

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



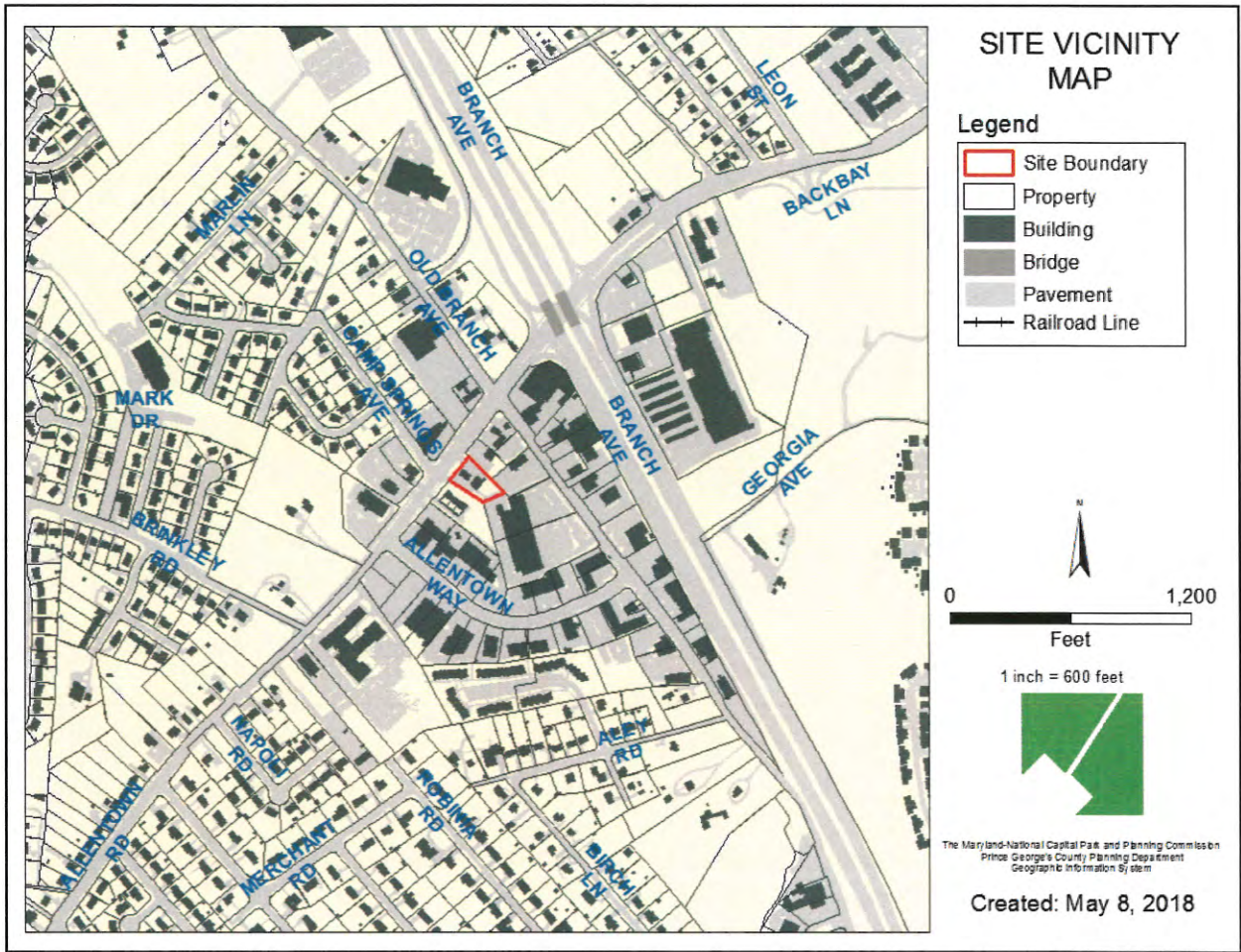
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Departure from Parking and Loading Standards DPLS-438

Application	General Data	
<p>Project Name: Sunoco Gas Station and Car Wash</p> <p>Location: On the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337.</p> <p>Applicant/Address: Clearview 6308, LLC 6308 Allentown Road Temple Hills, MD 20748</p> <p>Property Owner: Same as applicant</p>	Planning Board Hearing Date:	06/14/18
	Staff Report Date:	06/04/18
	Date Accepted:	08/28/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.695
	Zone:	C-S-C
	Gross Floor Area:	2,668 sq. ft.
	Lots:	N/A
	Parcels:	01
	Planning Area:	76B
	Council District:	08
	Election District:	09
	Municipality:	N/A
200-Scale Base Map:	208SE05	

Purpose of Application	Notice Dates	
Departure of six parking spaces and one loading space from the 13 parking spaces and one loading space required.	Informational Mailing	07/19/17
	Acceptance Mailing:	08/24/17
	Sign Posting Deadline:	05/14/18

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



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section
Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: **Departure from Parking and Loading Standards DPLS-438
Sunoco Gas Station and Car Wash**

REQUEST: **Departure of six parking spaces and one loading space from the 13 parking
spaces and one loading space required.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of June 14, 2018.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

1. **Location and Field Inspection:** The subject property, known as Parcel A, recorded in Plat Book WWW 63-36, is located at 6308 Allentown Road, Temple Hills, Maryland, on the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337. The 0.695-acre parcel is zoned Commercial Shopping Center (C-S-C), within the Military Installation Overlay (M-I-O) Zone, and is improved with an existing gas station and a food and beverage store. Additional structures on the site include four gasoline pump dispensers, one canopy, three underground storage tanks, one freestanding sign, and 14 surface parking spaces. The property has direct vehicular access to MD 337. The subject property is in Council District 8.
2. **History and Previous Approvals:** Special Exception SE-1452 was approved by the Prince George's County District Council on November 18, 1966, permitting a gas station. The site plan was revised in 1990 to raze and replace the gas pumps with self-serve gas pumps and to add a food and beverage store. The revised site plan for SE-1452 (PGCPB Resolution No. 89-644) was approved on December 14, 1989, with conditions, by the Prince George's County Planning Board. A major revision of the Special Exception (SE-4772) is currently under review and proposes to add a carwash to the site.
3. **Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north and east by MD 5, and to the south and west by Allentown Way. The properties immediately surrounding the subject property are also zoned C-S-C and contain the following uses:
 - North—** A carpet store and the Camp Springs Masonic Center
 - West—** Old Branch Crossing Shopping Center
 - South—** A Potomac Electric Power Company utility station
 - East—** MD 337 (Allentown Road)
4. **Request:** The applicant is requesting a Departure from Parking and Loading Standards (DPLS-438) from Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, for a reduction in the number of required parking spaces and the elimination of the one required loading space. The project entails the addition of a 768-square-foot car wash which, when combined with the square footage of the existing food and beverage store (1,900 square feet), requires one loading space and 13 parking spaces. No other improvements are proposed for the site. A car wash requires approval of a special exception in the C-S-C Zone, which is requested via a separate development application (SE-4772) and review process submitted concurrently with this application.

5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Uses	Gas Station, Food and Beverage Store	Gas Station, Food and Beverage Store,* and Car Wash
Acreage	0.695	0.695
Square Footage/GFA	8-pump Gas Station with a 1,900-square-foot Food and Beverage Store	8-pump Gas Station with a 1,900-square-foot Food and Beverage Store* and a 768-square-foot Car Wash

Note: *There are no physical improvements or revisions proposed to the fuel pumping stations or the existing food and beverage store building.

6. **Master Plan Recommendation:** The *Plan Prince George's 2035 Approved General Plan* (Plan 2035), locates the subject property in the Established Communities area within the Growth Boundary, in an area generally designated as Mixed Use, which is described as “areas of various residential, commercial, employment and institutional uses” (page 100). The vision for the Established Communities area is “context-sensitive infill and low- to medium-density development” (page 20).

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (Central Branch Avenue Corridor Sector Plan) recommends residential mixed-use (Map 26, page 80) land uses on the subject property, with residential as the dominant use. The sector plan makes additional recommendations for building massing and contextual compatibility for infill development. Although the proposed use is broadly inconsistent with the sector plan, pursuant to Section 27-317(a)(3) of the Zoning Ordinance, this application will not substantially impair the integrity of the Central Branch Avenue Corridor Sector Plan. Though the sector plan recommends residential mixed-use land use for the subject property, with residential units over ground floor retail, the recommended land use cannot be achieved with the current C-S-C zoning, and the proposed use is permitted by special exception. Thus, it can be concluded that the proposed use will not substantially impair the integrity of any validly approved master plan or functional master plan, or in the absence of a master plan or functional master plan, the Plan 2035.

7. **Parking and Loading Regulations:** Pursuant to Section 27-568(a)(5), the existing 1,900-square-foot food and beverage store requires one off-street parking space for every 150 square feet of gross floor area (GFA); the proposed 768-square-foot car wash requires one parking space for every 500 square feet of GFA; and a self-service gas station requires one parking space per employee. In accordance with the preceding calculations, 16 parking spaces are normally required for the three uses on the subject property. However, when the 20 percent joint-use reduction calculation is applied for the multiple uses, pursuant to Section 27-570 of the Zoning Ordinance, the required parking spaces is reduced by three spaces. Therefore, 13 parking spaces are required. Seven parking spaces are provided. The applicant has requested a departure (DPLS-438) for 9 of the 16 required off-street parking spaces, however, a departure for only 6 parking spaces is needed. The table below provides a summary of the required and provided parking spaces.

Parking Standards by Use Per Section 27-568	Number of Parking Spaces Required
(a)(5) Commercial Trade (generally retail)/ Services for (A) Normal Parking Generation Group: 1,900-square foot food and beverage store	13
(a)(5)(D) Miscellaneous: Car Wash, 768-square-foot car wash requires one parking space for every 500 square feet of Gross Floor area	2
(a)(5)(D) Miscellaneous: Gas Station (ii) Self-Serve requires one parking space per employee; one employee is identified.	1
20 percent Joint Use Reduction	-3
Total Parking Required for Sunoco Gas Station and Car Wash	13
Parking Departure Requested	-6
Total Parking Provided for Sunoco Gas Station and Car Wash	7

Section 27-582 requires one loading space for 2,000 to 10,000 square feet of GFA. The combined GFA for the food and beverage store (1,900 square feet) and the car wash (768 square feet) is 2,668 square feet of GFA. The applicant has not provided a loading space on the site plan and has requested a departure from the loading space requirement.

Required Findings for Departures from Parking and Loading Standards (DPLS-451)—The applicant requests a departure from Section 27-568, which requires the provision of 13 off-street parking spaces for the subject development, and from Section 27-582, which requires one loading space for the subject development. Due to site constraints, the applicant is limited to providing seven off-street parking spaces and no loading space; therefore, a departure of six parking spaces and one loading space is sought.

Section 27-588. Departures from the number of parking and loading spaces required.

Section 27-588(b)(7) Required Findings:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

Section 27-550. Purposes

(a) The purposes of this Part are:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**

- (3) **To protect the residential character of residential areas; and**
- (4) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The purposes of the parking and loading regulations will be served by the applicant's request. The applicant seeks to ensure sufficient parking and loading to serve the needs of the patrons of this proposed gas station, food and beverage store, and car wash to relieve on-site traffic and circulation congestion on and off the subject property. The subject property is predominantly surrounded by commercial-zoned properties and uses that provide on-site parking. Currently, the site is served by 14 parking spaces. Three of the spaces will be eliminated with the addition of the car wash, as that area will become the entrance to the car wash. The car wash exit is now the current location of a dumpster. A loading space was not required with the development of the food and beverage store and gas station, and is not anticipated to be needed for the addition of a car wash. The provision of seven parking spaces is sufficient because, in practice, many of the patrons using the food and beverage store will leave their cars at one of the eight fueling pumps, while entering the store to make a purchase.

The food and beverage store is small enough that it can be restocked without relying on a large truck. It can be presumed that the site does get crowded when a tanker comes to refill the underground tanks, however, that operation would not take place in a loading space. The applicant's proposal to use parking spaces during off-peak hours in lieu of a formally delineated loading space is a reasonable alternative for this particular site because the inclusion of the loading space would require the elimination of additional parking, and it may temporarily block vehicular flow when in use.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request;**

The parking departure is the minimum necessary, after the 20 percent joint-use calculation is applied, per the site plan conditions. No additional parking spaces can easily be provided. The loading departure is the minimum necessary. There is no viable area for a loading space that would not eliminate additional parking spaces, which staff believes is more important to the vehicular use of the site. The adjacent properties to the site are developed and there are no other opportunities for expansion. Therefore, the departure is the minimum necessary, given the specific circumstances.

- (iii) **The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

The departure is necessary in order to alleviate circumstances, which are special to the subject use, given its nature at this location. The site is a narrow lot, which was developed prior to current regulations, and has remained in the same configuration for over 20 years. The proposal is to add a car wash as an amenity to the existing gas station and food and beverage store. The site is adjoined to the

north and south by developed property in the C-S-C Zone. The underlying nature of this use is that it is served by panel trucks, and the loading needs can be addressed by using a parking space. If timed correctly, the use of that space will not impact the peak-hour parking needs of the subject use. The purposes of the parking and loading regulations will be served by the request.

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

All methods of calculation have been fully applied to this site. Thirteen parking spaces and one loading space is required and the applicant is requesting relief from the provision of six parking spaces and one loading space due to site constraints, in order to provide the maximum number of parking spaces possible.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

There are no adjacent residential areas nearby. The subject property is surrounded by commercial uses. Therefore, the parking and loading needs of adjacent residential areas will not be infringed upon by the requested departure.

- (B) **In making its findings, the Planning Board shall give consideration to the following:**

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

There is no indication of a shortage of parking within the general vicinity of this facility. The area within 500 feet of the subject property is characterized by commercial development. All uses have adequate parking.

- (ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The proposed use is consistent with the with the Central Branch Avenue Corridor Sector Plan recommendations and will not impair the integrity of the master plan.

- (iii) **The recommendations of a municipality (within which the property lies) regarding the departure; and**

The subject property is not located within a municipality.

- (iv) **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

According to the Prince George's County Revenue Authority Capital Improvement Program there are no public parking facilities proposed for this area.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) **Public transportation available in the area;**

Public transportation is available at this location. However, this is an automobile-related use. As such, it is not anticipated that many patrons will use public transportation.

(ii) **Any alternative design solutions to off-street facilities which might yield additional spaces;**

The proposed development is occurring in an established neighborhood. No other design alternative solutions are noted by the applicant. Staff has determined that there are no alternative design solutions, which would result in both a loading space and the required parking for the use.

(iii) **The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;**

The proposed development is within 500 feet of retail uses. The use as a gas station has existed since the late 1960s and is compatible with the nature and operation of other uses in the area. The full-service gas station and food and beverage store, built in 1990, will continue to operate as it has for over 20 years.

(iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is zoned C-S-C and, therefore, is not subject to this provision.

8. **Zone Standards:** The subject site was reviewed for compliance with the requirements of the C-S-C Zone and the regulations of the Zoning Ordinance with SE-4772. It is determined that, with approval of the proposed departure for parking and loading, the proposed development will be in compliance with Section 27-454 of the Zoning Ordinance.

9. **2010 Prince George's County Landscape Manual Requirements:** The proposal to add a car wash to an existing gas station involves new construction and is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Conformance with the Landscape Manual requirements is evaluated with SE-4772, including Alternative Compliance AC-17018, which was requested for Section 4.7-1 of the Landscape Manual.

Tree Canopy Coverage Ordinance

This application is not subject to the Prince George's County Tree Canopy Coverage Ordinance because it proposes less than 5,000 square feet of GFA or disturbance.

10. **Signage:** The review of this departure does not include the review of any signs. Any signage on the property must meet all area, height, and setback requirements.

11. **Referrals:** The following comments were received from the referring agencies for review of the special exception application:

- a. **Transportation**— The subject site is within Transportation Service Area 1, as defined in Plan 2035. The source for estimates of trip generation is the *Trip Generation Manual, 9th Edition* (Institute of Transportation Engineers). The table below provides information regarding site trip generation. The comparison of trip rates for the existing uses, versus the proposed uses under the special exception, are shown in the following table:

Comparison of Estimated Trip Generation, SE-4772, 0.695 acre								
Zoning or Use	Vehicle Fueling Positions	AM Peak-Hour Trips			PM Peak-Hour Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Existing Sunoco and Convenience Store	4	20	20	40	27	27	54	651
With Pass-By	4	14	14	28	19	19	38	456
Proposed Car Wash	4	24	23	47	28	27	55	611
With Pass-By	4	17	16	33	20	19	39	428
Comparison of Existing vs. Proposed				+7			+1	-40

It is determined that the proposed uses will have minimal impact on the existing transportation system. The existing access exiting and entering the site will remain and this is acceptable. The proposal for a single-car drive-through car wash as an additional use to an existing Sunoco gas station and convenience store meets the requirements of Subtitle 27 of the Prince George’s County Code for approval of a special exception, from the standpoint of vehicular circulation and transportation.

- b. **Urban Design**—In a memorandum dated May 9, 2018 (Grover to Thompson), the Urban Design Section reviewed the subject project for conformance to the Zoning Ordinance and the Landscape Manual and has no specific recommendations regarding this DPLS application.
- c. **Permit Review**—In a memorandum dated September 11, 2017 (Gallagher to Thompson), the Permit Review Section reviewed the application for conformance to the Zoning Ordinance, noting several site plan revisions that were addressed by the applicant or are addressed as recommended conditions of approval for this application.
- d. **Community Planning**—In a memorandum dated September 22, 2017 (Lester to Thompson), the Community Planning Division reviewed the subject project for consistency with the approved master plan. The Central Branch Avenue Corridor Sector Plan recommends residential mixed-use (Map 26, page 80) land uses on the subject property, with residential as the dominant use.

The proposed use is broadly inconsistent with the sector plan; however, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the sector plan because the recommended land use cannot be achieved with the current C-S-C zoning.

- e. **Environmental Planning**—In a memorandum dated September 18, 2017 (Schneider to Thompson), the Environmental Planning Section reviewed the subject project for conformance to the environmental regulations of Subtitle 27 of the County Code. An approved and signed Natural Resources Inventory, NRI-267-2015, and Woodland Conservation Ordinance Exemption Letter (S-007-16) was issued for this site. The woodland conservation exemption letter expired on January 8, 2018 and should be replaced. There are no environmental issues.

Stormwater Management

A Stormwater Management Concept Plan and Letter (1373-2017-00) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 15, 2017. DPIE has since requested revisions, which will be addressed at the time of permit submittal. No additional information is required with regard to stormwater management with this application.

- f. **Subdivision and Zoning**—Parcel A, as shown on the site plan, matches the Record Plat, WWW 63-36. Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, the proposed car wash does not exceed 5,000 square feet, so a preliminary plan of subdivision is not required. The record plat referenced on the site plan should be revised to note the correct record plat.

- g. **Historic Preservation**—In a memorandum dated September 8, 2017 (Berger to Thompson), the Historic Preservation Section noted that the probability of archeological sites within the subject property is low. The proposal will not impact any historic sites, historic resources, or known archeological sites.

- h. **Special Projects**—In a memorandum dated September 6, 2017 (Mangalvedhe to Thompson), the Special Projects Section has determined that adequate public facilities, including fire, rescue, and police facilities, exist to serve the site.

- i. **Prince George's County Health Department**—In a memorandum dated September 12, 2017 (Johnson to Thompson), the Health Department offered the following comments:

- (1) During the demolition/construction phases of this project, no dust should be allowed to impact adjacent residential areas. 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.
- (2) During the demolition/construction phase of this project, no noise should be allowed to adversely impact activities on the adjacent residential areas. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

The applicant should note on the site plan that development will conform to the activity dust control and construction activity noise control requirements.

- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 12, 2017 (Giles to Thompson), DPIE offered several comments regarding approval of this plan. DPIE's comments will be addressed by the applicant at the time of permit submittal.

RECOMMENDATION

Based on the preceding analysis and findings, it is recommended that Departure from Parking and Loading Standards DPLS-438, Sunoco Gas Station and Car Wash, for a waiver of six parking spaces and one loading space, be APPROVED, subject to the following condition:

1. Prior to certification of the departure site plan, Special Exception SE-4772 shall have final approval and certification, and the departure site plan shall be revised to be consistent with SE-4772.

ITEM:

CASE: SE-4772 & DPPLS-438

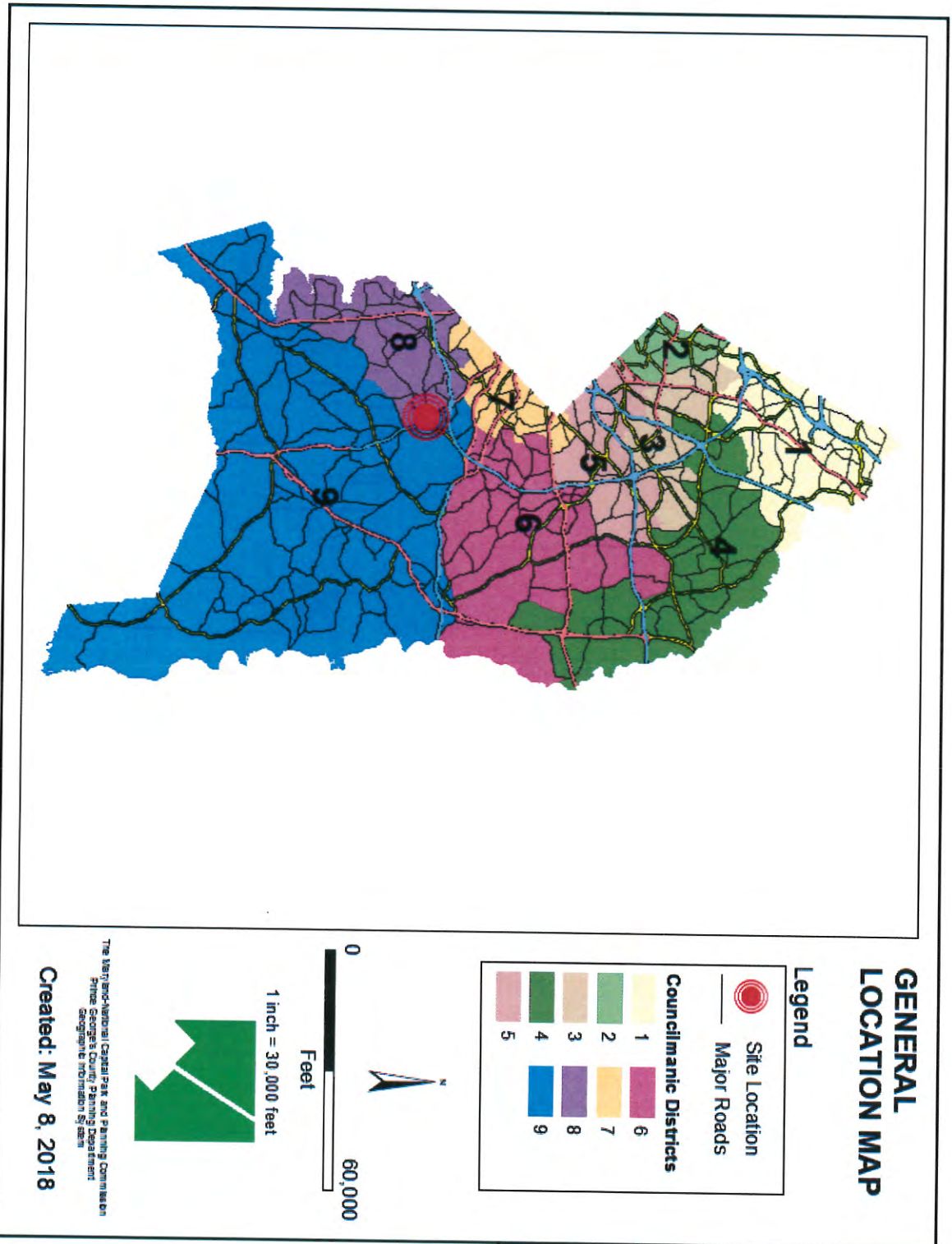
**SUNOCO, CAR WASH
ALLENTOWN ROAD**

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



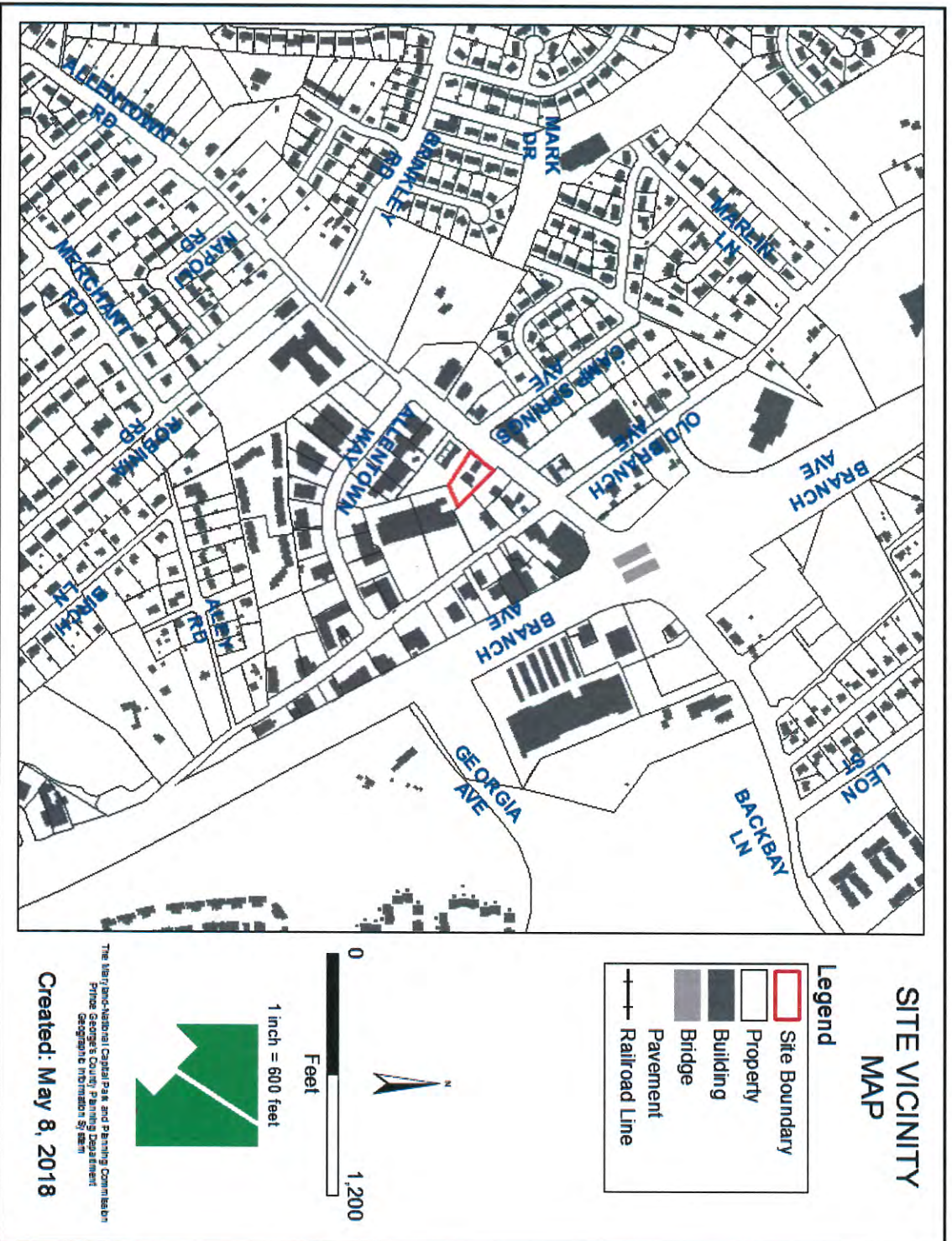
GENERAL LOCATION MAP

Case # SE-4772 & DPLS-438



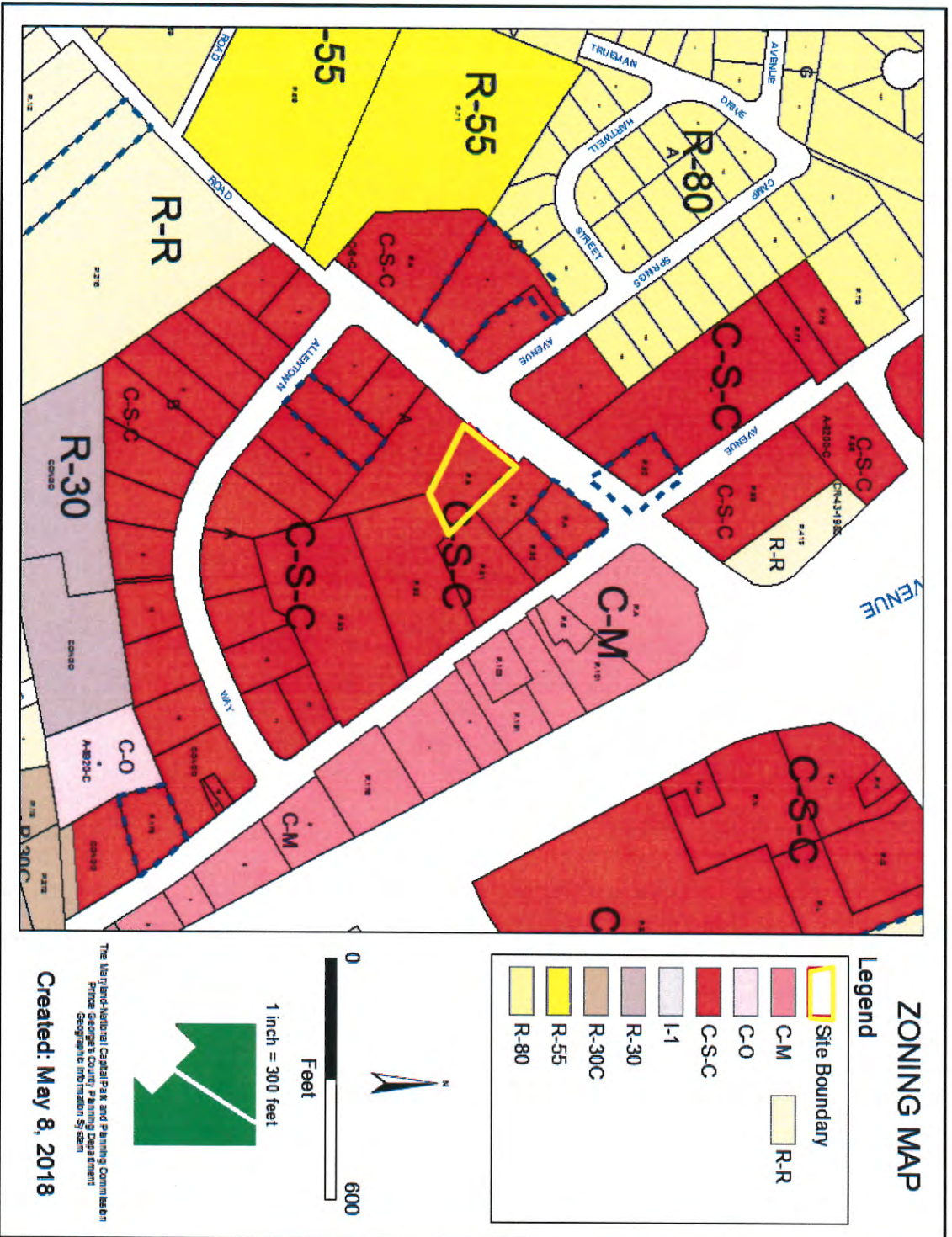
SITE VICINITY

Case # SE-4772 & DPLS-438



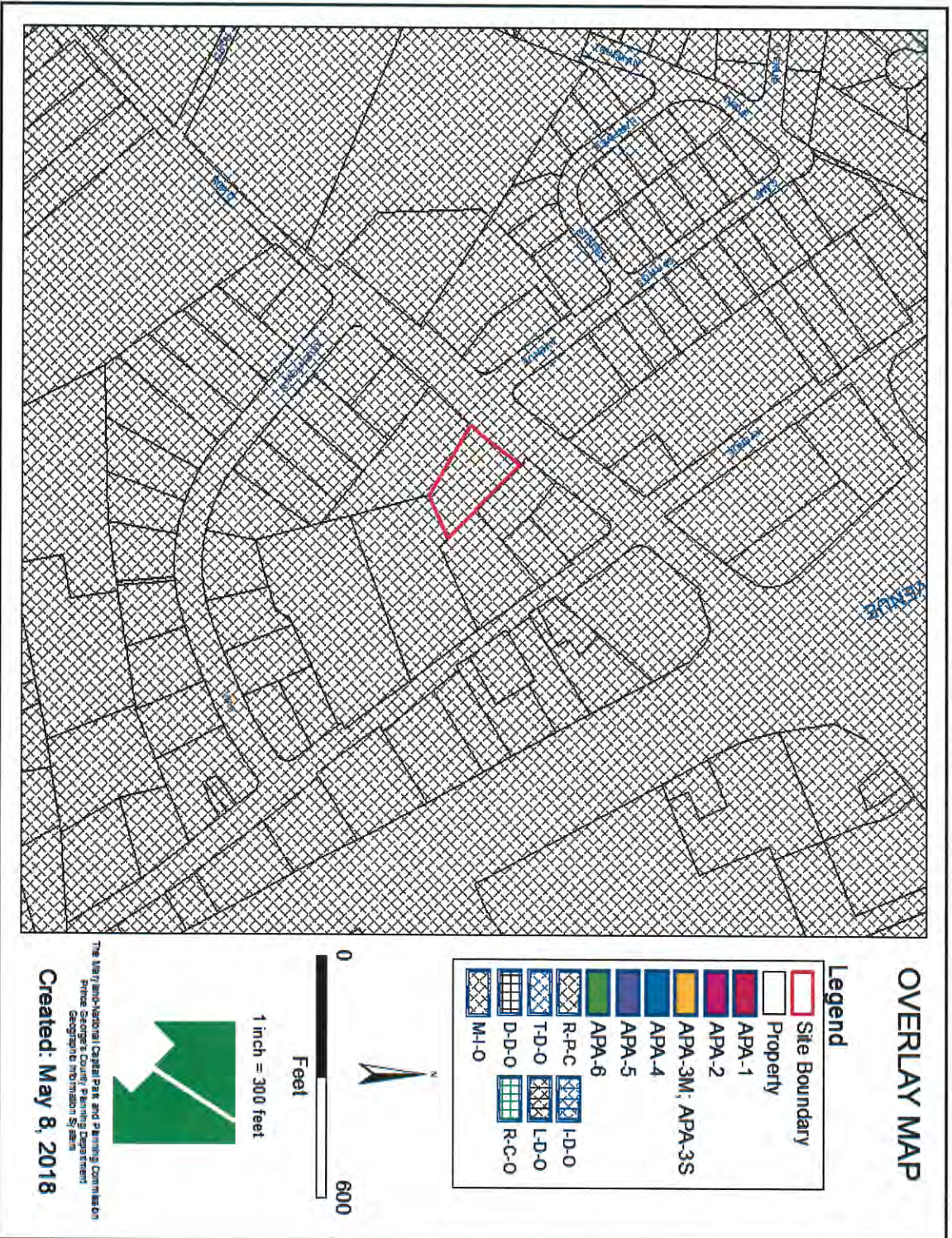
ZONING MAP

Case # SE-4772 & DPLS-438



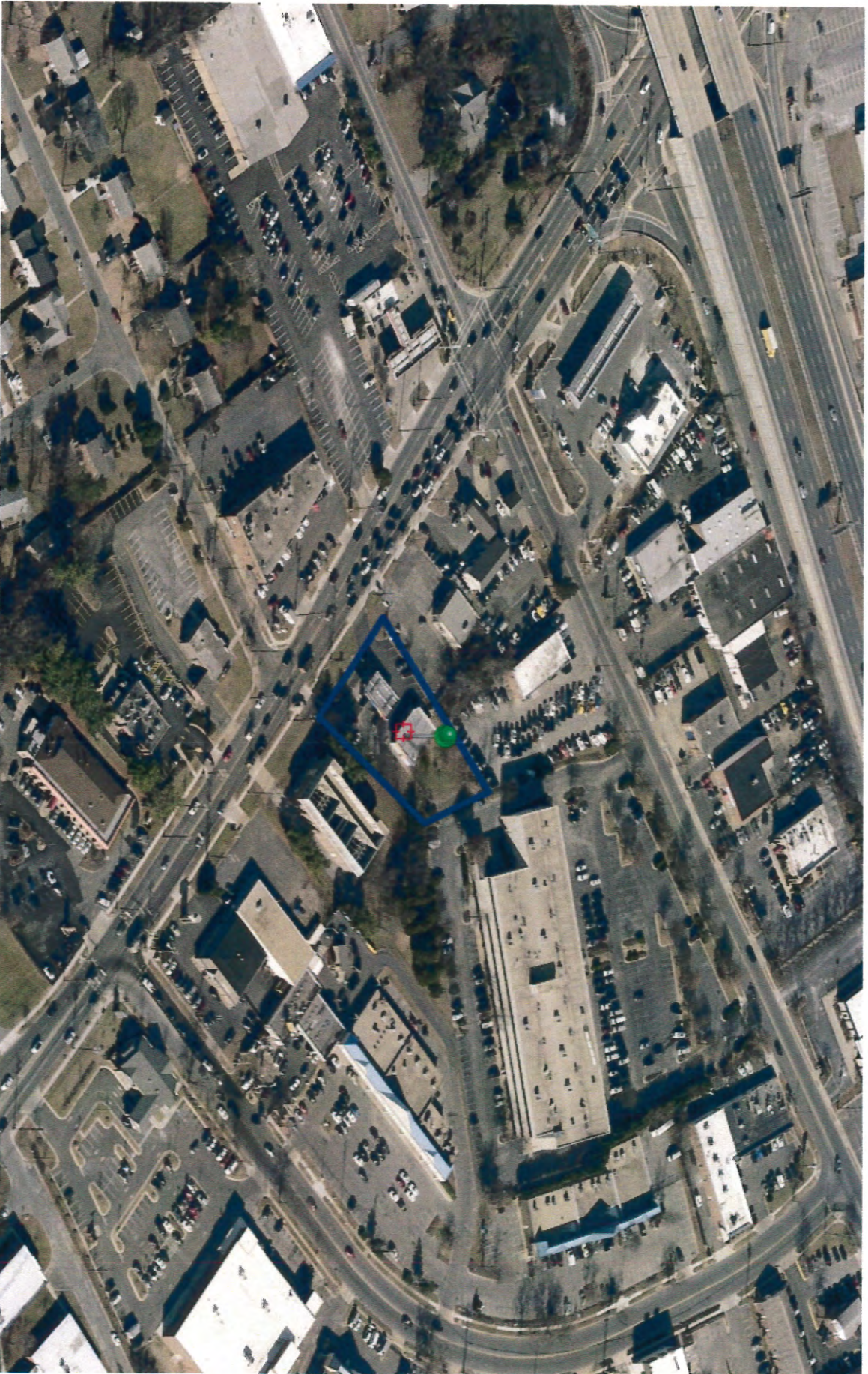
OVERLAY MAP

Case # SE-4772 & DPLS-438



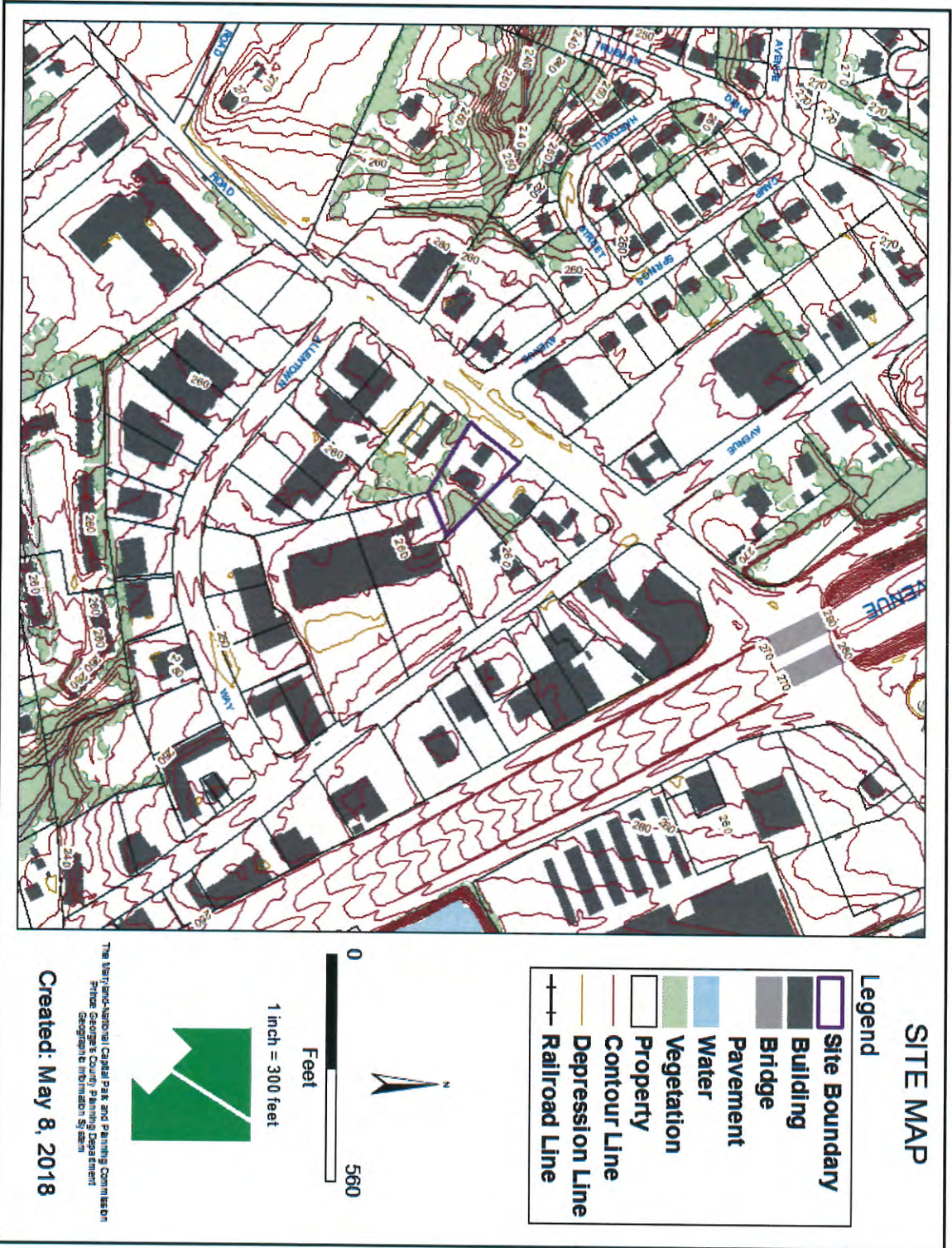
AERIAL MAP

Case # SE-4772 & DPLS-438

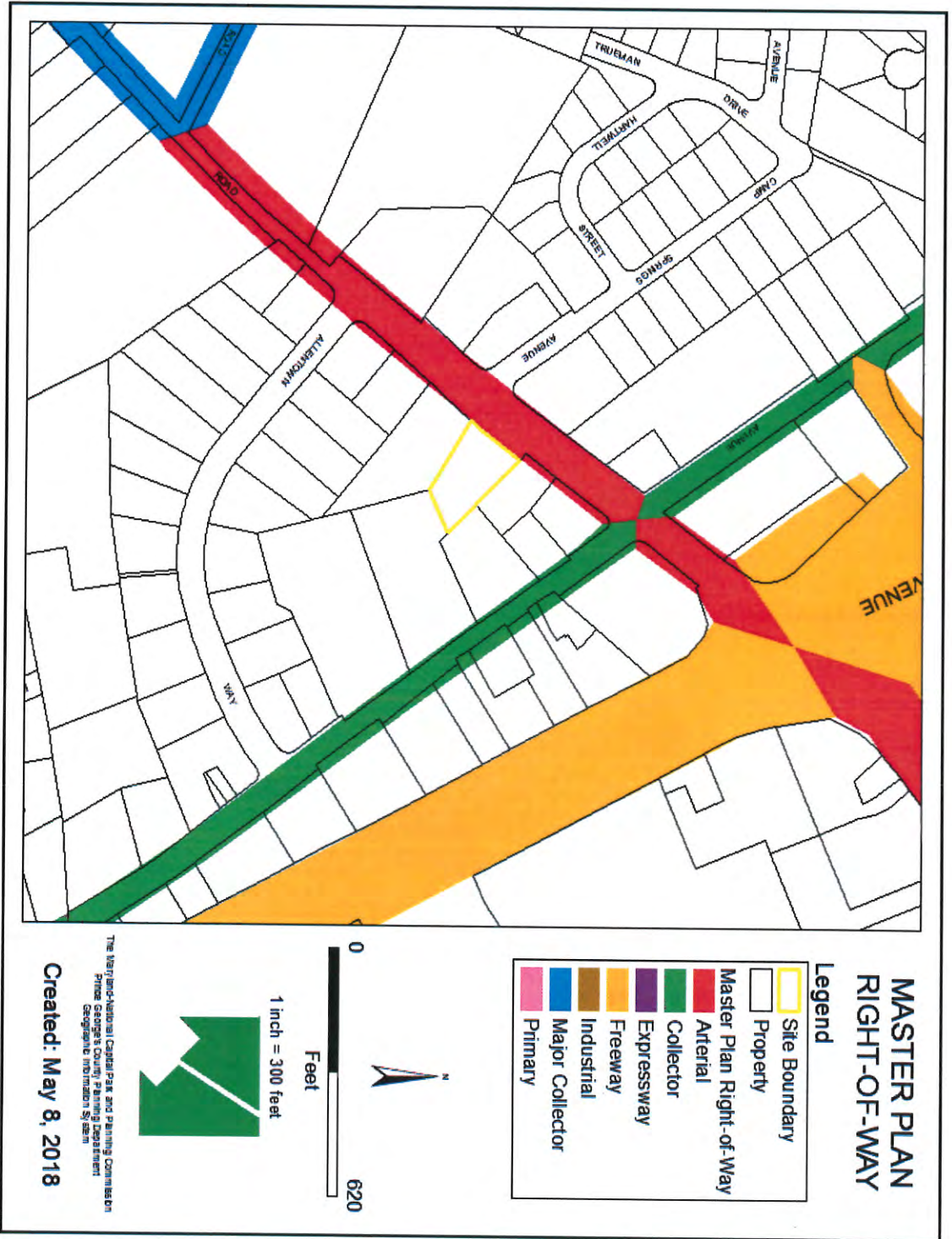


SITE MAP

Case # SE-4772 & DPLS-438



MASTER PLAN RIGHT-OF-WAY MAP



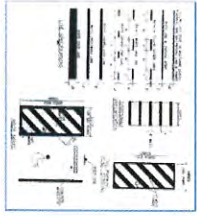
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



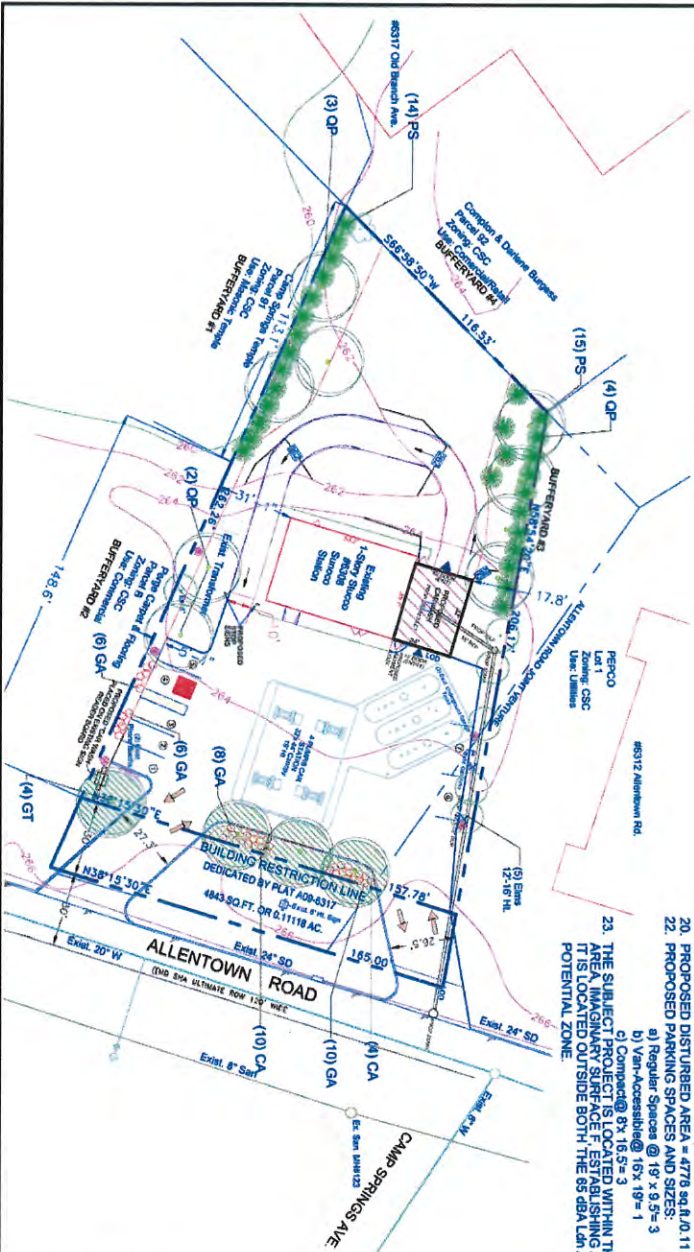
LANDSCAPE PLAN

Case # SE-4772 & DPLS-438

USE	OFF-GRADE	REQUIRED	PROVIDED
CONCRETE DRIVE	1000	12	1
CAR WASH	2	2	2
BUILDING HEIGHT TABLE	2	2	2
USE	14	14	14
MAX. HT. EXIST. HT.	14	14	14
MAX. HT. EXIST. HT.	14	14	14



Parking Striping Detail
N.T.S.



- GENERAL NOTES:**
- PROJECT NAME: SUNOCO CARWASH
TAX ACCT. NO: 0975250
 - TOTAL AREA OF PROPERTY: 0.695 AC.
 - EXISTING ZONING: MOZ
 - EXISTING & PROPOSED USE OF THE PROPERTY:
GAS STATION AND ADDITIONAL USE OF NEW CARWASH
 - NUMBER OF PARCELS: 1
 - NO DWELLING UNITS PROPOSED
 - GROSS FLOOR AREA OF EXISTING STRUCTURE: 1900 Sq. Ft.
GROSS FLOOR AREA OF PROPOSED STRUCTURE: 788 Sq. Ft.
TOTAL GROSS FLOOR AREA: 2688 Sq. Ft.
 - WSSC GRID REFERENCE: 209S9E05
 - TAX MAP NUMBER/GRID: 098-B4
 - RECORD PLAT A09-8317 WITHIN ALLENTOWN ROAD JOINT-VENTURE SUBDIVISION
 - EXISTING WATERSEWER DESIGNATION: W-3 and S-3
 - APPROVED STORMWATER MANAGEMENT CONCEPT NO. (Pending)
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
 - EXISTING STREAMS ON SITE: NO
 - EXISTING WETLANDS ON SITE: NO
 - EXISTING 100-YEAR FLOODPLAIN ON SITE: NO
 - SITE WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
 - THE SOURCE OF THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AVAILABLE COUNTY TOPOGRAPHY DATED NOV. 2, 2015.
 - APPLICANT: CLEARVIEW6308, LLC
 - PROPOSED DISTURBED AREA = 4776 sq. ft. 0.11 AC.
 - PROPOSED PARKING SPACES AND SIZES:
a) Regular Spaces @ 19' x 8.5' = 3
b) Van/Accessible @ 15' x 19' = 1
c) Compact @ 8' x 16.5' = 3
 - THE SUBJECT PROJECT IS LOCATED WITHIN THE JOINT BASE ANDREWS INTERNAL LAND USE CONTROL DISTRICT. THE PROJECT IS SUBJECT TO THE DISTRICT'S LAND USE CONTROL REGULATIONS AND THAT IT IS LOCATED OUTSIDE BOTH THE 65 DBA LPA AND ABOVE NOISE CONTROL AND THE ACCIDENT POTENTIAL ZONE.



SITE PLAN LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING LIGHT POLE
- EXISTING VACUUM/AIR PUMP
- EXISTING TREE
- CARWASH ENTRY/EXIT
- LANDSCAPE BUFFER AREA
- PROPOSED CARWASH FACILITY
- EXISTING CONCRETE APRON
- CAR WASH ASPHALT DRIVE



COMPETITION CASE:
DPLS-438

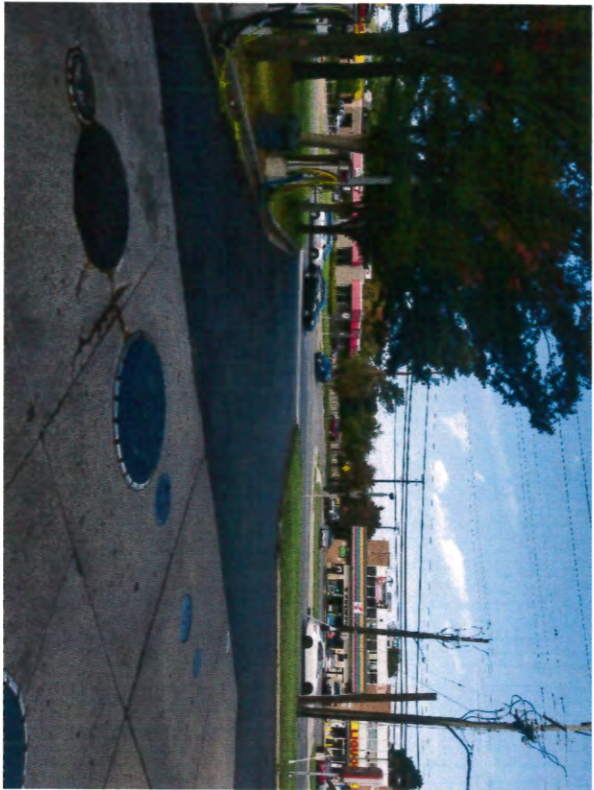
DATE OF ACT: 05/11/18
OFFICIAL USE ONLY
THIS PLAN IS THE PROPERTY OF DIGITERRA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DIGITERRA.

INSTRUMENT: SUNOCO CARWASH
INSTRUMENT NO: SE-4772

<p>DIGITERRA</p> <p>LANDSCAPE ARCHITECTS SITE PLANNERS LAND DEVELOPMENT CONSULTANTS</p> <p>15101 W. WISCONSIN AVE. SUITE 100 DENVER, CO 80233</p> <p>TEL: 303-755-1823 FAX: 303-755-1824 WWW.DIGITERRA.COM</p>	<p>CLIENT</p> <p>CLEARVIEW6308, LLC 6308 ALLENTOWN ROAD TEMPLE HILLS, MARYLAND 20748</p>	<p>SHEET TITLE</p> <p>SITE & LANDSCAPE PLAN FOR SPECIAL EXCEPTION</p> <p>PROJECT TITLE</p> <p>SUNOCO CARWASH</p>	NO.	REVISION	DATE
			1	REVISED PER MNCPC COMMENTS	4/22/18
<p>SCALE</p> <p>1" = 20'</p> <p>PLAN NUMBER</p> <p>SLP1</p>			2	REVISED PER MNCPC COMMENTS	8/16/18



EXISTING CONDITIONS PHOTOS



PROPOSED CARWASH LOCATION VIEWS



PARKING & VENDING

Case # SE-4772 & DPLS-438



EXISTING SIGNAGE

Case # SE-4772 & DPLS-438







THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George’s County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

May 1, 2018

MEMORANDUM

TO: Ivy Thompson, Zoning Section, Development Review Division
VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division
FROM:  Iftin Thompson, Transportation Planning Section, Countywide Planning Division
SUBJECT: SE-4772 Sunoco Carwash

The Transportation Planning Section has reviewed the special exception application referenced above. The subject property consists of 0.695 acres of land in the C-S-C (Commercial Shopping Center) Zone. The applicant is proposing a single car drive-through car wash as an additional use to an existing Sunoco gas station and convenience store.

Review Comments

The subject property is located approximately one-eighth mile southeast of the MD 5/Branch Avenue and Allentown Road intersection, on the east side of Allentown Road. It is within Transportation Service Area (TSA) 1 as defined in the *Plan Prince George’s 2035 Approved General Plan*.

The applicant requests an approval of a Special Exception for its proposed carwash per Prince George’s County Zoning Ordinance Section Part 7, Division 3, Sec.27-324. The applicant also requests a departure of the required off-street parking per Prince George’s County Zoning Ordinance Section 27-568.

The applicant proposes to maintain the existing convenience store with gas pumps (1,900 square feet and 4 fueling positions) and construct a 678-square foot single-lane car wash facility as an additional use. The following table summarizes and compares trip generation for the existing and proposed uses:

Comparison of Estimated Trip Generation, SE-4772, 0.695 acres								
Zoning or Use	Vehicle Fueling Positions	AM Peak-Hour Trips			PM Peak-Hour Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Existing Sunoco and Convenience Store	4	20	20	40	27	27	54	651
With Pass-By	4	14	14	28	19	19	38	456
Proposed Carwash	4	24	23	47	28	27	55	611
With Pass-By	4	17	16	33	20	19	39	428
Comparison of Existing vs. Proposed				+7			+1	-40

Status of Traffic Impact

The proposed use will have minimal impact.

Site Access Evaluation

The existing access exiting and entering the site will remain and this is acceptable. The proposed use will have a separate entry and exit for the single car use which is acceptable. Access and circulation is acceptable.

DPLS-438

The applicant has filed a DPLS to address the deficiency of parking spaces for the proposed plan. Pursuant to Prince George's County Zoning Ordinance Section 27-568, the requirement for a commercial retail food market is one parking space per 150 square feet, excluding any basement storage area. The total gross floor area of the existing convenience store building is 1,900 square feet and the total gross floor area for the proposed carwash is 768 square feet, for a total gross floor area of 2,668 square feet. The required parking space for the existing and proposed uses are sixteen. The site plan proposes seven parking spaces. The required parking criteria is not met as they are deficient nine parking spaces. The applicant requests a departure from the required sixteen spaces to only provide seven parking spaces. The existing parking spaces were eliminated due to carwash vehicular circulation conflicts.

The proposed seven parking spaces for the site is acceptable. However, the applicant will need to provide a loading space for the convenience store. The applicant has the option to either reduce the number of parking to provide a space for loading, file a departure from the required loading space, or use one parking space for loading during off-peak hours. We believe any of these options would be acceptable for the site.

Conclusion

The Transportation Planning Section finds that the proposal for a single car drive-thru carwash as an additional use to an existing Sunoco gas station and convenience store would meet the requirements of Subtitle 27 for the approval of a Special Exception from the standpoint of vehicular circulation and transportation.

May 15, 2018

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Review Section, Development Review Division

VIA: Susan Lareuse, Master Planner, Urban Design Section, Development Review Division *SL*

FROM: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division *RG*

SUBJECT: Special Exception SE-4772, Sunoco Carwash Accessory to a Gas Station in the Commercial-Shopping-Center Zone

INTRODUCTION

The Urban Design Section has reviewed the information provided in support of Special Exception SE-4772, Sunoco Carwash. The subject property is located on the south side of Allentown Road approximately 700 feet from its intersection with Saint Barnabas Road. More specifically, the site is located at 6308 Allentown Road in Temple Hills, MD, and further identified as Parcel A. The site is the subject of Special Exception SE-1452 for the gas station, most recently revised on August 30, 1990. The existing gas station measures approximately 1,900 square feet and the proposed carwash seeks to add 768 square feet of gross floor area on the site, making the total square footage on the site 2,668. Parking for the facility includes 3 regular sized (19- by 9.5- foot spaces, one van-accessible handicapped parking space and three 8- by 16.5-foot spaces, The car wash requires special exception approval in the C-S-C Zone. The 0.695-acre site is zoned Commercial Shopping Center (C-S-C) Zone. The site is bounded to the east by a carpet and flooring store and a church; to the south, by commercial retail use; to the west by a PEPCO Switching Station; and to the north by Allentown Road

ZONING ORDINANCE

LANDSCAPE MANUAL

The application to add a car wash to an existing gas station is subject to requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:

Section 4.2 - Requirements for Landscape Strips Along Street

Comment: The proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets, along its Allentown Road frontage as the proposed carwash would increase the gross floor area (GFA) on the site by more than 10 percent. The applicant has provided a landscape plan demonstrating that, as the project is in the developing tier and the option selection is Number 1, four shade trees and 32 shrubs. The

applicant has provided four shade trees, one ornamental/evergreen tree and 41 shrubs, meeting and exceeding the requirement.

Section 4.3 - Parking Lot Requirements

Comment: The special exception plan does not propose or validate any increase in impervious area for parking or loading spaces. Therefore, it is exempt from this section.

Section 4.4 - Screening Requirements

Comment: The project is in conformance with Section 4.4 of the Landscape Manual insofar as it is applicable.

Section 4.7 - Buffering Incompatible Uses

Comment: The site is subject to, but did not meet, the requirements of Section 4.7 of the Landscape Manual along the project's northern and southern boundaries. Therefore, the applicant requested and received a recommendation of approval from the Alternative Compliance Committee. If the AC is approved as expected, together with the SE, the applicant will be permitted to provide reduced 4.7 landscaping in accordance with the approval.

Section 4.9 - Sustainable Landscaping Requirements

Comment: The site is not subject to the requirements of Section 4.9 as no new landscaping is proposed or required on the site if, as expected, the Alternative Compliance application is approved.

TREE CANOPY COVERAGE

This application is not subject to the Tree Canopy Coverage Ordinance because the project proposes less than 5,000 square feet of gross floor area or disturbance.

URBAN DESIGN RECOMMENDATIONS

Based on the above analyses, the Urban Design Section has no specific recommendations regarding the subject project.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: May 8, 2018
 TO: Andree Green Checkley, Planning Director
 VIA: Susan Lareuse, Co-Chair, Alternative Compliance Committee
 FROM: Ras Tafari Cannady II, Alternative Compliance Committee
 PROJECT NAME: Sunoco Car Wash
 PROJECT NUMBER: Alternative Compliance AC-90104-01
 COMPANION CASE: Special Exception SE-4772 and Departure from Parking and Loading Standards DPLS-438

ALTERNATIVE COMPLIANCE

Recommendation: Approval Denial

Justification: SEE ATTACHED

Ras Tafari Cannady II

Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial

Recommendation Approval Denial

To Planning Board

To District Council

To Zoning Hearing Examiner

Planning Director's Signature

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: Approval Denial

Resolution Number:

Alternative Compliance: AC-90104-01
Name of Project: Sunoco Car Wash
Underlying Case: Special Exception SE-4772 and
Departure from Parking and Loading Standards DPLS-438
Date: May 8, 2018

Alternative compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.7, Buffering Incompatible Uses, along the northeastern and southern property lines, adjacent to a private club, a retail sales and consumer service establishment, and a public utility structure.

Location

The subject property is located on the south side of MD 337 (Allentown Road), approximately 270 feet from the intersection of MD 337 and MD 5 (Branch Avenue). More specifically, the property is located at 6308 Allentown Road in Temple Hills, Maryland, within the geography previously designated as the Developed Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

Background

The proposed special exception is for the addition of a 678-square-foot car wash, with an access driveway to an existing gas station, on 0.695 acre in the Commercial Shopping Center (C-S-C) Zone. The special exception is being submitted concurrently with Departure from Parking and Loading Standards DPLS-438 from Section 27-568(a) of the Prince George's County Zoning Ordinance, for a reduction in the number of required parking spaces. No other improvements are proposed for the site.

Special Exception SE-1452 was approved by the Prince George's County District Council on November 18, 1966, permitting a gas station. The site plan was revised in 1990 to raze and replace the gas pumps with self-serve gas pumps and to add a food and beverage store. Special Exception SE-1452 (PGCPB Resolution No. 89-644) was approved, with conditions, by the Planning Board.

Alternative Compliance AC-90104 was previously approved by the Planning Director on August 27, 1990. That application granted approval of alternative compliance from Section 4.7-1 of the 1990 Landscape Manual. The application provided 117 plant units, which included 5 pine trees on the adjacent public utility structure. Alternative Compliance AC-90104 also included a request to grant alternative compliance from Section 4.7-1 for the integrated shopping center adjacent to the south of the site. It appears that little of the originally required plant material exists in the field, as depicted on aerial photography.

Pursuant to Section 1.1(i)(2) of the 2010 Landscape Manual, this application is subject to Section 4.7, Buffering Incompatible Uses. The applicant has filed this request for alternative compliance from Section 4.7 for a reduction in the plant units and required building setback and landscape yard widths along the northern and southern property lines.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northeastern property line, adjacent to a private club (Bufferyard 1-Parcel 91):

Length of bufferyard	113 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units	91

PROVIDED: 4.7 Buffering Incompatible Uses, along the northeastern property line, adjacent to a private club (Bufferyard 1-Parcel 91):

Length of bufferyard	113 feet
Minimum building setback	31 feet
Landscape yard width	5-20 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units	110

REQUIRED: 4.7 Buffering Incompatible Uses, along the northwestern property line, adjacent to a 20,791-square-foot retail sales and consumer service establishment (Bufferyard 2-Parcel B):

Length of bufferyard	148 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units	119

PROVIDED: 4.7 Buffering Incompatible Uses, along the northwestern property line, adjacent to a 20,791-square-foot retail sales and consumer service establishment (Bufferyard 2-Parcel B):

Length of bufferyard	148 feet
Minimum building setback	31 feet
Landscape yard width	5-6 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units	42

REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to a public utilities structure (Bufferyard 3–Lot 1):

Length of bufferyard	196 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units	157

PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to a church (Bufferyard 3–Lot 1):

Length of bufferyard	196 feet
Minimum building setback	17-18 feet
Landscape yard width	2.5-20 feet
Fence or wall	No
Percent with existing trees	0 percent
Plant units	165

Justification of Recommendation

The applicant is requesting alternative compliance from Section 4.7 of the 2010 Landscape Manual. A Section 4.7 Type B bufferyard, including a 30-foot building setback and a 20-foot-wide landscape yard is required along both the northern and southern property lines, adjacent to Parcel 91, Parcel B, and Lot 1, more specifically defined as a private club, a retail sales and consumer service establishment, and a public utilities structure.

Along both the northern and southern property lines (Bufferyards 1, 2, and 3), the full building setback and/or landscape yard are not being provided, as the existing improvements do not allow for the full landscape buffer to be implemented on the southern property line. The proposed car wash encroachment into the southern bufferyard, adjacent to the public utilities structure, does not meet the building setback, preventing the full bufferyard from being provided. Existing utilities along the northern side prevent the required building setback and landscape yard from being implemented along the entirety of the northern property line. The site, which has existed in its current configuration since the 1990s, cannot accommodate the strict requirements of the Landscape Manual.

Bufferyard 1 is adjacent to a private club, where the required building setback is 30 feet and the required width of the landscape yard is 20 feet. The proposed width of the landscape yard is 5 to 20 feet and does not meet the 20-foot width requirement through the entire bufferyard length. The applicant proposes to provide 4 shade trees and 14 evergreen trees, providing a total of 110 plant units, thus meeting the plant unit requirement of 91 plant units. The application meets the building setback.

Bufferyard 2 is adjacent to a 20,791-square-foot retail sales and consumer service establishment, where the required building setback width is 30 feet and the required landscape yard width is 20 feet. The proposed width of the landscape yard is 5 to 6 feet and does not meet the 20-foot width requirement along the entire bufferyard length. The applicant proposes to provide 3 shade trees and 12 shrubs, thus not meeting the plant unit requirement of 119 plant units. The applicant meets the building setback. Staff

recommends the addition of a six-foot-high, sight-tight fence and six up-right, pyramidal Eastern Red cedars (*Juniperus virginiana*), or equivalent.

Bufferyard 3 is adjacent to a public utilities structure, where the required building setback width is 30 feet and the required landscape yard width is 20 feet. The proposed width of the landscape yard is 2.5 to 20 feet and does not meet the 20-foot width requirement throughout the entire bufferyard length. The applicant proposes to provide 9 shade trees (5 of which are existing) and 15 evergreen trees, providing 165 plant units, thus meeting the plant unit requirement of 157 plant units. The applicant does not meet the minimum building setback where the car wash is proposed to be 17.8 feet from the property line.

Therefore, the Alternative Compliance Committee finds the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual, given that the plant material quantities are being met on a site developed in the late 1960s.

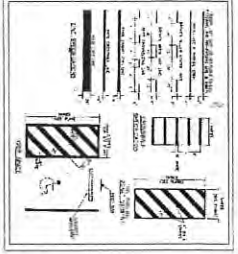
Recommendation

The Alternative Compliance Committee recommends APPROVAL of alternative compliance for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines, adjacent to Lot 1, Parcel 91, and Parcel B, of the 2010 *Prince George's County Landscape Manual*, for Sunoco Car Wash, subject to the following condition:

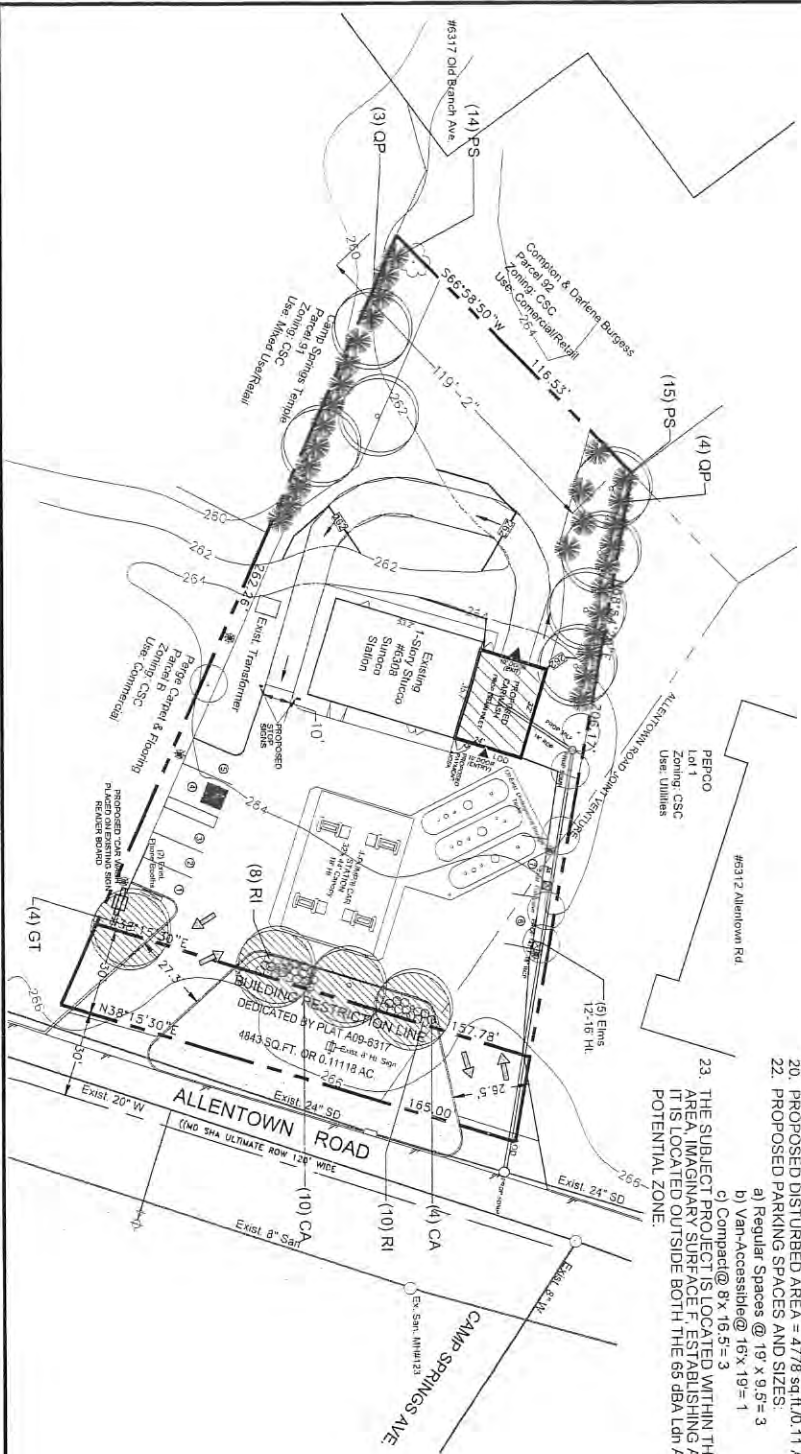
1. Prior to certification of the landscape plans, the following revisions shall be made:
 - a. Revise the usage of the property from "masonic temple" to private club, from "commercial" to retail sales and consumer service establishment less than 60,000 square feet, and from "utilities" to public utility structure.
 - b. Dimension and label the required and provided building setbacks and the landscape yard length and width for each bufferyard.
 - c. Revise the north arrow on the plan to show true north.
 - d. Revise Bufferyard 2 to include the addition of a six-foot-high, sight-tight fence and six up-right, pyramidal Eastern Red cedars (*Juniperus virginiana*), or equivalent.

USE	GFA (sq. ft.)	REGD.	PROVIDED
Commerciale Store	1900	13	1
Car Wash	788	2	2
BUILDING HEIGHT TABLE			
USE	MAX. HT.	EXIST. HT.	ALLOWED
ALLOWED	15'	15'	15'

Technical Department for 3 Squares



Parking Striping Detail
N.T.S.



GENERAL NOTES:

- PROJECT NAME: SUNOCO CARWASH
- TAX ACCT. NO. 0975250
- TOTAL AREA OF PROPERTY: 0.695 AC.
- EXISTING ZONING: C-S-C
- EXISTING & PROPOSED USE OF THE PROPERTY: GAS STATION AND ADDITIONAL USE OF NEW CARWASH
- NUMBER OF PARCELS: 1
- NO DWELLING UNITS PROPOSED
- GROSS FLOOR AREA OF EXISTING STRUCTURE: 1900 Sq.Ft.
- GROSS FLOOR AREA OF PROPOSED STRUCTURE: 788 Sq.Ft.
- TOTAL GROSS FLOOR AREA: 2688 Sq.Ft.
- WSSC GRID REFERENCE: 208S/E05
- TAX MAP NUMBER/GRID: 089-84
- RECORD PLAT A09-6317 WITHIN ALLENTOWN ROAD JOINT-VENTURE SUBDIVISION
- EXISTING WATER/SEWER DESIGNATION: W-3 and S-3
- APPROVED STORMWATER MANAGEMENT CONCEPT NO. (Pending)
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- EXISTING STREAMS ON SITE: NO
- EXISTING WETLANDS ON SITE: NO
- EXISTING 100-YEAR FLOODPLAIN ON SITE: NO
- SITE WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- THE SOURCE OF THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AVAILABLE COUNTY TOPOGRAPHY DATED NOV. 2, 2015.
- APPLICANT: CLEARVIEW6308, LLC
- PROPOSED DISTURBED AREA = 4778 sq.ft./0.11 AC.
- PROPOSED PARKING SPACES AND SIZES:
 - Regular Spaces @ 19' x 9.5' = 3
 - Van/Accessible @ 16' x 19' = 1
 - Compacted @ 8' x 16.5' = 3
- THE SUBJECT PROJECT IS LOCATED WITHIN THE JOINT BASE ANDREWS INTERIM LAND USE CONTROL AREA, IMAGINARY SURFACE F, ESTABLISHING A HEIGHT LIMIT OF 60 FEET ABOVE THE ADJACENT POTENTIAL ZONE.

SITE PLAN LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING LIGHT POLE
- EXISTING VACUUM/AIR PUMP
- EXISTING TREE
- CARWASH ENTRY/EXIT
- LANDSCAPE BUFFER AREA
- PROPOSED CARWASH FACILITY
- EXISTING CONCRETE APRON
- CAR WASH ASPHALT DRIVE

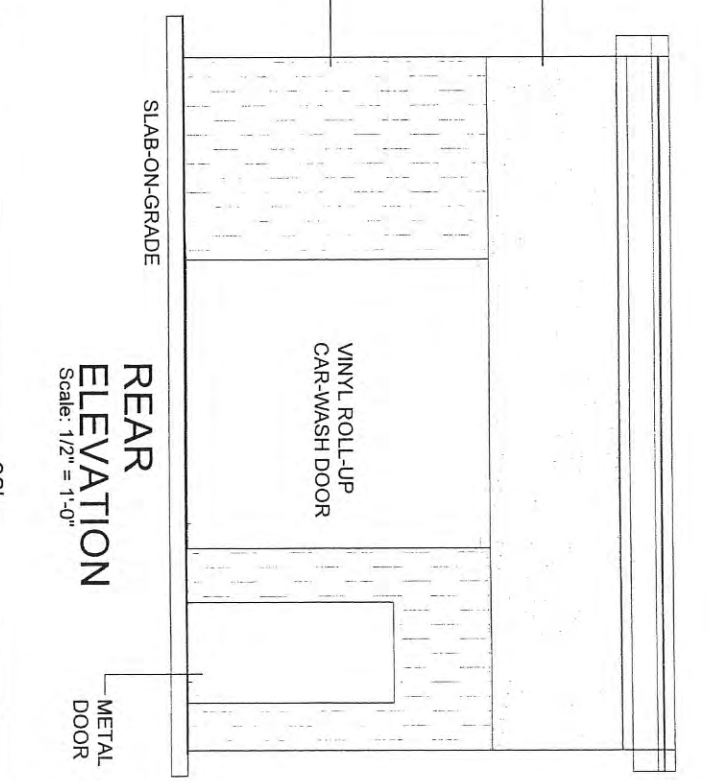
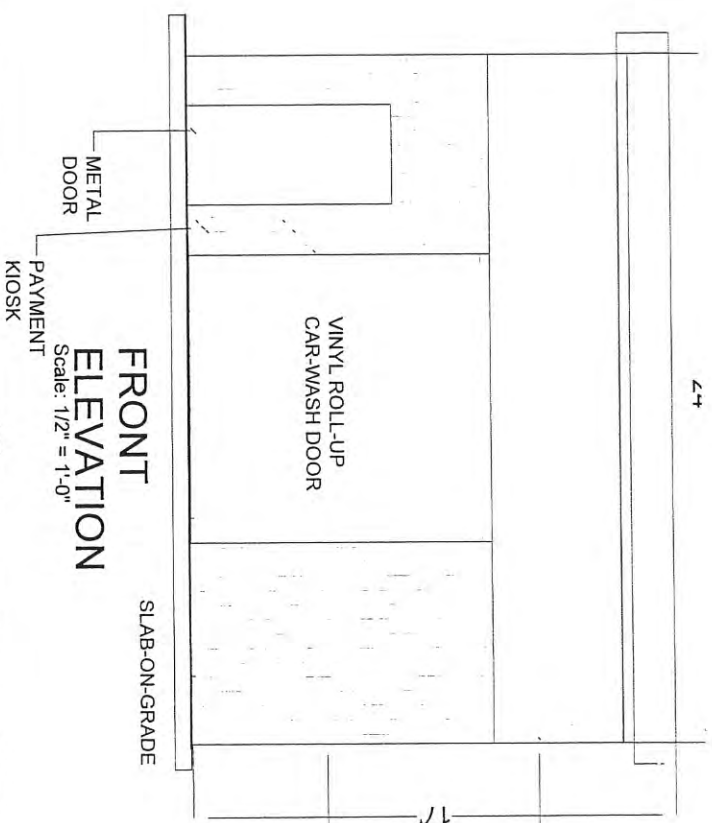
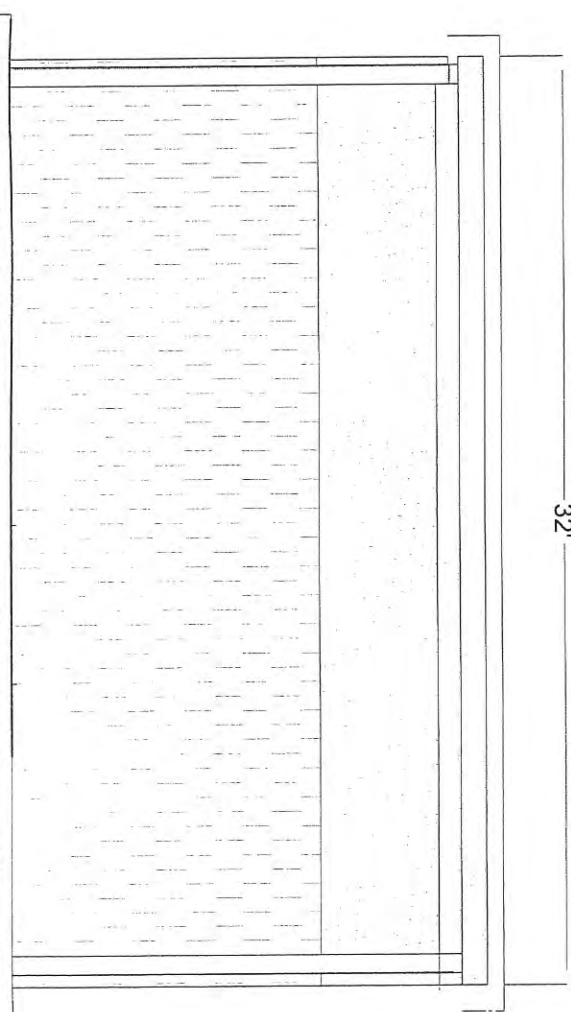
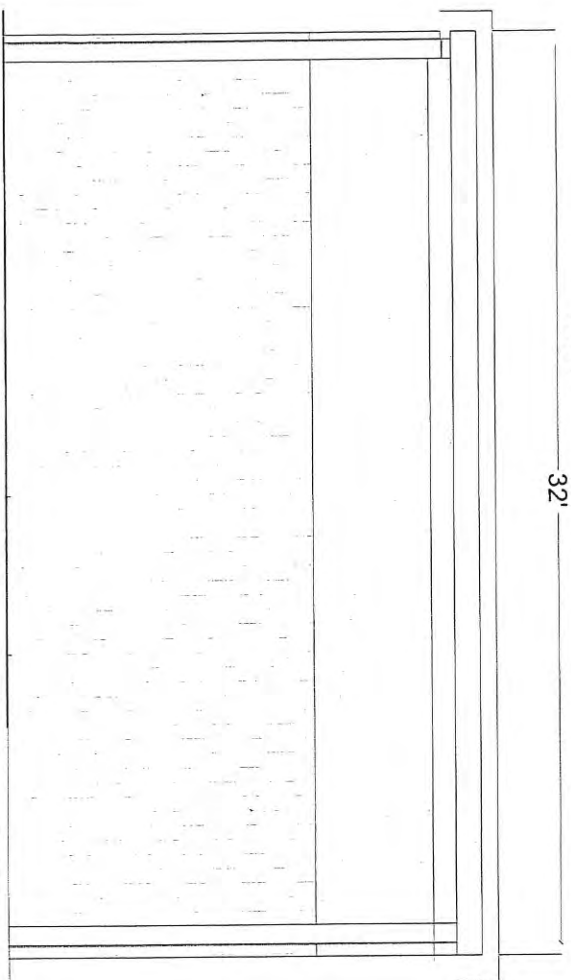
THIS BLOCK IS FOR OFFICIAL USE ONLY. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER.

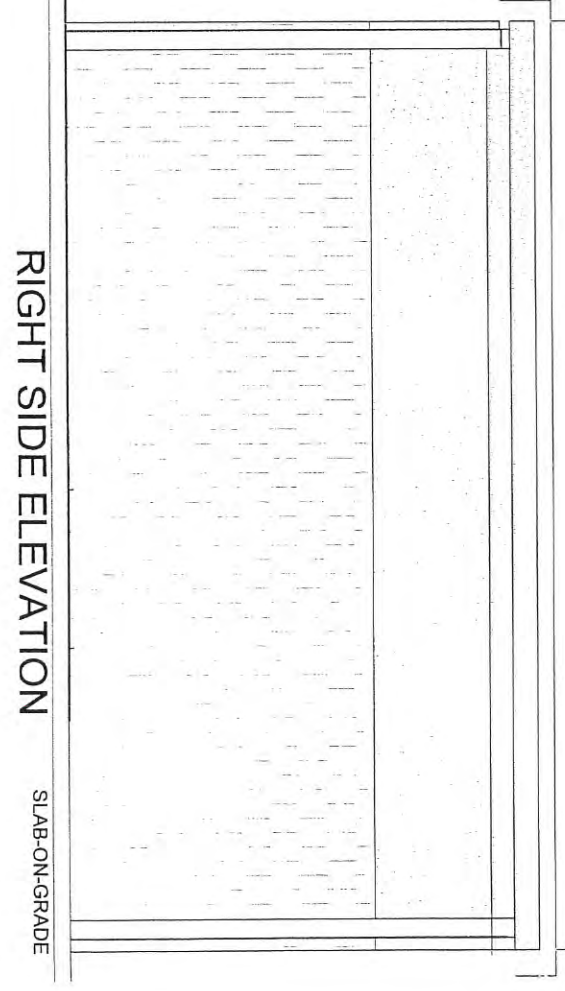
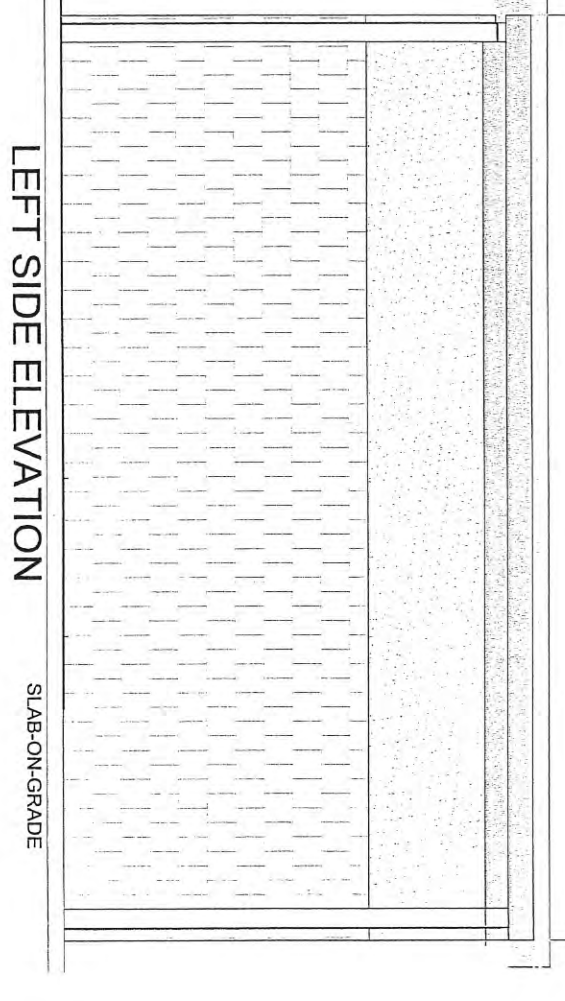
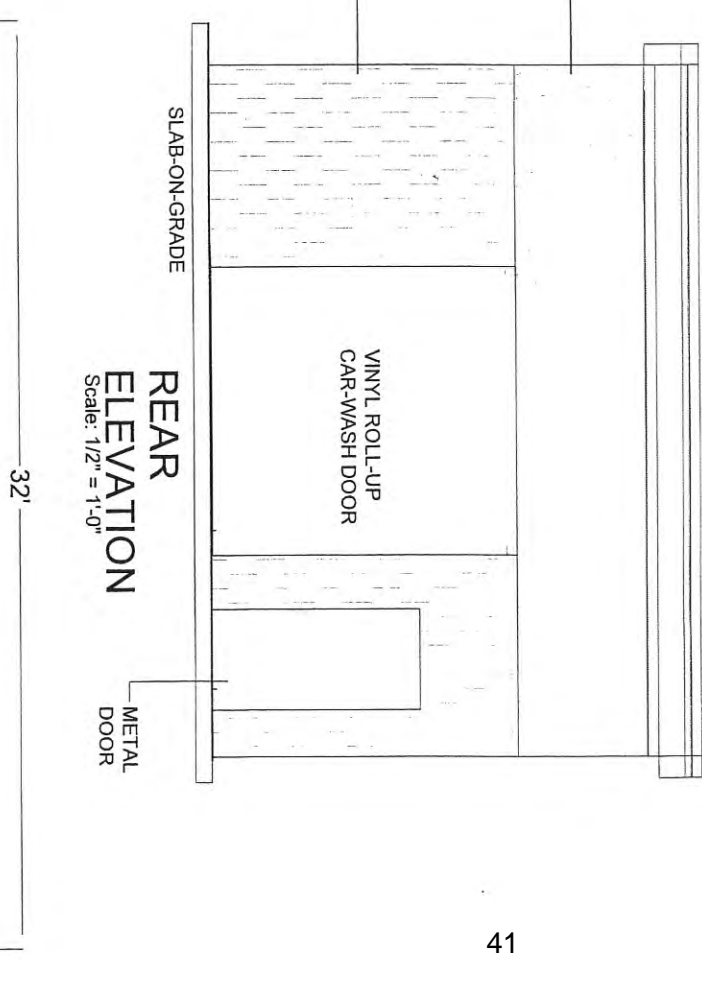
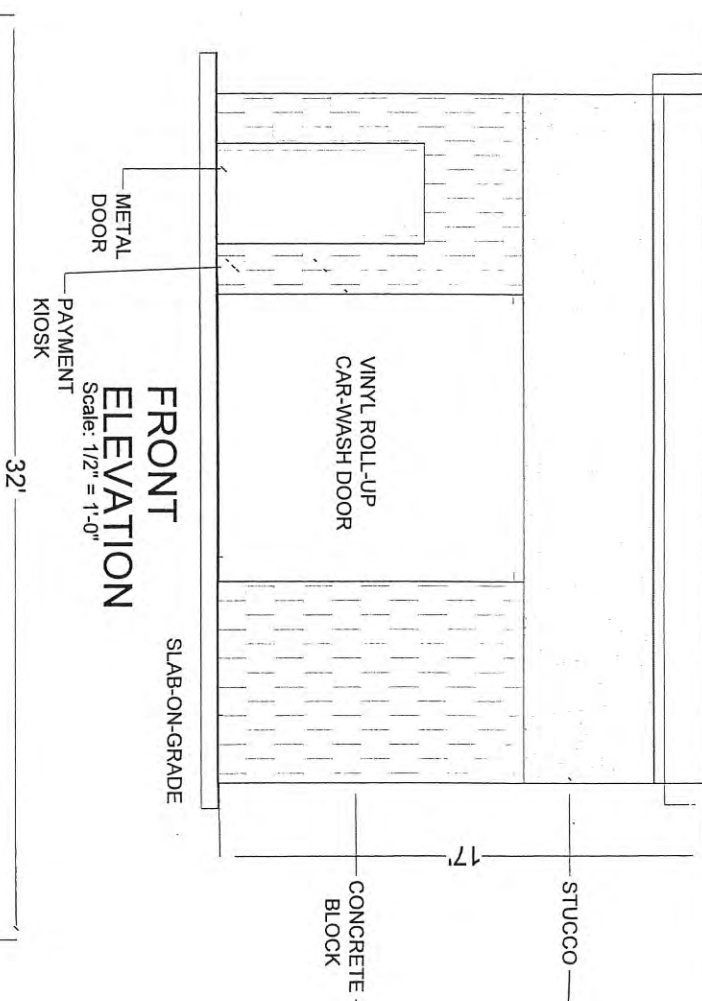
PROJECT NAME: SUNOCO CARWASH
PROJECT NUMBER: SE-4772



SITE LOCATION MAP

	CLIENT	CLEARVIEW6308, LLC 6308 ALLENTOWN ROAD TEMPLE HILLS, MARYLAND 20748	SHEET TITLE SITE & LANDSCAPE PLAN FOR SPECIAL EXCEPTION	PROJECT TITLE SUNOCO CARWASH	DATE 8/18/18	REVISION REVISED PER MNCPRC COMMENTS
	PROJECT NUMBER SLP1	SCALE 1"=20'				





September 11, 2017

MEMORANDUM

TO: Ivy Thompson, Zoning

FROM: Debbie Gallagher, Information and Permit Review Supervisor

SUBJECT: SE-4772, Sunoco Carwash

1. Is the site plan in conformance with any original conditions of the Special Exception?
2. Is the site plan in conformance with the Subdivision Regulations? Refer to Subdivision Office for review.
3. A Tree Conservation Plan or exemption letter will be required. Refer to Environmental Planning.
4. What is the broken line shown on the site plan labeled as Allentown Road Joint property that intrudes into the subject lot.
5. The site plan must demonstrate conformance with Section 27-358 1, 2, 6, 9 and 10 provide the notes on the site plan.
6. Was a previous variance granted under the original Special Exception pursuant to Section 27-358 (5), (7) and (8) of the Special Exception regulations for a gas station?
7. The impact of the proposed carwash is a high impact not a low as show under bufferyard #1 and 3. It appears that Alternative Compliance. The site already has an old Alternative Compliance AC-90104.
8. Dimensions from the building to the property line need to be provided on the site plan.
9. The previous approved site plan had a dumpster with screening provided that will be relocated under the new plan. Please show the location and screening of the dumpster.
10. A loading space is required for a retail/service over 2,000 square feet. The loading space must demonstrate conformance with Part 11 of the Prince Georges County Zoning Ordinance and Section 4.4 of the Landscape Manual.
11. A parking departure of 9 parking spaces will be required.

12. Are the landscape materials sufficient to meet the requirements of the Landscape Manual? Refer to Urban Design for review.

13. The review of this referral does not include the review of any signage.

September 22, 2017

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning and Subdivision Section, Development Review Division
VIA: Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division *BSM*
 Michael Zamore, Acting Planning Supervisor, South Section, Community Planning Division *the*
FROM: Thomas Lester, Senior Planner, South Section, Community Planning Division *TEL*
SUBJECT: **SE-4772 Sunoco Carwash**

DETERMINATIONS

Pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the 2013 *Approved Central Branch Avenue Corridor Sector Plan*.

BACKGROUND

Application Type: Special Exception for a carwash in the Commercial Shopping Center (C-S-C) zone.
Location: 6308 Allentown Road, Temple Hills, 20748 (parcel A)
Size: 0.695 Acre
Existing Uses: Gas station
Proposal: Construct a single-car, drive-through carwash next to an existing Sunoco gas station.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities area within the Growth Boundary in an area generally designated Mixed Use, which is described as “areas of various residential,

commercial, employment and institutional uses” (p. 100). The vision for Established Communities is “context-sensitive infill and low- to medium-density development” (p. 20)

Master Plan: The 2013 *Approved Central Branch Avenue Corridor Sector Plan* recommends Residential Mixed Use (Map 26, p. 80) land uses on the subject property with residential as the dominant use. The illustrative development concept suggests up to four stories of residential over ground floor retail. (Map 27, p. 81).

In addition, the Sector Plan also makes the following recommendations for properties within the Camp Springs Town Center Focus Area that affect the subject property:

Land Use Recommendation 1: “Designate the area southwest of the Allentown Road and Branch Avenue intersection, except some properties along Allentown Road, as Residential Mixed Use to promote medium-density residential development with complementary retail and institutional uses focused on cultural arts, recreation, and education” (p. 79).

Zoning Recommendation 1: “Rezone the area designated Residential Mixed Use to the appropriate zoning classification” (p. 82).

Building and Site Design Recommendation 3: “...New infill buildings should be contextually compatible with the surrounding building style or complement the existing building fabric. Use high-quality building material during construction such as brick, stone, or masonry” (p. 85).

**Planning Area/
Community:** 76B/Henson Creek

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone (MIOZ); specifically, within Height Layer E, left runway, with an approximate height limit of 469 feet.

SMA/Zoning: The 2006 *Approved Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the subject property in the Commercial Shopping Center (C-S-C) zone.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

The proposed use is broadly inconsistent with the sector plan, however, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the 2013 *Approved Central Branch Avenue Corridor Sector Plan*. Though the Sector Plan recommends Residential Mixed Use land use for the subject property with residential units over ground floor retail, the recommended land use cannot be achieved with the current C-S-C zoning, and the proposed use is permitted by Special Exception.

SE-4772 Sunoco Carwash
September 22, 2017

Regarding land use, the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* and the 1981 *Approved Subregion VII Master Plan for Planning Areas 76B and 80* are no longer the guiding master plans for the subject properties, therefore their land use recommendations and policies are not relevant to this application.

c: Long-range Agenda Notebook

Thompson, Ivy

From: Schneider, Alwin
Sent: Monday, September 18, 2017 2:09 PM
To: Thompson, Ivy
Subject: SE-4772 Sunoco Carwash

Taslina,

On August 28, 2017 the Environmental Planning Section (EPS) has received the above referenced application; there are no issues or comments for the proposed application. The application is for a 0.70 acre parcel, which is zoned C-S-C and wants a Special Exception for an additional use of a carwash to an existing gas station. The site almost entirely impervious and no impacts are proposed with this application.

Woodlands: A Prince George's County Woodland Conservation Ordinance exemption letter (S-007-16) and a Natural Resource Inventory equivalence letter (NRI-267-2015) were submitted. No woodland clearing or impacts are proposed.

Specimen Trees: The site contains no specimen trees.

Wetlands/Streams: No Wetlands or Streams found on-site

Specimen Trees: The site contains no specimen trees.

Wetlands/Streams: No Wetlands or Streams found on-site

100 Year Floodplain: Not found on-site

PMA Impacts: No PMA impacts proposed

Chesapeake Bay Critical Area: No CBCA on-site

Green Infrastructure Plan: NO GIP located on-site

Noise: Allentown Road is identified as an arterial master planned roadway - No residential use proposed- No noise contour required

Scenic/Historic Roadway: No adjacent historic or scenic roadways

Soils: Urban land-Beltsville complex and Urban land-Sassafras complex

Marlboro Clay Soils: Not found on-site

TDOZ – No Issue – not within a TDOZ

DDO- No Issue – not within a DDO

This email is in lieu of a memo.

Thanks

Chuck Schneider



**** REFERRAL REQUEST ****

Date: August 28, 2017
 To: Referral Distribution Via EPlan
 From: Ivy Thompson
 Subject: SE-4772; Sunoco Carwash

IDENTIFICATION OF MAJOR ISSUES DUE DATE: 9/12/17
 *Note: E-mail any major issues/problems to the reviewer by the above date.

SDRC MEETING IS SCHEDULED FOR: N/A

REFERRAL DUE DATE: 9/27/17

X Full Review of New Plan Revision of Previously Approved Plan
 Limited or Special Review Plans/Documents Returned for Second Review Following
 Revision by Applicant

NOTE: This case is being reviewed at: X Planning Board level OR Planning Director level

Related Cases: NA

REFERRAL REPLY COMMENTS: Parcel A as shown on the site plan matches the record plat (WWW 63-36). Pursuant to Section 24-111(c)(3), the proposed carwash does not exceed 5,000 square feet so a Preliminary Plan is not required. Revise the record plat reference on the site plan to WWW 63-36. This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

9/13/17 Cheryl Bressler

NOTES: The review package is located here (insert/hyperlink)

Please send all comments to the reviewer's email provided.
 If you need assistance contact Cheryl.summerlin@ppd.mncppc.org.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Historic Preservation Section**

**(301) 952-3680
www.mncppc.org**

September 8, 2017

MEMORANDUM

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

FROM: Howard Berger, Supervisor *HB*
Jennifer Stabler, Archeology Planner Coordinator *JAS*
Tyler Smith, Principal Planning Technician *TAS*
Historic Preservation Section
Countywide Planning Division

SUBJECT: **SE-4772, Sunoco Carwash**

The subject property comprises 0.695 acres located approximately 1/8 mile southeast of the Route 5 and Allenton Road intersection, on the east side of Allentown Road, in Temple Hills, Maryland. The subject application is for a special exception for the addition of a proposed carwash to an existing Sunoco gas station and convenience store. The subject property is zoned C-S-C.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites.

I:\HISTORIC\Referrals\2017\SE-4772 Sunoco Carwash_HPS 8 September 2017.docx



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

(301) 952-3650
www.mncppc.org

September 6, 2017

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division
JVM

SUBJECT: Project: SUNOCO Carwash: SE-4772

NON-RESIDENTIAL PORTION

Police Facilities

The proposed development is within the service area of Police District V, Clinton. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department and the July 1, 2016 (U.S. Census Bureau) county population estimate is 908,049. Using the 141 square feet per 1,000 residents, it calculates to 128,034 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.

Fire and Rescue Service

The Special Projects Section has reviewed this special exception plan for adequacy of fire and rescue services, staff has elected to apply the test found in Section 24-122.01(d) of the Subdivision Regulations. The response time standard established by Section 24-122.01(e) is a maximum of seven (7) minutes travel time from the first due station.

The proposed project is served by Clinton Fire/EMS Co. 825, which is located at 9025 Woodyard Road.

The Deputy Fire Chief Dennis C. Wood, Emergency Services Command of the Prince George's County Fire/EMS Department, stated in writing that as of 9/6/2017 the project is within a 7-minute travel time from the first due station.

The Fire Chief, as of May 15, 2016, has outlined the adequacy of personnel and equipment as required by Section 24-122.01 (e).

Capital Improvement Program (CIP)

The Prince George's County FY 2017-2022 Approved CIP provides funding to complete a major renovation of the existing Clinton Fire/EMS facility.

The above findings are in conformance with the 2008 *Adopted and Approved Public Safety Facilities Master Plan* and the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure".

School Facilities

The special exception has been reviewed for impact on school facilities and the staff concludes that the subdivision is exempt from a review for schools because it is a nonresidential use.

Water and Sewerage Findings

The 2008 *Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System for Development. This is sufficient evidence that public water and sewerage are available to serve the project.

I:\PFSD\Development Review\SE-4772 Non-Residential JM. sp
JAReferrals_DRD\SE-4772 Non-Residential JM. sp

Mangalvedhe, Jay

From: Wood, Dennis C. <dcwood@co.pg.md.us>
Sent: Wednesday, September 06, 2017 10:15 AM
To: Mangalvedhe, Jay
Cc: Martin, Maria
Subject: Re: Travel Time Confirmation.

This parcel is within a 7 minute travel time from station 825 (Clinton)

Dennis C. Wood, MS, NR-P

Prince George's County Fire/EMS Department
Deputy Fire Chief
Emergency Services Command

"Do not let what you cannot do interfere with what you can do." - John Wooden

From: Mangalvedhe, Jay <Jay.Mangalvedhe@ppd.mncppc.org>
Sent: Wednesday, September 6, 2017 9:59:44 AM
To: Wood, Dennis C.
Cc: Martin, Maria
Subject: Travel Time Confirmation.

Dennis,
The case # SE-4772 is located at **6308 Allentown Road, Temple Hills.**
Jay



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Fire/EMS Department



Office of the Fire Marshal

Date: 9/10/2017

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

FROM: Kenny Oladeinde, Project Coordinator *JO*
Office of the Fire Marshal

RE: SE-4772

The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Seinolo Carwash

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784

Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko
H:\

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.



Rushern L. Baker, III
County Executive

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



MEMORANDUM

October 12, 2017

TO: Ivy Thompson, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E. Associate Director
Site/Road Plan Review Division, DPIE

RE: Sunoco Carwash
Special Exception No. SE-4772

CR: Allentown Road, 3-31-A

ng 10/12/17

In response to the Special Exception Plan No. SE-4772 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

Roadways

- The property is located on the east side of Allentown Road at its intersection with Camp Springs Avenue.
- Roadway dedication and frontage improvements are required along Allentown Road to meet the 120' arterial road right-of-way standard, in accordance with the County Road Ordinance, and Department of Public Works and Transportation's (DPW&T) Specifications and Standards and the Americans with Disabilities Act (ADA).
- The existing driveways entrances are to be upgraded to meet current DPW&T Specifications and Standards.
- The existing entrance on the south side of the property is encroaching on the offsite parcel owned by PEPCO. The applicant shall provide evidence of a legally recorded easement on the adjacent property that allows use of this entrance, or relocate the entrance to be fully on and in front of this parcel.
- Standard 5' sidewalk is required along the property's entire frontage.
- Street lights and street trees are to be installed in accordance with DPW&T Specifications and Standards.

9400 Peppercorn Place, 2nd Floor, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 • <http://dpi.e.myppg.us> • FAX: 301.925.8510

Ivy Thompson
October 12, 2017
Page 2

Stormwater Management

- The proposed special exception does not meet the intent of the approved Stormwater Management Concept (concept) Plan No. 1373-2017 approved on May 15, 2017.
- The proposed special exception shall be revised to meet the intent of the approved concept plan.
- A pollution prevention plan is required prior to permit issuance.
- The proposed storm drain system is not acceptable. Waste water discharge from the proposed car wash shall not be conveyed into the existing storm drain system.
- The applicant shall connect the proposed car wash to the existing sewer system as shown on the approved concept plan. Coordination with the Washington Suburban Sanitary Commission (WSSC) is required.

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

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

Please submit any additional information described above for further review, at the time of final Stormwater Management permit review.

If you have any questions or require additional information, please contact Mr. George Holmes, District Engineer for the area, at 301.636.2060.

MCG:KD:dar


cc: George Holmes, District Engineer, S/RPRD, DPIE
Kelli Derby, Engineer, S/RPRD, DPIE
Digiterra Design, LLC, 8910 Simpson Lane, Suite 3, Clinton,
Maryland, 20735
Clearview 6308, LLC, 6308 Allentown Road, Temple Hills,
Maryland 20748



Division of Environmental Health/Disease Control

Date: September 12, 2017

To: Ivy Thompson, Urban Design, MNCPPC

From:  Rita Johnson, Environmental Sanitarian, Environmental Engineering/Policy Program

Re: SE-4772; Sunoco Carwash

The Environmental Engineering/Policy Program of the Prince George's County Health Department has completed a review of the plans and documents submitted in association with the Special Exception for the Sunoco Carwash at 6308 Allentown Rd, Camp Springs, MD 20748 and has the following comments/recommendations:

1. During the demolition/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.
2. During the demolition/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.

If you have any questions or need additional information, please contact me at 301-883-7687 or rjohnson@co.pg.md.us



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

BCJ

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Date: August 27, 1990

To: Fern Piret, County Planning Director
From: Susan Cotter, Supervisor, Information and Permit Review
Subject: Project Name Sunoco Station
Project No. AC - 90104

Alternative Compliance Committee Review

Recommendation: Approval
 Denial

Justification:
The applicant's plan, as proposed, meets the intent of the Landscape Manual pursuant to Section 1-3 (x) (5).

Susan Cotter 8/27/90
Reviewer's Initials Date

Planning Director's Review

Final Decision: Approval
 Denial

Recommendation: Approval
 Denial

- To Planning Board
- To District Council
- To Zoning Hearing Examiner

Fern Piret 8-27-90
Planning Director's Signature Date

Appeal of Planning Director's Decision

Appeal Filed: _____
Planning Board Hearing Date: _____
Planning Board Decision: Approval Denial
Resolution No: _____

ACFORM 3 4/90



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

July 30, 1990

R. W. Von Luerte
1031 Squires Drive
West Chester, PA 19382

Re: ROSP- SE-1452
Gas Station
6308 Allentown Road

Dear Mr. Von Luerte:

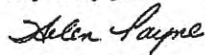
This is in regard to our telephone conversation of July 27. The revised site plan does not meet all the conditions of the Planning Board Resolution PGCPB No. 89-644 approving the above application and is also deficient as follows:

1. Fourteen parking spaces are shown. However, the parking schedule states "12 standard spaces and one handicapped." The parking schedule should be revised to state: Parking Required - 14 spaces, including one handicap space. Provided - 9 standard spaces, 4 compact spaces, one handicap space; Total 14 spaces.
2. The two parallel spaces on the northwest side of the property are required to be 22 by 8 feet in size (Section 27-558). The site plan should be revised accordingly.
3. The notes should state the landscape calculations, e.g. landscaping required and provided. The calculations should specify the number of plant units/plantings and species. (Sections 4.2, 4.3 and 4.7)
4. A ramp is required adjacent to the handicap parking spaces, providing access to the sidewalk and entrance (Section 27-566).
5. Eliminate references to building specifications, excavation, etc. The site plan for ROSP - SE-1452 is for land use purposes in accord with the Zoning Ordinance (Section 27-282 as amended via CB-1-1989, CB-109-1989 and CB-111-1989, etc.) A separate building plan is submitted for building permit applications which should conform with the subject site plan.

In connection with No. 5, while details are usually welcome, the excess of information not relevant to this application results in a cluttered and unacceptable site plan. Therefore, per our discussion the site plan should be revised per Section 27-282.

If there are any questions, please contact me.

Very truly yours



Helen Payne
Senior Planner

HP:dcb

cc: Betty Carlson-Jameson
M-NCPPC Permits Office

PGCPB No. 89-644
File No. SE-1452
Page 2

detrimental to the use or development of adjacent properties or the neighborhood.

4. The proposed use, with conditions, meets the requirements of the Zoning Ordinance and State statutes, respectively, for a minor change amendment to an approved special exception and the needs of the general public.

NOW, THEREFORE, BE IT RESOLVED, that this application for a "minor change" to Special Exception No. 1452, is hereby APPROVED, subject to the following conditions:

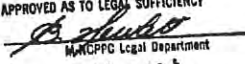
1. The site plan shall be revised for approval by the Planning Board or its designee, as follows:
 - a. *OK* The pump islands and building shall be relocated a minimum of 11 feet southeastward toward the rear of the subject property. A 10-foot-wide landscaped strip shall be provided inside the subject property boundary along the street line (Sections 27-450 and 27-564);
 - b. All interior one-way driveways shall be a minimum of 10 feet wide without parking, 11 feet wide for parallel parking and 13 feet wide where 45 degree angle parking is provided (Section 27-560);
 - c. Parking space sizes shall meet the required size dimensions (Section 27-558);
 - d. The two parking spaces adjacent to the east side of the building shall be deleted;
 - e. Four compact spaces shall be provided (Section 27-559); and
 - f. A minimum of 14 parking spaces shall be provided or the applicant shall obtain the necessary departure (Section 27-568).
2. In the event building permits are issued for the subject use after January 1, 1990, the site plan shall be revised, subject to the approval of the Planning Board or its designee, to meet the requirements of the Landscape Manual as part of the Zoning Ordinance, as follows:
 - a. A 10-foot-wide landscape strip shall be provided between the street right-of-way and the subject proper-

PGCPB No. 89-644
File No. SE-1452
Page 3

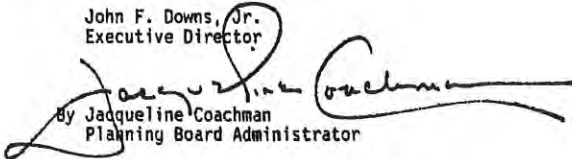
- ty, to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage excluding driveway openings [Section 4.3(a)].
- b. A five-foot-wide perimeter landscape strip shall be provided along the northeast and southwest (side) property lines of the subject property [Section 4.3(b)].
- c. Five percent interior planting, including one shade tree for each 300 square feet, shall be provided for the parking lot or the applicant may seek alternative compliance [Section 4.3(c)].
- d. The dumpster shall be screened with a sight-tight board-on-board fence [Section 4.3(c)]; and
- e. A 20-foot-wide landscaped bufferyard with 80 plant units per 100 linear feet shall be provided along the south property line. [Section 4.7(b)]. This bufferyard may be modified in relation to the bufferyard provided on the adjoining developed lot [Section 4.7(c)].

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Dabney, seconded by Commissioner Wootten, with Commissioners Dabney, Yewell, Rhoads and Wootten, voting in favor of the motion, and with Commissioner Botts absent, at its regular meeting held on Thursday, December 14, 1989, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

 MNCPPG Legal Department
 Date 12/22/89

John F. Downs, Jr.
 Executive Director


 By Jacqueline Coachman
 Planning Board Administrator

JFD:JC:HP:meg

IN RE: Special Exception for Sunoco Carwash

APPLICANT: Clearview 6308, LLC

PROPERTY: 6308 Allentown Road
Temple Hills, MD 20748

AGENT/CORRESPONDENT: Traci R. Scudder, LLC
Law Office of Traci R. Scudder, LLC
137 National Plaza, Suite 300
National Harbor, Maryland 20745
240-273-3294 (o)
240-397-3625 (c)
240-331-9182 (f)
traciscudder@gmail.com

AMENDED STATEMENT OF JUSTIFICATION FOR SPECIAL EXCEPTION
(SE-4772 & AC-17016)

PROJECT DESCRIPTION

Project concerns a request for Special Exception approval of a proposed carwash as an additional use to an existing Sunoco gas station and convenience store on behalf of Clearview 6308, LLC. The Sunoco gas station/convenience store's location is 6308 Allentown Road in Temple Hills, Maryland 20748. The assigned case number for the Special Exception is #4772. Clearview 6308 LLC d/b/a Sunoco Carwash (hereinafter referred to as "Sunoco") hereby requests approval of Special Exception #4772 per Prince George's County Zoning Ordinance Part 7, Division 3, Sec.27-324. The proposed carwash will operate as a single car drive-thru and will be located at the existing Sunoco gas station at 6308 Allentown Road in Temple Hills, Maryland, which was originally approved as a gas station under Special Exception #1452 and revised on August 30, 1990. A car wash requires a Special Exception under C-S-C zoning.

It is the owner's intent to obtain the required building permits to construct a 678 square foot single-lane car wash facility. This additional use to the existing gas station would be in line with the Master Plan Design Guidelines and would provide highly sought-after quality car wash services and allow for the expansion of an existing business. New construction is proposed, and the project meets Zoning Ordinance regulations in said section regarding setbacks, maximum building heights, building coverage/green area, and landscaping.

DESCRIPTION AND LOCATION OF THE SUBJECT PROPERTY

The site is 0.695+/- acres, zoned C-S-C, located approximately 1/8th mile southeast of the Route 5/Branch Avenue and Allentown Road intersection, located on the east side of Allentown Road. The subdivision is known as Allentown Subdivision. The property is surrounded by mostly commercial and institutional uses. To the east and at the rear of the property is a church; a carpet store is to the west; to the south, the property is bounded by a mixed use commercial center and on the west by a Pepco Utility Switching Station; and on the north by Allentown Road, serving as the property frontage.

The subject special exception application also includes a request for a departure from parking and loading standards for nine (9) parking spaces. At this time, the Applicant Sunoco seeks to serve its current and future customers with a conveniently and economically-priced carwash and continue to serve the community where it is located to directly benefit the neighborhood in which it operates. The requested use will not require an addition or expansion to the existing building, and therefore, the primary use on the property, which is the gas station with a food and beverage store, will operate under the same building footprint.

The following information addresses Design Guidelines per Zoning Ordinance Section 27-328.01:

1. SETBACKS

The required building setback on the Northern property line is between 30'-31' per Record Plat A09-6317. The existing and proposed building meets this required setback. The proposed carwash does not meet the 30' setback adjacent to Bufferyard#3. The proposed setback is between 10' and 15' and will require alternative compliance. The proposed carwash meets the rear yard setback of 25' in the rear by providing a proposed setback of approximately 75'. Otherwise, the carwash meets all other setback requirements.

2. LANDSCAPING/BUFFERING/SCREENING

Plan proposes conformance with the Landscape Ordinance by providing a "B" Bufferyard along the eastern (Bufferyard #1) and western (Bufferyard#3) property lines. The southern property line (Bufferyard #2) does not require landscape requirements as the existing Commercial/Retail Shopping center is 60k in square feet with a high impact equal to the carwash high impact, therefore cancelling landscape requirements for Bufferyard #2.

3. PARKING AREA LOCATIONS

Proposed parking areas reflect the existing conditions and are located as per the recently Revision of Site Plan for Special Exception 1452. However, the angled 60-degree parking located on the eastern property line is proposed as perpendicular to enhance traffic flow with respect to the exiting traffic from the proposed carwash. Parking spaces on both the eastern and western property lines are screened by proposed landscaping.

4. PARKING LOTS/CARS

The proposed carwash use requires 1 parking space. The GFA (not including the carwash) is 1900 square feet. A total of 16 parking spaces are required. Seven parking spaces are shown, of which 1 is compact, (1) handicap/van-accessible space, and (3) are regular parking spaces, and 2 are parallel parking spaces.

5. BUILDING

New construction is proposed for a carwash facility with a gross floor area of 768 square feet, requiring (1) space.

6. STREETScape IMPROVEMENTS

No streetscape improvements are proposed. Two commercial driveway entrances are existing and are sufficient to handle entering and exiting traffic from Allentown Road.

7. LANDSCAPE ORDINANCE REQUIREMENTS

This property is subject to the landscape ordinance and complies per plan, with alternative compliance required on the south boundary.

8. SIGNS

A new sign is proposed for the business in the front area which is approximately 10 square feet in area, and is shown on plan, including 2 new stop signs.

9. SETBACKS

The minimum required setbacks in feet for front, side, and rear yards is as follows, with existing setbacks provided on the site for the carwash facility:

Required	Provided
a. Front-25'	Min. Setback met (see plan)
b. Side-12'	Min Setback met for existing building; (see plan for proposed carwash setbacks.
c. Rear-25'	Min. Setback met (see plan)

10. CONFORMANCE WITH SECTION 27-317(a)

With regard to the proposed car wash, as described above, the Applicant submits that the findings required by Sec 27-317 of the Zoning Ordinance can be made, as follows:

THE PROPOSED SPECIAL EXCEPTION MEETS THE REQUIREMENTS OF SECTION 27-317 OF THE PRINCE GEORGE'S COUNTY CODE.

The proposed Use and Site Plan are in Harmony with the Purposes of this Subtitle (Section 27-317(a)(1)).

The proposed special exception use complies with the purposes of the Prince George's County Code (the "Code"), as set forth within Section 27-102. Sections 27-102 of The Prince George's County Code provides as follows:

The purposes of Zoning Ordinance are:

- (1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;**

RESPONSE: *In allowing for the expansion of an existing gas station, approval of the subject application will protect and promote the health, safety, morals, comfort, convenience and welfare of the inhabitants of the County by helping to meet the needs of its citizens who desire for a quality place to get a car wash. This proposal will provide a facility that will conveniently provide a service to the residents and workers within the general area. The*

operation of this use will not in any way have a detrimental impact on the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the County. The car wash will comply with all County, State and Federal regulations which are put in place to achieve this particular Purpose.

(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;

RESPONSE: *The approved Master Plan for Henson Creek-South Potomac, dated October 20, 1981, recommends the "Medium Suburban" land use for the subject property. Amenities such as the proposed car wash will complement the existing residential community. The subject site is within the Branch Avenue Metro Station Corridor of the General Plan which is in conformance with the following objectives of Transit-Oriented Development:*

"Ensure compatibility with surrounding neighborhoods"

"Preserve and enhance environmental features and green infrastructure elements"

"Promote development of mixed residential and nonresidential uses at moderate to high densities and intensities in context with surrounding neighborhoods and with a strong emphasis on transit-oriented design."

The subject application is in conformance with an objective of the Living Areas Chapter of the Master Plan, to "Provide adequate public facilities and services concurrent with residential development, preserve natural amenities." This application will provide a car wash facility that will be available to families and workers within the community, providing an economic alternative and a convenient service for customers using the gas station who want a quick and convenient car wash.

(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

RESPONSE: *The proposed use will have a de minimus impact on public facilities and services. Further, because the Applicant is proposing a modest expansion of an existing gas station, this would not only promote the conservation of an existing community but would not create any further strain on the existing public facilities and services.*

(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

RESPONSE: *This purpose is being met in that the Applicant will be developing in accordance the requirements for a Special Exception use, and will comply with all County, State and Federal regulations. This will further the Purpose of guiding the orderly growth and development of the County, while recognizing the needs of business.*

(5) To provide adequate light, air, and privacy;

RESPONSE: *The subject car wash has been developed in conformance with the various regulations in the Prince George's County Zoning Ordinance to ensure the provisions of adequate light, air and privacy. These principles include the provision of sufficient setback distance between the proposed use and neighboring uses, and compliance with height limits which promote access to air and light.*

(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

RESPONSE: *The proposed use is appropriate in size, type, and design, given the proposed location and the uses to be served. As noted above, the gas station and convenience store has been operating at this location since approximately 1990 and has not caused any adverse impacts on adjoining development. It is not anticipated that the Applicant's proposal to add a car wash will have an adverse impact on future development of adjoining.*

(7) To protect of the County from fire, flood, panic, and other dangers;

RESPONSE: *This purpose is met, as the subject car wash will be developed in conformance with regulations established by the Prince George's County Code, including the Zoning Ordinance, which are intended to protect from fire, flood, panic and other dangers. Moreover, by complying with the floodplain regulations, stormwater management regulations, fire and building code, the propose car wash will protect against the occurrence of these hazards.*

(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

RESPONSE: *This purpose is not applicable since the proposed special exception does not include a housing component.*

(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;

RESPONSE: *The subject car wash is harmony with this Purpose as it is a local business operated mainly for the benefit of County residents. As a business, it contributes to the tax base of the County directly, both through property taxes and through the employment provided to its staff.*

(10) To prevent the overcrowding of land;

RESPONSE: *Since the proposed use is to be developed within the context of an already developed site, this Purpose will be met. The subject car wash will be developed in accordance with various County laws that ensure the prevention of overcrowding of land,*

including the provisions contained in the Table of Uses of the Zoning Ordinance, which provide for the compatibility of uses in the same zoning district, as well as provisions that restrict the amount of land that can be occupied by buildings. The proposed car wash facility, including the required setbacks and access drive, will not overcrowd the site.

- (11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;**

RESPONSE: *The proposed car wash will be located on a site that was developed in conjunction with Prince George's County regulations that have been designed to lessen the danger and congestion of traffic on the roads.*

- (12) To insure the social and economic stability of all parts of the County;**

RESPONSE: *By providing citizens of the area with a clean, safe, and affordable place to obtain a car wash, the goal of social and economic stability in the County will be furthered. This business will continue to contribute to the tax base of the County, by providing a needed service to the surrounding community, and by virtue of being located among compatible uses.*

- (13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;**

RESPONSE: *Because the proposed car wash will be located on a developed site, it will have minimal additional. It also will not produce noise or air pollution. No steep slopes or scenic vistas will be impacted.*

- (14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and**

RESPONSE: *The subject proposal is in harmony with this Purpose, as the proposed car wash is in a location that does not contribute to sprawling development onto undeveloped or agricultural lands that are a part of the scenic beauty of the County.*

- (15) To protect and conserve the agricultural industry and natural resources.**

RESPONSE: *This Purpose is achieved because the Special Exception use is solely contained within an existing, developed property. By redeveloping an existing impervious commercial site, the proposed car wash at this location reduces pressure to develop undeveloped land for this use.*

Further, in addition to the above purposed set forth under Section 27-102(a), Section 317 also requires that the Applicant meet the following:

The Proposed Use in Conformance With All Applicable Regulations of this Subtitle (Section 27-317(a)(2)).

RESPONSE: *With the granting of the requested special exception, the proposed use and accompanying Site and Landscape Plan generally conform with the applicable requirements and regulations of the Zoning Ordinance. A departure from the parking and loading standards and alternative compliance is being requested.*

The Proposed Use Will Not Substantially Impair The Integrity of Any Validly Approved Master Plan (Section 27-317(a)(3)).

RESPONSE: *The Applicant's proposal to add a car wash at the existing gas station and convenience store will not substantially impair the integrity of the approved Master Plan for the area. The Henson Creek-South Potomac Master Plan approved on Oct. 10, 1981, recommends the "Medium Suburban" land use for the subject property, which is consistent with the use. The property is within the Developed Tier and within the Branch Avenue Metro Corridor, both of which proposes as a vision "a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium to high-density neighborhoods...strengthen existing neighborhoods and encourage appropriate infill, ensuring compatibility with surrounding neighborhoods." The Branch Avenue Corridor also has as a goal "establishing land use and transit linkages with a strong emphasis on transit-oriented development and makes it easier to use transit." A carwash will provide a desirable amenity to the existing commercial neighborhood and will strengthen existing neighborhoods by providing a much needed alternative and economical carwash service which can be easily accessed from Allentown Road. The proximity of the Branch Avenue Metro Station will allow drivers to use the carwash as it is within 3 miles of the transit system, as envisioned by the goals of the Branch Avenue Metro Corridor. The Master Plan presumes the compatibility of special exception uses in the zones in which they are permitted, absent specific findings to the contrary.*

The Proposed Use Will Not Adversely Affect The Health, Safety or Welfare of The Residents or Workers In The Area (Section 27-317(a)(4)).

RESPONSE: *As discussed herein, the proposed use will in no way adversely affect the health, safety or welfare of residents or workers in the area. Additionally, the gas station and convenience store have been a compatible use in the community for several years and its continued, expanded operation will not adversely affect the health, safety, or welfare of residents or workers in the area.*

The Proposed Use Will Not Be Detrimental To The Use or Development of Adjacent Properties or The General Neighborhood (Section 27-317(a)(5)).

RESPONSE: *The proposed car wash will not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed use will not result in a significant change to the character of the neighborhood. Adjacent properties are commercial in nature. The only physical changes to the site will be the addition of the carwash and landscaping, which is proposed along the front along Allentown Road and on both sides of the property.*

The Proposed Site Plan Is In Conformance With an Approved Type 2 Tree Conservation Plan (Section 27-317 (a)(6)).

RESPONSE: *The plan is exempt from the TCP-Type-2 plan requirement.*

The Proposed Site Plan Demonstrates the Preservation and/or Restoration of the Regulated Environmental features in a natural state to the fullest extent possible (Section 27-317 (a)(7)).

RESPONSE: *The Applicant is not proposing any disturbance to the regulated environmental features, and thus, the regulated environmental features on the property are being preserved to the fullest extent possible.*

The proposed car wash will meet the requirements of a special exception for this use, as set forth in Section 27-348.01 as follows:

CONFORMANCE WITH SECTION 27-428(a)(1)

The application is in conformance with Section 27-428(a)(1), the Purposes of the C-S-C Zone:

(A)To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain; "

RESPONSE: *This proposal will have no effect on the creation of one-family residential lots, as it is to make use of an existing developed site with no proposed residential use.*

(B)To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles "

RESPONSE: *This proposal will result in the use of this already developed site as a gas station/convenience store, with an additional car wash use.*

(C) To encourage the Preservation of trees and open spaces"

RESPONSE: *The site plan proposes to add new landscaping.*

DEPARTURE FROM PARKING AND LOADING STANDARDS – SECTION 27-588

Required off-street parking per Prince George's County Zoning Ordinance Section 27-568 for a commercial retail food market is one (1) parking space per 150 square feet, excluding any basement storage area. The total gross floor area of the existing convenience store building is 1,900 square feet and the total gross floor area for the proposed carwash is 768 square feet, for a total gross floor area of 2,668 square feet. The 20% joint use reduction is applicable. The required number of parking spaces for the existing and proposed uses is fourteen (14). The site plan proposes seven (7) parking spaces. The Applicant does not meet the parking requirement and is therefore requesting a departure from the required 14 parking spaces to provide 7 parking spaces for referenced commercial retail food market use.

The food market exists and has existed for a number of years, serving the community. It is the owner's desire to add a carwash. Previously existing parking spaces were eliminated due to carwash vehicular circulation conflicts. Also, there is no available street-parking, by Code. The site does not afford expansion to provide the deficient 7 spaces.

Section 27-582(a) of the Zoning Ordinance also requires one (1) loading space for the development because the combined square footage of the convenience store with the car wash is 2,668 square feet. One loading space is required for 2,000 square feet to 10,000 square foot. There is not enough space to add one loading space without losing more parking. The Applicant is requesting a departure for the loading space. The Applicant proposes the use of other available parking spaces during off-peak hours or evening hours for loading purposes.

The Applicant's request for approval of a Departure from Parking for per Zoning Ordinance Section 25-568 is as follows:

Required Findings

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Part (Section 27-550) will be served by the applicant's request;**

The purposes of this Part are:

- (1) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**

***RESPONSE:** The addition of seven new parking spaces will be sufficient to serve the parking needs of persons who patronize this business. The Applicant contends that the utilization of underused parking spaces during off-peak hours instead of a loading space would be adequate to meet the needs of this small site. A loading space would negatively impact site circulation and would further decrease the number of parking spaces that the site can accommodate. The Approval of this Departure will allow the Sunoco to continue as a gas station/convenience store, along with an added car wash.*

- (2) **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**

***RESPONSE:** There will not be parking on public streets arising from this particular use.*

- (3) **To protect the residential character of residential areas; and**

***RESPONSE:** Approval of this departure request will be in harmony with this standard.*

- (4) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

***RESPONSE:** Adequate parking to support the proposed new use is being provided. Seven additional parking spaces are being added to the site. Although the proposed new parking spaces fall short of the parking requirement for the car wash, the Applicant believes the site plan represents a reasonable alternative, approval of which will not create any foreseeable negative impacts to the site or the surrounding businesses and community. The Applicant is also requesting a waiver of the required loading space. The Applicant believes that underutilized parking spaces can serve as a loading space during non-peak hours and after*

hours. Approval of the Departure will increase amenities in the Regional District by adding a service that citizens will find desirable.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request;**

RESPONSE: *The minimum number of parking spaces required for the existing and proposed building gross floor areas is 14. The Applicant is providing 7 vehicular spaces and request approval of a Departure from Parking and Loading Standards for 7 additional spaces required for vehicular parking. The Applicant has determined that the loading space cannot be provided without sacrificing available parking spaces or impacting setbacks or drive-aisle widths. The departure of 7 parking spaces is the minimum necessary, given the specific circumstances of the request.*

- (iii) **The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

RESPONSE: *The departure is necessary in order to alleviate circumstances which are unique to the site. The site has been used as a gas station/convenience store since 1990. The owner plans to incorporate a new use (a carwash), which will afford the area a quality and economically-price carwash. The proposed carwash is 32' in length and 24' wide and will have a one-car wash facility. The proposed site location of the carwash is placed to reduce vehicular circulation conflicts to the greatest extent possible. However, existing spaces were eliminated to reduce the vehicular conflicts as cars enter and leave the carwash.*

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

RESPONSE: *We have interpreted the Zoning Ordinance in the strictest terms: namely, 14 required spaces for the gross floor area of 2,668 square feet for existing and proposed buildings.*

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

RESPONSE: *It is not Sunoco's intent to burden the neighborhood with parking from its current and proposed business activities and no residential areas are adjacent to the site. Parking and loading needs of adjacent residential areas will not be infringed upon if the requested departure is granted. The subject gas station and convenience store have existed at its current location since 1990 without any*

parking issues, and therefore, it is not anticipated or foreseeable that parking will become a problem if a car wash is added, with 7 new parking spaces to support it.

(B) In making its findings, the Planning Board shall give consideration to the following:

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

***RESPONSE:** No additional parking other than the 7 additional spaces which the Applicant has proposed to provide are available within 500 feet of the subject property.*

- (ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

***RESPONSE:** The Applicant's proposal is in harmony with the recommendations of Area Master Plan which supports the proposed use. The approved Master Plan for Henson Creek-South Potomac, dated October 20, 1981, recommends the "Medium Suburban" land use for the subject property. Amenities such as the proposed car wash will complement the existing residential community.*

- (iii) **The recommendations of a municipality (within which the property lies) regarding the departure; and**

***RESPONSE:** The subject property is not located in a municipality. No municipality has made a recommendation at the time of this writing.*

- (iv) **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

***RESPONSE:** The Applicant is not aware of any public parking facilities proposed in the County's Capital Improvement Program within the general vicinity of the property.*

(C) In making its findings, the Planning Board may give consideration to the following:

- (i) **Public transportation available in the area;**

***RESPONSE:** Customers who utilize the proposed car wash will drive their vehicles to this location, and thus, public transportation available in the area is not relevant to this particular use.*

- (ii) **Any alternative design solutions to off-street facilities which might yield additional spaces;**

RESPONSE: *The Applicant has explored alternative design solutions and determined that there are no solutions which might yield additional spaces.*

- (iii) **The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;**

RESPONSE: *The property is surrounded by mostly commercial and institutional uses within 500 feet of the subject property. To the east and at the rear of the property is a church; a carpet store is to the west; to the south, the property is bounded by a mixed use commercial center and on the west by a Pepco Utility Switching Station; and on the north by Allentown Road, serving as the property frontage.*

- (iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

RESPONSE: *The development of multifamily dwellings on this property is not being proposed, and the property is not located in one of the above-referenced zones.*

CONCLUSION

For all of the above-stated reasons, the Applicant submits that the proposed car wash meets the requirements of the Prince George's County Zoning Ordinance and will not in any way adversely affect the subject property or the surrounding neighborhood. The proposed car wash will be an upgrade to the existing gas station and convenience store. Further, it is the Applicant's contention that the requested Special Exception and Departure from Parking and Loading Standards meet or exceed the requirements of the Zoning Ordinance, and therefore, the Applicant requests approval of the subject applications.

Respectfully Submitted,

LAW OFFICE OF TRACI R. SCUDDER, LLC

/s/ Traci R. Scudder
Traci R. Scudder
Attorney for Applicant



**JUSTIFICATION STATEMENT
For Alternative Compliance
Associated With
Special Exception #4772
On behalf of**

**Sunoco Carwash
July 15, 2017**

Alternative Compliance is requested for the following sections of the Landscape Ordinance: Section 4.7-1 Buffering Incompatible Uses. AC is requested for Bufferyard#1 and Bufferyard#3. Bufferyard#1 is adjacent to both a church and a commercially zoned property (zoned CSC) however, alternative compliance for Section 4.7-1 is requested for the portion adjacent to the church, comprising Parcel 91, due to bufferyard width. Bufferyard #3 is adjacent to a public utility building and alternative compliance for Section 4.7-1 applies to this bufferyard due to width.

Project Description

Project concerns a request for Special Exception approval of a proposed carwash as an additional use to an existing Sunoco gas station & convenience store on behalf of Clearview 6308, LLC. The Sunoco gas station/convenience store's location is 6308 Allentown Road in Temple Hills, Maryland 20748. The assigned case number for the Special Exception is #4772.

Description and Location of The Subject Property

The site is 0.695 acres, zoned C-S-C, located approximately 1/8th mile southeast of the Route 5/Branch Avenue and Allentown Road intersection, located on the east side of Allentown Road. The subdivision is known as Allentown Subdivision. A Pepco Switching Station exists to the immediate north, and commercial-retail uses exists to the west and south. The property is bounded by Allentown Road to the east.

ALTERNATIVE COMPLIANCE JUSTIFICATION STATEMENT

Sunoco Carwash

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Specific Alternative Compliance Request for Bufferyard#1

The applicant seeks Alternative Compliance for Section 4.7-1 along Bufferyard#1 which is adjacent to Parcel #91 zoned C-S-C. The current use is for a church. The proposed bufferyard length is 113' and the required width is 20'. The proposed width is 5'-20' and does not meet the 20' width requirement throughout the entire bufferyard length. We propose to provide 4 Shade Trees, 14 Evergreen Trees, providing 110 plant units, thus meeting the required plant unit of 91. We partially meet the bufferyard width of 20' at the rear of the site.

Specific Alternative Compliance Request for Bufferyard#3

The applicant seeks Alternative Compliance for Section 4.7-1 along Bufferyard#3 which is adjacent to Lot 1 which is zoned C-S-C. The current use is for a Pepco Switching Station. The proposed bufferyard length is 196' and the required width is 20'. The proposed width is 2.5'-20' and does not meet the 20' width requirement throughout the entire bufferyard length. We propose to provide 9 Shade Trees (5 of which are existing) and 15 Evergreen Trees, providing 165 plant units, thus meeting the required plant unit of 157. We partially meet the bufferyard width of 20' at the rear of the site.

We request approval of this Alternative Compliance application on behalf of Sunoco Carwash.

DIGITERRA DESIGN, LLC

Darrell V. Oliver

Consultant for Sunoco Carwash