



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

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

# Detailed Site Plan Dash-In Bowie

# DSP-22016

| REQUEST   | STAFF RECOMMENDATION  |
|---|---|
| Development of a gas station, food or beverage store, and a car wash. | With the conditions recommended herein:<br><br>• APPROVAL of Detailed Site Plan DSP-22016 |

|   |                    |
|---|--------------------|
| <b>Location:</b> In the northwest quadrant of the intersection of Heritage Boulevard and US 301 (Robert Crain Highway). |                    |
| Gross Acreage:  | 1.68               |
| Zone:   | TAC-E              |
| Zone Prior:   | C-M                |
| Reviewed per prior Zoning Ordinance:  | Section 27-1704(b) |
| Dwelling Units:   | N/A                |
| Gross Floor Area:   | 5,844 sq. ft.      |
| Planning Area:  | 71B                |
| Council District:   | 04                 |
| Municipality:   | Bowie              |
| <b>Applicant/Address:</b><br>Dash In Food Stores, Inc.<br>P.O. Box 2810<br>LaPlata, Maryland 20646                      |                    |
| <b>Staff Reviewer:</b> Andrew Shelly<br><b>Phone Number:</b> 301-952-4976<br><b>Email:</b> Andrew.Shelly@ppd.mncppc.org |                    |



|                              |            |
|------------------------------|------------|
| Planning Board Date:         | 04/06/2023 |
| Planning Board Action Limit: | 04/11/2023 |
| Staff Report Date:           | 03/23/2023 |
| Date Accepted:               | 01/31/2023 |
| Informational Mailing:       | 05/25/2022 |
| Acceptance Mailing:          | 01/25/2023 |
| Sign Posting Deadline:       | 02/28/2023 |

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

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22016  
Dash-In Bowie

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

**EVALUATION CRITERIA**

This application is for the development of a gas station, food or beverage store, and a car wash. The site is located within the Town Activity Center-Edge (TAC-E) Zone, which was formerly the Commercial Miscellaneous (C-M) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows development applications with prior approvals to continue to be reviewed under the prior Zoning Ordinance. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Commercial Miscellaneous (C-M) Zone;
- b. The requirements of Conceptual Site Plan CSP-78020-02;
- c. The requirements of Preliminary Plan of Subdivision 4-95119;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

**FINDINGS**

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

1. **Request:** This detailed site plan (DSP) requests the development of a gas station, food or beverage store (4,500 square feet), and a car wash (1,344 square feet). This proposal will replace an existing 5,461-square-foot eating and drinking establishment, which will be razed.

2. **Development Data Summary:**

|                        | <b>EXISTING</b>                   | <b>PROPOSED</b>                                   |
|------------------------|-----------------------------------|---|
| Zone(s)                | TAC-E (Prior C-M)                 | TAC-E (Prior C-M)                                 |
| Use(s)                 | Eating and Drinking Establishment | Gas Station, Food or Beverage Store, and Car Wash |
| Total Gross Acreage    | 1.68                              | 1.68  |
| Total Gross Floor Area | 5,461 sq. ft.                     | 5,844 sq. ft.                                     |

**Parking Spaces**

| <b>Use</b>                 | <b>NUMBER OF SPACES REQUIRED</b> | <b>NUMBER OF SPACES PROVIDED</b> |
|----------------------------|----------------------------------|----------------------------------|
| Gas Station (Self-Service) | 28                               | 29 (11 Compact)                  |
| Food or Beverage Store     | 2                                | 2                                |
| Car Wash                   | 3                                | 3                                |
| Handicap-accessible spaces | 2                                | 2                                |
| Loading Space              | -                                | 1                                |
| <b>Total</b>               | <b>33</b>                        | <b>34</b>                        |

3. **Location:** The subject site is located in the northwest quadrant of the intersection of Heritage Boulevard and US 301 (Robert Crain Highway), in Planning Area 71B and Council District 4. The site is zoned Town Activity Center-Edge (TAC-E) and was previously zoned Commercial Miscellaneous (C-M) under the prior Prince George’s County Zoning Ordinance.

4. **Surrounding Uses:** The subject property is located on the north side of Heritage Boulevard, at its intersection with US 301. The property is located in the Bowie Local Town Center, as designated in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan). The property is surrounded by other C-M-zoned properties. Located adjacent to the site is an existing medical practitioner’s office to the north, and an existing bank to the west. Heritage Boulevard is located to the south, and to the east is US 301.

5. **Previous Approvals:** The property, commonly known as Bowie Gateway Center and now known as Lot 8 in Tax Map 55, Grid D-2, was rezoned in 1975 via Prince George’s County Council Resolution CR-108-1975, Amendment 14, from the Rural Residential Zone to the C-M Zone. The rezoning conditions required the approval of a conceptual site plan (CSP) for the entire property. On July 26, 1979, the Prince George’s County Planning Board approved CSP-7808-01. This CSP approval required approval of a DSP prior to the development of any portion of the site.

On November 18, 1993, the Planning Board approved DSP-98047-01, for the development of a three-story bank and one-story eating and drinking establishment excluding drive-through service, to be located on Lot 1, Block E of the City of Capitals. The latest revision to the DSP was DSP-93047-04, which approved the current eating and drinking establishment, excluding drive-through service. On October 30, 1996, a plat was approved which subdivided Lot 1 into Lots 8 and 9.

This property is subject to two CSP approvals: CSP-78020-02 and CSP-78020-11. CSP-78020-02 was approved by the Planning Board on September 10, 1982, subject to five conditions. CSP-78020-11 was approved by the Planning Director on February 14, 2022, amending the use on the subject property from an eating and drinking establishment, excluding drive-through service, to a gas station, food or beverage store, and car wash.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-95119, which was approved by the Planning Board on December 21, 1995. This PPS approved two lots (Lots 8 and 9) for the development of 60,651 square feet of commercial development. The development for Lot 8 was capped at 32,899 square feet and included an existing 27,752-square-foot eating and drinking establishment, excluding a drive-through. The development for Lot 9 was capped at 27,752 square feet and included an existing 27,000-square-foot office building. The applicable conditions of these approvals are evaluated in Findings 8 and 9 of this technical staff report.

6. **Design Features:** The proposed application is for the construction of a gas station with 12 pumps and a 4,000-square-foot metal canopy, a 4,500-square-foot food or beverage store, and a 1,344-square-foot car wash. The food or beverage store and car wash building entrances will face US 301. The entrance to the site will be located off Heritage Boulevard, and the site is located to the right of the access driveway. The site will contain a total of 34 parking spaces, with 2 Americans with Disabilities Act (ADA) spaces, one 33-foot by 12-foot loading space, and 4 bicycle spaces within 2 bicycle racks. Of the 34 parking spaces, 11 will be compact spaces, as permitted by Section 27-559(a) of the prior Zoning Ordinance. These compact parking spaces will be located on the northern most boundary, near the trash and recycling enclosure, and adjacent to the car wash. These spaces will measure 10 feet wide by 17 feet deep. The aforementioned trash and recycling enclosure will be screened by an 8-foot-high brick veneer wall and evergreen shrubs. The site will feature two-way circulation, with adequate drive aisle widths. However, the car wash will only feature one-way circulation, with a single lane. The entrance to the car wash lane is located at the northern property border, on the side of the food or beverage store building. This one-way lane allows the car wash to have a queue separate from the remainder of the site, which permits adequate stacking space. Technical corrections to properly label all parking spaces are provided in the Recommendation section of this technical staff report.

#### **Architecture**

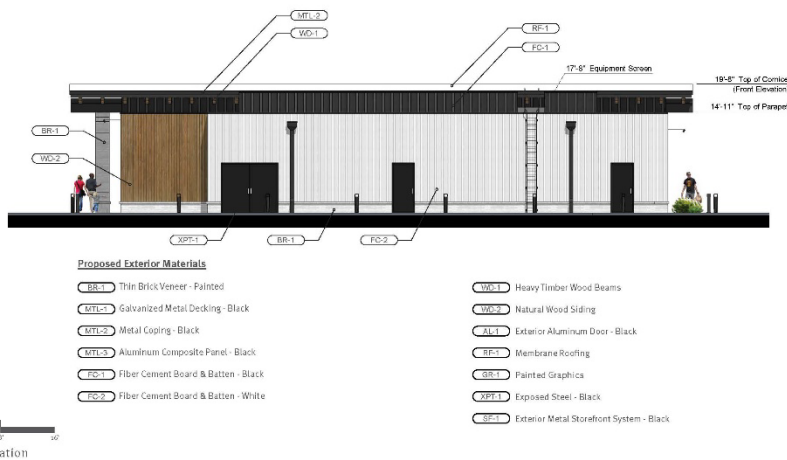
The building materials will include brick veneer, metal coping, aluminum, glass, and wood that will be in multiple colors including black, white, and brown. Separate architectural elevations are provided and are acceptable, but conditions have been included to label the cardinal directions on the elevations, and to dimension more architectural features.



**Figure 1: Front Elevation (Facing East) of the Food or Beverage Store**



**Figure 2: Side Elevation (Facing North) of the Food or Beverage Store**



**Figure 3: Rear Elevation (Facing West) of the Food or Beverage Store**



**Figure 4: Side Elevation (Facing South) of the Food or Beverage Store**

### Lighting

A photometric plan has been provided that demonstrates the proposed lighting and light features. The project proposes a mixture of pole-mounted and building-mounted light-emitting diode lights to adequately illuminate the site. The lighting provided has been deemed sufficient for the site and will provide adequate lighting with minimal spillover onto adjacent neighboring properties.

### Signage

The site proposes one freestanding pylon sign and several building-mounted signs. The signage proposed is consistent and compatible with the architecture of the site, while conforming to the prior Zoning Ordinance. The single freestanding sign will consist of

77.5 square feet and be located on the southeast portion of the site, to be visible from US 301 south and Heritage Boulevard. It will display the applicant's logos and the price of gas. The remaining signage is generally located on either the food or beverage store building, metal gas station canopy, or car wash building. The exceptions to this are the proposed car wash entrance and directional signage. Conditions have been included in the Recommendation section of this technical staff report, to provide a signage table on the DSP set and dimension the setbacks for the freestanding sign.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prior Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-M Zone of the prior Zoning Ordinance. A gas station and car wash in the C-M Zone require a DSP application, and the application is subject to the following special exception requirements for a gas station, per Section 27-358 of the prior Zoning Ordinance.

### **Section 27-459(a)**

**(1) The purposes of the C-M Zone are:**

- (A) To provide locations for miscellaneous commercial uses which may be disruptive to the harmonious development, compactness, and homogeneity of retail shopping areas;**

The subject site proposes a gas station, food or beverage store, and a car wash, which are consistent and compatible uses within the C-M Zone. Other uses in the adjacent C-M Zone properties include an eating and drinking establishment with drive-through service, medical office, a bank, and commercial retail establishments.

- (B) To provide these locations, where possible, on nonresidential streets; and**

This site is located in a nonresidential area and fronts on Heritage Boulevard, which is a nonresidential street.

- (C) To provide concentrations of these uses which are relatively far apart.**

The subject property is located along US 301, in Bowie, and fronts on Heritage Boulevard. The property is located in an area of TAC-E-zoned property, located along US 301, that includes Bowie Gateway Center and commercial properties located on the east side of US 301. The next concentration of similar uses is north, at the intersection of Harbor Way and US 301.



**Section 27-358**

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

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

The subject property has over 200 feet of frontage and direct access onto Heritage Boulevard, which has a right-of-way width of 95 feet, and has over 300 feet of frontage along US 301.

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

The proposed gas station is not located within 300 feet from any lot on which a school, outdoor playground, library, hospital, or a structure used as a residence is located.

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

The applicant does not propose the storage or junking of wrecked motor vehicles.

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

The revised plans submitted by the applicant show a 30-foot driveway access from Heritage Boulevard, however, the driveway tapers towards the interior of the site. To satisfy the requirements of Section 27-358(a)(5) of the prior Zoning Ordinance, staff request that the site plan be modified to provide a consistent 30-foot-wide driveway at the entrance to the site. The driveway shall extend the length of the proposed curb at the entrance to the carwash, at its intersection with the east/west drive aisle to the south of the proposed building. This requirement is consistent with the definition of a driveway, as found in Section 27-107(70) of the prior Zoning Ordinance, and stated below:

- (70) Driveway: A private roadway located on a "Lot," providing access for motor vehicles to a parking space, garage, or other "Structure," or from the "Lot" to a "Street."**

A consistent driveway width of 30 feet at the site entrance may require additional site modifications to the location of the car wash, and 6 parking spaces abutting the car wash, to allow for the appropriate width of the driveway. Once revised, the driveway will allow vehicles to directly access the parking spaces located near the building in addition to the interior drive aisle that will facilitate vehicular movement on-site. Staff recommend the site plan be modified as a condition of approval, as provided in the Recommendation section of this technical staff report.

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

The proposed access driveway is defined by curbing.

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

All proposed on-site sidewalks are at least 5 feet wide.

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

All proposed gas pumps and service appliances are located at least 25 feet behind the street line.

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

A car repair service use is not proposed with this application.

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

Architectural elevations for the proposed food or beverage store, car wash, and the gas station canopy are consistent and compatible with the surrounding development and similar uses along US 301.

The criteria for approval of a DSP are set forth in Section 27-285(b) of the prior Zoning Ordinance, and the site design guidelines are set forth in Section 27-283 of the prior Zoning Ordinance.

**Section 27-285(b)**

- (1) The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.**

The proposed development satisfies the site design guidelines, detailed in the finding below. The site plan does not require unreasonable costs, nor does it detract from the utility of the proposed development for its intended use.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

The proposed development is in general conformance with all the conditions of the original CSP-78020-02, and the latest amended version, CSP-78020-12. The proposed site uses of a gas station, food or beverage store, and a car wash were approved with CSP-78020-11. Further details regarding conformance to the approved CSP can be found in Finding 8 of this technical staff report.

**Section 27-283. – Site design guidelines.**

- (a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) These guidelines may be modified in accordance with Section 27-286.**

The proposed development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance. The guidelines below are applicable to the development of a proposed gas station, food or beverage store, and a car wash in the C-M Zone. The guidelines have not been modified, in accordance with Section 27-286 of the prior Zoning Ordinance.

**Section 27-281. – Purpose of Detailed Site Plans.**

**(b) General purposes.**

**(1) The general purposes of Detailed Site Plans are:**

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this Division; and**
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

**(c) Specific purposes.**

**(1) The specific purposes of Detailed Site Plans are:**

- (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

The proposed development promotes the intended purposes of the DSP. All proposed buildings and structures are located on the plan. There is adequate parking provided for the site and a condition has been added to include at least two electric vehicle charging stations, per Section 27-358(a)(11) of the prior Zoning Ordinance. The use is permitted and there are green areas shown on the plan, with adequate on-site landscaping, as demonstrated on the landscaping plan.

## Section 27-274(a). - Design Guidelines

### (1) General.

#### (A) **The Plan should promote the purposes of the Conceptual Site Plan.**

The proposed development does promote the purposes of the CSP, as it conforms to approved CSP-78020-02 and CSP-78020-12. Further details are provided in Finding 8 below.

### (2) Parking, loading, and circulation.

#### (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site (in part).**

#### (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians (in part).**

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

The proposed development demonstrates adequate parking and circulation throughout the site, apart from the proposed access driveway width modification and associated condition of approval, as stated in the analysis of Section 27-358(a)(5) of the prior Zoning Ordinance. The subject application proposes access to the site via Heritage Boulevard. The existing site consists of 102 parking spaces, with zero loading spaces for an eating and drinking establishment, excluding drive-through service. The applicant is proposing a total of 34 parking spaces and 1 loading space, which exceeds the required 33 parking spaces, and is acceptable by staff. The site plan also reflects four bicycle parking spaces on-site, at a location near the entrance to the building.

The surface parking is primarily located along the north, east, and south of the building. There are also five spaces located along the northern property line and six spaces located adjacent to the car wash. All eleven of these spaces are compact parking spaces, which are 10 feet wide by 17 feet deep. There are existing sidewalks along Heritage Boulevard and the submitted site plan proposes a sidewalk connection with the associated ADA ramps and striped sidewalks to facilitate safe pedestrian movement to the entrance of the building. Staff find the pedestrian circulation on-site to be acceptable and no additional sidewalk connections are recommended.

A truck-turning plan was submitted as part of the DSP application to demonstrate on-site truck turning movements with the appropriate design classification for the site. A condition has been included herein, to revise the truck turning plans to not conflict with oncoming traffic lanes.

**(3) Lighting.**

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

The proposed development will provide adequate lighting. A photometric plan was provided with this application and full cut-off light-emitting diode (LED) fixtures are being proposed, harmonious with the surrounding commercial development.

**(4) Views.**

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

The site design techniques include a 15-foot-wide landscape strip along the US 301 frontage and a Section 4.2 landscape strip located along the Heritage Boulevard frontage, in keeping with this criterion. These landscape buffers will provide adequate screening for the proposed food or beverage store and car wash buildings, along with the gas station canopy.

**(5) Green Area.**

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

This application meets the green space requirements, and a tree canopy coverage schedule has been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), apart from two conditions which are discussed in Finding 10.

**(6) Site and streetscape amenities.**

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site (in part).**

There will be site and streetscape amenities, such as the proposed landscape strips along Heritage Boulevard and US 301, with a variety of landscape materials that will contribute to an attractive development. A sidewalk connection has been provided to Heritage Boulevard, linking the on-site pedestrian sidewalk network to the adjacent street.

**(7) Grading.**

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts (in part).**

There is minimal grading associated with the proposed development, as the property contains an existing eating and drinking establishment, excluding drive-through service.

**(8) Service Areas.**

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

All service areas proposed on the site, such as the trash and recycling enclosure, are easily accessible and adequately screened by an 8-foot brick wall and evergreen shrubs.

**(9) Public Spaces.**

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

There are no public space systems being proposed as part of this development.

**(10) Architecture.**

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application, and it was determined that the building materials, including brick veneer, metal coping, aluminum, glass, and wood that will be in black, white, and brown colors are harmonious with the proposed building design of the food or beverage store and car wash buildings. Both freestanding and building-mounted signage is proposed, and the architectural elevations are consistent with the proposed buildings.

8. **Conceptual Site Plan CSP-78020-02:** The Planning Board approved CSP-78020-02 on September 10, 1992, subject to five conditions. The relevant conditions applicable to this DSP are as follows:

4. **Development of individual lots along US 301 and MD 192 shall provide consistent landscaping/berming within the 15-foot-wide landscape strip along US 301 and MD 197 to tie the individual development into a coherent identity.**

This DSP application provides a 15-foot-wide landscape strip along US 301, as shown on the landscape plan.

5. **The design of signs, lighting and entrance features on individual lots shall be carefully coordinated throughout the entire center to ensure the compatibility among these elements and to enhance the overall development character and appearance. National logos shall not be prohibited. Monumental signs for the center (not for individual businesses) shall be permitted at the locations shown on the subject plan.**

This DSP application does not propose any entrance features for the site, and the monument sign for the center is not located on the subject property.

9. **Preliminary Plan of Subdivision 4-95119:** This DSP is consistent with PPS 4-95119, which was approved by the Planning Board, subject to two conditions. The relevant condition is discussed, as follows:

1. **No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development, in accordance with the following caps for the individual lots:**

|                       |                           |
|-----------------------|---------------------------|
| <b>Lot 8, Block E</b> | <b>32,899 square feet</b> |
| <b>Lot 9, Block E</b> | <b>27,752 square feet</b> |

**To provide evidence of compliance, each Detailed Site Plan submitted for development on Lots 8 and 9, Block E, shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the plan.**

Staff find that this DSP proposes 5,844 square feet of development and conforms to the trip cap established with PPS 4-95119.



10. **2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The landscape plan provided with the subject DSP contains the required schedules demonstrating that the requirements have been met. A diverse set of trees and shrubs have been provided to meet the landscape requirements. These plantings are generally located in the Section 4.7 incompatible use buffer to the north of the site, and the landscape strips along US 301 and Heritage Boulevard. The dumpster enclosure provided has been adequately screened by evergreen shrubs and an 8-foot brick wall.

The landscape plan provided is acceptable, subject to two conditions. These conditions have been added in the Recommendation section of this technical staff report. The proposed conditions revise the native and shrub species to 100 percent native, as conditioned by the City of Bowie, and to adequately screen the proposed loading space from US 301 with additional shrubs and groundcovers.

11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site has a Natural Resources Inventory Equivalency Letter (NRI-179-2021), which was issued on November 19, 2021. The site has been previously developed and is not associated with any regulated environmental features (REF). The site also has a valid Standard Letter of Exemption (S-213-2021) from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance that expires on November 19, 2023. In addition, the site has an approved Stormwater Management (SWM) Concept Plan (03-0422-206NE14), which was issued on May 2, 2022, by the City of Bowie, that is in conformance with the Prince George’s County Code.

12. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of gross floor area or disturbance and requires a grading permit. Properties zoned TAC-E (prior C-M) are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 1.68 acres in size and the required tree canopy coverage is 0.17 acre. The subject DSP provides the required schedule demonstrating conformance to these requirements through limited existing trees and the provision of new plantings on the subject property.

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

- a. **Community Planning**—In a memorandum dated March 3, 2023 (Green to Shelly), the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.

- b. **Transportation Planning**—In a memorandum dated March 10, 2023 (Patrick to Shelly), the Transportation Planning Section determined that the development is acceptable, subject to a condition requiring a modification to the access driveway width, which is provided in the Recommendation section of this technical staff report.
  - c. **Environmental Planning**—In a memorandum dated February 28, 2023 (Rea to Shelly), the Environmental Planning Section stated that the development is acceptable. The site has an approved Natural Inventory Equivalency Letter (NRI-179-2021), a valid Standard Letter of Exemption (S-213-2021) from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, and an approved SWM Concept Plan (03-0422-206NE14) from the City of Bowie that is in conformance with the County Code and was issued on May 2, 2022.
  - d. **Subdivision**—In a memorandum dated March 6, 2023 (Heath to Shelly), the Subdivision Section noted that the DSP in conformance with the approved PPS, with conditions for technical revisions, which are provided in the Recommendation section of this technical staff report.
  - e. **Historic Preservation**—In a memorandum dated February 9, 2023 (Stabler, Smith, and Chisholm to Shelly), the Historic Preservation Section noted that the subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
  - f. **Permits**—In a memorandum dated March 6, 2023 (Jacobs to Shelly), it was noted that the plan was acceptable, with conditions for technical revisions, which are provided in the Recommendation section of this technical staff report.
  - g. **Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 9, 2023 (Abdullah to Shelly), DPIE provided comments on future agency review procedures.
  - h. **City of Bowie**—In a memorandum dated January 31, 2023 (Adams to Shapiro), the Bowie City Council recommended approval of DSP-22016, subject to six conditions. The conditions that have not yet been addressed in the submitted DSP, have been included within the Recommendation section of this technical staff report.
14. As required by Section 27-285(b), the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- The DSP satisfies the site design guidelines without requiring unreasonable costs.
15. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Based on the level of design information submitted with this application, there is no REF on the subject property. Therefore, no impacts to REF are proposed with this DSP.

## **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22016, Dash-In Bowie, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
  - a. Revise General Note 7 on Sheet 1, and Standard Notes 4 and 5 on Sheet 4, to include the gross floor area of the proposed car wash.
  - b. Revise General Note 12 on Sheet 1, and Standard Note 25 on Sheet 4, to include Preliminary Plan of Subdivision 4-95119.
  - c. Provide the dimensions for the car wash on Sheet 4.
  - d. Provide the setback for the twin pole pylon sign on Sheet 4.
  - e. Provide at least one electric vehicle charging station on-site for public use.
    - (1) Revise the parking tabulation and state the number of electric vehicle spaces, including on Sheet 4 of the plans, with a label.
    - (2) Provide a site detail of the electric vehicle charging station.
  - f. Provide the required and proposed number of Americans with Disabilities Act parking spaces in the parking tabulation on Sheet 4.
  - g. Provide a note for the asterisk in the parking tabulation on Sheet 4.
  - h. Revise Standard Note 20 on Sheet 4 to indicate the correct companion application number.
  - i. Provide 100 percent native shade trees and shrubs on-site, and revise Landscape Schedule 4.9 accordingly on Sheet 9.
  - j. Provide additional shrubs and groundcovers to adequately screen the proposed loading space from US 301 (Robert Crain Highway).
  - k. Provide a signage chart stating the required maximum and provided signage amounts.
  - l. Provide cardinal directions for all architectural elevations.

- m. Provide dimensions for architectural elevations, including building widths and measurements for major features, such as entrances.
  - n. Modify the site layout to allow for a 30-foot driveway width from the site access point on Heritage Boulevard, to the proposed intersection with the east/west drive aisle to the south of the proposed building. The exact design shall be evaluated and accepted by the Transportation Planning Section.
  - o. Revise the truck turning plans to not conflict with oncoming traffic lanes, which will be evaluated and approved by the Transportation Planning Section.
2. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall complete the following:
- a. Equip all entrance and exit doors with mechanical door opening devices, preferably the overhead door sensory device.
  - b. Ensure all proposed buildings are fully sprinklered, in accordance with National Fire Protection Association Standard 13.

# DASH IN BOWIE

Detailed Site Plan

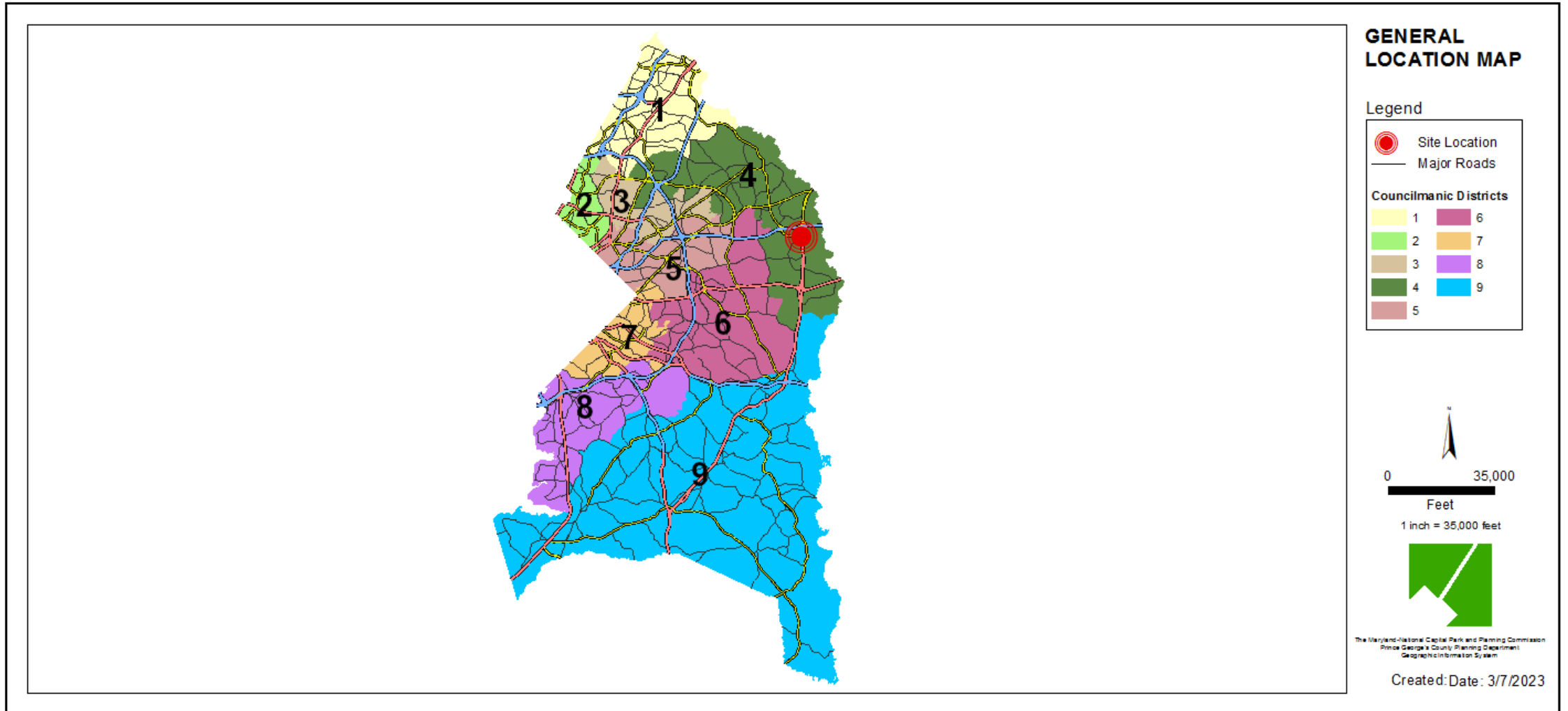
**Staff Recommendation: Approval with Conditions**



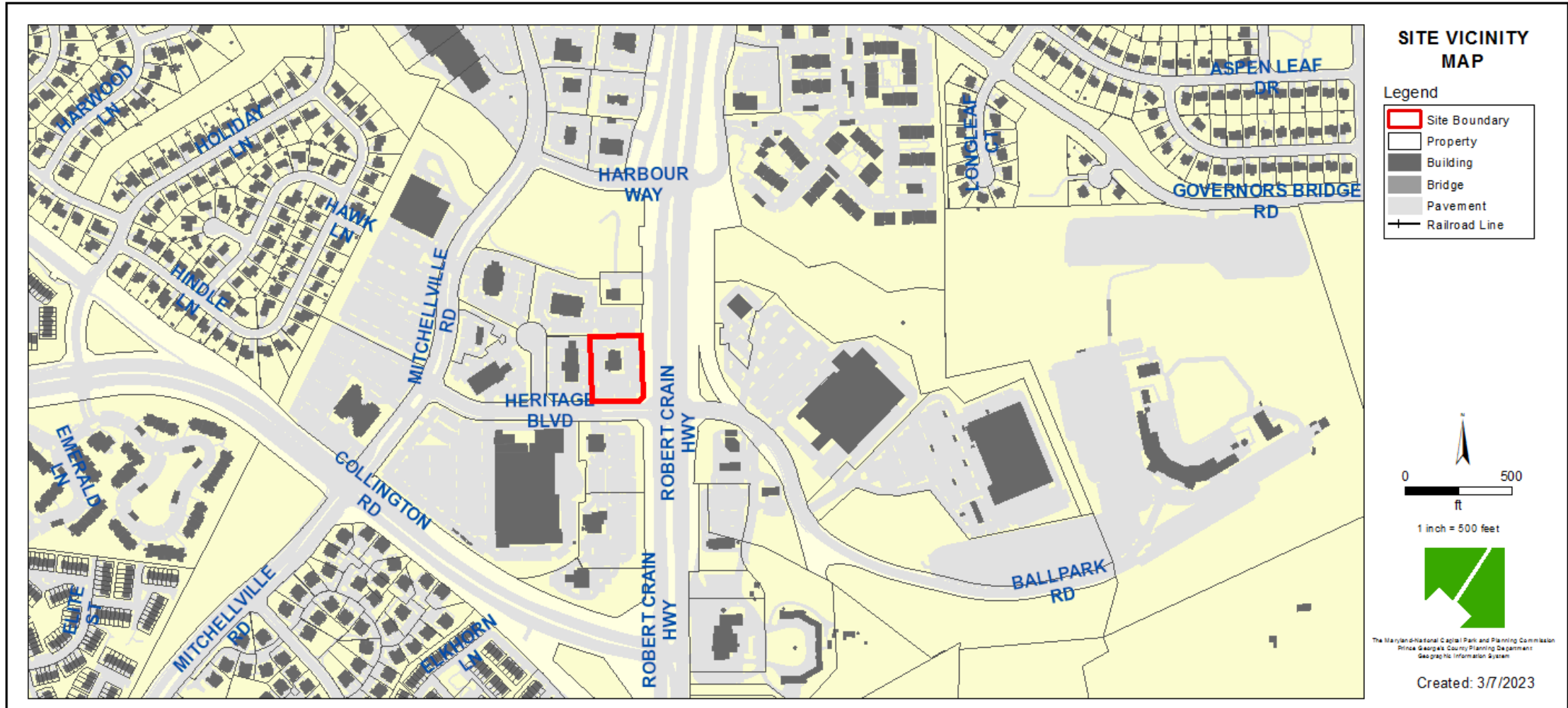
# GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



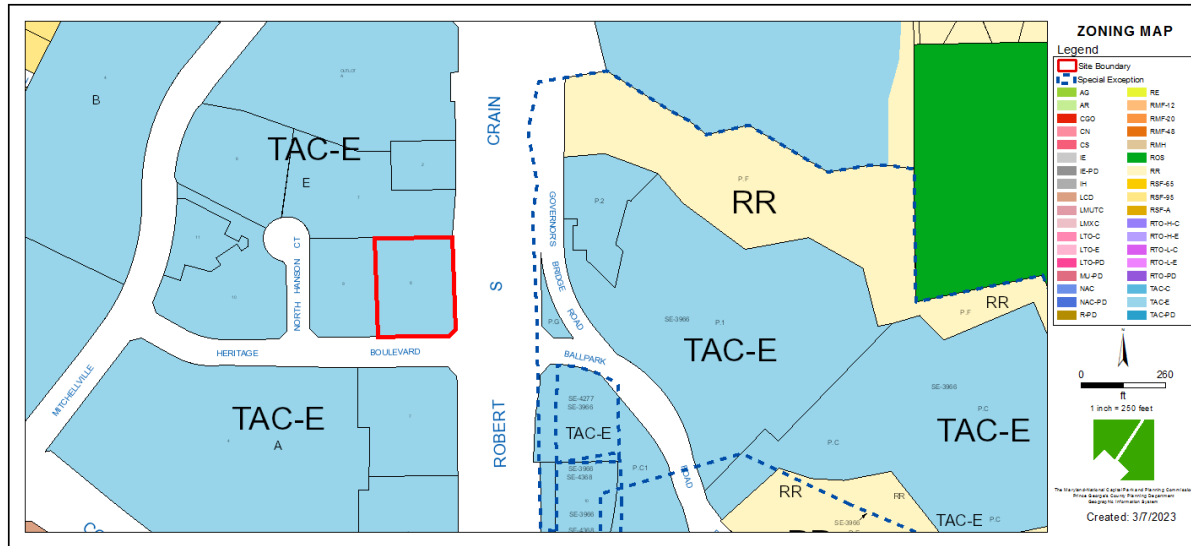
# SITE VICINITY MAP



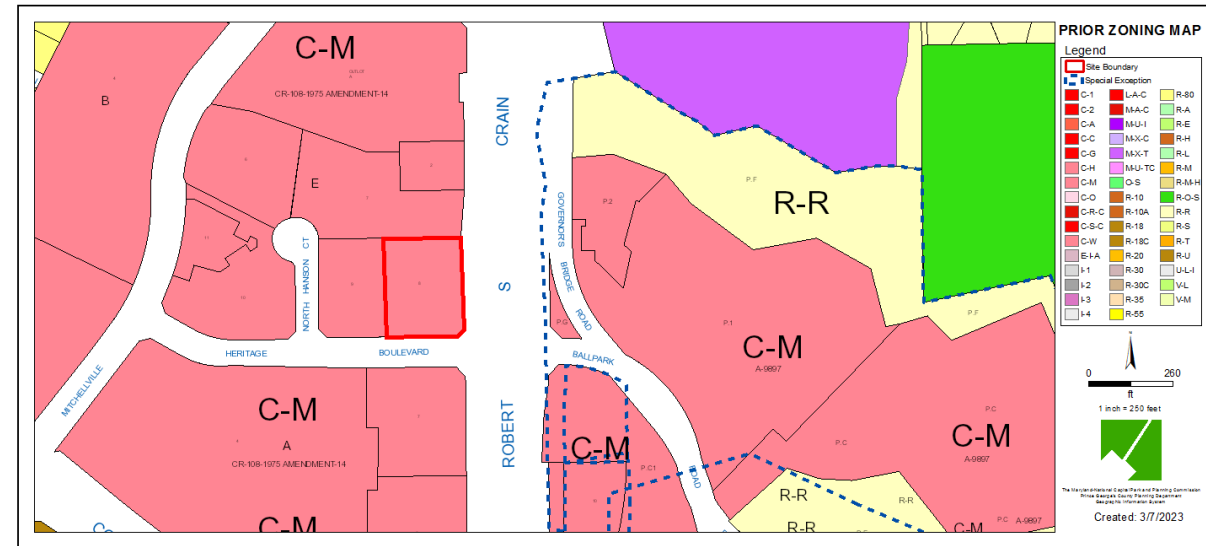
# ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-E(Prior C-M)

CURRENT ZONING MAP

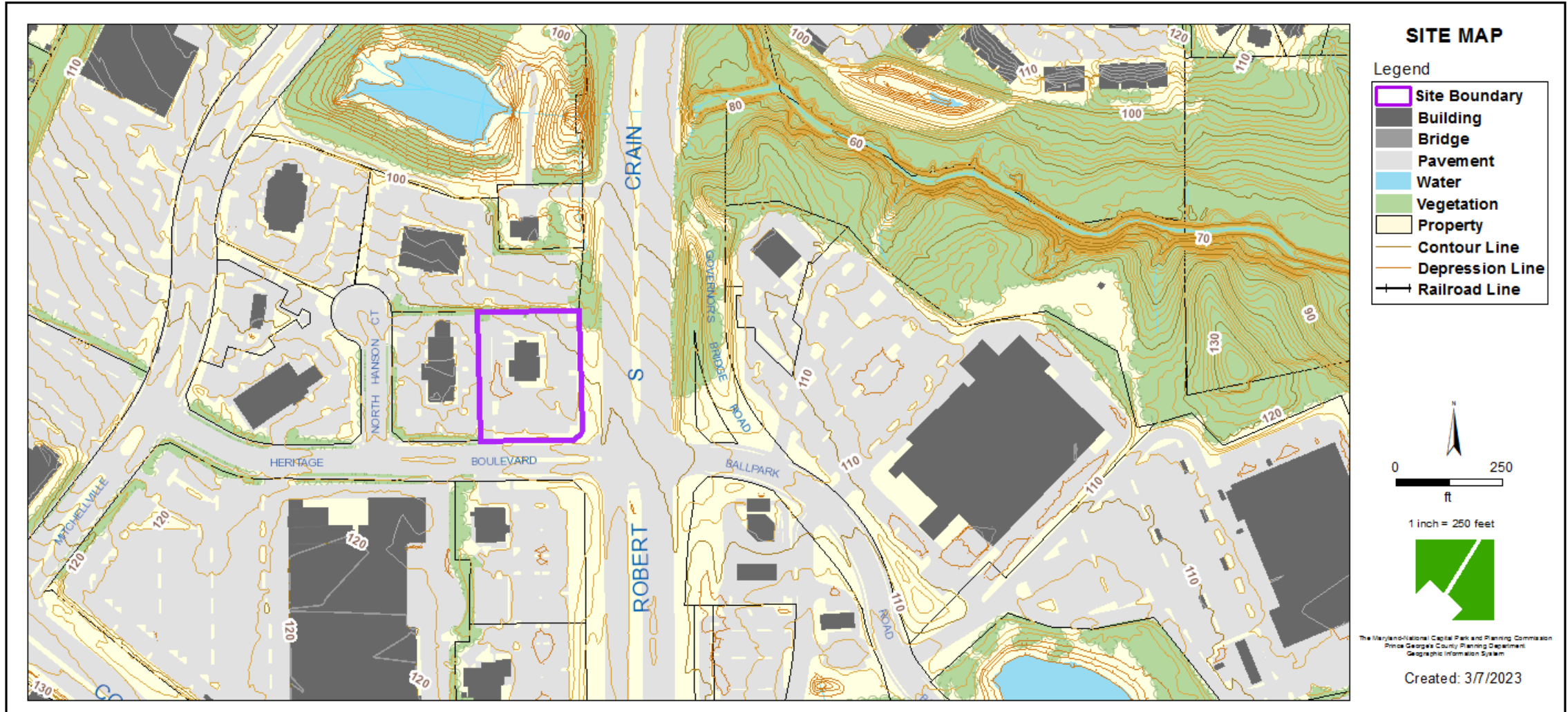


PRIOR ZONING MAP

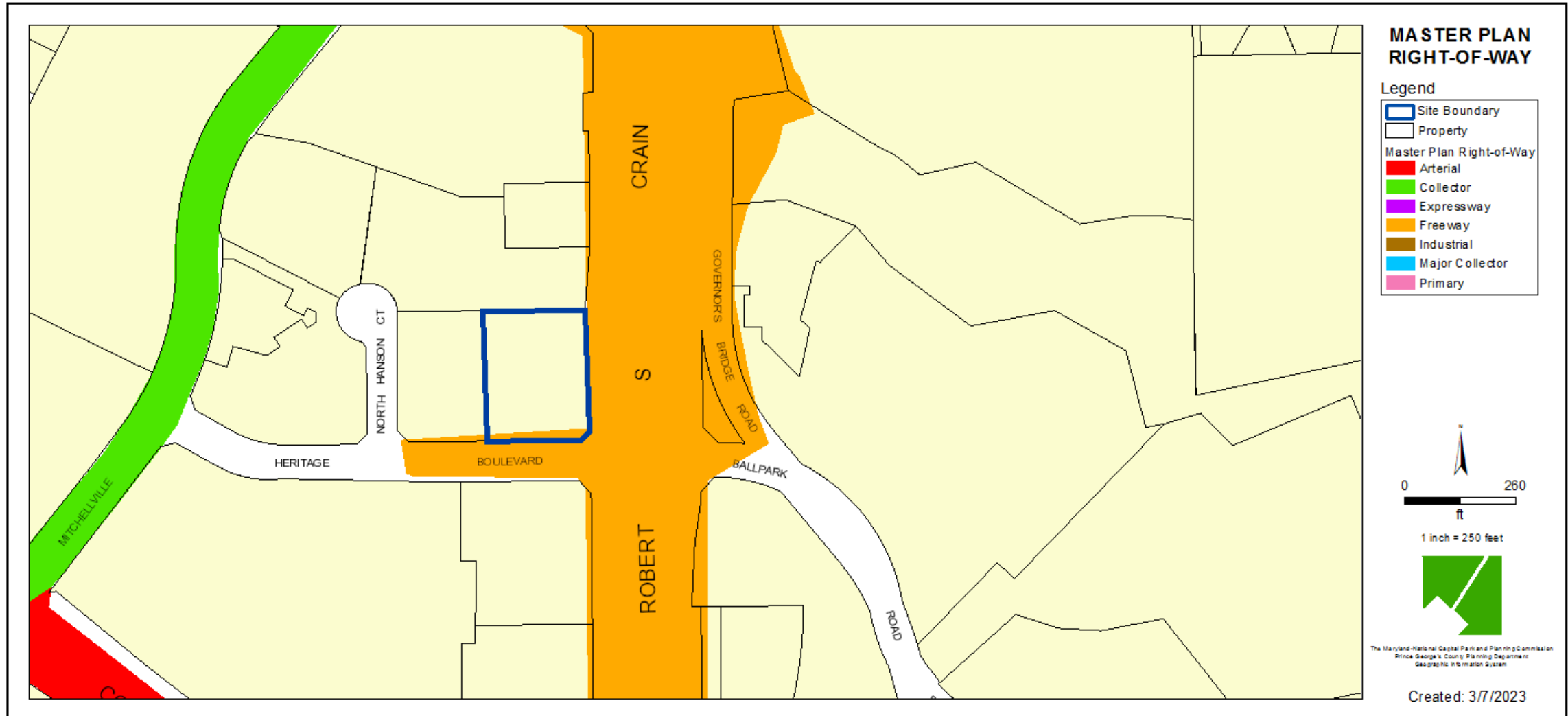




# SITE MAP



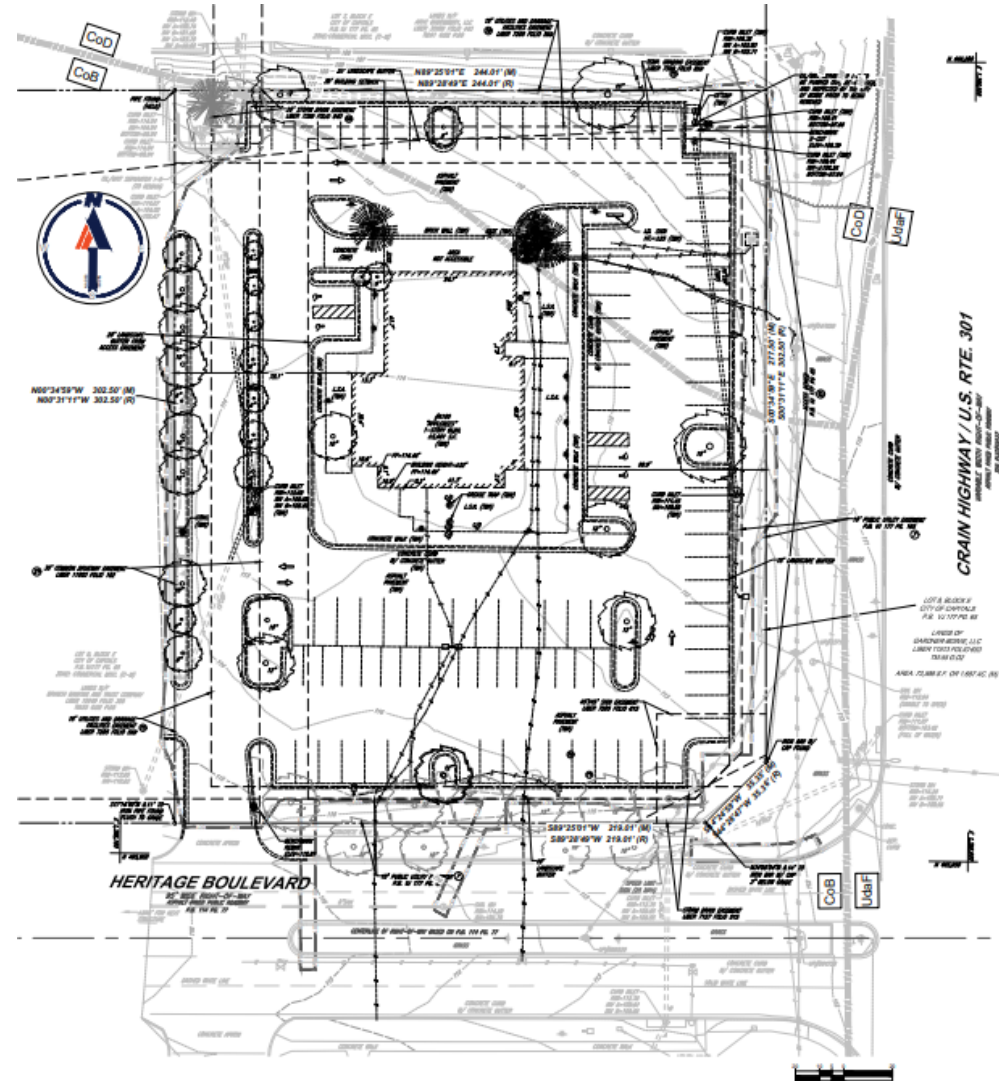
# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



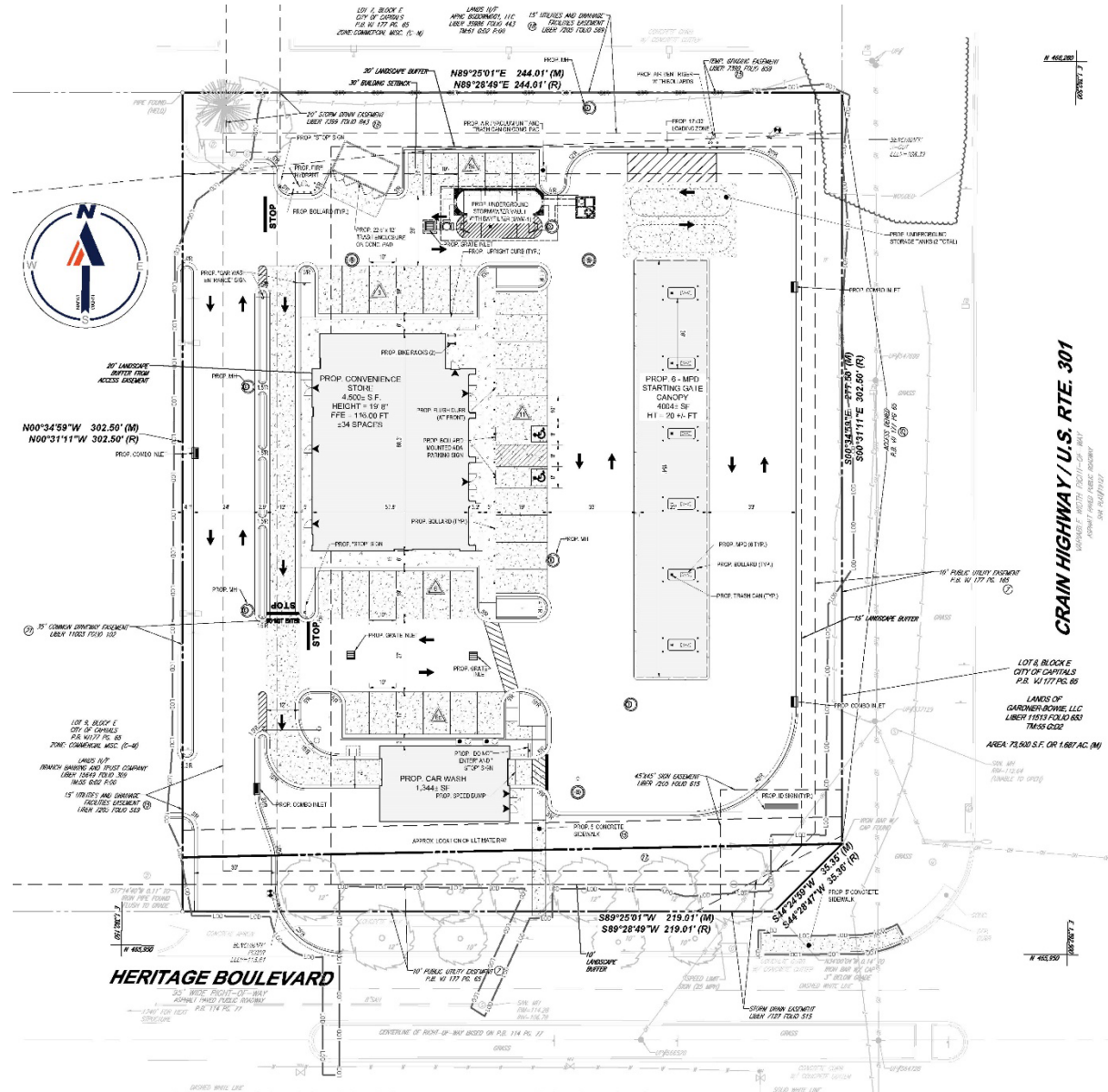
# EXISTING CONDITIONS/DEMOLITION PLAN



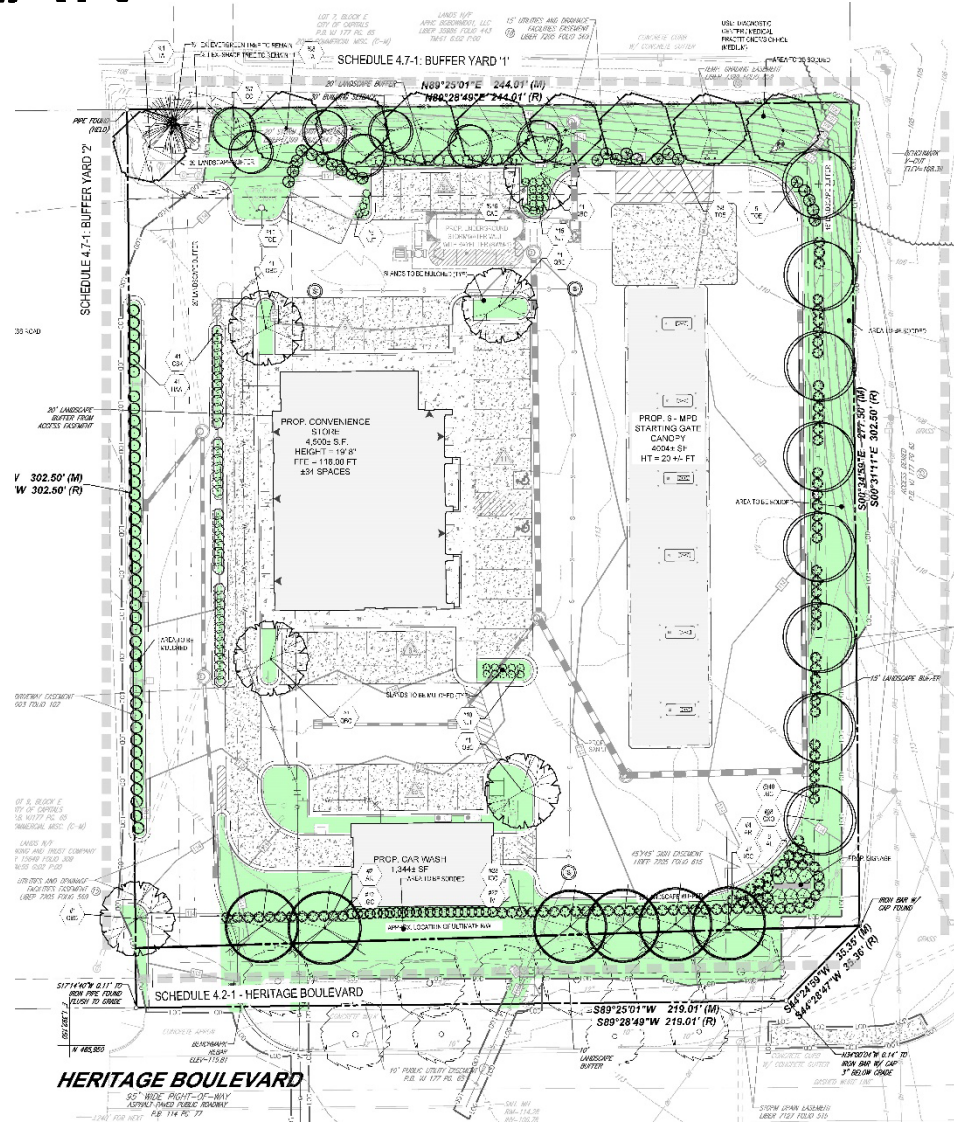
| DEMOLITION/REMOVAL LEGEND |                             | DEMOLITION/REMOVAL LEGEND |                            |
|---------------------------|-----------------------------|---------------------------|----------------------------|
| DEMOLITION/REMOVAL NOTE   | TYPICAL NOTE TEXT           | DEMOLITION/REMOVAL NOTE   | TYPICAL NOTE TEXT          |
|                           | BASEMENT LINE               |                           | UNDERGROUND GAS LINE       |
|                           | CONCRETE STRUCTURE & GUTTER |                           | UNDERGROUND TELEPHONE LINE |
|                           | ELECTRIC LINE               |                           | UNDERGROUND CABLE LINE     |
|                           | STREET LIGHT                |                           | STONE MARKER               |
|                           | TRAFFIC LIGHT               |                           | STORM SEWER                |
|                           | UTILITY POLE                |                           | STORM WATER BASIN          |
|                           | TYPICAL LIGHT               |                           | PROGRAM                    |
|                           | STORM LIGHT                 |                           | STORM SEWER MANHOLE        |
|                           | TYPICAL SIGN                |                           | STREET MANHOLE             |
|                           | PARKING SIGN                |                           | METER                      |
|                           | SPOT SIGN                   |                           | WATER VALVE                |
|                           | SANITARY LABEL              |                           | GAS VALVE                  |
|                           | STORM LABEL                 |                           | STOP SIGN                  |
|                           | STORM WATER LATERAL         |                           | STOP SIGN                  |

| LEGEND               |  |
|----------------------|--|
| LIMIT OF DISTURBANCE |  |
| BARBICUT             |  |
| STEEP SLOPES > 20%   |  |
| STEEP SLOPES > 25%   |  |
| SOIL DIVIDE          |  |

# SITE PLAN



# LANDSCAPE PLAN



# FRONT ARCHITECTURAL ELEVATION (EAST)



## Proposed Exterior Materials

- BR-1 Thin Brick Veneer - Painted
- MTL-1 Galvanized Metal Decking - Black
- MTL-2 Metal Coping - Black
- MTL-3 Aluminum Composite Panel - Black
- FC-1 Fiber Cement Board & Batten - Black
- FC-2 Fiber Cement Board & Batten - White
- WD-1 Heavy Timber Wood Beams
- WD-2 Natural Wood Siding
- AL-1 Exterior Aluminum Door - Black
- RF-1 Membrane Roofing
- GR-1 Painted Graphics
- XPT-1 Exposed Steel - Black
- SF-1 Exterior Metal Storefront System - Black



Front Elevation



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DASH IN 1214  
 Bowie, MD  
 November 18, 2022



# SIDE ARCHITECTURAL ELEVATION (NORTH)



**Proposed Exterior Materials**

- BR-1 Thin Brick Veneer - Painted
- MTL-1 Galvanized Metal Decking - Black
- MTL-2 Metal Coping - Black
- MTL-3 Aluminum Composite Panel - Black
- FC-1 Fiber Cement Board & Batten - Black
- FC-2 Fiber Cement Board & Batten - White
- WD-1 Heavy Timber Wood Beams
- WD-2 Natural Wood Siding
- AL-1 Exterior Aluminum Door - Black
- RF-1 Membrane Roofing
- GR-1 Painted Graphics
- XPT-1 Exposed Steel - Black
- SF-1 Exterior Metal Storefront System - Black



Side Elevation



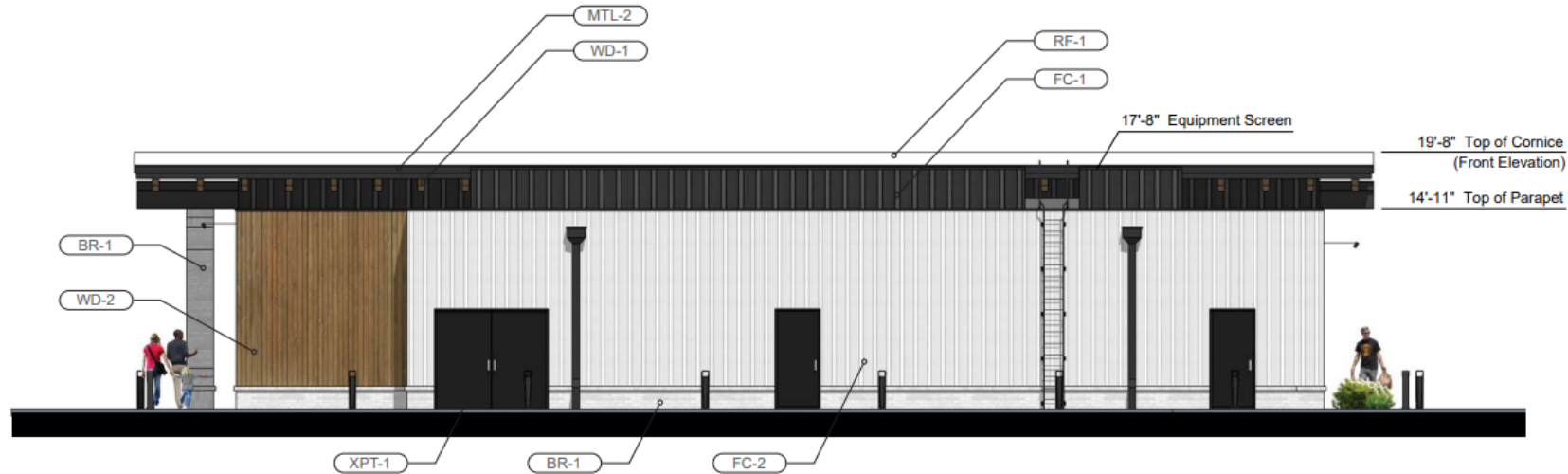
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# REAR ARCHCITECTURAL ELEVATION (WEST)



**Proposed Exterior Materials**

- BR-1 Thin Brick Veneer - Painted
- MTL-1 Galvanized Metal Decking - Black
- MTL-2 Metal Coping - Black
- MTL-3 Aluminum Composite Panel - Black
- FC-1 Fiber Cement Board & Batten - Black
- FC-2 Fiber Cement Board & Batten - White
- WD-1 Heavy Timber Wood Beams
- WD-2 Natural Wood Siding
- AL-1 Exterior Aluminum Door - Black
- RF-1 Membrane Roofing
- GR-1 Painted Graphics
- XPT-1 Exposed Steel - Black
- SF-1 Exterior Metal Storefront System - Black



Rear Elevation



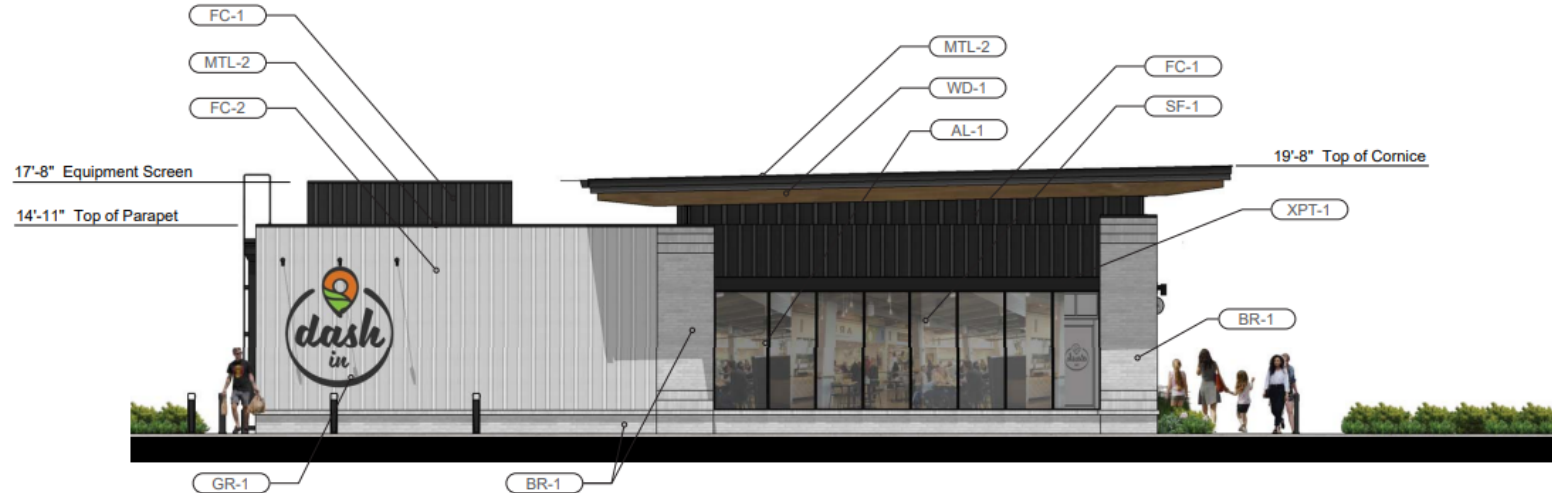
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DASH IN 1214  
 Bowie, MD  
 November 18, 2022



# SIDE ARCHCITECTURAL ELEVATION (SOUTH)



**Proposed Exterior Materials**

- BR-1 Thin Brick Veneer - Painted
- MTL-1 Galvanized Metal Decking - Black
- MTL-2 Metal Coping - Black
- MTL-3 Aluminum Composite Panel - Black
- FC-1 Fiber Cement Board & Batten - Black
- FC-2 Fiber Cement Board & Batten - White
- WD-1 Heavy Timber Wood Beams
- WD-2 Natural Wood Siding
- AL-1 Exterior Aluminum Door - Black
- RF-1 Membrane Roofing
- GR-1 Painted Graphics
- XPT-1 Exposed Steel - Black
- SF-1 Exterior Metal Storefront System - Black



Side Elevation

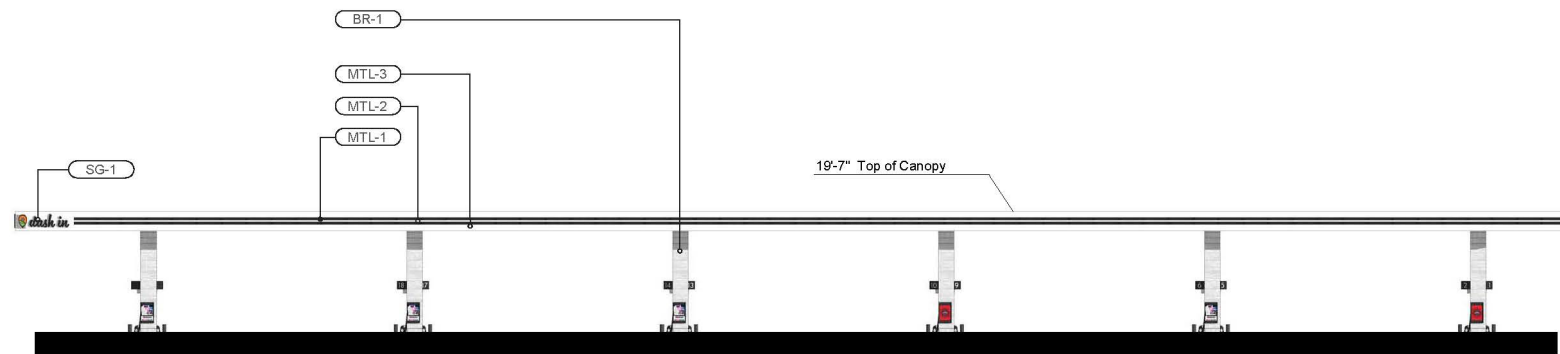


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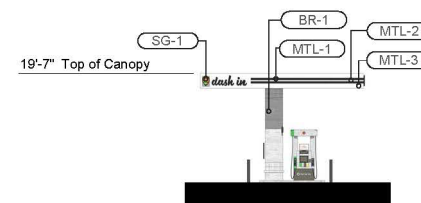


# CANOPY ARCHITECTURAL ELEVATIONS



**Proposed Exterior Materials**

- BR-1** Thin Brick Veneer
- MTL-1** 3M 41 Dark gray opaque vinyl stripe
- MTL-2** Sloan white LED colorline thru middle of Stripe
- MTL-3** 2" +- Deep White ACM panel on all sides of Canopy
- SG-1** Lighted channel logo / letters



Front Elevation

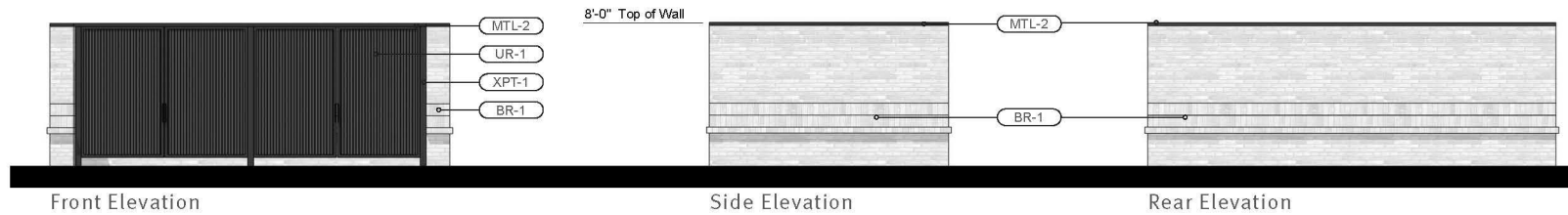


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DASH IN 1214 GAS CANOPY  
 Bowie, MD  
 November 18, 2022



# DUMPSTER ENCLOSURE ARCHCITECTURAL ELEVATIONS



**Proposed Exterior Materials**

- BR-1 Thin Brick Veneer
- UR-1 Urethane Gate - Black
- MTL-2 Metal Coping - Black
- XPT-1 Exposed Steel - Black



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DASH IN 1214 TRASH ENCLOSURE  
Bowie, MD  
November 18, 2022



# CAR WASH ELEVATIONS




# SIGNAGE DETAILS



**Site #1214 • 4100 N. Crain Hwy • Bowie, MD**

Approved By: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

**FEDERAL HEALTH VISUAL COMMUNICATIONS**  
 3030 Annapolis Road, Suite 200, Annapolis, MD 21403  
 Phone: 410-268-4800



**Prince George's County**  
 Under M-29 Ordinance, this site is Zoned T-2(C) Town Activity Center - Edge which considered a Transit-Oriented Activity Center Base Zone. There is some confusion with the use code as it relates to other zoning ordinances. We suggest submitting to the county for review as they were unavailable to answer multiple contact attempts.

**Residential Signs:** Allowed 1 square foot per every 4' of street frontage, not to exceed 300 square feet and 25' high. There is a minimum of 30' setback required. There is approximately 278' of frontage along Crain Highway and 229' of frontage along Heritage Boulevard. If the county will allow frontage combination, 124.25 square feet will be allowed (77.5 square feet proposed).

**Wall Signs:** Allowed 2 square feet per window/door front of the front of a building and only one front wall of buildings, not less than 10' above the ground. No maximum size defined.  
 With 0' above front elevation at 80.3', 80.33 square feet allowed. Sign canopy at 13.4', 77 square feet allowed. Can reach at 89', 24.3 square feet allowed. Directional signs (SPLIT/DUAL) are exempted if they are 12 square feet or less.

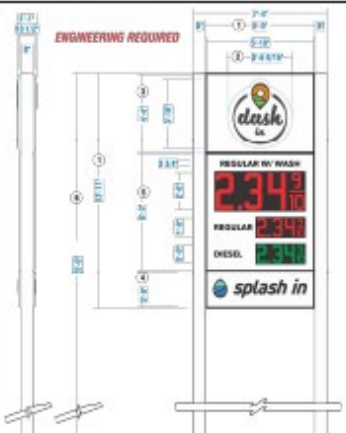
**Violations:** Approximately 30% chance of approval. Lawyer must be present for hearing if property owner is unable to attend. Variances process takes 3-4 months and costs \$1,500 plus sign posting fees.

| SIGN LEGEND |  |                        |
|-------------|--|------------------------|
| A           | CY TRIM POLE Pylon (FTL: 1)                | 17.00 SQ. FT.          |
| B           | WFL BL SPLASH IN LOGO & CTR. (FTL: 1)      | 4.00 SQ. FT.           |
| C           | INSTRUCTIONAL SIGN BY OTHERS (FTL: 1)      | 20.00 SQ. FT.          |
| D           | WFL BL "Dash in" LETTERS (FTL: 1)          | 20.00 SQ. FT.          |
| E           | WFL BL LOGO LETTERS & PULP CANOPY (FTL: 1) | 20.17 SQ. FT. (MAX)    |
| F           | WFL BL LED STRIPS @ PULP CANOPY            | APPROX. 500 LINEAR FT. |
| G           | FACE & HAIR LIT SIGN LETTERS (FTL: 1)      | 8.11 SQ. FT.           |
| H           | FACE & HAIR LIT CRT LETTERS (FTL: 1)       | 4.00 SQ. FT.           |
| I           | SPLASH IN CLEARANCE SIGN (FTL: 1)          | 20.00 SQ. FT.          |
| J           | SPLASH IN MENU BOARD (FTL: 1)              | 41.00 SQ. FT.          |
| K           | WFL BL SPLASH IN LOGO & CTR. (FTL: 1)      | 20.00 SQ. FT.          |

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 Phone: 410-268-4800

---

**ENGINEERING REQUIRED**




**A** DASH IN TWIN POLE Pylon ONE (1) Pylon  
 SCALE: 3/4" = 1'-0"  
 17.00 SQ. FT.

**SCOPE OF WORK:** MANUFACTURE & INSTALL ONE (1) CY TRIM POLE Pylon SIGN SPECIFICATIONS:  
 1. CANOPY: 1/2" ALUM. SHEET-METAL PAINTED SATIN BLACK. TO BE MOUNTED TO POLES FOR ENGINEERING. ALL FEET TO BE 1 1/2" DIA. POLY-ALUMINUM. PAINTED SATIN WHITE WITH RETRAX. ILLUMINATION: 40 COPY ASPH SURFACE ONLY.  
 2. BRANCH: 1 1/2" DIA. HIDDEN-FRAME ALUM. FLANGE PANEL. PAINTED SATIN WHITE. RETRAX. ILLUMINATION: 40 COPY ASPH SURFACE ONLY.  
 3. BRANCH: 1 1/2" DIA. HIDDEN-FRAME ALUM. FLANGE PANEL. PAINTED SATIN WHITE. RETRAX. ILLUMINATION: 40 COPY ASPH SURFACE ONLY.  
 4. BACKDRUM PANEL: 1 1/2" DIA. ALUM. FLANGE PANEL. PAINTED WHITE.  
 5. SPLASH IN PANEL: 1 1/2" DIA. ALUM. FLANGE PANEL. PAINTED WHITE WITH MOUNTED-OUT BRANCHES. BRANCHES TO BE 1 1/2" DIA. POLY-ALUM. CLEAR ACRYLIC COPY & LOGO COPY & LOGO TO HAVE SPRING BLACK EDGE. COPY HAS 1/2" SPRING BLACK EDGE. DUAL COLOR BLACK WFL, AND 2ND SURFACE WITH SPRING. LOGO HAS 1/2" SPRING CLEARLY PRINTED WFL. PULP CANOPY & 2ND SURFACE WITH SPRING. NOTE: LOGO & PULP CANOPY TO BE MOUNTED ON A-ACCESSIBLE SIGN BLADE THAT IS BACKUP COPY & CLEAR POLY-CARBONATE. BRANCHES FOR BLUE, PRICE DISPLAYS, PULP PRODS ARE (1) 1/2" DIA. 1/2" DIA. MULTI-SEGMENT DISPLAYS PER SIDE. (2) TOTAL PER Pylon.  
 6. Poles: SQUARE STEEL, PER ENGINEERING, PAINTED WHITE.

NOTE: SECONDARY FONT SHOULD BE "NATIONAL BOLD"

| MATERIALS - EXCEPT FOR ENGINEERING |                      |
|------------------------------------|----------------------|
| ALUM. SHEET-METAL                  | 1/2" DIA. POLY-ALUM. |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |
| ALUM. FLANGE PANEL                 | 1 1/2" DIA. ALUM.    |

**FEDERAL HEALTH VISUAL COMMUNICATIONS**  
 3030 Annapolis Road, Suite 200, Annapolis, MD 21403  
 Phone: 410-268-4800



**A** SPECIFICATIONS:  
 1. CANOPY: ALUM. OVER FRAME PAINTED. TO BE MOUNTED TO POLES FOR ENGINEERING WITH ILLUMINATION ON TOP ONLY.  
 2. BRANCH: 1 1/2" DIA. HIDDEN-FRAME ALUM. FLANGE PANEL. PAINTED SATIN WHITE. RETRAX. FACE TO BE FLUSH IN RETRAX. "DASH IN" LOGO TO BE 1/2" CLEAR ACRYLIC. CHEMICALLY FINISHED TO FACE IN SPRING COLOR. BRANCHES TO BE 1/2" SPRING CLEARLY PRINTED WFL. PULP CANOPY & 2ND SURFACE WITH SPRING. LOGO HAS 1/2" SPRING CLEARLY PRINTED WFL. PULP CANOPY & 2ND SURFACE WITH SPRING. NOTE: LOGO & PULP CANOPY TO BE MOUNTED ON A-ACCESSIBLE SIGN BLADE THAT IS BACKUP COPY & CLEAR POLY-CARBONATE. BRANCHES FOR BLUE, PRICE DISPLAYS, PULP PRODS ARE (1) 1/2" DIA. 1/2" DIA. MULTI-SEGMENT DISPLAYS PER SIDE. (2) TOTAL PER Pylon.  
 3. Poles: SQUARE STEEL, PER ENGINEERING, PAINTED WHITE.

**FEDERAL HEALTH VISUAL COMMUNICATIONS**  
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# SIGNAGE DETAILS Cont...

**FRONT ELEVATION - SCALE: 1/8" = 1'-0"**  
**BACK ELEVATION - SCALE: 1/8" = 1'-0"**  
**LEFT ELEVATION - SCALE: 1/8" = 1'-0"**  
**RIGHT ELEVATION - SCALE: 1/8" = 1'-0"**

**B ONE ELEM. SPLASH IN LOGO & LETTERS**  
 ONE (1) SET FIG. 023  
 SCALE: 1/8" = 1'-0"  
 44.50 SQ. FT. 24"

**SCOPE OF WORK:** MANUFACTURE & INSTALL ONE (1) ONE ELEM. LOGO & LETTER SET  
**SPECIFICATIONS:**  
 LOGO: 1/2" DIA. ALUM. CHANNEL, PAINTED SATIN WHITE, INTERIOR-PAINTED SATIN WHITE, FACE IS 1/2" SHOULD BE FULLY CLEAN APPLIED IN 1ST SURFACE HORN, PER COLOR KEY @ RIGHT & 2ND SURFACE COMPOSITE.  
 LETTERS: 1/2" DIA. ALUM. CHANNEL, PAINTED SATIN WHITE, INTERIOR-PAINTED SATIN WHITE, FACE IS 1/2" SHOULD BE FULLY CLEAN APPLIED IN 1ST SURFACE HORN, PER COLOR KEY @ RIGHT & 2ND SURFACE COMPOSITE.  
 ALUMINUM APPL. LOGO & LETTERS POWER SUPPLIES HOUSED IN TRANSPARENT BOXES. MOUNTING FLUSH TO CONCRETE SIGN BY NON-CORROSIVE HARDWARE, BY OTHERS.

**DETAILS - GENERAL FINISHES (REFER TO SHEET 001)**  
 SPLASH IN: SATIN WHITE  
 LOGO: SATIN WHITE  
 LETTERS: SATIN WHITE  
 ALUMINUM: SATIN WHITE

**INSTALLATION NOTES:**  
 1. ALL SURFACE MATERIALS MUST BE PROPERLY PREPARED PRIOR TO INSTALLATION.  
 2. ALL SURFACE MATERIALS MUST BE PROPERLY PROTECTED FROM DAMAGE DURING INSTALLATION.  
 3. ALL SURFACE MATERIALS MUST BE PROPERLY PROTECTED FROM DAMAGE DURING TRANSPORTATION.  
 4. ALL SURFACE MATERIALS MUST BE PROPERLY PROTECTED FROM DAMAGE DURING STORAGE.

**C INSTRUCTIONAL SIGN**  
 SCALE: 1/8" = 1'-0"  
 9.00 SQ. FT.

**SCOPE OF WORK:** SIGN TO BE MANUFACTURED & INSTALLED BY OTHERS @ CAR WASH OUTRIGGER.

**INSTRUCTIONS:**  
 1. Enter vehicle at entry canopy.  
 2. Follow lane and direction of travel.  
 3. Activate automatic signal station.  
 4. Wash in vehicle when green light is flashing.  
 5. Stop when red light is on. Do not proceed until green light is on.  
 6. Wash in vehicle when green light is flashing.  
 7. Stop when red light is on. Do not proceed until green light is on.  
 8. Wash in vehicle when green light is flashing.  
 9. Stop when red light is on. Do not proceed until green light is on.  
 10. Wash in vehicle when green light is flashing.

**PLACEMOLDER PENDING UPDATED ARTWORK**

**FEDERAL HEALTH**  
 VISUAL COMMUNICATIONS  
 40 Box 113 Frederick, MD 21701  
 301.294.8800

**STATE OF MARYLAND**  
 Prince George's County  
 4100 N. Crater Hwy  
 Bowie, MD 20716  
 301.261.1100

**DATE:** 11 May 2023  
**PROJECT:** 26-13817-09  
**SCALE:** 1/8" = 1'-0"  
**FIG. NO.:** 023

# SIGNAGE DETAILS Cont...

**D** INT. ALUM. LETTERS W/ RAYWAY @ C-STORE EYEBROW ONE (1) SET REQ'D. SCALE: 1/2" = 1'-0" 26.58 SQ. FT.

**E** LED CHANNEL LOGO AND LETTERS ON WHITE ACM CANOPY | TWO (2) SETS REQ'D. 1/2" = 1'-0" 26.37 SQ. FT. EACH

**F** HWY. STRIPS & LED TUBE LIGHTING: APPROX. 330 LINEAR FEET SPACE VIEWS, STRIPS AT ALL SIDES OF CANOPY W/ "GLASS" TOUCHLINE WHITE LED TUBE LIGHTING

**LEGEND:** MATERIALS AND FINISHES: ALUM. CHANNEL LETTERS, LED CHANNEL LOGO, HWY. STRIPS, LED TUBE LIGHTING, WHITE ACM CANOPY, TOUCHLINE WHITE LED TUBE LIGHTING.

**NOTES:** 1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

**PROJECT INFORMATION:** FEDERAL HEALTH VISUAL COMMUNICATIONS, 4000 R. CRUISE HWY, BETHESDA, MD 20814. DATE: 11 MAY 2022. DRAWING NO: 25-12012-00. SHEET NO: 11 OF 18.



# SIGNAGE DETAILS Cont...

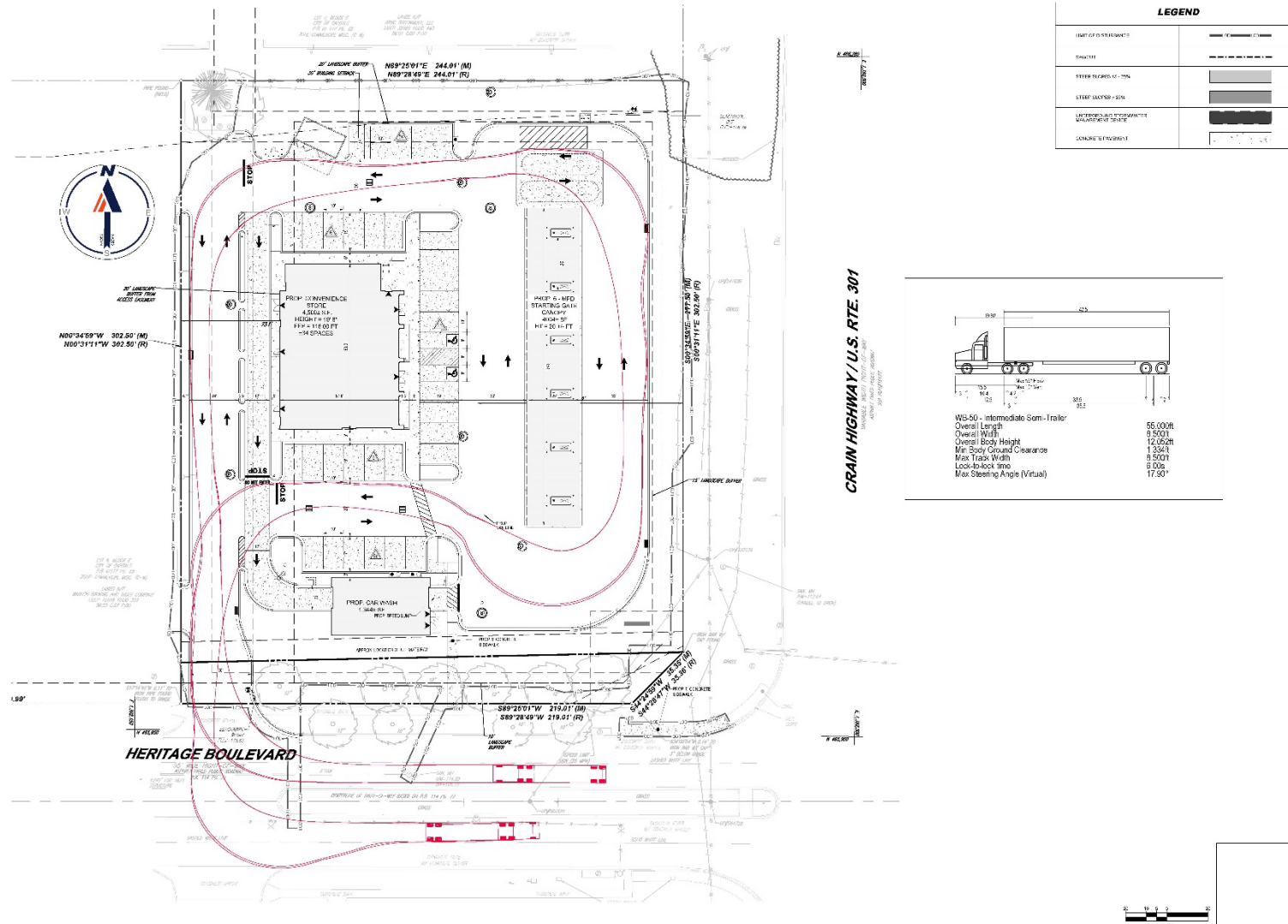
The image contains four detailed architectural drawings for signage. Each drawing includes a title block with the following information:

- Project:** Prince George's County Planning Department
- Site:** 1214 4300 N. Crisp Hwy, Bowie, MD 20716
- Scale:** 1/8" = 1'-0" (for most drawings), 3/4" = 1'-0" (for splash in sign)
- Date:** 11 May 2022
- Drawn by:** Gena Boudonika
- Checked by:** Gena Boudonika
- Project No.:** 20-1882-08
- Sheet No.:** 38 of 38

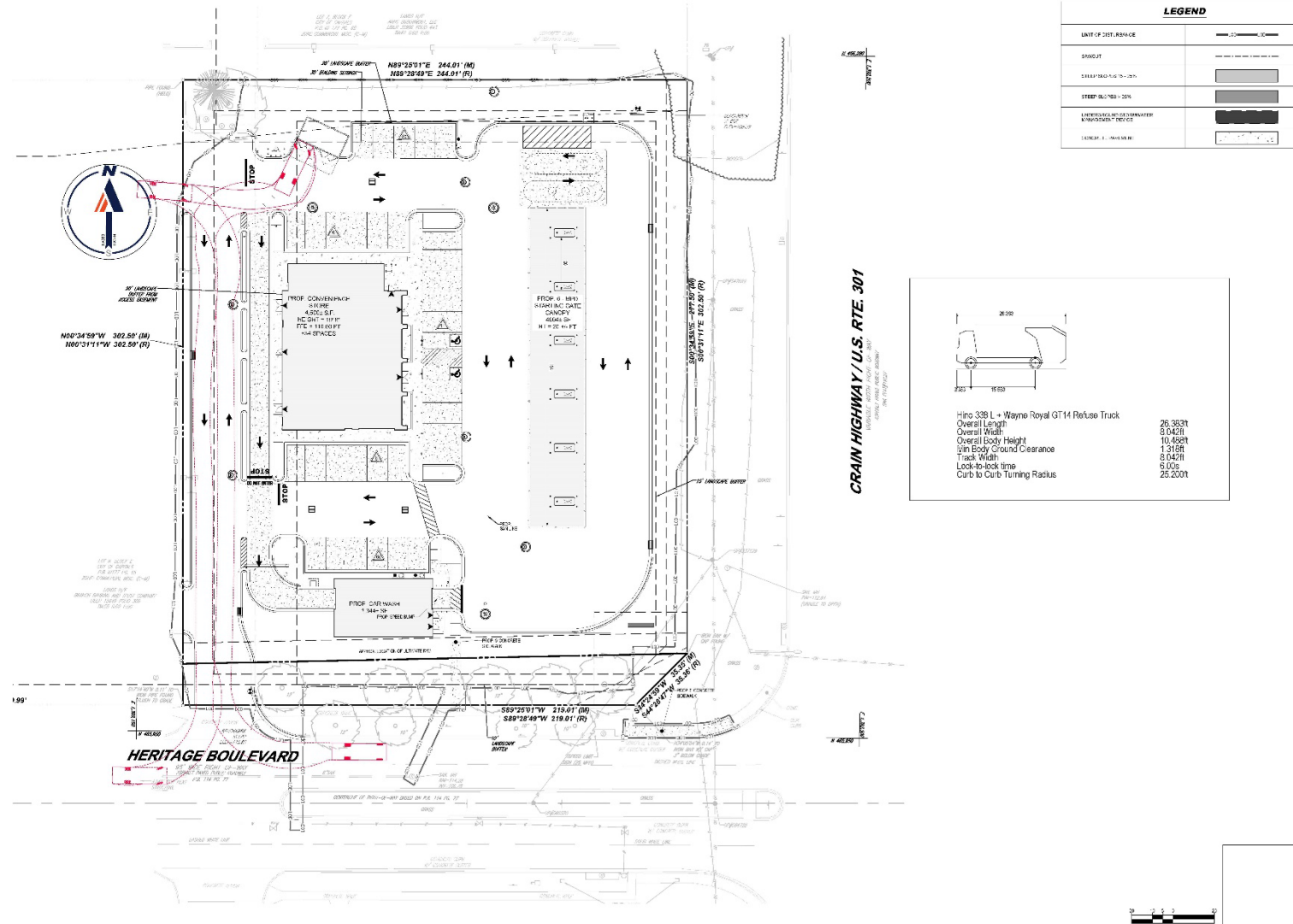
The drawings are as follows:

- Top Left:** Details for 'ENTER' and 'EXIT' signs. Shows channel letter profiles, mounting hardware, and a cross-section of the sign assembly. Includes a note: "ALL DIMENSIONS AND APPLICANCES SHALL EXPLICITLY REFER TO THIS DRAWING".
- Top Right:** Details for a 'splash in' sign. Shows a clear acrylic sign with a graphic, mounted on a steel support frame. Includes a note: "SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) CLEARANCE SIGN".
- Bottom Left:** Details for a 'splash in' sign on a ribbon board. Shows the sign assembly on a ribbon board with a clear protective cover. Includes a note: "SCOPE OF WORK: MANUFACTURE & SHIP ONE (1) SIGN BOARD".
- Bottom Right:** Details for a 'splash in' sign on a ribbon board. Shows the sign assembly on a ribbon board with a clear protective cover. Includes a note: "SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) SIGN BOARD".

# TRUCK TURN EXHIBIT



# TRUCK TURN EXHIBIT Cont...



# STAFF RECOMMENDATION

## APPROVAL of DSP-22016 with Conditions

### **Minor Issues:**

- Technical Corrections

### **Applicant Required Mailings:**

- Informational Mailing 05/25/2022
- Acceptance Mailing 01/25/2023

**STATEMENT OF JUSTIFICATION  
DSP-22016  
DASH-IN BOWIE**

**APPLICANT:** Dash In Food Stores, Inc.  
P.O. Box 2810  
LaPlata, Maryland 20646

**CORRESPONDENT:** Daniel F. Lynch, Esq  
McNamee Hosea  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770  
(301) 441-2420 Voice  
(301) 982-9450 Fax  
dlynch@mhlawyers.com

**REQUEST:** Detailed Site Plan pursuant to Section 27-285(b) of the Zoning Ordinance.

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**I. DESCRIPTION OF PROPERTY**

1. Address – 4100 Crain Highway, Bowie, Maryland 20716
2. Use - Retail Sale of Gasoline, Car Wash and Food and Beverage Store
3. Incorporated Area - N/A
4. Council District – 7th
5. Lots – Lot 8, Block E
6. Total Area – 1.68 Acres
7. Tax Map – Map 55/Grid D2
8. Location – Located on the north side of Heritage Boulevard at its intersection with US 301.
9. Zoned: TAC-E
11. Owner – Gardner Bowie, LLC
12. Zoning Map – 206NE14

## **II. APPLICANT'S PROPOSAL**

The applicant, Dash-In Food Stores, Inc. is requesting the approval of a Detailed Site Plan for that property located at 4100 Crain Highway, Bowie, Maryland (the "Subject Property") in conformance with the criteria set forth in Section 27-285(b) of the Zoning Ordinance. The applicant is proposing construct a gas station, food and beverage store and car wash on the Subject Property. Although the property has been rezoned to TAC-E, the applicant is making this application in accordance with the C-M Zone pursuant to the transition provisions contained in the Zoning Ordinance.

## **III. DEVELOPMENT HISTORY**

The City of Capital property, commonly known as Bowie Gateway Center was originally rezoned from the R-R Zone to the C-M Zone by the Prince George's County Council in 1975 as part of the Bowie-Collington Sectional Map Amendment (CR-108-1975, Amendment 14). The conditions of the rezoning required the approval of Comprehensive Site Plan, which would include a conceptual development plan for the entire property, by the Planning Board. On July 26, 1979, the Planning Board approved a development concept plan, CSP-7808/01 (entitled "Comprehensive Design Plan") as part of the "Comprehensive Site Plan" for the City of Capital. The development site plan approval required that prior to the development of any portion of the site, a Detailed Site Plan for that portion be approved by the Planning Board. The approved development concept plan, along with the Detailed Site Plans for individual lots, would constitute the "Comprehensive Site Plan" required by Amendment 14 of CR-108-1975.

Subsequent to this approval, a number of Detailed Site Plans for various buildings within the center have been approved, the most recent of which, DSP-91016/02 was approved for a bank (NFCU) in 2016. In addition, a number of amendments to the Conceptual Site Plan have been approved for the center and the most recent was CSP-78020/12 to allow an eating and drinking establishment with drive-through service.

On November 18, 1993 the Planning Board approved DSP-93047/01 for a three story bank building and one story restaurant (Ground Round) to be located on Lot 1, Block E of the City of Capitals. DSP-93047/04 was approved to accommodate the development of an Applebee's restaurant for the Ground Round on the subject property. On October 30, 1996 a plat was approved which resubdivided Lot 1 into Lots 8 and 9. The proposed Dash In will be located on Lot 8 which is developed with an Applebee's restaurant. CSP-78020/11 was approved

## **IV. COMMUNITY**

The subject property is located on the north side of Heritage Boulevard at its intersection with US 301. The property is located in the Bowie Regional Center as designated in the *2005 Master Plan and Sectional Map Amendment for Bowie and Vicinity*. The property is surrounded by the following uses:

North: Medical office building in the C-M Zone.

South: Vacant building in the C-M Zone

East: US 301 and across US 301 retail commercial uses (Home Depot and AutoZone) in the C-M Zone.

West: Bank in the C-M Zone.

## V. CRITERIA FOR APPROVAL

The criteria for approval of a Detailed Site Plan are set forth in Section 27-285(b) and the Site Design Guidelines are set forth in Section 27-274.

### Section 27-285

(b) Required findings.

- (1) The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;

**Comment:** This Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines. The plan does not require unreasonable costs nor does it detract substantially from the utility of the proposed development for its intended use as a gas station and food and beverage store. The site design guidelines are found in section 27-274 of the Zoning Ordinance.

### Section 27-274 Design Guidelines

(1) General.

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

**Comment:** The purposes of the Detailed Site Plan are found in Section 27-281 (b) & (c).

### Section 27-281. Purposes of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this division; and

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delimitation of buildings and structures , parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

**Comment:** This Detailed Site Plan promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the C-M Zone in which the subject land is located. A gas station, car wash and food and beverage store are permitted uses in the C-M Zone. The plan gives an illustration as to the approximate location and delineation of the building, its parking, streets, green areas, and other similar physical features and land uses proposed for the site.

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires the Applicant to demonstrate the following:

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

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

**Comment:** This Detailed Site Plan demonstrates conformance with this Design Guideline. The plan shows that a majority of proposed parking spaces associated with the gas station and food and beverage store are perpendicular to the sidewalk located on the north, south and east sides the food and beverage store. There are also 5 parking spaces located along the northern property line and 6 parking spaces located on the north side of the car wash. In addition there are generous drive aisles provided to help the safe circulation of vehicles. The applicant believes that this layout will prevent any conflicts between vehicles and pedestrians on the Subject Property.



(3) Lighting.

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

**Comment:** This plan complies with the design guidelines outlined in sub-part (3). Adequate lighting will be provided to illuminate entrances and parking areas throughout the site. Lighting Details are shown on the photometric plan.

(4) Views.

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

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (4) and the plan is designed to preserve, create, or emphasize views from the public roads that surround the property. The applicant is providing a 15-foot wide landscape strip along the US 301 frontage in compliance with the approved CSP and a 4.2 landscape strips located along the Heritage Boulevard frontage. The applicant believes that these landscape strips will enhance the views of this property from travelers along US 301 and Heritage Boulevard.

(5) Green Area.

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

**Comment:** The Detailed Site Plan notes that the site will comply with the green space requirements and the Tree Canopy Coverage requirements.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

**Comment:** As indicated above, the applicant is proposing to install a 15-foot landscape strip along the US 301 frontage and a 4.2 Landscape Strip along the Heritage Boulevard frontage. The Landscape Plan also provides for compliance with Section 4.3 of the Landscape Manual. Given the size of the property and the nature of the use, the applicant is not proposing any other streetscape amenities.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

**Comment:** The site is currently developed with an eating and drinking establishment and the applicant is proposing a minimal amount of additional grading as part of this redevelopment proposal.

(8) Service Areas.

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

**Comment:** The proposed loading space located on the north side of the property and complies with 4.4 of the Landscape Manual. The trash and recycling area will be surrounded by landscaped screening.

(9) Public Spaces.

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

**Comment:** The applicant is not proposing to provide public space as part of this amendment.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with section 27-277.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (10). As stated earlier, this Detailed Site Plan provides the front, rear and side exterior elevations of the proposed building. This Detailed Site Plan also provides the building materials, such as the brick veneer, glass, steel and aluminum that will be used for the proposed building. Generally speaking, the proposed architecture of the food and beverage store and car wash represents the newest prototype Dash-In building and the applicant intends to implement this design and associated branding on all future sites in Prince George's County as well other jurisdictions in this region.

With regard to the proposed signage for the site, the Detailed Site Plan contains a compliance chart demonstrating that the building mounted signage and freestanding signage complies with the standards for the C-M Zone (see Sheet DSP-17) which is provided below:

**Freestanding Signs:** Allowed 1 square foot per every 4' of street frontage, not to exceed 200 square feet and 25' oah. There is a minimum of 10' setback required. There is approximately 278 LF of frontage along Crain Highway and 219 LF of frontage along Heritage Boulevard. If the county will allow frontage combination, 124.25 square feet will be allowed (77.5 square feet proposed)

**Wall Signs:** Allowed 1 square foot per each two linear feet of the front of a building and only on front wall of buildings, not less than 10' above the ground. No maximum area defined. With C-Store front elevation at 80.3', 40.15 square feet allowed; Gas Canopy at 154', 77 square feet allowed; Car wash at 49', 24.5 square feet allowed. Directional signs (ENTER/EXIT) are exempted if they are 12 square feet or less.

The applicant is proposing the following signage:

|   |                               |
|---|-------------------------------|
| <b>D/F TWIN POLE PYLON (QTY. 1)</b>                   | <b>77.60 SQ. FT.</b>          |
| <b>INT. ILL. SPLASH IN LOGO &amp; LTRS. (QTY. 1)</b>  | <b>44.26 SQ. FT.</b>          |
| <b>INSTRUCTIONAL SIGN (BY OTHERS) (QTY. 1)</b>        |                               |
| <b>INT. ILL. "dash in" LETTERS (QTY. 1)</b>           | <b>29.50 SQ. FT.</b>          |
| <b>INT. ILL. LOGO/ LETTERS @ FUEL CANOPY (QTY. 2)</b> | <b>20.77 SQ. FT. (each)</b>   |
| <b>VINYL &amp; LED STRIPE @ FUEL CANOPY</b>           | <b>APPROX. 326 LINEAR FT.</b> |
| <b>FACE &amp; HALO LIT ENTER LETTERS (QTY. 1)</b>     | <b>8.11 SQ. FT.</b>           |
| <b>FACE &amp; HALO LIT EXIT LETTERS (QTY. 1)</b>      | <b>6.86 SQ. FT.</b>           |
| <b>SPLASH IN CLEARANCE BAR (QTY. 1)</b>               | <b>SIGNAGE = 9.48 SQ. FT.</b> |
| <b>SPLASH IN MENU BOARD (QTY. 1)</b>                  | <b>41.08 SQ. FT.</b>          |
| <b>INT. ILL. SPLASH IN LOGO &amp; LTRS. (QTY. 1)</b>  | <b>20.00 SQ. FT.</b>          |

Therefore, the proposed signage complies with the standard contained in Part 12, Division 3 of the Zoning Ordinance.

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

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required);

**Comment:** The DSP has been design in accordance with the underlying conditions of approval of CSP-78012, as amended.

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

**Comment:** Not applicable.

## **VI. PRIOR APPROVALS**

The prior approvals are set forth in Section III above. The three prior approvals that are relevant to this application are CSP-78020/02, CSP-78020/11 and 4-95119. First, CSP-78020/11 was approved by the Planning Director for the purpose on amending the use on the subject property to reflect a gas station, car wash and food and beverage store. CSP-78020/02 was approved by the Planning Board on September 10, 1982 subject to 5 conditions. Each relevant condition is listed in below, followed by comment.

- 4. Development of individual lots along US 301 and MD 192 shall provide consistent landscaping/berming within the 15-foot wide landscape strip along US 301 and MD 197 to tie the individual development into a coherent identity.**

**Comment:** The Landscape Plan submitted in conjunction with the DSP set shows the 15 foot wide landscape strip. The landscape strip is consistent with other property with frontage on US 301 and MD 197.

- 5. The design of signs, lighting and entrance features on individual lots shall be carefully coordinated throughout the entire center to ensure the compatibility among these elements and to enhance the overall development character and appearance. National logos shall not be prohibited. Monumental signs for the center (not for individual businesses) shall be permitted at the locations shown on the subject plan.**

**Comment:** The detailed site plan demonstrates conformance with this condition. Sheet 8 of the plan set contains the detail sheet for the site. The applicant is not proposing an entrance feature for the site and the monumental sign for the center is not located on the subject property.

4-95119 was approved by the Planning Board on December 21, 1995 subject to 2 conditions. The relevant condition is as follows, subject to comment:

- 2. No building permits for any development located on Lots 8 and 9, Block E of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development in accordance with the following caps for the individual lots:**

**Lot 8, Block E 32,899 square feet**

**Lot 9, Block E 27,752 square feet**

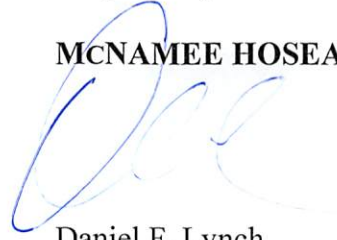
**Comment:** This detailed site plan is proposing 5,844 square feet of development on Lot 8 and therefore conforms to the approved preliminary plan.

## **VI. CONCLUSION**

The applicant respectfully submits that all of the criteria for approving a Detailed Site Plan have been met and on behalf of Dash-In Food Stores, Inc, requests the approval of this application.

Respectfully submitted,

**MCNAMEE HOSEA**

A handwritten signature in blue ink, appearing to be 'D. Lynch', written over the printed name 'MCNAMEE HOSEA'.

Daniel F. Lynch

Daniel F. Lynch, Esquire  
Admitted in Maryland

Email: [DLynch@mhlawyers.com](mailto:DLynch@mhlawyers.com)  
Direct Dial: Extension 205

March 22, 2023

**VIA ELECTRONIC MAIL**

Andrew Shelly  
Maryland-National Capital Park and Planning Commission  
Development Review Division  
Urban Design Section  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

**Re:    *Dash In Bowie***  
***DSP-22016***

Dear Andrew:

Please let this letter serve as a supplement to the Statement of Justification previously submitted.

This Detailed Site Plan in the C-M Zone must be reviewed in accordance with **Section 27-358** of the Prior Zoning Ordinance. That section provides that a gas station is permitted, subject to the following:

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

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

**COMMENT:** The subject property has over 200 feet of frontage along Heritage Boulevard, which has an ultimate right-of-way width of 95 feet; and has over 300 feet of frontage along Crain Highway (US Route 301), which has an ultimate right-of-way of over 70 feet. Additionally, the subject property has one 30' wide full access driveway onto Heritage Boulevard, and one 30' wide full access driveway on to the adjacent parcel.

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

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

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

**COMMENT:** There will be no display or rental of cargo trailers, trucks, or similar uses.

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

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

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

**COMMENT:** This proposal provides for a 30' wide full access driveway off Heritage Boulevard, a 30' wide full access driveway on to the adjacent parcel.

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

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

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

**COMMENT:** As demonstrated on the site plan submitted in conjunction with this application, a five (5) foot sidewalk is provided in accordance with this requirement.

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

**COMMENT:** All gasoline pumps and service appliances are located more than twenty-five (25) feet behind the street line.

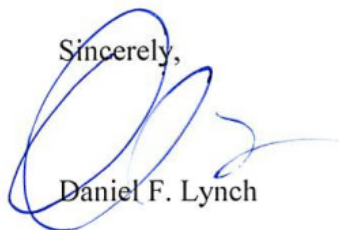
- (9) Repair service shall be completed within forty-eight (48) hours after the vehicle left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory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

**COMMENT:** There is no vehicle repair service proposed.

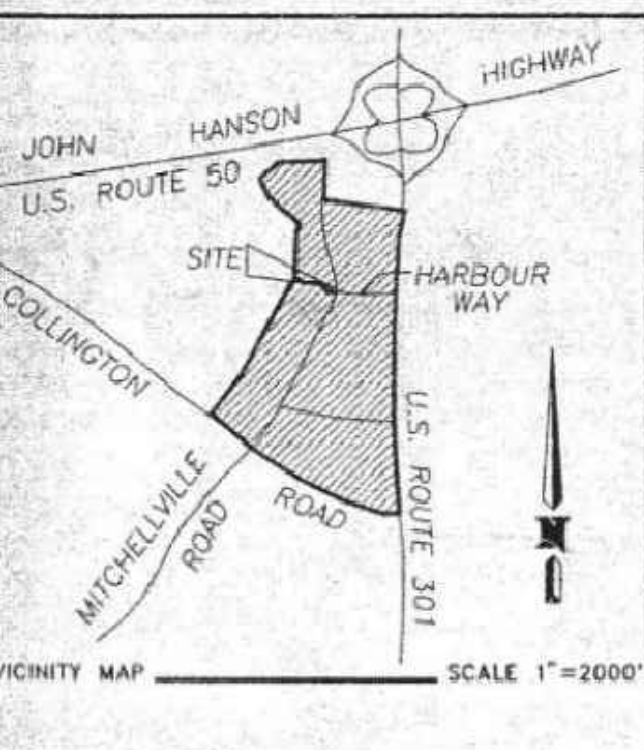
- (10) Details on architectural elements such as elevation depictions of each façade, schedule of exterior finishes, and descriptions of architectural character of the proposed buildings shall demonstrate compatibility with existing and proposed surrounding development.**

**COMMENT:** As part of the application, the applicant has provided details and an elevation of the proposed building on the site plan. The applicant believes that the architectural character of the proposed building is compatible with the surrounding development.

As always, should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,  
  
Daniel F. Lynch





OFF-STREET PARKING

| REGULAR SPACES (9' X 18')  | TACO BELL - 66 SEATS<br>400 SQ. FT. (EXCLUDING STORAGE & PATRON SEATING) | 30  | 30 |
|--|--|-----|----|
| ENTERPRISE RENT A CAR - 1,600 SQ. FT. (OFFICE BUILDING, 1 SPACE PER 250 SQ. FT. OF GLA) <td>7</td> <td>18</td> <td></td> | 7  | 18  |    |
| RETAIL TBD - 11,000 SQ. FT. (1 SPACE PER 250 SQ. FT. OF GLA)   | 44   | 57  |    |
| SHARED PARKING, ADJACENT LOT (BANK)  | 29   | 29  |    |
| TOTAL  | 110  | 134 |    |
| ADA SPACES   | 5  | 5   |    |

THIS BLOCK IS FOR OFFICIAL USE ONLY. On label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: 16000 HERITAGE BOULEVARD / CITY OF CAPITOLS LOT 8

PROJECT NUMBER: CSP-78020/10

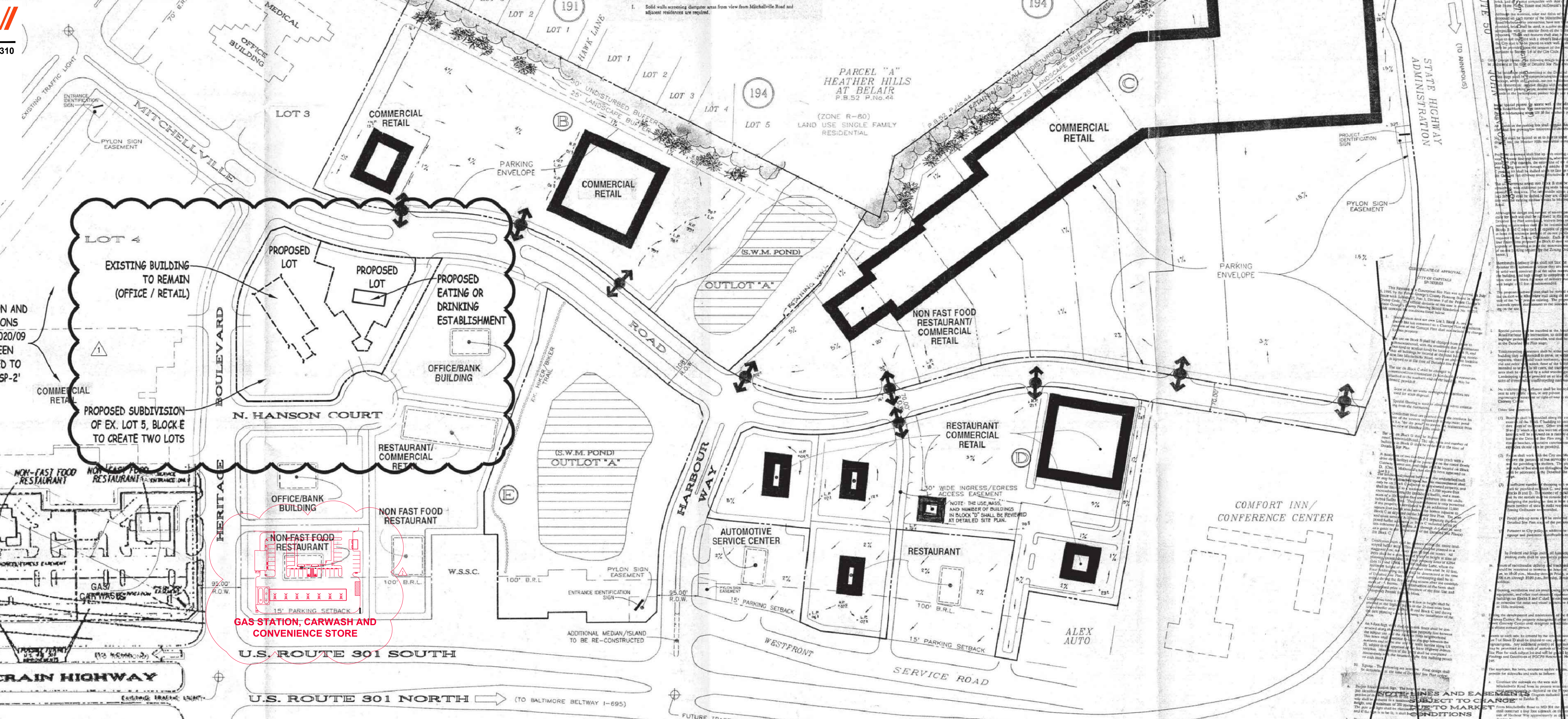
See below \*

# BOHLER //

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

## N. B. SPEACH

PROFESSIONAL ENGINEER  
LICENSE NUMBER: 10170201  
EXPIRES: 12/31/2024  
I, N. B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 10170201 (12/31/2024)



**NOTES:**

- THE PROVISION OF ADDITIONAL MEDIAN BREAKS AND LEFT-TURN LANES ON THE INTERNAL STREETS WITHIN THE BOWIE GATEWAY CENTER SHALL BE DETERMINED AT THE TIME OF DETAILED SITE PLAN REVIEW FOR THE APPLICABLE LOTS.
- ACCESS POINTS TO INDIVIDUAL LOTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF DETAILED SITE PLAN.
- ANY DEPARTURE FROM THIS PLAN WILL REQUIRE SUBMISSION TO THE PRINCE GEORGE'S COUNTY PLANNING BOARD FOR APPROVAL PRIOR TO ISSUANCE OF ANY PERMITS.
- A MINIMUM 15'-FOOT-WIDE LANDSCAPED STRIP SHALL BE PROVIDED ALONG U.S. ROUTE 301 AND ALONG MARYLAND ROUTE 197 TO THE PROPERTY'S ENTRANCE AT MITCHELLVILLE ROAD. THIS STRIP SHALL BE UTILIZED FOR SIGNAGE OR OTHER ATTRACTIVE LANDSCAPING TO BREAK UP THE MONOTONY OF THE HIGHWAY'S HIGH WALL SIGNAGE LOCATED IN THE NORTHWEST PORTION OF THE PROPERTY FROM U.S. RTE. 50 TO A LINE WHICH WOULD BE THE EASTERN EXTENSION OF THE SOUTHERN PROPERTY LINE OF THE LOT AT 1200 HOLIDAY LANE. THIS STRIP SHALL BE LIMITED TO THE FOLLOWING RATIOS:

|                |        |
|----------------|--------|
| 0 - 75 FEET    | BUFFER |
| 76 - 160 FEET  | 4:1    |
| 161 - 240 FEET | 2:1    |
| 241 - 300 FEET | 1:1    |

THESE RATIOS SHALL EXCLUDE ITEMS SUCH AS MECHANICAL EQUIPMENT ON A ROOF, AND UP TO 5 (FIVE) FOOT VISUAL BARRIER ON THE TOP OF A PARKING GARAGE.

- SIGNS WITHIN PYLON EASEMENTS SHALL BE LESS THAN 25'-0" EXCEPT SIGNS LOCATED AT U.S. RTE. 50. (PYLON SIGNS SHALL HAVE PROJECT IDENTIFICATION AND SELECTED TENANT IDENTIFICATION.)
- WHEREVER POSSIBLE, ACCESSORY USES SUCH AS PARKING, LOADING, TRASH DUMPSTERS AND OUTSIDE STORAGE OCCUR TO THE INTERIOR OF THE SITE AWAY FROM VIEWS FROM MAJOR HIGHWAY HIGHWAYS (i.e. MD. 197/U.S. 301/SOUTH ROUTE 50).
- WHEREVER POSSIBLE, AS PART OF FUTURE DETAIL SITE PLAN, ATTENTION SHOULD BE GIVEN TO THE OVERALL LANDSCAPE CONCEPT ALONG MD. 197 AND U.S. 301, TO PROVIDE A UNIFYING PLANNING SCHEME WHICH TIES THE MANY SHALLOTT LOTS OF THIS LARGE PROPERTY INTO A UNIFIED IDENTITY. ALSO THE PLAN SHOULD NOTE THE IMPORTANCE OF HAVING A COMPATIBLE SIGNAGE, LIGHTING AND ENTRANCE LANDSCAPING DESIGNS REVISAS PART OF FUTURE DETAIL SITE PLAN REVIEWS.
- FIRE DEPARTMENT: ANALYTICAL FIRE SUPPRESSION SYSTEM SHALL BE PROVIDED THROUGHOUT ALL STRUCTURES. ALL STRUCTURES SHALL BE PROVIDED WITH AN ADEQUATE FIRE FIGHTING WATER SUPPLYS REFERENCED IN THE COUNTY BUILDING CODE SUBTITLE 4.
- THERE SHALL BE A MINIMUM OF 3 ENTRANCES TO BLOCK "B". ANY ADDITIONAL ENTRANCES SHALL BE DETERMINED AT SITE PLAN REVIEW AND APPROVAL.
- ALL DIMENSIONS AND BUILDING FOOTPRINTS SUBJECT TO CHANGE AT THE TIME OF DETAILED SITE PLAN.
- NO FREE STANDING CONVENIENCE CENTER ALLOWED ON LOT 3, BLOCK "A".

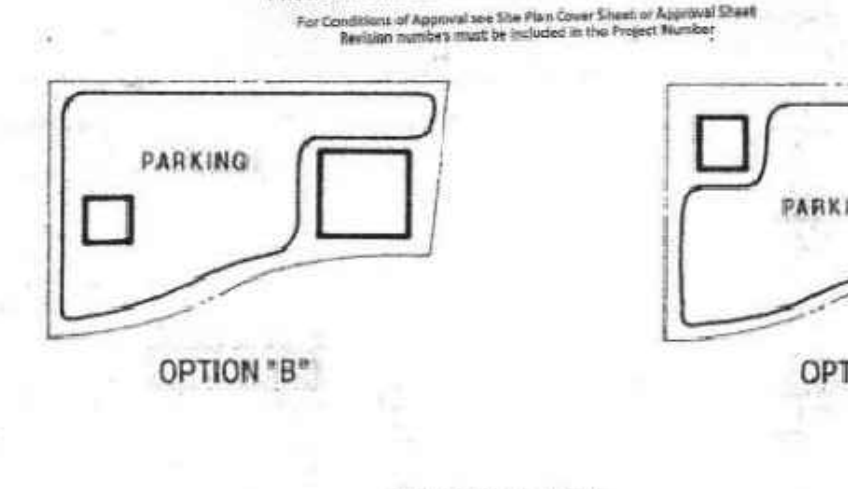
FOR OFFICIAL USE ONLY  
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

**M-NCPPC APPROVAL**

PROJECT NAME: CITY OF CAPITOLS (BOWIE CAPITAL CENTER)

PROJECT NUMBER: CSP-78020-10

See Conditions of Approval on Site Plan Cover Sheet or Approved Sheet. Revision numbers must be included with Project Number.



QUANTITY FREE-STANDING SIGNS PERMITTED (Per Sec. 24-14 c (2)(A))

| 0 - 100' of Frontage | 101 - 150' of Frontage | 151 - 200' of Frontage | 201 - 250' of Frontage | 251 - 300' of Frontage | 301 - 350' of Frontage | 351 - 400' of Frontage | 401 - 450' of Frontage | 451 - 500' of Frontage | 501 - 550' of Frontage | 551 - 600' of Frontage |
|----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| 0                    | 1                      | 2                      | 3                      | 4                      | 5                      | 6                      | 7                      | 8                      | 9                      | 10                     |

TOTAL FREE-STANDING SIGNS PERMITTED: 16

**STREET FRONTAGE**

| Street                | Frontage |
|-----------------------|----------|
| Mitchellville Road    | 3020     |
| Heritage Boulevard    | 1844     |
| Harbour Way           | 951      |
| North Hanson Court    | 856      |
| Route 301             | 2621     |
| Route 50              | 1178     |
| Route 197             | 1382     |
| TOTAL STREET FRONTAGE | 11531    |

| NO. | BY | DATE     | REVISIONS   |
|-----|----|----------|---|
| 1   | AM | 6-13-24  | LOT LINE ADJUSTMENT BLOCK C OPTION  |
| 2   | AM | 6-18-24  | REMOVED BLOCKS 'A' - 'E' AS PER C.A. BOWIE RECOMMENDATION                   |
| 3   | AM | 7-23-24  | REMOVED THE VISUAL BARRIER COMMENTS   |
| 4   | AM | 8-22-24  | REMOVING WALLS ADDED TO BLOCK "A"   |
| 5   | AM | 8-29-24  | Private Change  |
| 6   | AM | 10-25-24 | Remove Block 'E' and East Entrance/Commercial and secondary parking related |

## CONCEPTUAL SITE PLAN BOWIE GATEWAY CENTER

Queen Anne (7th) Election District  
Prince George's County, Maryland

**McLaren** ENGINEERING GROUP

TRADE NAME: ENTERPRISES

801 E. Main Street, Suite 303 Baltimore, Maryland 21202  
(410) 243-8767 F: (410) 243-4656 www.mclareneng.com

| NO. | DATE     | REVISION                    | BY  |
|-----|----------|-----------------------------|-----|
| 1   | 9/3/2021 | CHANGE OF USE               |     |
| 2   | 4/7/2016 | SUBDIVISION & CHANGE OF USE | JOS |

OWNER: **FASON**  
6931 Arlington Road, Suite 415  
Bethesda, Maryland 20814

Design: DANF  
Draft: ACAD  
Date: 4/12/2024  
Scale: 1" = 100'

Sheet 1 of 2  
Job Number: 95-001-109

**STATE HIGHWAY ADMINISTRATION**

196

U.S. ROUTE 50 EAST (TO ANNAPOLIS)

ADDITIONAL NOTES: The project shall be subject to the provisions of the State Highway Administration's Design Manual, including but not limited to the requirements for right-of-way acquisition, utility relocation, and traffic control. The project shall also comply with the requirements of the Maryland Department of Transportation's Design Manual for Interchange and Overpass Construction.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TDD: (301) 952-3796

PGCPB No. 95-436

File No. 4-95119

**RESOLUTION**

WHEREAS, FIHC/Bank of Bowie is the owner of a 3.11-acre parcel of land known as City of Capitals (Lots 8 and 9, Block E), said property being in the 7th Election District of Prince George's County, Maryland, and being zoned C-M; and

WHEREAS, on November 14, 1995, FIHC/Bank of Bowie filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 2 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-95119, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 21, 1995, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on December 21, 1995, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan, and further APPROVED Preliminary Plat of Subdivision 4-95119 with the following conditions:

1. The Final Plat of Subdivision shall note the following:
  - a. "No Direct Access" from/to US 301 for Lot 8, Block E.
  - b. All proposed buildings will be fully sprinklered in accordance with National Fire Protection Association Standard 13.
2. No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development, in accordance with the following caps for the individual lots:

|                |                    |
|----------------|--------------------|
| Lot 8, Block E | 32,899 square feet |
| Lot 9, Block E | 27,752 square feet |

To provide evidence of compliance, each Detailed Site Plan submitted for development on Lots 8 and 9, Block E, shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the plan.

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

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located on the west side of US 301, north of Heritage Boulevard and east of North Hanson Court.
3. The City of Capitals, also known as the Bowie Gateway Center, is a development of 102± acres, of which 88.44± acres were rezoned from the R-R to the C-M Zone in 1975 as part of the Bowie-Collington Sectional Map Amendment (CR-108-1975, Amendment 14). CR-108-1975, Amendment 14, required that prior to the issuance of any building or grading permits, the developer submit to the Planning Board for its approval a Comprehensive Site Plan. A "Comprehensive Site Plan - Concept," which included the subject property, was approved by the Planning Board on April 6, 1989, and by the District Council on October 9, 1989 (SP-7808/01, also numbered as SP-78020). This plan, along with the Detailed Site Plans for individual developments within the City of Capitals, will constitute the Comprehensive Site Plan required by CR-108-1975, Amendment 14.  
  
The submitted Preliminary Plat is in conformance with the approved Comprehensive Site Plan. A Detailed Site Plan (SP-93047) was approved by the Planning Board (on November 18, 1993) for the existing bank/office building and restaurant.
4. The site is in the City of Bowie and stormwater management approval is under the City's jurisdiction. A Stormwater Management Concept Plan (CSD No. 9401001) was approved by the City in January 1994.
5. Wetlands, streams and 100-year floodplains do not exist on the property. A Forest Stand Delineation was not submitted with the subject application, however, the site was previously reviewed for compliance with the Woodland Conservation Ordinance and found to be exempt based upon the site containing less than 10,000 square feet of woodland.

6. No significant limitations have been identified with respect to the soils on this previously graded property. No noise impacts have been identified for this property.
7. The site is in Water and Sewer Category 3 and is currently served by public systems.
8. In accordance with Section 24-134(a) of the Subdivision Regulations, the proposed subdivision is exempt from mandatory park dedication since the application involves commercial development.
9. The existing C-M zoning was placed on this property with conditions via approval of the 1975 Bowie-Collington Sectional Map Amendment (CR-108-1975). The 1991 Bowie-Collington Master Plan retained the current zoning. The subdivision is consistent with the Master Plan.
10. Upon review of the proposed subdivision, the Transportation and Public Facilities Planning Division (T&PFPD) staff offered the following findings and conclusions:

**FINDINGS**

- a. The subject property is improved with a 27,000-square foot general office building and a 5,396-square foot, 250-seat restaurant. This application is a resubdivision of the subject lot.
- b. The subject lot, Lot 1, Block E, of the City of Capitals, based on previous subdivision approvals, can contain up to 60,651 square feet of commercial-miscellaneous type development. The applicant proposes subdivision of the single lot into two lots, and does not propose the construction of additional floor area at this time.
- c. The existing office building generates 54 AM and 50 PM peak hour vehicle trips as determined using the *Guidelines for the Analysis of the Traffic Impact of Development Proposals* (April 1989). The existing restaurant generates 70 PM peak hour vehicle trips, of which 28 trips are already on the local roads and 42 trips are new trips, as determined using the Institute of Transportation Engineers' Trip Generation Manual (5th Edition).
- d. The development cap on the subject property, if divided among the proposed lots according to proposed lot area, would be apportioned as follows:

Lot 8, Block E 32,899 square feet

Lot 9, Block E 27,752 square feet

- e. The proposed subdivision with the conditions proposed below would produce no net trips, and would have no net impact on the level of service at the US 301/MD 197 intersection, which is the development's critical intersection.

#### CONCLUSIONS

The T&PFPD staff concluded that adequate access roads will exist as required by Section 24-124 of the Subdivision Regulations with the adoption of the following conditions:

- a. No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development, in accordance with the following caps for the individual lots:

Lot 8, Block E 32,899 square feet  
Lot 9, Block E 27,752 square feet

To provide evidence of compliance, each Detailed Site Plan submitted for development on Lots 8 and 9, Block E, shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the plan.

- b. No direct access from proposed Lot 8 to US 301 shall be noted on the Final Plat.
11. As required by Section 27-448.01 of the Zoning Ordinance, both of the proposed lots have frontage on, and direct vehicular access to, a public street. In addition to the frontage on North Hanson Court for Lot 9, a common driveway easement is labeled on the Preliminary Plat to also provide access to this lot from Heritage Boulevard. Even though the provision of this easement is not necessary to meet Zoning Ordinance requirements for frontage and access, the individual lot owners may elect to pursue an agreement and record an easement(s) outside of this process at a future date.
  12. The Fire Department reviewed the proposed subdivision for the impact on fire and rescue services and concluded the following:
    - a. Suppression services are provided by the engine at the Bowie Fire Station, Company 43, located on Pointer Ridge. In accordance with the *Adopted and Approved Public Safety Master Plan, 1990*, and/or the *Guidelines for the*

*Analysis of Development Impact on Fire and Rescue Facilities*, the recommended maximum response time for an engine is 3.25 minutes. Company 43 is unable to provide this service within the *Guidelines* due to a 4.21-minute response time.

- b. The recommended maximum response time for ladder truck service is 4.25 minutes. This service is provided by the Bowie Fire Station, Company 39, located on Annapolis Road. Company 39 is unable to provide this service within the *Guidelines* due to a 6.49-minute response time.
- c. The recommended maximum response time for ambulance service is 4.25 minutes. This service is provided by Company 43 and is available within the *Guidelines* due to a 4.21 minute response time.
- d. The recommended maximum response time for medic unit service to provide advanced life support is 7.25 minutes. This service is also provided by Company 43 and is available within the *Guidelines*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate services discussed above, the Fire Department recommended that all proposed commercial buildings be fully sprinklered in accordance with National Fire Protection Association Standard 13.

- 13. The proposed development is within the service area of the District II, Bowie Police Station. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations, staff of the Transportation and Public Facilities Planning Division concluded that the existing County police facilities will be adequate to serve the City of Capitals development.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Brown, seconded by Commissioner Boone, with

PGCPB No. 95-436  
File No. 4-95119  
Page 6

Commissioners Brown, Boone, McNeill and Hewlett voting in favor of the motion, and with Commissioner Dabney absent, at its regular meeting held on Thursday, December 21, 1995, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of January 1996.

Trudye Morgan Johnson  
Executive Director

*Frances J. Guertin*  
By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:JB:aj

APPROVED AS TO LEGAL SUFFICIENCY.


*JH Mch*  
M-NCPPC Legal Department  
Date 1/2/95



March 3, 2023

## MEMORANDUM

TO: Andrew Shelly, Planner II, Zoning Section, Development Review Division

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

SUBJECT: **DSP-22016 Dash In Bowie**

## FINDINGS

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

## BACKGROUND

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

**Location:** 4100 Robert Crain Highway, Bowie, Maryland 20716

**Size:** 1.68 acres

**Existing Uses:** Restaurant

**Proposal:** Gas station, car wash, and food and beverage store

## GENERAL PLAN, MASTER PLAN, AND SMA

**General Plan:** This application is in the Bowie Local Town Center Growth Policy Area. Local Centers are described as focal points for development and civic activities based on their access to transit or major highways. The plan contains recommendations for directing medium to medium-high residential development along with limited commercial uses to these locations, rather than scatter them throughout the Established Communities." (Page 19).

The Plan 2035 Center Classification System (Table 16) further describes Bowie Town Center (Local) as one of five Town Centers (Local) as "A range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall, the Local Centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. (Page 108)

**Master Plan:** The 2022 *Bowie-Mitchellville and Vicinity Master Plan* recommends mixed-use land uses on the subject property. (Map 16. Pg. 50) Mixed-Use is defined as areas of various residential, commercial, employment, and institutional uses.

In addition, the subject site is located in the Bowie Local Town Center. The Master Plan recommends the following policies and strategies for the subject site to help advance the intent and purpose of the plan:

## **Land Use**

### **Policy LU 5**

Reinforce Bowie Local Town Center as the focal point of Bowie -Mitchellville and Vicinity by concentrating new development within a mix of uses.

### **LU 5.4**

Maximize redevelopment potential, parcel assembly is encouraged for all properties within the Bowie Local Town Center along Mitchellville Road, **Heritage Boulevard**, Harbour Way, and North Hanson Court. Parcel assembly is essential to achieve this plan's recommendations for residential infill development and retail redevelopment at Bowie Gateway. (p. 63)

Redeveloping this site along Heritage Boulevard from an Applebee's Restaurant to gas station, car wash, and food and beverage store is consistent with the above Land Use Policy.

## **Transportation and Mobility**

**TM 1.3** Streets constructed to serve new commercial, multifamily, or mixed-use developments should contain, at a minimum:

- Six-foot-wide sidewalks on both sides
- Crosswalks on all legs of an intersection
- Bicycle lanes or a separated facility
- Street trees
- Modern stormwater management best practices, such as bioswales (p. 113)

**TM 3.3** Provide marked crosswalks on all legs of all intersections (p. 113).

**TM 3.9** Provide long-term bicycle parking facilities for residents, consistent with the AASHTO Guide for the Development of Bicycle Facilities (p. 114)

**TM 7.1** Construct the pedestrian and bicycle recommendations in Appendix D. Recommended Master Plan Transportation Facilities, which include facilities along roadways as well as shared-use paths independent from the roadway, and reflect coordinated and reconciled recommendations outlined in the City of Bowie Trails Master Plan, the M-NCPPC Department of Parks and Recreation (DPR) Strategic Trails Plan, and the MPOT (p. 116). See Appendix D recommendations below.

The applicant should work with the Transportation Planning Section to ensure the above Transportation and Mobility Policies are implemented.

## **Natural Environment**

**NE 4.2** Plant Street trees to the maximum extent permitted along all roads and trail rights-of-way (see Transportation and Mobility) (p. 145)

### **Housing and Neighborhood**

HN 3.3 Implement Crime Prevention Through Environmental Design (CPTED) strategies with new and redeveloped projects that include unobstructed pedestrian-friendly sidewalks, well-lit parking areas, building entrances and yards.

The applicant should work with the Urban Design Section to ensure that CPTED strategies are implemented.

**Planning Area:** 71B

**Community:** City of Bowie

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

**SMA/Zoning:** On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from C-M (Commercial, Miscellaneous) to TAC-E (Town Activity Center - Edge) effective April 1, 2022

### **ADDITIONAL INFORMATION**

None.

cc: Long-range Agenda Notebook  
Sarah Bishop, AICP, Supervisor, Long-Range Planning Section, Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Transportation Planning Section

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

301-952-3680

March 6, 2023

Revised: March 22, 2023

**MEMORANDUM**

TO: Andrew Shelly, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *CSH* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT: DSP-22016: Dash In Bowie**

**Proposal:**

The subject application proposes the development of a gas station, car wash, and convenience store. The subject property is located in the northwest quadrant of the intersection of MD-197 and US-301. The subject property is Zoned C-M (Commercial Miscellaneous) and located within the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* area. The transportation planning review of the referenced DSP application was evaluated under Section 27 of the prior Zoning Ordinance.

**Prior Conditions of Approval:**

Comprehensive Site Plan CSP-78020-12 was approved by the Prince George's County Planning Director to allow an eating and drinking establishment with drive-through service. Preliminary Plan of Subdivision 4-95119 was approved for Lots 8 and 9 by the Prince George's County Planning Board and the relevant conditions are listed below.

**Comprehensive Site Plan CSP-78020-12**

CSP-78020-12 was amended to allow for a gas station, car wash, and convenience store and does not contain any applicable conditions of approval for the subject application.

**Preliminary Plan of Subdivision 4-95119**

1. The Final Plat of Subdivision shall note the following:
  - a. "No Direct Access" from/to US 301 for Lot 8, Block E.
2. No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor area of C-M development, in accordance with the following caps for the individual lots:

Lot 8, Block E 32,899 square feet  
Lot 9, Block E 27,752 square feet

**Comment:** The subject site will have access from Heritage Boulevard and no access is proposed to US 301 for the subject application thereby satisfying condition 1. Condition 2 established a cap on the development gross floor area for the site and the current application proposes 4,500 gross floor area of development which is below the cap and is acceptable by staff.

**Master Plan Compliance:**

**Master Plan Right of Way**

The site is adjacent to US 301, which is shown as a master plan freeway as identified in 2009 *Approved Countywide Master Plan of Transportation*. Right-of-way was previously dedicated and recorded under plat number 19127 and staff is not seeking any additional right-of-way as part of this application. Although Heritage Boulevard is not identified in the 2009 MPOT, right-of-way dedication was previously recorded under PB 114 pg 77 and the area of dedication is consistent on the submitted plans.

**Master Plan Pedestrian and Bicycle Facilities**

There are no master planned bicycle and pedestrian facilities that impact the subject site. A sidewalk connection is provided from Heritage Boulevard, in addition to striped crosswalks leading to the entrance to the building. The submitted site plan also reflects bicycle parking on-site.

**Transportation Planning Review:**

**Zoning Ordinance Compliance**

Section 27-283 provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:
  - (ii) Parking spaces should be located as near as possible to the uses they serve;
  - (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:
  - (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
  - (ix) Pedestrian and vehicular routes should generally be separate and clearly marked.

**Comment:** The subject application proposes access to the site via Heritage Boulevard. The applicant is proposing a total of 34 parking spaces and one loading space which exceeds the required 33 parking spaces and is acceptable to staff. The submitted site plan also reflects 4 bicycle parking on-site at a location near the entrance to the building.

The surface parking is primarily located along the north, east, and south side of the building. There are also five parking spaces located along the northern property line and six spaces located adjacent to the car wash. There are existing sidewalks along Heritage Boulevard and the submitted site plan proposes a sidewalk connection with associated ADA ramps and striped crosswalks to facilitate safe pedestrian movement to the entrance of the building. Given the striped crosswalks, ADA ramps, and sidewalk connection from Heritage Boulevard staff finds that pedestrian circulation on site is acceptable and no additional sidewalk connections are recommended.

A truck-turning plan was submitted as part of the DSP application to demonstrate onsite truck-turning movements with the appropriate design vehicle classification for the site. All turning movements are able to be completed without conflict and staff finds that vehicular circulation is acceptable on site.

Section 27-358(a)(5) discusses the requirement for driveway access to a gas station and states:

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

The revised plans submitted by the applicant show a 30' driveway access from Heritage Boulevard however, the driveway tapers towards the interior of the site. To satisfy the requirements of section 27-358 staff requests that the site plan be modified to provide a consistent 30' wide driveway at the entrance to the site. The driveway shall extend the length of the proposed curb at the entrance to the carwash, at its intersection with the east/west drive aisle to the south of the proposed building. This requirement is consistent with the definition of a driveway as found in section 27-107(70) and stated below:

- (70) Driveway: A private roadway located on a "Lot," providing access for motor vehicles to a parking space, garage, or other "Structure," or from the "Lot" to a "Street."

A consistent driveway width of 30' at the site entrance may require additional site modifications to the location of the car wash and six parking spaces abutting the car wash to allow for the appropriate width of the driveway. Once revised the driveway will allow vehicles to directly access the parking spaces located near the building in addition to the interior drive aisle that will facilitate vehicular movement on site. Staff is recommending the site plan be modified as a condition of approval.

DSP-22016: Dash In Bowie

March 6, 2023

Revised: March 22, 2023

Page 4

**Conclusion:**

In consideration of the scope of this application, the transportation staff can make a finding that the subject property is in general conformance with previous approved development applications and Section 27 of the prior zoning ordinance and recommends approval with the following condition:

1. Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors and/or assigns shall:
  - a. Modify the site layout to allow for a 30' driveway width at the site access point from Heritage Boulevard. The exact design shall be evaluated and accepted by the Transportation Planning Section.

Countywide Planning Division  
Environmental Planning Section

301-952-3650

February 28, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Planner II, Urban Design Section

**VIA:** Maria Martin, Acting Supervisor, Environmental Planning Section *MM*

**FROM:** Mary Rea, Planner II, Environmental Planning Section *MAR*

**SUBJECT:** **Dash In Bowie; DSP-22016**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-22016, received by the Countywide Planning Division on January 31, 2023. The EPS recommends approval of the application, with no conditions.

The site has an approved Natural Resource Inventory Equivalency Letter (NRI-179-2021), which was issued on November 19, 2021. The site has been previously developed, and is not associated with any regulated environmental features. The site has a valid Standard Letter of Exemption (S-213-2021) from the Woodland and Wildlife Habitat Conservation Ordinance that expires on November 19, 2023.

The site has an approved Stormwater Management Concept Plan (#03-0422-206NE14) from the City of Bowie that is in conformance with the current code, which was issued on May 2, 2022.

No additional environmental review issues have been identified for the subject site. The EPS recommends approval of the application, with no conditions.



March 6, 2023

## MEMORANDUM

**TO:** Andrew Shelly, Planner II, Urban Design Section  
**VIA:** Mridula Gupta, Planner IV, Subdivision Section *MG*  
**FROM:** Antoine Heath, Planner II, Subdivision Section *AH*  
**SUBJECT:** DSP-22016; Dash In, Bowie

The property subject to this detailed site plan (DSP-22016) consists of one 1.68-acre lot known as Lot 8 recorded in the Prince George's County Land Records as City of Capitals Block E in Plat Book VJ 177 page 65. The subject property is located within the Town Activity Center – Edge (TAC-E) Zone, and is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The DSP was submitted for review pursuant to the prior Commercial Miscellaneous (C-M) zoning of the subject property and pursuant to the prior Zoning Ordinance and Subdivision Regulations.

The site is the subject to Preliminary Plan of Subdivision (PPS) 4-95119. This PPS approved two lots (Lots 8 and 9), for the development of 60,651 square feet of commercial development. The development for Lot 8 was capped at 32,899 square feet including an existing 5,461-squarefoot restaurant. The development for Lot 9 was capped at 27,752 square feet, and included an existing 27,000 square foot office building. This DSP proposes development of 4,500 square-foot convenience store and a 1,344 square-foot car wash on Lot 8. The existing restaurant on Lot 8 is proposed to be razed.

PPS 4-95119 (PGCPB Resolution No. 95-436) was approved subject to two conditions. The conditions relevant to this DSP review are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

1. **The Final Plat of Subdivision shall note the following:**
  - a. **"No Direct Access" from/to US 301 for Lot 8, Block E.**
  - b. **All proposed buildings will be fully sprinklered in accordance with National Fire Protection Association Standard 13.**

The DSP does not propose any direct access to US 301.

2. **No building permits for any development located on Lots 8 and 9, Block E, of the City of Capitals shall be issued in excess of 60,651 square feet of gross floor**

**area of C-M development, in accordance with the following caps for the individual lots:**

|                       |                           |
|-----------------------|---------------------------|
| <b>Lot 8, Block E</b> | <b>32,899 square feet</b> |
| <b>Lot 9, Block E</b> | <b>27,752 square feet</b> |

**To provide evidence of compliance, each Detailed Site Plan submitted for development on Lots 8 and 9, Block E, shall indicate the total approved development, stated in square feet of gross floor area, prior to an including the date of the submission of the plan.**

The applicant is proposing 5,844 square feet of development on Lot 8, which does not exceed the 32,899 square foot cap. However, not all proposed uses generate the same traffic impacts. The Transportation Planning Section should determine if the proposed development conforms to the trips established with PPS 4-95119.

**Additional Comments:**

1. General Note 7 on sheet 1 and Standard Notes 4 and 5 on sheet 4 of the DSP, should be updated to include the gross floor area (GFA) of the proposed car wash.
2. General Note 12 on sheet 1 and Standard Note 25 on sheet 4 should include PPS 4-95119.

**Recommended Conditions:**

1. Prior to signature approval, the detailed site plan shall be revised as follows:
  - a. Update General Note 7 on sheet 1 and Standard Notes 4 and 5 on sheet 4 to include the gross floor area (GFA) of the proposed car wash.
  - b. Update General Note 12 on sheet 1 and Standard Note 25 on sheet 4 to include preliminary plan of subdivision 4-95119.

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



Countywide Planning Division  
Historic Preservation Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3680

February 9, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Urban Design Section, Development Review Division

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

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

**SUBJECT: DSP-22016, Dash In Bowie**

The subject property comprises 1.68 acres and is located in the northwest quadrant of the intersection of Robert Crain Highway and Heritage Boulevard. The subject property is zoned TAC-E and located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes the development of a gas station, car wash, and convenience store.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (pages 156-165). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommends approval of DDS-22016, Dash In Bowie, without conditions.

March 6, 2023

**MEMORANDUM**

TO: Andrew Shelly, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section 

SUBJECT: DSP-22016 – Dash In Bowie

1. Add the dimensions for the carwash to the site plan, Sheet DSP-4.
2. Add price sign setback to the site plan, Sheet DSP-4.
3. The Permit Review Section offers no further comments on this development application.



Angela D. Alsobrooks  
County Executive

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



**MEMORANDUM**

March 9, 2023

**TO:** Andrew Shelly, Urban Design Section  
Development Review Division, M-NCPPC

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

**Re:** Dash-In Bowie  
Detailed Site Plan, DSP-22016

**CR:** Robert Crain Highway (US 301)  
**CR:** Heritage Boulevard

This memorandum is in response to the Detailed Site Plan (DSP-22016) for the development of a gas station, car wash, and convenience store. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Bowie, MD, located at northwest quadrant of the intersection of Robert Crain Highway and Heritage Boulevard.
- **Robert Crain Highway (US 301)** is an existing State-maintained roadway to the east of the subject property with variable right-of-way width. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Maryland State Highway Administration (MSHA) as determined necessary.
- **Heritage Boulevard** is an existing roadway maintained by the City of Bowie to the west of the property with a variable right-of-way width, requiring an 80' minimum right-of-way width as per the Master Plan. The applicant shall coordinate right-of-way dedications and roadway/frontage improvements with the City of Bowie municipality as determined necessary.
- All frontage roads and studied intersections in Traffic Impact Analysis (TIA) are under the jurisdiction of the Maryland State Highway Administration (SHA). All roadways in the subdivision will be privately owned and maintained by the property owner. DPIE defers all comments on frontage roadway and TIA to SHA.

- The 2018 Water and Sewer Plan designates Lot 8 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, to be developed on the public sewer system. Aerial views reflect the lot being developed with one commercial building.
- Water and sewer lines in Heritage Boulevard abut the lot. WSSC records indicate the existing building is served via the public water and sewer system.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Maintenance of private streets is not the responsibility of Prince George's County.
- The site is located within the City of Bowie, and site development concept plan will be reviewed and approved by the City of Bowie.
- The proposed development will require a site development fine grading permit approved by DPIE.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro clay 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 shown on plans.
  - b) Exact acreage of impervious areas has not been provided.
  - c) Proposed grading is shown on plans.
  - d) Stormwater volume computations have not been provided.
  - e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
  - f) 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.
  - g) A narrative in accordance with the code has not been provided.
  - h) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

cc: Rene' Lord-Attivor, Chief Traffic Engineering, S/RPRD, DPIE  
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE  
Salman Babar, CFM, Engineer, S/RPRD, DPIE  
MJ Labban, Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Dash In Food Stores, Inc., P.O. Box 2810, LaPlata, MD 20646  
Daniel F. Lynch, Esquire, 6411 Ivy Lane, Suite 200, MD 20770



# City of Bowie

15901 Fred Robinson Way  
Bowie, Maryland 20716

January 31, 2023

The Honorable Peter A. Shapiro, Chairman  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: Detailed Site Plan DSP-22016, Dash In Bowie

Dear Chairman Shapiro:

On Tuesday, September 6, 2022, the City Council conducted a public hearing on DSP-22016 for a Dash In convenience store, gas pumps and car wash to replace an existing 5,641 square foot Applebee's restaurant located at the intersection of US 301 and Heritage Boulevard. The subject property contains approximately 1.68 acres and is zoned Town Activity Center-Edge (TAC-E). On October 17, 2022, City Councilmembers reviewed the additional information requested by the City at the September meeting and acted on this request.

The City Council voted to recommend APPROVAL of DSP-22016, finding that the proposed Detailed Site Plan revision represents a reasonable alternative for satisfying the Zoning Ordinance's site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. The City Council attached the following conditions to their recommendation:

1. The Detailed Site Plan and elevation drawings shall be revised to make the number of multi-product fuel dispensers consistent with each other.
2. Bollards shall be installed in front of the fire hydrant next to the dumpster enclosure area as an added measure of safety to prevent trucks backing into the fire hydrant.
3. The Detailed Site Plan should be revised to correct the discrepancy in parking space sizes and meet minimum size standards.
4. All shade trees and shrubs shall be native species.
5. All entrance and exit doors shall be equipped with mechanical door opening devices, preferably the overhead door sensory device, such as those typically found in grocery stores.
6. The Detailed Site Plan shall include at least one electric vehicle (EV) charging station.

The City Council also expressed a desire to see EV charging stations at this site, to mirror what this applicant has been doing at their other projects. Thank you for your consideration of the City's position regarding DSP #22016.

Sincerely,

Bowie City Council  
Timothy J. Adams  
Mayor

cc: Mr. Daniel Lynch, Esq.

City Hall (301) 262-6200

FAX (301) 809-2302

TDD (301) 262-5013

WEB [www.cityofbowie.org](http://www.cityofbowie.org)



# **Additional Back-up**

**For**

**DSP-22016**  
**Dash-In Bowie**

April 4, 2023

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JRH*  
Jeremy Hurlbutt, Supervisor, Zoning Section *JDH*  
Development Review Division

FROM: Andrew Shelly, Planner II, Urban Design Section *AS*  
Development Review Division

SUBJECT: **Item 6 – Detailed Site Plan DSP-22016 Dash-In Bowie**  
Planning Board Agenda April 6, 2023 – Staff Revisions to Technical Report

This supplemental memorandum provides staff's revised findings (added text underlined, deleted text [~~striketrough~~]) and the following adjustments are recommended to the technical staff report dated March 23, 2023.

**Proposed revisions to Finding 7, pages 9–10:**

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-M Zone of the prior Zoning Ordinance. A gas station and car wash in the C-M Zone requires a DSP application, and the application is subject to the following special exception requirements for a gas station, per Section 27-358 of the prior Zoning Ordinance.

**Section 27-358**

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

- (5) **Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Permitting, Inspections, and Enforcement, whichever is applicable, and shall be**

**constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;**

~~[The revised plans submitted by the applicant show a 30-foot driveway access from Heritage Boulevard, however, the driveway tapers towards the interior of the site. To satisfy the requirements of Section 27-358(a)(5) of the prior Zoning Ordinance, staff request that the site plan be modified to provide a consistent 30-foot wide driveway at the entrance to the site. The driveway shall extend the length of the proposed curb at the entrance to the carwash, at its intersection with the east/west drive aisle to the south of the proposed building. This requirement is consistent with the definition of a driveway, as found in Section 27-107(70) of the prior Zoning Ordinance, and stated below:~~

~~**[(70) Driveway: A private roadway located on a "Lot," providing access for motor vehicles to a parking space, garage, or other "Structure," or from the "Lot" to a "Street."**~~

~~[A consistent driveway width of 30 feet at the site entrance may require additional site modifications to the location of the car wash, and 6 parking spaces abutting the car wash, to allow for the appropriate width of the driveway. Once revised, the driveway will allow vehicles to directly access the parking spaces located near the building in addition to the interior drive aisle that will facilitate vehicular movement on-site. Staff recommend the site plan be modified as a condition of approval, as provided in the Recommendation section of this technical staff report.]~~

The revised plans submitted by the applicant show a 30-foot driveway access from Heritage Boulevard, however, the driveway tapers towards the interior of the site. To satisfy the requirements of Section 27-358(a)(5) of the prior Zoning Ordinance, staff request that the site plan be modified to provide a 30-foot access driveway width at the intersection of the east/west drive aisle, south of the proposed building, and the internal private driveway. Staff recommend the site plan be modified as a condition of approval, as provided in the Recommendation section of this technical staff report.

**Proposed revisions to Finding 13, page 18:**

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

[b. **Transportation Planning**—In a memorandum dated March 10, 2023 (Patrick to Shelly), the Transportation Planning Section determined that the development is acceptable, subject to a condition requiring a modification to the access driveway width, which is provided in the Recommendation section of this technical staff report.]

b. **Transportation Planning**—In a memorandum dated March 10, 2023 (Patrick to Shelly), the Transportation Planning Section determined that the development is acceptable, subject to a condition requiring a modification to the access driveway width and a condition requiring revised truck turning plans to not conflict with oncoming traffic lanes, which are provided in the Recommendation section of this technical staff report.

**Proposed revision to Conditions, page 20:**

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided as follows:

[n. ~~Modify the site layout to allow for a 30-foot driveway width from the site access point on Heritage Boulevard, to the proposed intersection with the east/west drive aisle to the south of the proposed building. The exact design shall be evaluated and accepted by the Transportation Planning Section.~~]

n. Modify the site layout to allow a 30-foot access driveway width at the intersection of the east/west drive aisle, south of the proposed building, and the internal private driveway. The exact design shall be evaluated and approved by the Transportation Planning Section.