



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

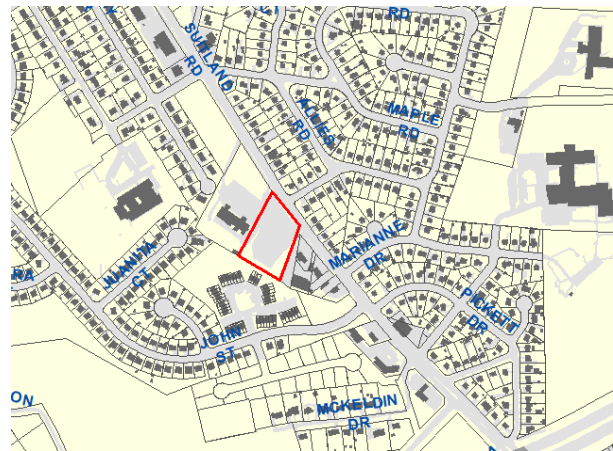
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Suitland Carwash

DSP-20041

REQUEST	STAFF RECOMMENDATION
Development of a 4,820-square-foot car wash	APPROVAL with conditions

Location: On the south side of Suitland Road, approximately 417 feet west of its intersection with Marianne Drive.	
Gross Acreage:	2.73
Zone:	C-M/D-D-O/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	4,820 sq. ft.
Planning Area:	76A
Council District:	07
Election District:	06
Municipality:	Morningside
200-Scale Base Map:	206SE06
Applicant/Address: Andre Reveley 12535 Perrywood Lane Dunkirk, MD 20754	
Staff Reviewer: Tierre Butler Phone Number: 301-952-2548 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	05/13/2021
Planning Board Action Limit:	05/13/2021
Staff Report Date:	04/28/2021
Date Accepted:	03/04/2021
Informational Mailing:	10/12/2020
Acceptance Mailing:	03/04/2021
Sign Posting Deadline:	04/13/2021

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20041
Suitland Carwash

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

EVALUATION

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

- a. The requirements of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance for the Commercial Miscellaneous (C-M), Military Installation Overlay (M-I-O), and Development District Overlay (D-D-O) Zones;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for development of a 4,820-square-foot car wash.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-M/D-D-O	C-M/D-D-O
Use(s)	Vacant	Commercial
Gross Acreage	2.73	2.73
Number of Lots	1	1
Total Gross Floor Area	0 sq. ft.	4,820 sq. ft.

PARKING DATA

	REQUIRED	PROPOSED
Total Parking Spaces	10	10
Handicapped-Accessible Spaces	1	1

3. **Location:** The subject property is located on the west side of Suitland Road, approximately 417 feet west of its intersection with Marianne Drive. The project is also in Planning Area 76A and Council District 7.
4. **Surrounding Uses:** The subject property is zoned Commercial-Miscellaneous (C-M). The single-family attached Skyline Hills Subdivision is zoned One-Family Detached Residential (R-80) and located along the southern boundary of the property. The eastern boundary borders on Parcel H of the Skyline Hills Subdivision, zoned C-M. The Veterans of Foreign Wars property is located along the western border of the property. Located to the north of the site, beyond Suitland Road, is the single-family detached Upper Morningside Subdivision, zoned One-Family Detached Residential (R-55).
5. **Previous Approvals:** The subject property is a legal acreage parcel known as Parcel 79, shown on Tax Map 89 in Grid D-4, and recorded in Liber 42863, folio 351 of the Prince George's County Land Records. The development has an approved Stormwater Management (SWM) Concept Plan, 19205-2020-00, which was approved on February 25, 2021, and is valid until 2024.
6. **Design Features:** The subject application proposes to construct a 4,820-square-foot, 20-foot-high car wash. The site will be accessed from Suitland Road via two full access points at either side of the property. Two stacking lanes run along the western side of the site and the building is situated along the eastern side of the site, with the exit facing Suitland Road. The site will contain 10 parking spaces, including 1 handicapped-accessible space, along the front of the property. There will be a 5-foot-wide sidewalk around the building, connecting to the sidewalk within the right-of-way, and bicycle racks located adjacent to the building. An enclosed dumpster will also be located in the southwest corner of the site, and a single freestanding, masonry, 4.67-foot-high, monument sign will be located along the road frontage. The photometric plan indicates freestanding and building-mounted lighting throughout the site, with minimal spillover onto the adjacent residential properties.

Building materials include a combination of metal, masonry, cast stone, and composite cladding in shades of brown and gray. The northern and southern façades, which include the exit and entrances, respectively, feature a higher roofline and storefront windows, and a

building-mounted sign on the northern façade. However, no details or dimensions were provided for the sign indicating it was in conformance with the Prince George’s County Zoning Ordinance. Therefore, a condition is included herein requiring this information be provided.

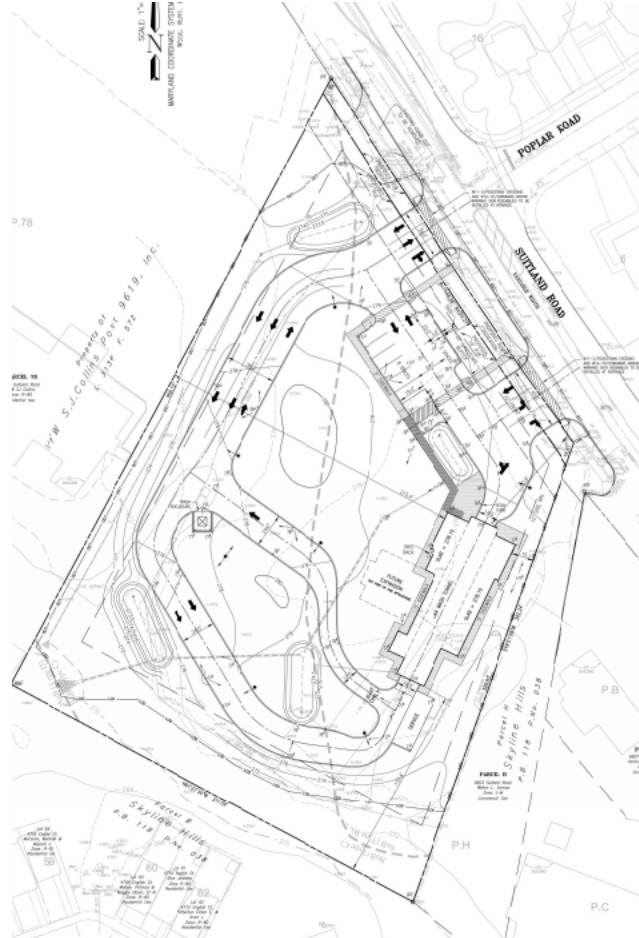


Figure 1: Site Plan



Figure 2: Architectural Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment:** The subject site is located within the D-D-O Zone of the *2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Sector Plan and SMA). DSP review is required for all projects proposed within the D-D-O Zone; however, the applicability of the D-D-O Zone development standards is limited to areas within close proximity to metro stations. The subject site is located approximately 1 mile east of the Branch Avenue Metro Station and outside of the area for which specific development standards apply. The subject DSP has been submitted, in accordance with the requirement of the sector plan, and no D-D-O Zone standards apply to the proposed project.
8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-M Zone, Part 10C, M-I-O Zone, and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of the Table of Uses in the Southern Green Line Station Sector Plan and SMA, which governs uses in this D-D-O Zone. The proposed car wash is a permitted use in the C-M/D-D-O Zone, subject to Footnote 24, which requires a DSP.
 - b. The DSP shows a layout that is consistent with Section 27-462, regulations regarding building setbacks, of the Zoning Ordinance.
 - c. The DSP is in conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274 of the Zoning Ordinance. For instance, pedestrian and vehicular traffic is separated, adequate illumination is provided for on-site elements, and service areas are located away from roadways and effectively screened.
 - d. The subject application is in the M-I-O Zone for height, associated with Joint Base Andrews, and is subject to Section 27-548.54, Requirements for Height, of the Zoning Ordinance. The M-I-O Zone limits height to approximately 400 feet for this property, and the proposed building has a maximum height of 24 feet.
 - e. Section 27-548.25(b) requires that the Prince George's County Planning Board find that the site plan meets the applicable development district standards to approve a DSP. As discussed in Finding 7, there are no specific development district standards that apply to this DSP.
9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements of the *2010 Prince George's County Landscape Manual* (Landscape Manual). However, this site is also located in the D-D-O Zone, which specifies that the provisions of the Landscape Manual regarding alternative compliance and buffering incompatible uses do not apply within the development district. Staff finds the proposal

conforms with Landscape Manual, as shown on the plans, except a schedule is missing for Section 4.9 and has been conditioned herein to be provided.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-074-2021) because the site contains less than 10,000 square feet of woodland and has no previous tree conservation plan approvals. A Natural Resources Inventory (NRI) Plan has been approved for the site (NRI-091-2020). The NRI showed no on-site woodland or regulated environmental features.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is subject to the requirements of the Tree Canopy Coverage Ordinance requiring a minimum of 10 percent of the gross tract area for the C-M Zone, in conformance with the Tree Canopy Coverage Ordinance, Subtitle 25, Division 3. The site is 2.73 acres and provides the required 0.27 acre of tree canopy coverage, in conformance with the requirement.
12. **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 16, 2021 (Lester to Butler), the Community Planning Division indicated that pursuant to Section 27-548.25(b), this DSP meets the applicable standards of the Southern Green Line D-D-O Zone.
 - b. **Subdivision**—In a memorandum dated April 14, 2021 (Diaz-Campbell to Butler), the Subdivision Section indicated that the development proposed on the property is exempt from filing a new preliminary plan of subdivision (PPS) under Section 24-107(c)(7)(B) of the Subdivision Regulations, because less than 5,000 square feet gross floor area (GFA) of new development is proposed. The plans do, however, indicate the location of a possible future expansion of the car wash. If and when this expansion is proposed, a PPS will be required if it causes the total GFA on the site to exceed 5,000 square feet. In addition, the applicant should file for a final plat following approval of the DSP, in order to dedicate the proposed public road right-of-way for Suitland Road and grant the proposed 10-foot public utility easement.
 - c. **Transportation Planning**—In a memorandum dated April 12, 2021 (Burton to Butler), the Transportation Planning Section stated that the subject application is proposing two full access points on Suitland Road, a master-planned arterial (A-41) road within a 120-foot right-of-way. The DSP is proposing sufficient right-of-way that will satisfy the minimum right-of way requirement for an arterial road. All other aspects of the site regarding access and circulation are deemed to be acceptable.
 - d. **Environmental Planning**—In an email dated March 31, 2021 (Schneider to Butler), the Environmental Planning staff indicated that the SWM concept plan was submitted and shows the use of two micro-bioretenion and two rain garden facilities for on-site SWM.

- e. **Historic Preservation**—In a memorandum dated March 8, 2021 (Berger to Butler), 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. 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.
 - f. **Permits**—In a memorandum dated April 14, 2021, (Bartlett to Butler), the Permits Section had additional comments that have been addressed through revisions to the plan or included as conditions herein.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**
- No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and PMAs are located on-site. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20041 for Suitland Carwash, subject to the following conditions:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Provide a schedule demonstrating conformance to Section 4.9, Sustainable Landscape Requirements, of the 2010 *Prince George’s County Landscape Manual*.
 - b. Revise the tree canopy coverage chart on the landscape plan to change TCP2# “Pending” to TCP2# “Exempt”.
 - c. Provide the square footage and height of the car wash tunnel building on Sheets 3 and 4 of the DSP.
 - d. Revise 3.b. under the Development Data notes to read “12 feet,” and 3.c. to “25 feet or the buffer required in Landscape Manual, whichever is greater.”

- e. Provide the details for the building-mounted sign and provide a signage table demonstrating conformance with Section 27-613 of the Prince George's County Zoning Ordinance.
2. Prior to approval of a grading permit, the applicant shall file for a final plat, in order to dedicate the proposed public road right-of-way for Suitland Road, and grant the proposed 10-foot-wide public utility easement.

ITEM: 5

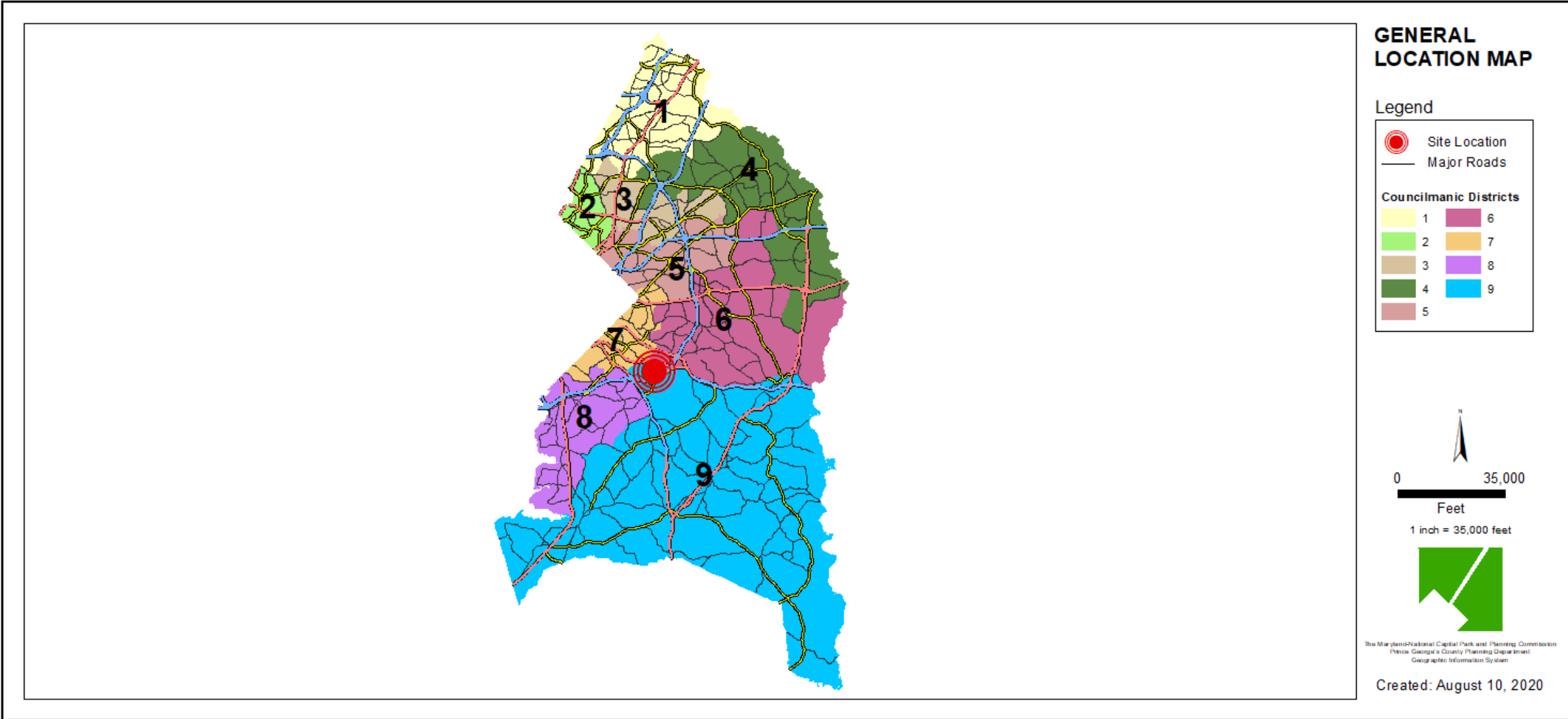
CASE: DSP-20041

SUITLAND CARWASH

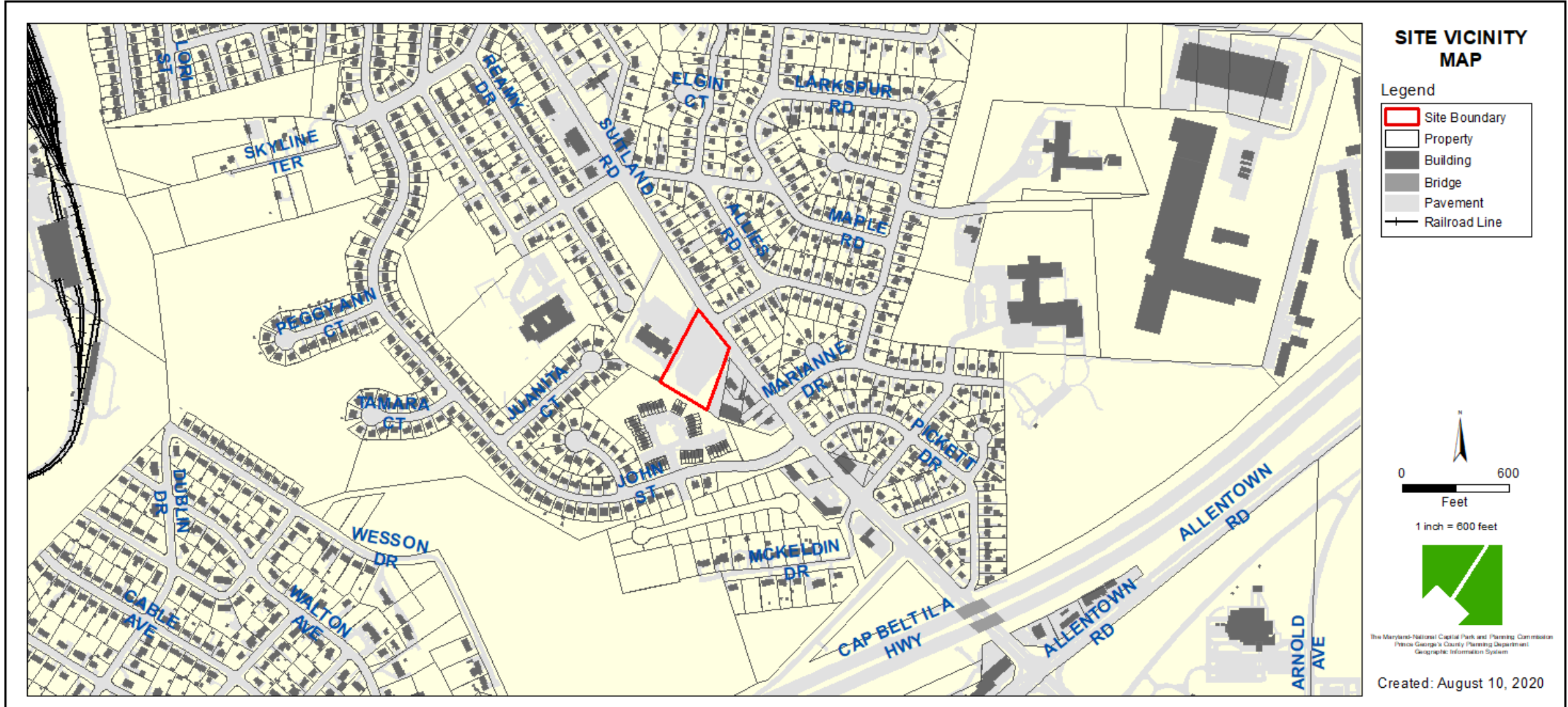
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



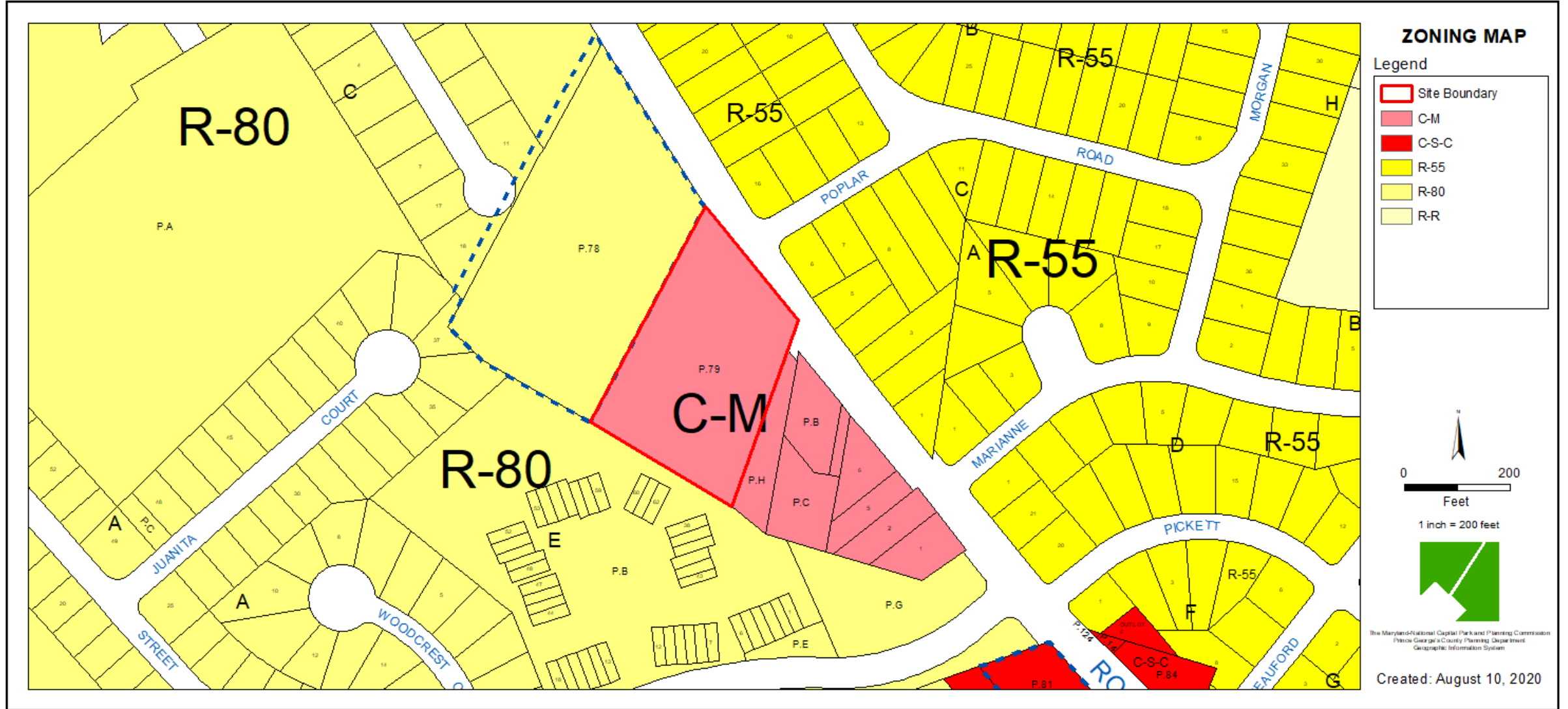
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



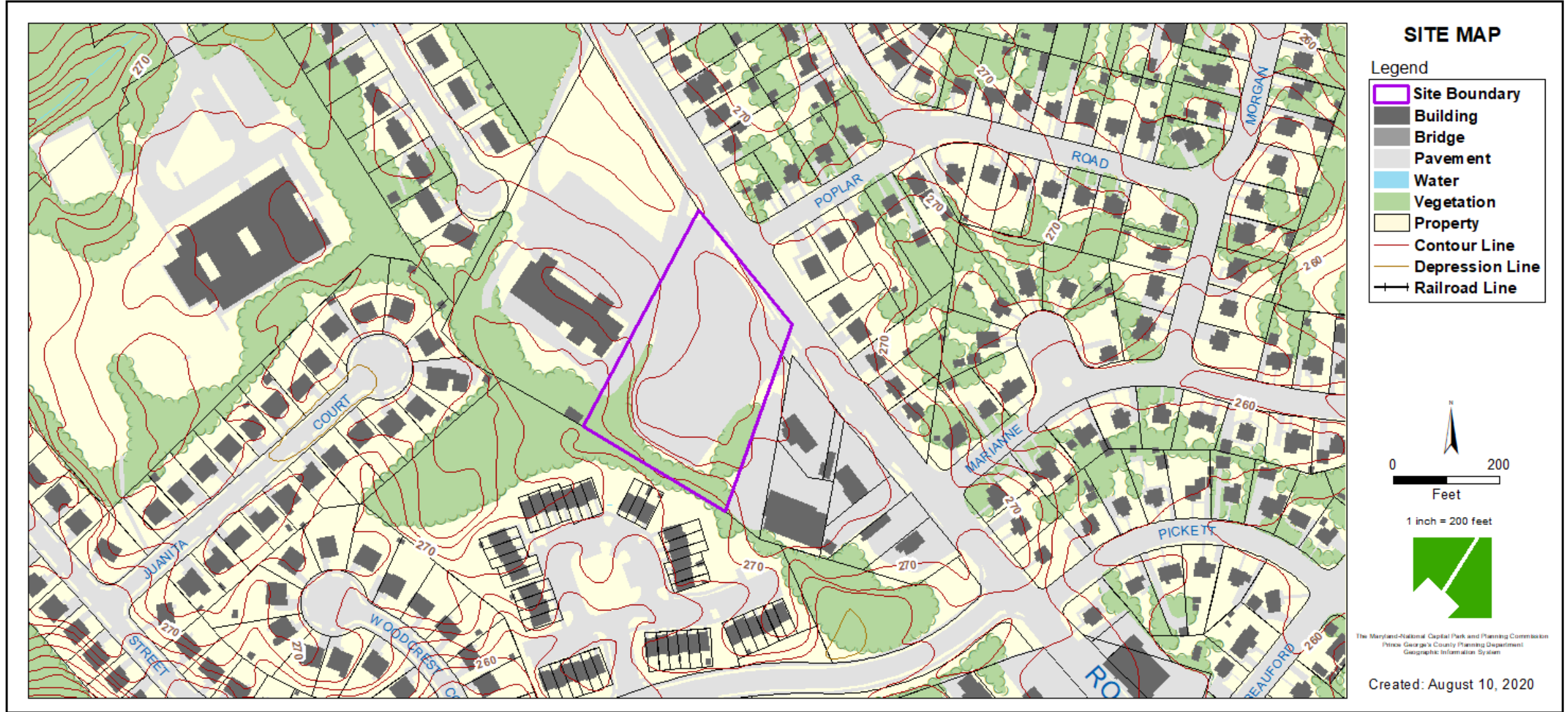
OVERLAY MAP



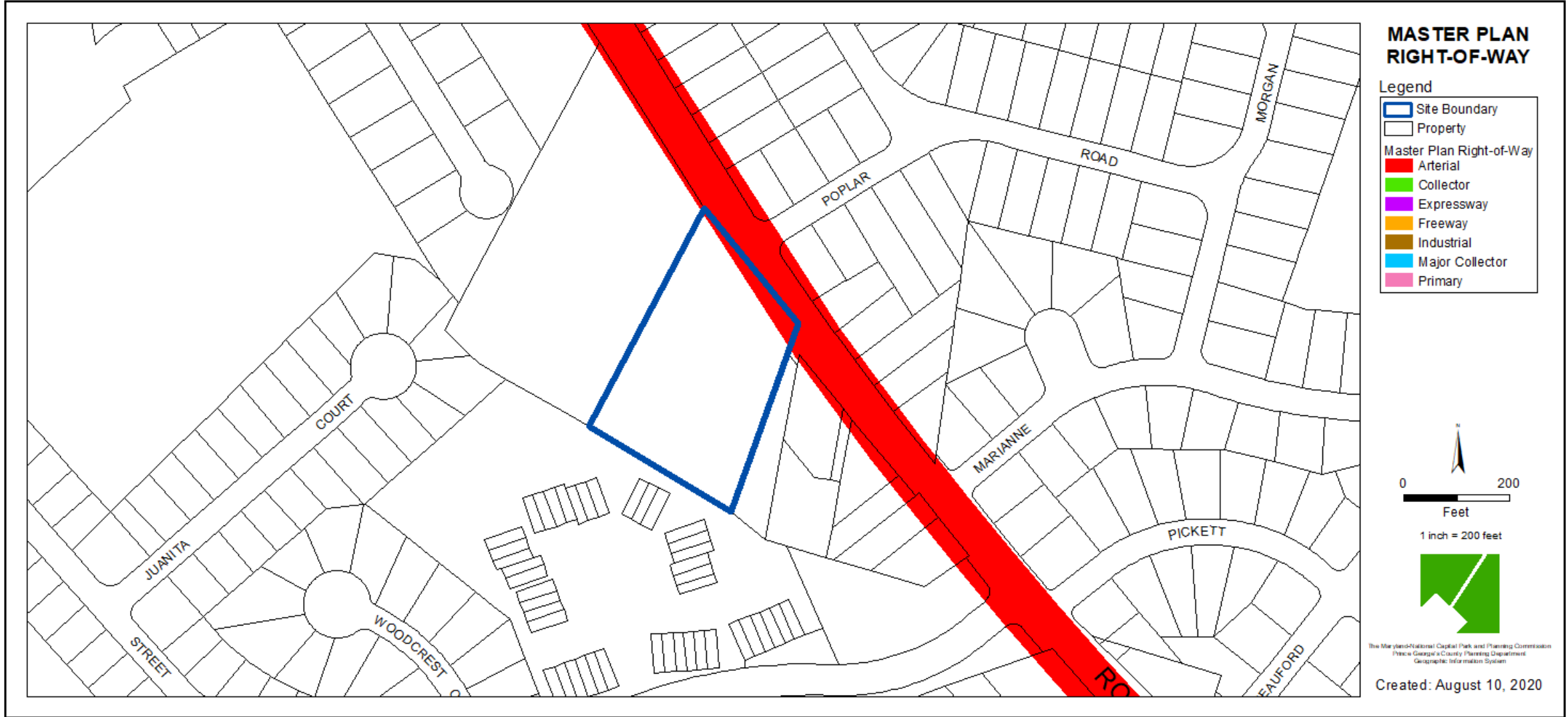
AERIAL MAP



SITE MAP



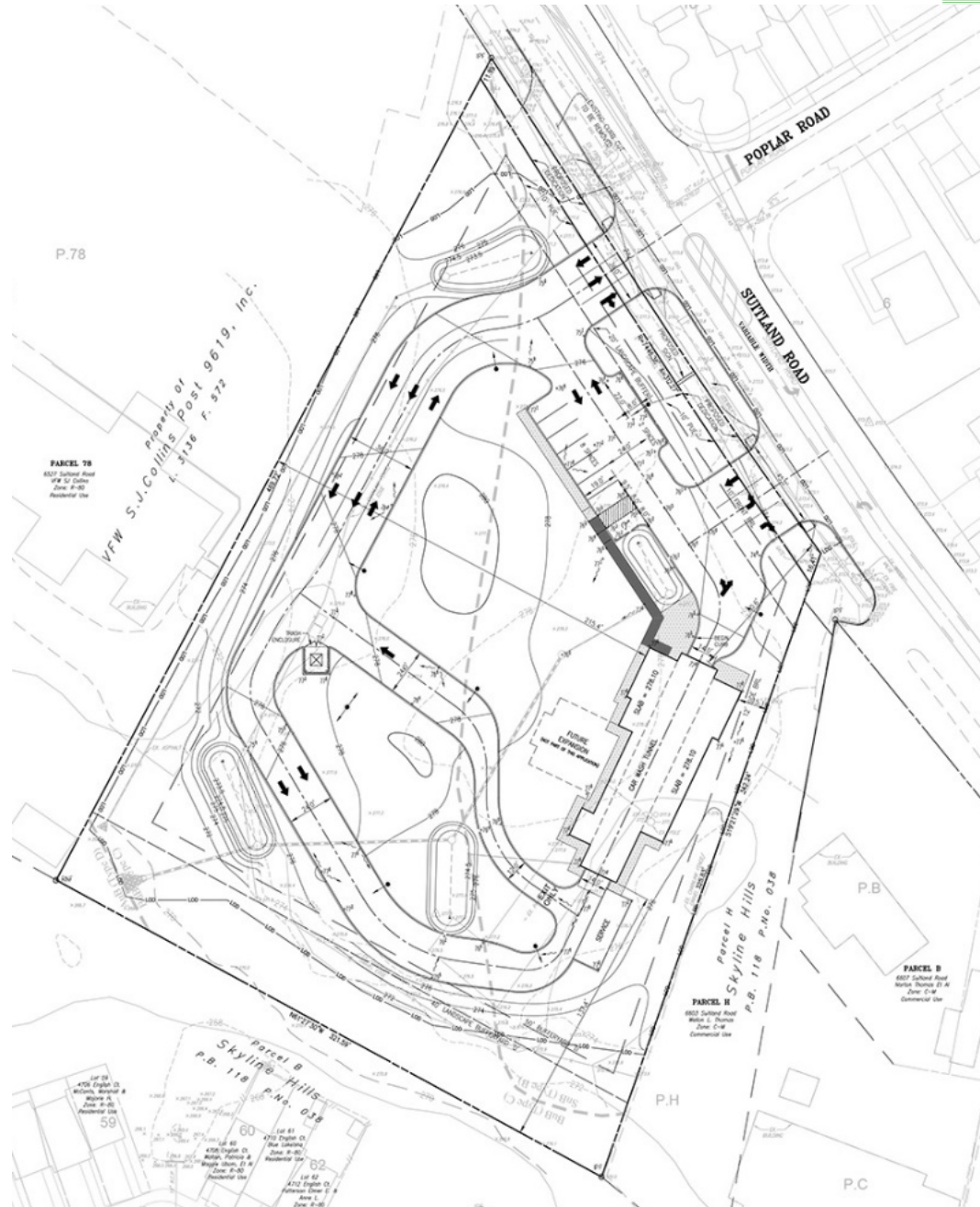
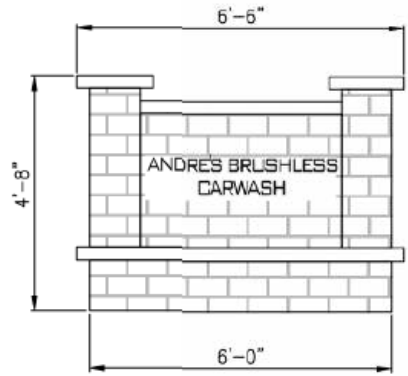
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

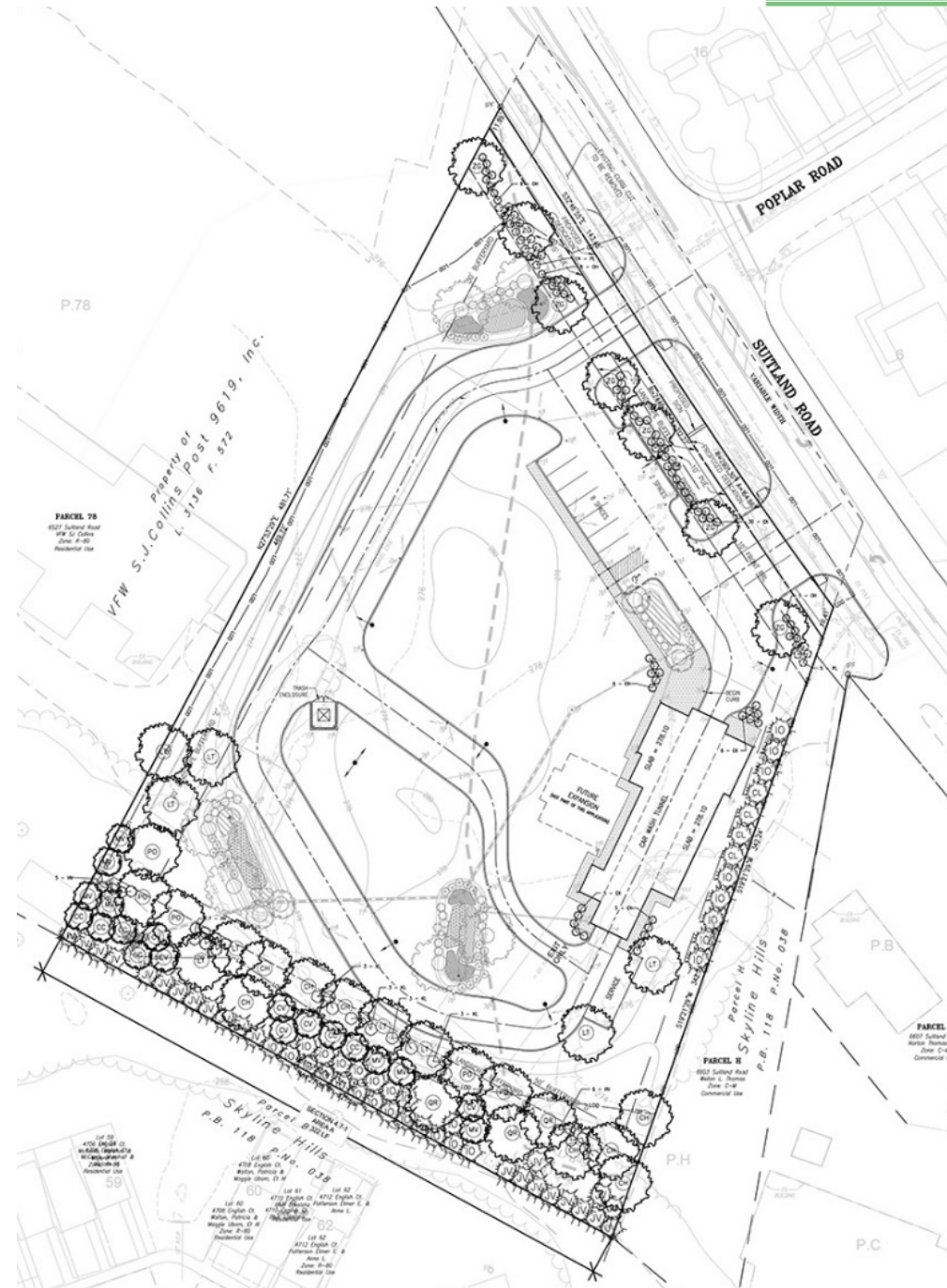


SITE PLAN



LEGEND	
	BOUNDARY LINE
	EXISTING OVERHEAD LINES
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CHAIN LINK FENCE
	LIMIT OF DISTURBANCE
	EXISTING SEWER MANHOLE
	EXISTING STORMDRAIN MANHOLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING FIRE HYDRANT
	LIGHT POLE
	LANDSCAPE BUFFERYARD
	CONCRETE HANDICAP PARKING
	CONCRETE SIDEWALKS
	ADA ROUTE

LANDSCAPE PLAN



LEGEND	
	BOUNDARY LINE
	EXISTING NON-WOODLANDS AREA
	EXISTING OVERHEAD LINES
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING CHAIN LINK FENCE
	LIMIT OF DISTURBANCE
	LIGHT POLE
	EXISTING SEWER MANHOLE
	EXISTING STORMDRAIN MANHOLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING FIRE HYDRANT
	EXISTING SPECIMEN TREE

ELEVATIONS

EXTERIOR FINISH SELECTIONS	
METAL COMPONENTS	MTL-1 TO MATCH PAC CLAD SILVER
	MTL-2 TO MATCH PAC CLAD CHARCOAL
MASONRY	CMU-1 CAPITOL BLOCK SEA SHELL SPLIT FACE
	CMU-2 CAPITOL BLOCK DIM GREY SPLIT FACE
COMPOSITE CLADDING SYSTEM	CC-1 FIBERON HORIZON IPE COMPOSITE CLADDING SYSTEM
STOREFRONT SYSTEM	SF-1 CLEAR ANODIZED ALUMINUM
CAST STONE	CS-1 TO MATCH CMU-1
PR-FABRICATED CANOPY	PFC-1 MASA EXTRUDECK CANTILEVER, 8" J FRAME, STANDARD DECKING, DIVERTER PLATE, LIGHT BOX ROUND, CLEAR ANODIZED

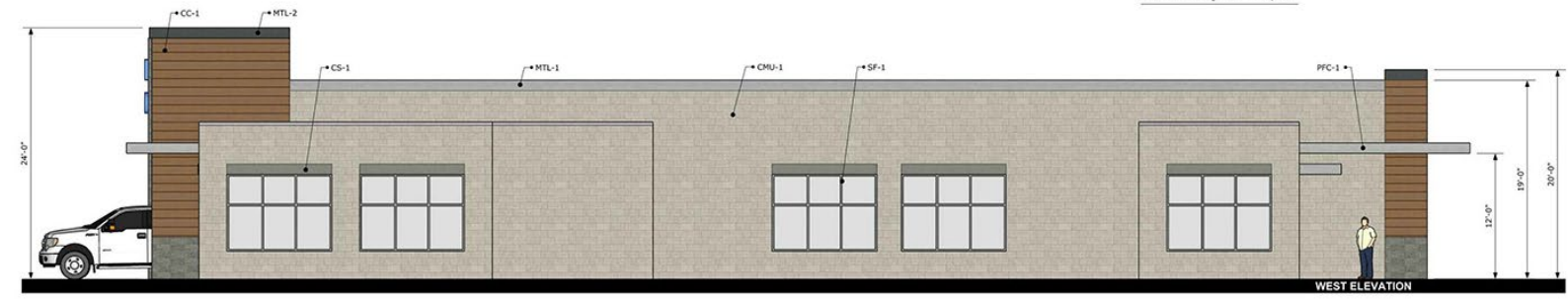
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 ARCHITECTURE INTERIORS CONSTRUCTION
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 972-691-7731 FAX
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Trent W. Clark Architect
 MD Registration # 20084

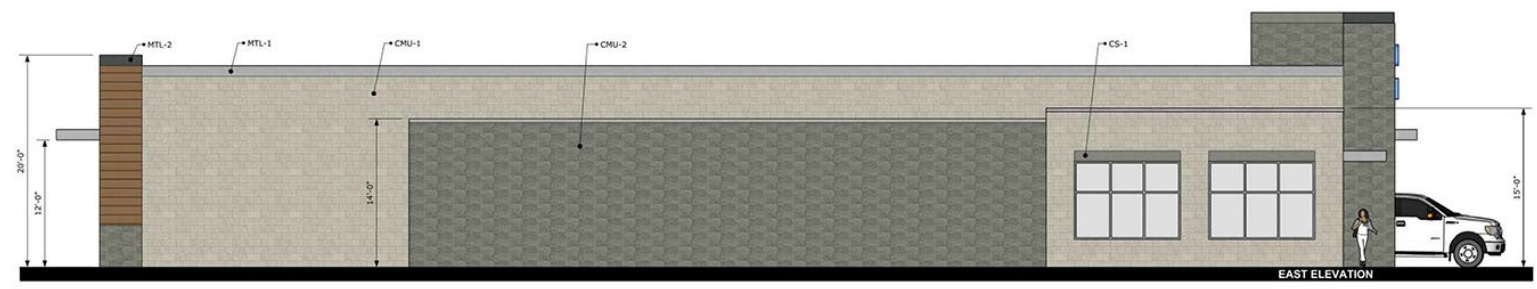
PRELIMINARY NOT FOR CONSTRUCTION

These Drawings are incomplete and may not be used for regulatory approval, permits, or construction.

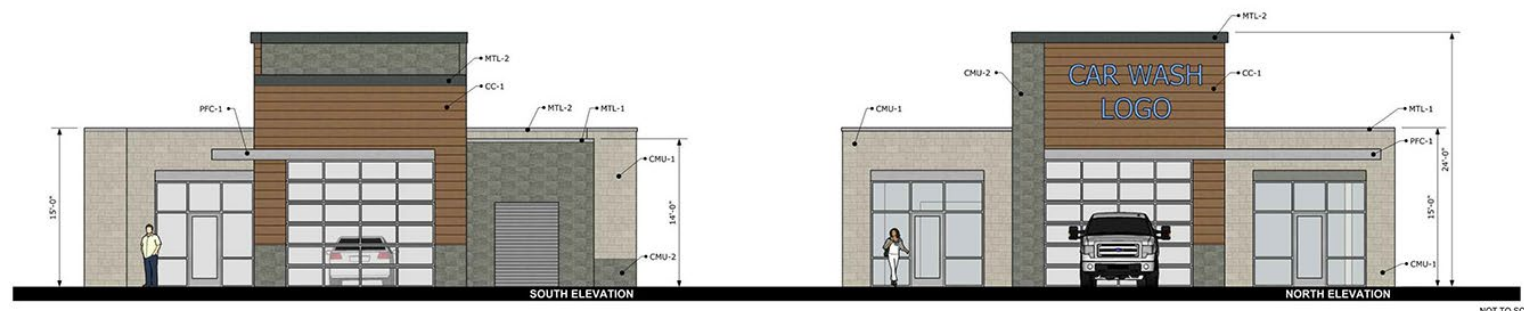
BUILDING SQ. FT. = 4,820



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

NOT TO SCALE

A NEW FACILITY FOR:
ANDRE BRUSHLESS CAR WASH
 6601 Suitland Road, Morningside, MD, 20746

Disclaimer:
 The plan is only conceptual in nature and used to estimate uses requested. This is not to be used for construction, permitting or purchasing purposes.

Project No. 19-0993
 Date 01/27/2021

ELEVATIONS
A3



Prince George's County Planning Department

The Maryland National Capital Park & Planning Commission

Project Name: Suitland Carwash
Site Plan No: DSP-20041
Address: 6601 Suitland Road, Suitland, MD 20746
Tax Map: 89D4
Tax Account No: 0415455 (Parcel 79)
Zone: C-M
Applicant: Andre Reveley
12535 Perrywood Lane
Dunkirk, MD 20754
Owners: Andre Reveley
Date: February 24, 2021

STATEMENT OF JUSTIFICATION IN SUPPORT OF DETAILED SITE PLAN DSP-20041

Pursuant to the Southern Green Line Sector Plan DDOZ, the Applicant, Andre Reveley, hereby submits this Statement of Justification setting forth the facts and reasons in support of Planning Board approval of the proposed Detailed Site Plan Application No. (the "Site Plan"), a property identified as Parcel 79, as recorded in Liber 42863 at Folio 351 (the "Subject Property"). The Subject Property is located along Suitland Road.

Introduction

The Applicant, Andre Reveley, hereby requests this Detailed Site Plan Application be reviewed pursuant to the standards and procedural requirements of Subtitle 27, Part 3, Division 9 of the Prince George's County Code and that it be review pursuant to the Commercial Zoning Standards set forth in the Zoning Ordinance to uses for property classified in the C-M zone.

The proposed Site Plan is in accordance with all applicable provisions of the Zoning Ordinance and the layout of the property, including size, width, shape, and orientation.

The Subject Property

The Subject Property is classified in the C-M zone pursuant to the Zoning Ordinance and it is identified as Parcel 79, as recorded in Liber 42863 at Folio 351, and is currently vacant. The Subject Property is located approximately one mile from the Branch Avenue metro station entrances; therefore, does not fall within the restricted Branch Avenue Metro Station Area. The Subject Property does fall within the Military Installation Overlay Zone-Height (MIOZ-Height).

The Surrounding Neighborhood

The southern boundary is the residential Skyline Hills Subdivision, zoned R-80. The western boundary borders on a lot developed as a Veterans of Foreign Wars – S.J. Collins Post 9619. The eastern boundary borders on Parcel H of the Skyline Hills Subdivision, zoned C-M. On the other side of Suitland Road, to the north of the Property, is the residential Upper Morningside Subdivision, zoned R-55.

The Proposed Property

This Site Plan application proposes the Property be developed into a carwash, permitted in the C-M zone. It is zoned for varied commercial miscellaneous development, which may be disruptive to the compactness and homogeneity of retail shopping centers.

Master Plan Compliance

The proposed carwash of the Property substantially conforms to the objectives and general land use recommendations of the Southern Green Line Station Area Sector Plan, Development District Overlay Zone (DDOZ). The objective of the Southern Green Line Station Area Sector Plan is to increase the county's regional income and job growth. The objective of the DDOZ is to prohibit certain uses in the entire area and additional uses near the metro stations. The Site Plan application will include architectural elevations, street and streetscape sections, and schedules that conform to the DDOZ Site Plan submittal requirements.

The Property also falls within the MIOZ-Height zone. According to Section 27-548.54 of the Military Installation Overlay Zoning Map Amendment, the height of structures within Surface "D" of the MIO is limited to a 150-foot elevation.

The Property also conforms to the Landscape Manual requirements for the proposed carwash. For Section 4.2-1 of the Landscape Manual, a landscape strip is required along the frontage of Suitland Road. 228 feet of frontage requires a minimum of 7 shade trees and 70 shrubs. Per the Southern Green Line Station SMA -DDOZ, buffering incompatible uses do not apply with this development district.

Tree Conservation Plan

Natural Resources Inventory NRI-091-2020 for the Subject Property was approved on 8/12/2020. A Type II Tree Conservation Plan is filed with this application. Per a site visit done on April 8, 2020, there is no forest on-site. 0.41 acres of the Woodland Conservation is required and is being met with 0.29 acres of on-site landscape credit and 0.12 acres of off-site woodland conservation credit.

Public Facilities

Water and Sewer Service: The Subject Property is in water and sewer categories W-3 and S-3 and will be served by public water and sewer. Public water and sewer mains of sufficient transmission and treatment capacity shall be constructed and connected to the infrastructure along Suitland Road.

Stormwater Management: Stormwater management for the property will be implemented through environmental site design facilities to the maximum extent practicable. The site is split with B soils on the East site of the property and C soils on the West side. The stormwater concept has been filled under, Plan No. 19205-20202-0, and submitted to the Site/Road Plan Review Division of the Prince George's County Department of Permitting, Inspections and Enforcement and is currently under review in connection with this Detail Site Plan Application. The Stormwater management plans proposes four infiltration facilities to manage the runoff to the maximum extent practicable, which will allow the development to meet State water quality standards.

Other required public facilities

Police: The Property is located in County Police District 4 Station – Oxon Hill. The Morningside Police Department is located at 6901 Ames Street, Suitland, approximately 0.4 miles from the Property.

Fire and Rescue Services: The Morningside Volunteer Fire Department is located at 6200 Suitland Road, Morningside, approximately 0.6 miles from the Property.

Metro Station: The Branch Avenue Metro Station is located at 4704 Old Soper Road, Suitland, approximately 1.0 miles from the Property.

Health Services: The nearest medical facility is MedStar Southern Maryland Hospital Center at 7503 Surratts Road, Clinton, approximately 6.4 miles from the Property.

Certification

On behalf of the Applicant, Andre Reveley, the undersigned certifies that the information set forth in this Statement of Justification is true, complete, and correct to the best of his knowledge, information, and belief.

Sincerely,




Sallie P. Stewart, PLA

MD Professional Landscape Architect #612

March 16, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design, Development Review Division

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

FROM: Thomas Lester, Planner Coordinator, Long-Range Planning Section, Community Planning Division **TEL**

SUBJECT: DSP-20041 Suitland Carwash

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-548.25(b) of the Zoning Ordinance this Detailed Site Plan application meets the applicable standards of the Southern Green Line Development District Overlay Zone.

BACKGROUND

Application Type: Detailed Site Plan in a Development District Overlay Zone

Location: 6601 Suitland Road, Suitland, Maryland 20746

Size: 2.73 acres

Existing Uses: Vacant

Proposal: Carwash

GENERAL PLAN, MASTER PLAN, AND ZONING

General Plan: This application is in the *Established Communities*. The vision for "Established Communities is most appropriate for context-sensitive infill and low-to-medium density development," (p. 20).

Master Plan: The 2014 *Approved Southern Green Line Station Area Sector Plan* proposes commercial land uses on the subject property.

Planning Area: 76A

Community: The Heights

Aviation/MIOZ: This application is in the Military Installation Overlay Zone, Inner Horizontal Surface - Left Runway Height Area D which limits height to approximately 400 feet.

SMA/Zoning: The 2014 *Approved Southern Green Line Station Area Sectional Map Amendment* rezoned the subject to the Southern Green Line Development District Overlay Zone (DDOZ) over the C-M (Commercial Miscellaneous) zone. The Military Installation Overlay Zoning Map Amendment rezoned the property to the Military Installation Overlay Zone over the Southern Green Line DDOZ and the C-M zone.

DEVELOPMENT DISTRICT MANDATORY STANDARDS

Community Planning Division staff finds that all other elements of this application meet the requirements of Section 548.25(b).

The Southern Green Line Station Development District Overlay Zone (DDOZ) permits a carwash use.

c: Long-range Agenda Notebook

Scott Rowe, AICP, Supervisor, Long-Range Planning Section, Community Planning Division

April 14, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision Section *EDC*
SUBJECT: DSP-20041 Suitland Carwash, Subdivision Referral Memo

The subject property is a legal acreage parcel known as Parcel 79, shown on Tax Map 89 in Grid D-4 and recorded in Liber 42863, folio 351 of the Prince George's County Land Records. The property is in the C-M (Commercial Miscellaneous) Zone and the D-D-O (Development District Overlay) Zone, and it is subject to the 2014 *Approved Southern Green Line Station Area Sector Plan and SMA*. DSP-20041 proposes to construct a 4,820 square-foot car wash on the subject property.

There are no previous Preliminary Plans of Subdivision (PPS) or Final Plats which apply to the property. The development proposed on the property is exempt from filing a new PPS under Section 24-107(c)(7)(B) of the Subdivision Regulations, because less than 5,000 square feet gross floor area (GFA) of new development is proposed. The plans do, however indicate the location of a possible future expansion of the car wash. If and when this expansion is proposed, a PPS will be required if it causes the total GFA on the site to exceed 5,000 square feet.

Additional Comments:

1. The applicant should file an application for a Final Plat following approval of the DSP, in order to dedicate the proposed public road right-of-way for Suitland Road and grant the proposed new 10-foot PUE.

Recommended Conditions:

None.



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

April 12, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

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

FROM:  Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: DSP-20041: Suitland Carwash

Proposal: This application proposes the construction of an automated car wash.

Background: The current application proposes the following:

Based on information provided in the *Trip Generation Manual, 10th edition* (Institute of Transportation Engineers), the proposed development (ITE-948) will generate approximately 68 trips during the PM peak hour. No trip generation rate was published for the AM peak hour.

Master Plan and Site Access

The property is in an area where the development policies are governed by the 2014 Approved *Southern Green Line Station Area Sector Plan and Sectional Map* as well as the 2009 Approved *Countywide Master Plan of Transportation*. The subject application is proposing two full access points on Suitland Road, a master planned arterial (A-41) road within a 120-foot right-of-way. The application is proposing sufficient additional right-of-way that will satisfy the minimum right-of-way requirement for an arterial road.

All other aspects of the site regarding access and circulation are deemed to be acceptable.

Conclusion

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a detailed site plan.

Suitland Car Wash /DSP-20041

Schneider, Alwin <Alwin.Schneider@ppd.mncppc.org>

Wed 3/31/2021 11:24 AM

To: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>

Cc: Reiser, Megan <Megan.Reiser@ppd.mncppc.org>; Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>

Hi Tierre,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on March 4, 2021. The proposal is for the construction of a car wash facility.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-074-2021) because the site contains less than 10,000 square feet of woodland and has no previous TCP approval. A Natural Resources Inventory (NRI) Plan has been approved for the site (NRI-091-2020). The NRI showed no on-site woodland and regulated environmental features. An unapproved stormwater management concept plan (719205-2020-00) was submitted and shows the use of two micro-bioretenion and two rain garden facilities for on-site stormwater management.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

Chuck Schneider

Planner Coordinator | *County Wide Planning – Environmental Planning Section*



9400 Peppercorn Place, Suite 230 Largo Maryland 20774

301-883-3240 | alwin.schneider@ppd.mncppc.org





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Countywide Planning Division
Historic Preservation Section

301-952-3680

March 8, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JRS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-20041 Suitland Carwash

The subject property comprises 2.73-acres and is located on the west side of Suitland Road, approximately 417-feet north of its intersection with Marianne Drive. The subject application proposes the development of a carwash. The subject property is Zoned C-M.

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 recommend approval of DSP-20041 Suitland Carwash without conditions.

April 14, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design
FROM: Jason Bartlett, Permit Review Section, Development Review Division
SUBJECT: Referral Comments for DSP-20041, Suitland Carwash

1. Provide Square footage and height of car wash tunnel building on site plan sheet 3 and 4.
2. Ensure the ground sign located within the proposed R/W dedication meets Sec. 27-614(a)(4), shown below, and that a note to the agreement with DPIE has been included in the General Notes section of the site plan on sheet 3:
 - (4) Notwithstanding any other provisions of this Subtitle addressing setbacks and yards, in all Commercial and Industrial Zones (except the I-3 Zone), signs need only be located ten (10) feet behind the street line. Where the street line is situated behind the actual existing street right-of-way line, freestanding on-site signs may be temporarily located within the area between the street line and the existing street right-of-way line (the area of proposed future widening of an existing street), provided that:
 - (A) The land area involved has not been, and is not in the process of being, acquired for street purposes;
 - (B) The sign is located at least ten (10) feet behind the existing street right-of-way line; and
 - (C) A written agreement between the owner and the Department of Permitting, Inspections, and Enforcement assures that the sign will be removed, at the owner's expense, at the time of acquisition of that area for street purposes.
3. No. 3b of the Development Data shown on sheets 3 and 4 should be revised to read 12 FT, not 24 FT TOTAL and 3c should read 25 FT or the buffer required in Landscape Manual, whichever is greater”.
4. Provide the details for the building sign, currently shown as “Car Wash Logo” and provide sign table. If the signs details for this site are not approved with this DSP, a revision of the DSP to add them will be required prior to the approval of the future sign permits.

***** *End* *****

Additional Back-up

For

Detailed Site Plan DSP-20041

Suitland Car Wash

From: Sallie Stewart <ssewart@cpja.com>
Sent: Tuesday, May 11, 2021 11:10 AM
To: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>
Cc: Philip Hughes <PHughes@cpja.com>; Conner, Sherri <sherri.conner@ppd.mncppc.org>
Subject: RE: DSP-20041 Suitland Carwash

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Tierre,

We would like to modify the language of condition #2 of the Staff report.
Current condition 2.

2. Prior to approval of a grading permit, the applicant shall file for a final plat, in order to dedicate the proposed public road right-of-way for Suitland Road, and grant the proposed

We would prefer to avoid having to prepare a plat at this time.

We would like to modify the condition to read:

2. Prior to approval of a grading permit, the applicant shall process a deed of conveyance with DPIE to dedicate the proposed public road right-of-way for Suitland Road, and record a public utility easement document in the land records to establish the proposed 10 ft. wide public utility easement.

Sallie Stewart
Charles P. Johnson & Associates, Inc.
301-434-7000 x145 | 301-257-0529 (mobile)



Morningside Police Department

6901 Ames Street
Morningside, MD 20746
301-736-7400 Phone 301-516-0610 Fax
Code Enforcement
Morningside Police



May 12, 2021

MNCPPC

14741 Gov Oden Bowie Dr
Upper Marlboro, MD 20772

To Whom It May Concern:

The Town of Morningside would like to speak during the hearing regarding Application #DSP-20041, Suitland Carwash. Here is a list of our questions and concerns regarding this issue:

- Hours of Operation – will the business be closed at dusk; what days of the week will it be open; will it be open year-round or seasonally?
- Will there be enough space on the property to handle a high volume of traffic as to not block Suitland Road during busy times?
- What kind of lighting will there be? There are residences across the street to be mindful of.
- Security is a high priority to the Town, how will the business be secured when not in operation, what will be done to prevent it from becoming a gathering place for non-customers?

The Town of Morningside is appreciative of having the opportunity to ask our questions and express our concerns regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "Regina Foster".

Regina Foster
Code Enforcement Officer