

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



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

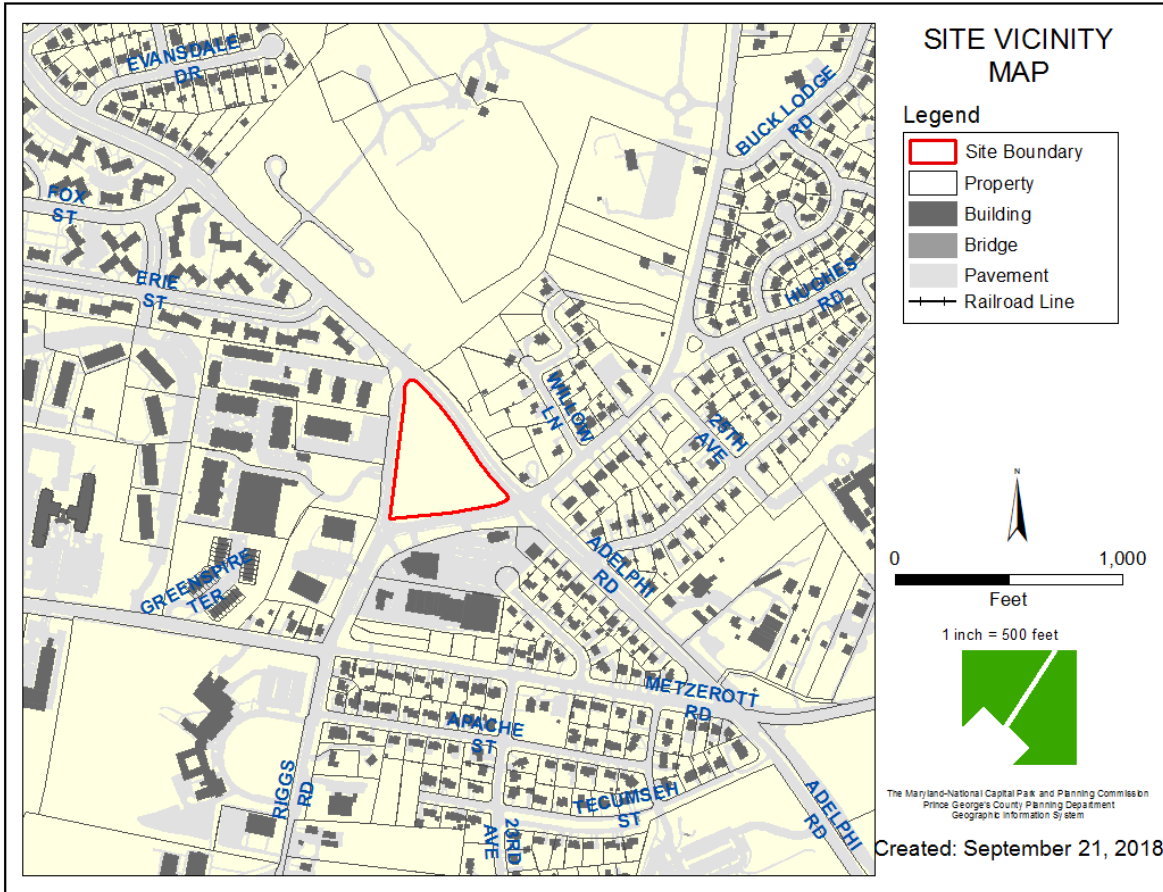
## Specific Design Plan Alternative Compliance

**SDP-1703  
 AC-18009**

Application	General Data	
<b>Project Name:</b> WAWA Adelphi  <b>Location:</b> Bounded on three sides by the public rights-of-way of MD 212 (Riggs Road) to the south, Edwards Way to the west, and Adelphi Road to the east.  <b>Applicant/Address:</b> ZP No. 139, LLC 111 Prince Street Wilmington, NC 28401	Planning Board Hearing Date:	12/06/18
	Staff Report Date:	11/20/18
	Date Accepted:	07/30/18
	Planning Board Action Limit:	12/06/18
	Plan Acreage:	4.14
	Zone:	L-A-C
	Dwelling Units:	N/A
	Gross Floor Area:	5,619 sq. ft.
	Planning Area:	65
	Council District:	02
	Election District:	17
	Municipality:	N/A
	200-Scale Base Map:	211NE02

Purpose of Application	Notice Dates	
A 5,619-square-foot food and beverage store and a gas station.  Alternative Compliance from the requirements of Section 4.3-2 of the 2010 <i>Prince George's County Landscape Manual</i> .	Informational Mailing:	12/08/17
	Acceptance Mailing:	07/25/18
	Sign Posting Deadline:	11/06/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP <b>Phone Number:</b> 301-952-4151 <b>E-mail:</b> Henry.Zhang@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	<b>X</b>		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1703  
Alternative Compliance AC-18009  
Type 2 Tree Conservation Plan TCP2-011-11-01  
WAWA Adelphi

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

EVALUATION

This specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9954-C (Zoning Ordinance No. 10-2004);
- b. The requirements of the Prince George's County Zoning Ordinance for the Local Activity Center (L-A-C) Zone;
- c. The requirements of Comprehensive Design Plan CDP-1702;
- d. The requirements of Preliminary Plan of Subdivision 4-17036;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- h. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a specific design plan (SDP) for development of a 5,619-square-foot food and beverage store and a gas station.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zones	L-A-C	L-A-C
Use	Vacant	Commercial
Total Gross Acreage	4.14	4.14
100-year floodplain	0.47	0.47
Net tract area	3.67	3.67
Commercial gross floor area (GFA)(sq. ft.)	-	5,619

**OTHER DEVELOPMENT DATA—PARKING**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Food and Beverage Store (1/150 of the first 3,000 sq. ft. plus 1/200 sq. ft. above)	34	48
Gas Station (1 space /per employee)	2	2
<b>Total</b>	<b>36</b>	<b>50</b>
<b>Loading Space</b> (GFA between 2,000- 10,000 SF)	<b>1</b>	<b>1</b>

3. **Location:** The subject site is a triangular property bounded on three sides by the public rights-of-way of MD 212 (Riggs Road) to the south, Edwards Way to the west, and Adelphi Road to the east. The site has a street address at 9100 Riggs Road, Hyattsville, Maryland and is also located in Planning Area 65, Councilmanic District 2.
4. **Surrounding Uses:** To the south of the subject property, across MD 212, which is a two-lane collector roadway, is the Metzert Plaza Shopping Center in the Commercial Shopping Center (C-S-C) Zone; to the west, across Edwards Way, which is a two-lane unclassified roadway, is the Daniels Run Apartments and Coronado Condominiums in the Multifamily High Density Residential (R-10) and Multifamily Medium Density Residential (R-18) Zones; to the north and east, across Adelphi Road, which is a four-lane arterial roadway with a grass median, is the George Washington Memorial Cemetery, a church and vacant, residentially-zoned land in the Rural Residential (R-R) Zone.
5. **Previous Approvals:** The subject property has a long approval history dating back to the 1990 *Approved Master Plan for the Langley Park-College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65,66, and 67*, when the property was retained in the R-R Zone. On July 30, 2004, the Prince George’s County Council, sitting as the District Council, adopted Zoning Ordinance No. 10-2004, approving Zoning Map Amendment A-9954-C, and rezoning the subject property to the Local Activity Center (L-A-C) Zone, subject to ten conditions.

In 2006, subsequent to the approval of the rezoning application, the applicant filed applications for Preliminary Plan of Subdivision (PPS) 4-06029 and Comprehensive Design Plan CDP-0502. The applicant withdrew PPS 4-06029 on May 20, 2008. On January 29, 2009, the applicant withdrew CDP-0502 after the technical staff recommended disapproval of CSP-0502.

In 2011, the applicant filed another Comprehensive Design Plan, CDP-1001 and another Specific Design Plan SDP-1001 for the subject property. These applications proposed to construct a commercial center containing 22,288 square feet of retail development, including a CVS Drug Store. The CDP and SDP were both finally approved by the District Council and appealed.

Comprehensive Design Plan CDP-1702 and Preliminary Plan of Subdivision (PPS) 4-17036 for development of a 5,619-square-foot food and beverage store and a gas station were approved by the Prince George's County Planning Board on October 25, 2018. At time of preparation of this technical staff report, neither resolution of approval had been adopted.

The proposed development has an approved Stormwater Management (SWM) Concept Plan, 41257-2017-00, which was approved on April 6, 2018 and is valid through April 6, 2021.

6. **Design Features:** The subject SDP proposes to develop a gas station and a food and beverage store of 5,619 square feet. Two accesses to the site have been provided. One full access is aligned with the existing entrance to the Metzert Plaza Shopping Center off of MD 212, and the other right-in and right-out only access is provided off of Adelphi Road.

The food and beverage store building and gas station canopy are located in the middle of the site close to the MD 212 frontage and are surrounded by surface parking and driveways on four sides. The proposed gas station with a rectangular canopy are oriented parallel with Adelphi Road and the proposed food and beverage store is to the west of the canopy. The required loading space is provided adjacent to the building's northern wall. The dumpster area, within a brick enclosure, is provided in the corner of the parking lot closest to Edwards Way. A pocket park has been identified near the intersection of Adelphi Road and MD 212 with a pergola and siting area. The proposed SDP is consistent with the approved CDP-1702 in terms of the siting of the building, building height, gross floor area, site amenities, signage and access points to the site.

**Architecture:** The proposed flat-roof building has been designed with a tower element to mark each entrance and is finished on four sides with red brick. Due to its prominent location, all elevations are highly articulated with various architectural features. Specifically, for the two elevations fronting Adelphi Road and Edwards Way, where the two entrances are located, two tower elements are employed. The towers feature a hipped Dutch seam metal roof with brick pillars and a tan brick panel above the entrance with a building-mounted sign with a text of "WAWA." The main entrance fronting Adelphi Road has the highest tower and a full-front porch with the same Dutch seam metal roof. The secondary entrance, fronting Edwards Way, has a lower tower. Different brick treatments have been used on the elevations to increase visual interest. The elevation fronting MD 212 features a long band window with brick chino band lintel and soldier course sill. The elevation facing the wooded triangular portion of the site to the north has the least articulation and features multiple service doors.

The proposed gas station canopy features a pitched Dutch seam metal roof with brick pillars that match the metal and brick used on the building. However, no height is provided on the plan, so a condition to add the height, which has been included in the Recommendation section of this report.

**Signage:** Two monument signs showing WAWA identification and gasoline prices are provided at each of the entrances to the site from MD 212 and Adelphi Road in addition to the two building-mounted primary identification signs. There are two secondary signs with a text of “WAWA” on both ends of the gas station canopy below the frame roof. A monument sign, with the text of “Welcome to Adelphi,” marks the arrival at Adelphi within the triangular pocket park. The proposed sign face area of each monument sign is not more than 50 square feet and the maximum height is below eight feet that is consistent with the conceptual signage plan previously approved with the CDP.

**Lighting and other site amenities:** Pole, canopy-mounted, and building-mounted lights have been shown in the SDP. All lighting fixtures should be full cut-off type, but insufficient details have been provided to verify this. Therefore, a condition has been included in the Recommendation section of this report requiring this to be noted on the plans.

As illustrated in the CDP-1702, a pocket park with a pergola and sitting area has been shown in the triangular area of the site at the intersection of MD 212 and Adelphi Road that will provide a gathering space for visitors and local residents alike. The pocket park is connected with the sidewalks along Adelphi Road and MD 212, which connects into the neighborhood pedestrian network.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9954-C (Zoning Ordinance No. 10-2004):** The District Council approved Basic Plan A-9954 with ten conditions. Those conditions that are relevant to the review of this CDP are discussed as follows:

- (3) **Prior to the approval of the Specific Design Plan for the subject property, the Applicant shall submit an acceptable signal warrant study to the County Department of Public Works and Transportation (DPW&T) for the intersection of Adelphi Road and Edwards Way. The Applicant shall use a new 12-hour count and shall analyze signal warrants under total future traffic as well as existing traffic.**

While this condition is specifically applicable at the time of SDP, a traffic study was submitted at time of the CDP and PPS, which were reviewed concurrently and were approved by the Planning Board on October 25, 2018. This condition has been addressed during the processing of all of these plans. Since the original approval of this condition, the “Guidelines for the Analysis of Traffic Impact of Development Proposals” have been revised to establish a three-tier analysis to determine the adequacy of unsignalized intersections. The applicant has prepared a traffic impact analysis utilizing the current methodology, which demonstrates that the intersection operates adequately. No additional signal warrant study is required at this time.

- (5) **Total commercial development of the subject 4.14-acre site shall be limited to a maximum of 40,000 square feet.**

The proposed commercial development is 5,619 square feet, which is less than the established cap and is consistent with the development as approved in both CDP-1702 and PPS 4-17036.

- (7) **Development of the subject property shall have a woodland conservation threshold of 20 percent. If off-site mitigation is proposed, the first priority for mitigation sites shall be within the Anacostia Watershed.**

This condition was fully addressed at time of CDP-1702. A Type 2 Tree Conservation Plan (TCP2) was submitted, which uses a threshold calculation of 20 percent as required by the condition. According to the worksheet on the TCP2, the requirement will be met with off-site woodland conservation to mitigate for the loss of on-site woodlands in accordance with the review by the Environmental Planning Section.

**(8) During the Comprehensive Design Plan and the Specific Design Plan review, the Applicant shall address the following issues:**

**A. Architectural design shall be distinctive in order to create an image of quality and permanence.**

A one-story building and gas station canopy have been provided with this SDP. The building is finished on four sides with brick. Tower elements have been provided to articulate the entrances to the building. The towers feature hip roof with Dutch seam metal, which is also used on the gas station canopy. Sufficient architectural details and brick have been shown on both the building and gas canopy. A very distinctive design has been achieved. In addition, a pocket park, partially fenced with a wrought-iron fence with brick pillars, has been proposed to mark the arrival at Adelphi area. The design and finish of the structure along with the landscaping and pedestrian-friendly amenities convey an image of quality and permanence.

**B. A build-to line shall be considered in order to create an inviting streetscape.**

This requirement has been fully addressed at time of CDP approval when the development envelope of the site was established.

**C. The streetscape shall create a pedestrian-friendly environment with consideration of the following elements:**

- (1) Street furniture including pedestrian lighting**
- (2) Trash receptacles**
- (3) Bike racks**
- (4) Pedestrian crosswalks should be a contrasting paving material**
- (5) Need for bus stop**

The site is surrounded on three sides by public rights-of-way and a pedestrian-friendly sidewalk network has been provided along all frontages to connect to the pocket park. Pedestrian crosswalks have been provided across the two entrances, utilizing contrasting paving materials, and a bus pull-off area and stop will be provided along MD 212 and Adelphi Road to facilitate the use of public transportation. Bike racks have been provided at the entrance to the site along MD 212, but no detail was provided. A trash receptacle has been provided and is fully enclosed with a brick enclosure.

**D. Massive surface parking facilities adjacent to either Riggs Road or Adelphi Road shall be prohibited.**

No massive surface parking facilities are provided anywhere on-site. The parking is distributed along the front, side and rear of the proposed building to ensure that the roadways will not view massive parking surfaces. The smaller scale of the use proposed

in the CDP compared with prior development schemes on this property also requires fewer parking spaces which addresses this condition. The proposed SDP shows an identical site layout as approved in the CDP.

**E. An architectural focal point and/or sculpture located within a green area shall be provided at the intersection of Adelphi and Riggs Road.**

The SDP proposes a focal point, a corner pocket park, which consists of a gateway sign of “Welcome to Adelphi,” a pergola with benches, and attractive landscaping. This feature enhances the streetscape, identifies Adelphi as a place, and contributes to the pedestrian-friendly experience which will be created by this development. The SDP shows those features connected to the network of sidewalks surrounding the site.

**F. No loading and/or dumpster areas shall be visible from adjacent roadways.**

The loading space is provided adjacent to the building’s northern wall. The dumpster area is provided in the corner of the parking lot closest to Edwards Way. The loading is screened by the proposed building and landscaping and the dumpster is screened by a brick enclosure.

**G. The design plans shall address the entire property, so that the final development of the individual lots creates a visually cohesive development, compatible in regard to architectural treatment and site layout.**

In this SDP application, only one lot and one building is proposed on the entire property. The proposed food and beverage store and gas station have been designed as a whole to ensure that the development presents a visually cohesive look.

**8. Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the L-A-C Zone of the Zoning Ordinance, as follows:

a. In accordance with Section 27-515(b) of the Zoning Ordinance, the proposed gas station and food and beverage store are permitted uses in the L-A-C Zone.

c. In accordance with Section 27-496(a) of the Zoning Ordinance, this SDP has a floor area ratio of 0.035, which is less than the base commercial intensity allowed within this zone.

b. Section 27-528 of the Zoning Ordinance sets forth the following criteria for approval of an SDP:

**(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:**

**(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if**



**any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP plan shows the exact site layout as approved with CDP-1702 and conforms to the requirements of the CDP, as detailed in Finding 9, and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as detailed in Finding 11 below.

**(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The subject project is not a regional urban community. Therefore, the requirements of this subpart are not applicable to this SDP.

**(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The SDP was reviewed by the Transportation Planning Section via a memorandum dated November 5, 2018 (Thompson to Zhang), which found that the development will be served by adequate transportation facilities within a reasonable period of time. The development will be served by existing facilities and proposed improvements provided as part of the previous approvals; therefore, this requirement is met. According to the review of the Special Projects Section via a memorandum dated August 9, 2018 (Mangalvedhe to Zhang), all public facilities are adequate to serve this project.

**(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The proposed development has an SWM Concept Plan, 41257-2017-00, which was approved on April 6, 2018 and is valid through April 6, 2021, providing for the drainage of surface water. The SDP is in conformance with the approved SWM concept plan according to the review of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at time of PPS 4-17036.

**(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;**

The site has an approved Type 1 Tree Conservation Plan, TCP1-006-2018. A Type 2 Tree Conservation Plan, TCP2-011-11-01, has also been submitted with this application package. In a memorandum dated November 2, 2018, the Environmental Planning Section recommended approval of Type 2 Tree Conservation Plan TCP2-011-11-01, subject to one condition. The condition has

been included in the Recommendation section of this report. Therefore, if the project is approved as recommended the plan will be in conformance with an approved TCP2.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The SDP and the companion TCP2 demonstrate that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with Section 24-130(b)(5) of the Subdivision Regulations, if modified in accordance with the recommended conditions. A separate statement of justification (SOJ) analyzing the impacts to the regulated environmental features was submitted and approved at time of PPS 4-17036.

9. **Comprehensive Design Plan CDP-1702:** The Planning Board approved CDP-1702 for the proposed development of a 5,619-square-foot food and beverage store and a gas station on October 25, 2018 with five conditions. The resolution of approval has not been adopted as of the writing of this technical staff report. The CDP must be certified prior to certification of this SDP. The expected conditions of approval that are applicable to the review of the subject SDP are discussed as follows:

- 3. At time of specific design plan (SDP), the applicant shall:**
- a. Provide striped crosswalks at vehicular entrance and at appropriate intersections of Adelphi Road, Riggs Road and Edwards Way, unless modified by the operating agencies.**
  - b. Provide bicycle parking near the entrance of the food and beverage store.**
  - c. Provide sidewalks along the entire frontages of the property, unless modified by the operating agencies.**

The subject SDP provides the striped crosswalks as required above. A bicycle rack has been provided, but along MD 212 and not at the entrance to the food and beverage store. Therefore, a condition has been included in the Recommendation section of this report requiring it to be moved closer to the entrance of the building. Sidewalks have been provided along the entire frontages of the site.

- 4. Prior to certification of the SDP, copies of the stormwater management concept plan and letter shall be submitted that depict the stream restoration design and clearly indicate that the stream restoration has been evaluated as part of the proposed stormwater management features on the site. All associated plans shall be revised to reflect the final stormwater concept design.**

Copies of the stormwater management concept plan and letter have been submitted with this SDP.

10. **Preliminary Plan of Subdivision 4-17036:** The Planning Board approved PPS 4-17036 for one parcel for the proposed development of a 5,619-square-foot food and beverage store and a gas station on October 25, 2018, with eight conditions. The resolution of approval has not been

adopted as of the writing of this technical staff report. The PPS must be signature approved prior to certification of this SDP. The expected conditions of approval that are applicable to the review of the subject SDP are discussed as follows:

3. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-006-2018-01. 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 (TCP1-006-2018-01), 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 and Wildlife Habitat 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.”**

A Type 2 Tree Conservation Plan has been submitted with this SDP. In accordance with the review by the Environmental Planning Section in a memorandum dated November 2, 2018 (Reiser to Zhang), Type 2 Tree Conservation Plan TCP2-011-11-01 is consistent with the approved Type 1 Tree Conservation Plan TCP1-006-2018 for the subject site.

4. **Substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval of any permits.**

The proposed development is the exact development as approved in both CDP-1702 and PPS 4-17036.

5. **Development of this site shall be in conformance with approved Stormwater Management Concept Plan No. 41257-2017-0 and any subsequent revisions.**

The proposed development is consistent with the approved SWM Concept Plan No. 41257-2017-00, which is valid through April 6, 2021.

7. **In conformance with the *Approved Countywide Master Plan of Transportation, the Langley Park-College Park-Greenbelt Approved Master Plan* and Sectional Map Amendment, and A-9954-C, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following, which shall also be shown on the plans at the time of SDP:**

- a. **An eight-foot-wide side path (or wide sidewalk) along the subject property’s entire frontage of Adelphi Road, unless modified by the Department of Permitting, Inspections, and Enforcement (DPIE).**
- b. **A standard sidewalk along the subject site’s entire frontage of MD 212 (Riggs Road), unless modified by State Highway Administration (SHA).**

- c. **A standard sidewalk along the subject site’s entire frontage of Edwards Way, unless modified by DPIE.**
- d. **Provide sidewalk/crosswalk access from the public right-of-way to the building entrance.**
- e. **Provide a bike rack(s) accommodating a minimum of five bicycles at a location convenient to the building entrance.**
- f. **Crosswalk locations and treatments along Edwards Way, Riggs Road, and Adelphi Road will be determined at the time of SDP.**

All sidewalks and crosswalks have been shown on the site plan, except for the eight-foot-wide sidepath (or wide sidewalk) along Adelphi Road. The required bicycle parking of five spaces has been provided, but not near the main entrance to the building. Therefore, conditions have been included in the Recommendation section of this report requiring these issues to be addressed.

- 8. **Total development shall be limited to uses that would generate no more than 198 AM and 145 PM peak-hour vehicle trips. Any development generating an impact greater than identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.**

In a memorandum dated November 5, 2018 (Thompson to Zhang), the Transportation Planning Section indicated that the proposed use is expected to generate 198 AM and 145 PM trips in conformance with this condition.

- 11. **2010 Prince George’s County Landscape Manual:** Per Section 27-528(a)(1) of the Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The proposed food and beverage store and gas station in the L-A-C Zone are subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual. The submitted landscape plan demonstrates conformance with Sections 4.2 and 4.4, and 4.9. However, in the Section 4.9 schedule, no relevant information was provided for ornamental or evergreen trees. A condition has been included in this report to require the revision of the Section 4.9 schedule to provide required information prior to certification. In regard to Section 4.3, the applicant filed a request for Alternative Compliance from Section 4.3-2, Interior Planting for Parking Lots 7,000 Square Feet or Larger, to substitute additional trees located around the perimeter of the parking lot for the interior landscaped area.

REQUIRED: Section 4.3(c) Parking lot interior planting requirements for parking lots 7,000 square feet or larger

Parking Lot Area	43,338 square feet
Interior landscape area required	8% or 3,467 square feet
Minimum number of shade trees required (1 per 300 square feet of interior planting area provided)	12

PROVIDED: Section 4.3(c) Parking lot interior planting requirements for parking lots 7,000 square feet or larger

Interior landscape area provided	4.3% or 1,847 square feet square feet
Shade trees provided	6

**Justification**

The applicant is requesting alternative compliance (AC) from Section 4.3(c) in order to substitute perimeter shade trees for the interior planting requirements. As an alternative to the normal requirements of Section 4.3-2, the applicant proposes to plant only half of the trees in the interior of the parking lot and plant 22 additional shade trees around the perimeter of the parking area. The 22 additional shade trees have been configured such that they will provide a buffer between the parking lot and adjacent roadways and provide shading of the asphalt areas.

While planting along the perimeter of the parking lot furthers the purposes of Section 4.3, the Planning Director recommends that two additional shade trees in planting islands should be provided interior to the parking lot, which could easily be provided due to the excess number of parking spaces proposed. The application proposes 50 total on-site parking spaces, while the Prince George’s County Zoning Ordinance only requires 36 parking spaces. Furthermore, the interior parking area has not been designed to include an average of one planting island per every 10 parking spaces. This adjustment will increase the number of interior parking shade trees to eight and help bring the site closer to the requirement of Section 4.3-2, while also providing a buffer between the parking lot and adjacent roadways and additional shading of the asphalt areas.

The Planning Director finds the proposed alternative compliance measures, revised as conditioned, to be equally effective as normal compliance with the requirements of Section 4.3(c)(2), Parking Lot Interior Planting, given the fact that the site is encumbered by regulated environmental features and 22 additional perimeter shade trees are provided, as well as eight shade trees interior to the parking lot.

**Recommendation**

The Planning Director recommends APPROVAL of Alternative Compliance, AC-18009, WAWA Adelphi, from the requirements of Section 4.3-2, of the 2010 *Prince George’s County Landscape Manual*, subject to one condition that has been included in the Recommendation section of this report.

12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland and a previously approved Type 1 Tree Conservation Plan (TCP1-006-2018). A Type 2 Tree Conservation Plan (TCP2-011-11-01) was submitted with the SDP application.
  - a. The application has an approved Natural Resource Inventory NRI-063-05-02. The TCP2 and SDP show all the required information correctly in conformance with the NRI. No revisions to NRI are required.
  - b. The TCP2 describes the site as 2.71 acres of existing woodland in the net tract area and

0.57 acres in the floodplain; however, these areas do not match the TCP1 recently approved with the CDP and PPS. The existing woodland shown on the TCP1 is 2.82 acres and 0.47 acres of floodplain with a woodland conservation threshold of 0.73 acres (20 percent). The woodland conservation worksheet shows the removal of a majority of woodland on the site; however, as approved with the TCP1, the entire site must be cleared due the high amount of invasive groundcover species located on the site. Full removal of all invasive species would remove the seed source of invasive species which would have the potential to be reestablished.

The plan requires technical revisions to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance. The plan and worksheet must be revised to find conformance with the approved TCP1-006-2018-01.

- c. A variance from Section 25-122(b)(1)(G) was granted with CDP-1702 for the removal of twenty-seven (27) existing specimen trees on-site. The required findings of Section 25-119(d) were adequately addressed for the removal of specimen trees with CDP-1702.

- 13. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned L-A-C are required to provide a minimum of ten percent of the gross tract area in TCC. The subject property is 4.14 acres in size, resulting in a TCC requirement of 0.41 acres, or 18,034 square feet. A TCC schedule was provided showing that the requirement is being met on-site by the existing woodland preservation, in addition to the proposed plantings.

- 14. **Referral Comments:** The subject application was referred to the various agencies and offices that have jurisdictions over the subject property. The referral comments are included in this report by reference. Important findings are summarized as follows:

- a. **Community Planning**—In a memorandum dated August 23, 2018 (Irminger to Zhang), incorporated herein by reference, the Community Planning Division indicated that master plan conformance is not required with this application.
- b. **Transportation Planning**—In a memorandum dated November 5, 2018 (Thompson to Zhang), incorporated herein by reference, the Transportation Planning Section provided an analysis of conformance with the transportation-related conditions in previous approvals, which is incorporated into Findings 9 and 10 above, as well as, the following summarized discussion:

**Site Access Evaluation**

The site is served by two access points; both are consistent with the prior approved plans, including the PPS. Access and circulation are acceptable.

Adelphi Road is listed in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), as a Master Plan Arterial Facility with a proposed right-of-way of 100 to 120 feet and four to six lanes. MD 212 (Riggs Road) is a Master Plan Collector Facility with a proposed right-of-way of 80 to 100 feet and four and two lanes. Dedication of 40 feet from the centerline for MD 212, 50 feet from the centerline of Adelphi Road, and 35 feet of right-of-way from the centerline of Edwards Way is required. The plan is consistent with prior approved plans showing adequate dedication along all frontage.

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for an SDP, as described in the Zoning Ordinance.

- c. **Subdivision**—In a memorandum dated October 29, 2018 (Turnquest to Zhang), incorporated herein by reference, the Subdivision Review Section provided an analysis of the site plan’s conformance with PPS 4-17036 (PGCPB Resolution No. 18-109), which is incorporated into Finding 11 above. The Subdivision Review Section recommends approval of this SDP with one condition that requires signature approval of 4-17036, which has been included in the Recommendation section of this report.
- d. **Trails**—In a memorandum dated November 6, 2018 (Shaffer to Zhang), incorporated herein by reference, the Transportation Planning Section provided a review of the SDP’s conformance with required finding for adequate public facilities to serve the proposed development and with all applicable conditions attached to the prior approvals. The Transportation Planning Section recommends approval of this SDP, with conditions that have been included in the Recommendation section of this report.
- e. **Environmental Planning**—In a memorandum dated November 2, 2018 (Reiser to Zhang), incorporated herein by reference, the Environmental Planning Section stated that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the evaluation provided in CDP-1702. The TCP2 submitted with this SDP is consistent with the approved TCP1 and recommended approval of this SDP with one condition that has been included in the Recommendation section of this report.
- f. **Historic Preservation**—In a memorandum dated August 21, 2018 (Stabler to Zhang), incorporated herein by reference, the Historic Preservation Section concluded that the proposed project will have no impact on any Prince George’s County historic sites or resources. No significant archeological resources will be impacted by the proposed development.
- g. **Special Projects Section**—In a memorandum dated August 9, 2018, (Mangalvedhe to Zhang), incorporated herein by reference, the Special Projects Section, Countywide Planning Division, reviewed this application in accordance with Section 27-528(a)(2) of the Zoning Ordinance, to ensure that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Prince George’s County Capital Improvement Program (CIP) or provided as part of the private development. The Special Projects Section concluded that the required findings have been made.
- h. **Permit**—In a memorandum dated August 29, 2018 (Jacobs to Zhang), incorporated herein by reference, the Permit Review Section provided several comments on this application. Relevant comments have been either satisfied during the review process or have been included in the recommendations of approval.
- i. **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 comments on the subject application. However, DPIE provided comments on this development at time of CDP-1702 and PPS 4-17036 recommending approval of the proposed development.

- i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.
  
- j. **Prince George’s County Health Department**—In a memorandum dated August 13, 2018 (Adepoju to Zhang), incorporated herein by reference, the Health Department stated that they had completed a health impact assessment review of the SDP and provided the following comments, which have all been transmitted to the applicant:
  - (1) Health Department permit records indicate there are approximately five carryout/convenience store food facilities and two market/grocery store within a half-mile radius of this location. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity.
  - (2) The applicant must submit plans for the proposed convenience store and apply to obtain a Health Department Food Service Facility permit through DPIE.
  - (3) The applicant should contact the Maryland Department of the Environments, “Oil Control Program” based upon the projects scope of work. The applicant must contact the Air and Radiation Management Administration of the Maryland Department of the Environment (MDE) to assure the proper registration of the gasoline underground storage tanks (USTs) as potential sources of air pollution — the telephone number is 800-633-6101.
  - (4) Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should 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.
  - (5) 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.
  - (6) There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The developer should consider setting aside space for a community garden.
  
- k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, no comments were received from WSSC.
  
- l. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the subject application.



- m. **City of College Park**—At the time of the writing of this technical staff report, no comments were received from the City of College Park.
- n. **Maryland State Highway Administration (SHA)**— At the time of the writing of this technical staff report, SHA did not comment on this application.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1703, Alternative Compliance AC-18009, and Type 2 Tree Conservation Plan TCP2-011-11-01 for WAWA Adelphi, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
  - a. Obtain certification approval of Comprehensive Design Plan CDP-1702.
  - b. Obtain signature approval of Preliminary Plan of Subdivision 4-17036.
  - c. Revise Section 4.9 schedule to provide required information for evergreen and ornamental trees.
  - d. Provide setbacks of the proposed monument signs.
  - e. Provide the dimensions and height for the proposed gas station canopy.
  - f. Provide a detail of the proposed bicycle rack, accommodating a minimum of five bicycles, and move it to a location convenient to the building entrance.
  - g. Incorporate two additional shade trees in planting islands within the interior of the parking lot, to increase the total number of shade trees in the interior planting area to eight shade trees.
  - h. Provide an eight-foot-wide sidepath (or wide sidewalk) along the subject property's entire frontage of Adelphi Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement or the Department of Public Works and Transportation.
  - i. Provide site plan notes stating the following:

“Full cut-off lighting fixtures will be used throughout the entire development.”

“An approved fire suppression system or other fire suppression system, acceptable to the Prince George's County Fire/EMS Department, shall be provided in the building.”

“The applicant intends to conform to dust control requirements, as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, and to construction noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, which is adopted by reference to

the Code of Maryland Regulations (COMAR).”

- j. Revise the Type 2 tree conservation plan, as follows:
- (1) Revise the plan and worksheet to be consistent with the approved Type 1 tree conservation plan (TCP1).
  - (2) Remove the steep slopes hatching.
  - (3) Show the stream centerline.
  - (4) Update the TCP approval block to type-in the assigned plan number (TCP2-011-11) and to type “N/A” for the original approval. The following note shall be added below the TCP approval block: “The original TCP2 was associated with SDP-1001, which was never certified.”
  - (5) Update the QR code approval block to type-in the assigned DSP number (SDP-1703).
  - (6) Update the site statistics table to match the natural resource inventory and TCP1.
  - (7) Update the off-site woodland conservation notes to the current standard note referencing the hierarchy of seeking credits within watersheds.
  - (8) Revise TCP2 Note 1 to remove “ZP No 319 LLC” and to refer to the current SDP number (SDP-1703).
  - (9) Have the revised plan signed and dated by the qualified professional preparing the plan.