Show the continuation of the water main to 16" main in Brandywine Road.

----- 0 Replies -----

12 - Continuation of Sewer

Created by: Jessica Wright
On: 06/10/2020 09:14 AM

Existing sewer mains shown on plan should be labeled with correct pipe size, material and

WSSC contract number. Show the 8-inch sewer along Brandywine Road.

Label manhole 310U.

----- 0 Replies -----

13 - Sewer Comments

Created by: Jessica Wright

On: 06/10/2020 10:15 AM

1. Proposed sewer mains and service connections are not shown on the plan. Sewer mains as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
2. Add the proposed pipeline alignment(s) with sewer house connection(s) to the plan. Additionally, if easements are required their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.
3. For sewer pipelines 12-inch and smaller in diameter, provide a minimum separation from a building or dwelling the greater of the following: fifteen (15) feet horizontal separation or a distance on a 1:1 slope from the bottom of the foundation of the existing or proposed building or dwelling to the bottom edge of the pipeline trench
4. Place sewer service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.
5. Show and label easement limits on plan for all existing and proposed sewer mains.
6. Ensure that there are no sewer pipeline conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual.

----- 0 Replies -----

14 - Site Utility

Created by: Jessica Wright

On: 06/10/2020 10:21 AM

1. OUTSIDE METERS - 3-inch and larger meter settings shall be furnished and installed by the utility contractor in an outside meter vault. Show and label vault and required WSSC easement. WSSC prefers an outside meter in a vault, however and indoor meter may be allowed under certain conditions. See WSSC 2019 Plumbing & Fuel Gas Code 111.5.7 & 603.4.1.

----- 0 Replies -----

15 - Easements

Created by: Jessica Wright

On: 06/10/2020 10:26 AM

1. WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings

designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

2. WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

3.

----- 0 Replies -----

16 - General

Created by: Jessica Wright
On: 06/10/2020 10:30 AM

1. Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

----- 0 Replies -----

17 - W/S to 13800 Branch Avenue

Created by: Jessica Wright
On: 06/10/2020 11:35 AM

This contract drawing (1985-6530A) shows a water and sewer connection to this property under Permit 614856 (service address 13800 Branch Avenue). It is showing as proposed so the 1" WHC and 4" SHC may have been stubbed out but not actually connected.

----- 0 Replies -----

18 - Hydraulics

Created by: Jessica Wright
On: 06/10/2020 12:55 PM

Water

1. An 8-inch water main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

Sewer

1. An 8-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

----- 0 Replies -----

Additional Back-up

For

DSP-19031

7-Eleven Branch Avenue



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
pgplanning.org/HPC.htm • 301-952-3680

July 22, 2020

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division
Tyler Smith, Historic Preservation Section, Countywide Planning Division

FROM: Historic Preservation Commission

SUBJECT: DSP-19031: 7-Eleven Branch Avenue
(adjacent to Marlow-Huntt Store and Casket Shop Historic Site, 85A-033-14)

The Historic Preservation Commission (HPC) reviewed the subject application at its July 21, 2020 meeting. The HPC voted 7-0-1 (Vice Chair Davidson voted "present") to forward the following findings, conclusions, and recommendation to the Planning Board.

Findings

1. The subject property is located at 13800 Branch Avenue and 13709 Old Brandywine Road, on the east side of MD 5 in the southeast quadrant of its intersection with MD 381 and Accokeek Road in Brandywine, Maryland. The subject application proposes a 7-Eleven food and beverage store with retail sales of gasoline, and a car wash on 2.003 acres. The subject property is Zoned C-M (Commercial-Miscellaneous) and C-S-C (Commercial-Shopping Center).
2. The subject property is adjacent to the Marlow-Huntt Store and Casket Shop Historic Site (85A-033-14). The properties are separated by Old Brandywine Road. Constructed in 1867, the Marlow-Huntt Store is a one-and-one-half-story frame front-gabled building. The cornices are embellished with large jig-sawn brackets, and above the central entrance is a round-arch window at loft level. This building was originally constructed as a general store in the village of T.B. and was operated for the rest of the nineteenth-century by T.B.'s most prominent citizen, J. Eli Huntt. The store was renovated in 2003 and is now operated as the New York Italian Deli & Restaurant. This building and the neighboring casket shop are the last remnants of the nineteenth-century village of T.B.
3. Preliminary Plan 4-18009 was reviewed by the Historic Preservation Commission at its April 16, 2018 meeting. One condition was proposed to the Planning Board for its review. Preliminary Plan 4-18009 was approved by the Planning Board on May 2, 2019 and the

resolution was adopted on May 23, 2019 with ten conditions. Condition 10 of Planning Board Resolution No. 19-58 applies to this application.

Condition 10. Prior to the approval of any building permit on Parcels 1 through 4, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9 of Subtitle 27 (Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the Environmental Setting of the Marlow-Huntt Store Historic Site, 85A-033-14.

4. The site plan proposes two points of vehicular access along the property frontage on Old Brandywine Road. The northern access point is right-in only, and the southern access point is full access. The proposed gas station canopy and the 7-Eleven food and beverage store generally parallel the alignment of both Branch Avenue and Old Brandywine Road. Surface parking is proposed around the eastern and southern façades of the 7-Eleven building, as well as on the eastern side of the gas canopy. The gas station canopy will be the closest structure to the historic site. The car wash will be located behind the 7-Eleven building and should not be visible from the historic site.

A twenty-five-foot tall pylon sign is proposed at the intersection of Branch Avenue and Accokeek Road and will be set back at least 10 feet from the right-of-way of Accokeek Road. The pylon sign will be 25' high and will have a panel with the 7-Eleven logo measuring 7' H x 7' 1 3/8" W at the top and a sign exhibiting gas prices below the logo of the same dimensions. The northern entrance signage (Sign M) will contain the 7-Eleven logo set on a brick base. Total dimensions of Sign M are 7' H x 4' 1 3/4" W with the 7-Eleven logo measuring 4' 1 3/4" H x 4' 1 3/4" W. A free-standing directional sign is proposed at the south entrance (Sign Q) 5' in height with the 7-Eleven logo measuring 3' H x 2' W. The proposed fuel canopy measures 17' 6" H x 88' L x 36' W.

LED lighting will be utilized on the exterior and interior of the 7-Eleven building. The building will have a single-ply white roof and is one-story in height. Five 17' tall light poles with full cut-off lighting will be located on the eastern side of the subject property closest to the historic site.

Proposed landscaping includes seven willow oak trees to be located between the two entrances on the east side of the property. A combination of swamp white oak, willow oak and multi-stem Shadblow Serviceberry trees are proposed in the northeast corner of the property next to the northern entrance. These are the two areas that will be most visible from the historic site.

5. Historic Preservation staff recommended a Phase I archeological survey on the subject property. A Phase I archeological survey was conducted in September 2018. A surface reconnaissance was conducted on the property and several building ruins were documented. The site was extensively grubbed when the buildings were demolished, and standing water was present over a portion of the property. The reconnaissance survey identified four ruined buildings and one derelict garage, all of which were photographed.

A total of 28 shovel test pits (STPs) were excavated along six transects laid out at 50-ft intervals. Only three STPs contained cultural material. A probable late-19th-century flower pot rim was found above remains of the soft mud-brick foundation of the Marlow-MacPherson House in STP A3; three wire nails and a piece of coal were found in STP A4; and a sherd of colorless glass and a piece of rusted iron were identified in STP D4. The applicant submitted a draft Phase I archeology report with the preliminary plan application.

Conclusions

1. The subject application proposes architecture, signage, and lighting for a 7-Eleven food and beverage store, gas station and car wash. The gas station canopy, 7-Eleven store and car wash are oriented to face the Marlow-Huntt Store and Casket Shop Historic Site (85A-033-04). The gas station canopy will be the closest feature to the historic site, while the store and car wash will be sited closer to MD Route 5. The car wash is proposed to be placed to the west of and behind the 7-Eleven store and should not be visible from the historic site.

The historic site is oriented in a NW-SE direction facing Brandywine Road and does not directly face the proposed development. Proposed landscaping should provide a sufficient buffer of the view from the historic site to the developing property. Full cut-off lighting should prevent the spillage of excessive light onto the historic site. Currently, the historic site is being operated as an eating establishment. This use is consistent with the proposed use on the developing property.

2. Based on the results of the Phase I archeology survey, the artifact assemblage was sparse and the STPs indicated that there was extensive grubbing of the property when the buildings were demolished. Portions of the subject property within the proposed limits of disturbance possess little potential to provide additional information regarding the lifeways of the historic or prehistoric inhabitants of Prince George's County. No additional archeological investigations are recommended on the subject property. Five hard copies and two pdf copies of the final archeological report were submitted to Historic Preservation staff on April 2, 2019.

Recommendation The Historic Preservation Commission recommend approval of DSP-19037, 7-Eleven Branch Avenue with no conditions.