



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 Marlboro Crossroads, Starbucks

DSP-20045

REQUEST	STAFF RECOMMENDATION
Renovation of an existing 2,628-square-foot bank building to use as an eating and drinking establishment with drive-through service.	APPROVAL with conditions

Location: At the southeast corner of the intersection of US 301 (Robert Crain Highway) and MD 4 (Pennsylvania Avenue).	
Gross Acreage:	10.54
Zone:	C-S-C
Dwelling Units:	N/A
Gross Floor Area:	2,628 sq. ft.
Planning Area:	82B
Council District:	09
Election District:	03
Municipality:	N/A
200-Scale Base Map:	208NE13
Applicant/Address: ShopCore Properties, LP 233 South Wacker Drive, Suite 4200 Chicago, IL 60606	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	03/10/2022
Planning Board Action Limit:	03/11/2022
Staff Report Date:	02/22/2022
Date Accepted:	12/16/2021
Informational Mailing:	10/17/2020
Acceptance Mailing:	11/24/2021
Sign Posting Deadline:	02/08/2022

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-20045
Type 2 Tree Conservation Plan TCP2-110-90-02
Marlboro Crossroads Starbucks

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application is a detailed site plan (DSP) for the renovation of an existing 2,628-square-foot bank building, to use as an eating and drinking establishment with drive-through service within an existing integrated shopping center known as Marlboro Crossroads on Parcel A.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use	Integrated Shopping Center	Integrated Shopping Center
Total Acreage	10.54	10.54
Parcel	1	1
Gross Floor Area (sq. ft.)	73,137	73,137
Of which gross floor area impacted by this DSP	2,628	2,628

Parking and Loading

Integrated Shopping Center	Spaces Required*	Spaces Provided
Eating and drinking establishment with drive-through (2,628 sq. ft)	11	-
Retail (5,280 sq. ft)	22	-
Grocery (65,229 sq. ft)	261	-
Total (1space/250 sq ft. for 73,137 sq. ft)	293	304
Of which are required handicap-accessible van spaces	8	1*
Loading		
Integrated shopping center having at least 25,000 sq. ft. of gross floor area (73,137 sq. ft)	3	4

Note: * The parking schedule does not provide a breakdown of the type and number of parking spaces on-site and should be revised. A condition is included herein, requiring the applicant to revise the parking schedule and provide the number and type of parking spaces on the property.

3. **Location:** The site is located within a portion of the overall Marlboro Crossroads shopping center, in Planning Area 82B and Council District 9. More specifically, it is located on the east side of US 301 (Robert Crain Highway), at the southeast quadrant of its intersection with MD 4 (Pennsylvania Avenue) in the Commercial Shopping Center (C-S-C) Zone.
4. **Surrounding Uses:** The site is bounded to the north and east by industrial uses in the Heavy Industrial Zone and by the intersection of US 301 and MD 4, to the west by US 301, and to the south by MD 976C, with vacant property in the Open Space and C-S-C Zones beyond.
5. **Previous Approvals:** The site is known as Parcel A of Marlboro Crossroads, recorded in Plat Book VJ 164 page 81, in December 1992. The property is subject to two preliminary plans of subdivision (PPS), which include PPS 4-78160 and PPS 4-77321, and were approved in 1978. These are shown on the record plat (Plat Book VJ 164 page 81). The current plat for Parcel A was a result of parcel consolidation and contains the existing

73,137-square-foot integrated shopping center, Marlboro Crossroads, which was constructed in 1990. The prior approvals for the site did not explicitly give a trip cap, but after examining the traffic generated by the proposed development, the Transportation Planning Section has determined that this project is within the existing entitlement. Therefore, a new PPS will not be required.

6. **Design Features:** The subject DSP proposes to renovate the vacant 2,628-square-foot bank building and convert it to an eating and drinking establishment with drive-through service, specifically a Starbucks. The renovation will not change the gross floor area of the building and only proposes minor improvements to the site and exterior renovations to the existing structure to reflect the new use. The other 65,229-square-foot commercial building on the property, including the Giant Food store, is not impacted by this application.

The impacted building is in the southwestern portion of the site and accessed from an existing driveway that is shared with the remainder of the shopping center and connects to MD 976C south of the site. The application proposes to use the exiting drive-through on the north, west, and south sides of the building, and reconfigure the parking area. The main entrance to the building is located on the north side of the building. Sidewalks are proposed allowing pedestrian access from the overall shopping center and crosswalks are provided at vehicular crossings for safe passage. A sufficient number of parking spaces is proposed on the site to accommodate the new use.

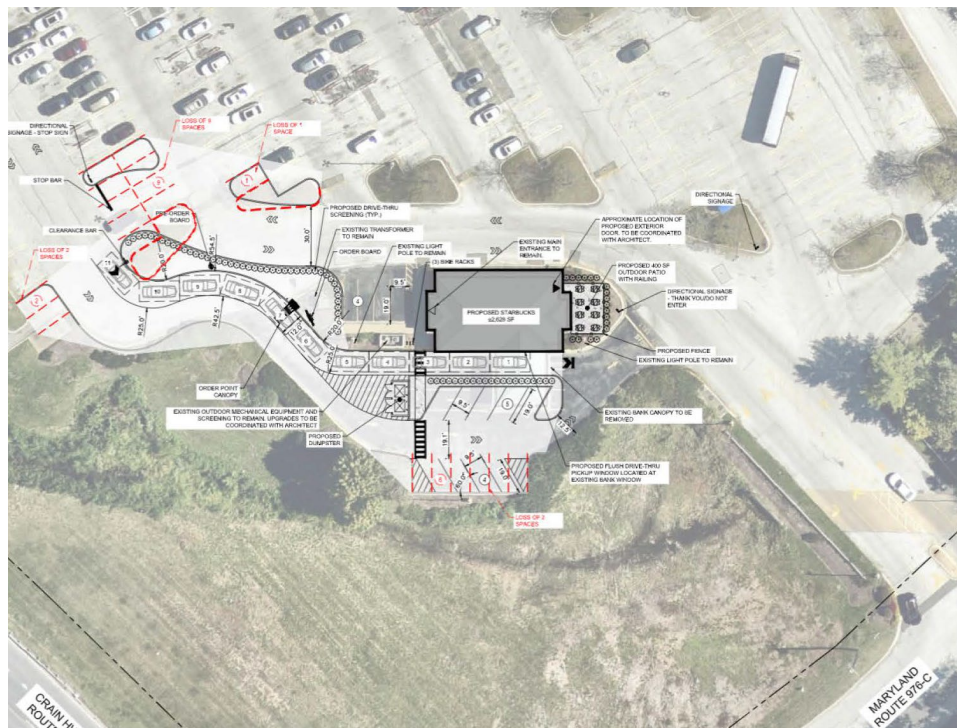


Figure 1: Site Plan

Architecture

The proposed architectural elevations show a contemporary franchise look and feature a color scheme and finish materials including gray block, wood, black trim, and metal accents. These elements provide visual interest that will rejuvenate the existing building. The main entrance to the building remains the same and is located on the north elevation, which is

accented by wood panels and signage. A secondary entrance is located on the south side of the building, to access a proposed covered outdoor seating area. The roof of the building includes a hipped roof design and features flat canopies above the outdoor seating area and over the drive-through window.



Figure 2: Proposed West Rendering



Figure 3: Proposed Southwest Rendering

Lighting

The photometric plan was not submitted with this application and the on-site lighting will be generally unchanged. The only changes to on-site lighting requires the relocation of one pole light and the addition of building-mounted lighting. Staff finds that the proposed lighting is acceptable and will illuminate the site's access, drive aisles, building entryways, walking paths, and complement the building's façade.

Signage

Three signs are proposed, including two building-mounted and one channel letter style sign. The building mounted signs feature the corporate logo and are located on the north and west elevations. The channel letter sign is proposed on the south façade on the canopy

covering the outdoor seating area and advertises the name of the business. The building-mounted signs measure approximately 6 to 12 square feet and are acceptable. In addition, it is noted that the DSP includes several directional signs to assist with drive-through traffic on the site. However, due to the number and variety of signs proposed, a sign table is recommended to show conformance to the requirements of Section 27-613 and Section 27-629(a)(1) of the Prince George's County Zoning Ordinance, as conditioned herein.

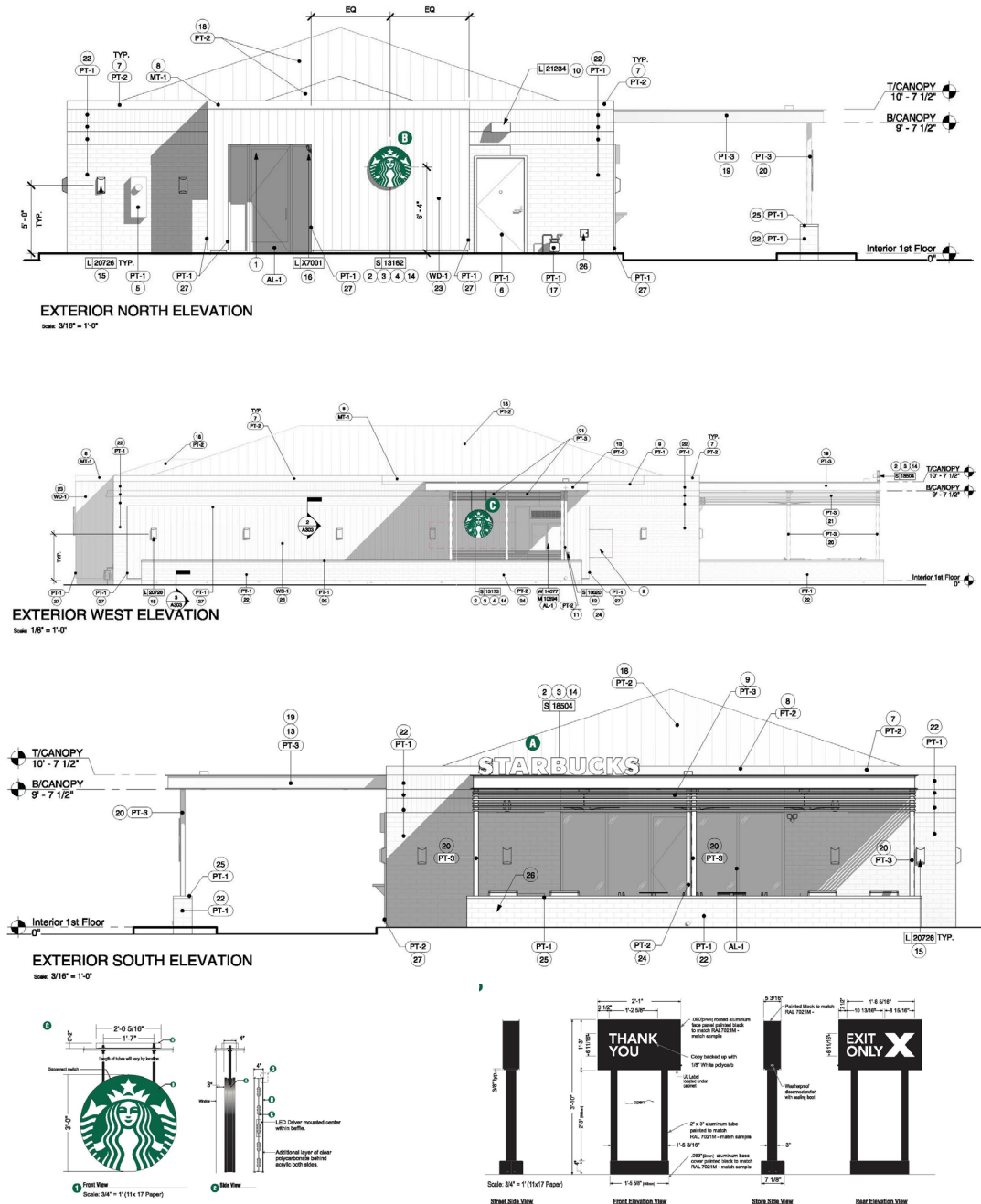


Figure 4: Proposed Building-Mounted and Directional Signage

Loading and Trash Facilities

Loading is not required for the eating and drinking establishment due to the size of the facility. However, a trash dumpster is proposed and located on the north side of the building and is screened by a 7.5-foot-high concrete masonry block enclosure. The enclosure will be covered by a metal seam roof and finished in gray block to match the building. Details for this facility are included and are acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone and the site design guidelines of the Zoning Ordinance, as follows:
 - a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed eating and drinking establishment with drive-through is a permitted use in the C-S-C Zone, subject to Footnote 24, which requires a DSP. This application has been filed in fulfillment of this requirement.
 - b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance and meets the specific regulations for development in commercial zones relating to setbacks.
 - c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, grading will be minimized to the extent practicable, all disturbed areas will be restored, and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs such as window and door treatments and colors.

8. **Preliminary Plans of Subdivision 4-78160 and 4-77321:** PPS 4-78160 covers areas of the property formerly known as Parcels 4 and 5, while PPS 4-77321 covers an area formerly known as Parcel 2. PPS 4-77321 was approved on February 9, 1978, and PPS 4-78160 was approved on August 17, 1978. The available records for these PPS approvals are limited, and they do not give a specific gross floor area or use category approved for the site. The available records do indicate that the two PPS approvals are subject to the same three conditions. The conditions that are pertinent to the review of this DSP are discussed as follows:
 1. **The conditions set forth in Maryland Department of Transportation letter, dated February 8, 1978, with the understanding that the applicant accepts these conditions including dedication of a 70- foot right-of-way on Maryland Route 976C;**

Dedication necessary to reach a 70-foot-wide right-of-way for MD 976C was previously made from the south side of the property in a prior record plat, Plat Book NLP 100, page 18. The current record plat (Plat Book VJ 164 page 81) dedicated additional right-of-way along MD 976C.

2. Submission of a site development plan to the Planning Board for review and approval of landscaping and sign control;

The subject application has been submitted in fulfillment of this condition. The proposed signage and landscaping on-site are acceptable. A detailed discussion of these features is in Findings 6 and 10 of this technical staff report.

3. Requesting the Maryland Department of Transportation to consider light synchronization at the proposed exit route of Parcel B panhandle with the proposed signal at the intersection to the southwest.

Parcel B, abutting the subject property to the east, includes a panhandle providing frontage on MD 976C. There is a driveway within the panhandle connecting the warehouse use to the street, however, there is no traffic light to synchronize with the traffic light at the intersection of MD 976C and US 301, southwest of the subject property. This condition, if necessary, would have been addressed following the initial approval of the PPS and subsequent permitting of development on the property. This application is for renovating an existing building on Parcel A only, and the review by the Transportation Planning Section found that no prior conditions of approval on the subject property related to transportation improvements are relevant.

9. 2010 Prince George's County Landscape Manual: The application is exempt from the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it meets the requirements of Sections 1.1(d) and 1.1(g). The site improvements proposed by the subject application are limited to interior and façade renovations and reconfiguration and restriping of the existing parking areas. Schedules for Sections 4.3 and 4.9 of the Landscape Manual have been included and should be removed because they do not apply. Conditions have been included herein, to require the applicant to remove those schedules and provide a general note indicating such exemption.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The project is grandfathered from the current regulations of Subtitles 24 and 25 of the Prince George's County Code because the site is subject to the 1989 Woodland Conservation Ordinance and has an existing tree conservation plan. A Type 2 Tree Conservation Plan (TCP2-110-90-02) was submitted with the DSP application, and a revised TCP2 was submitted on February 2, 2022. According to the original approvals for TCP2-110-90 and the -01 revision, the overall site area is 10.76 acres within the C-S-C Zone. When the property was developed, the existing trees were removed. To mitigate the removal of those trees, the site was subject to woodland conservation afforestation requirement of 1.08 acres. That requirement was fulfilled with 1.10 acres of afforestation.

Violation Notice 3360-2021 was issued by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for the clearing of 0.76 acre of the planting that was required to fulfill the woodland conservation requirements resulting from the prior development. The review of this TCP2 stands as the corrective action required to address the violation notice. The violation is to be satisfied with a fee-in-lieu payment, to be made at the time of permit.

Corrections are required to be made on the woodland conservation worksheet. For example, the gross tract area shall be corrected to be 10.76 acres, and the rest of the worksheet adjusted accordingly. The TCP2 requires additional technical corrections to be in conformance with the original approvals and the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. These revisions are specified in the recommended conditions herein.

11. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned C-S-C are required to provide a minimum of 10 percent of the gross tract area covered in TCC. The subject application provides the required TCC schedule demonstrating conformance with this requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—In a memorandum dated February 3, 2022 (Lester to Bishop), incorporated herein by reference, the Community Planning Division noted that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Historic Preservation**—In a memorandum dated January 10, 2022 (Stabler and Smith to Bishop), incorporated herein by reference, the Historic Preservation Section noted that 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.
 - c. **Transportation Planning**—In a memorandum dated February 9, 2022 (Ryan to Bishop), incorporated herein by reference, the Transportation Planning Section provided an evaluation of the application related to vehicular and pedestrian transportation and found the on-site circulation of this plan acceptable.
 - d. **Subdivision**—In a memorandum dated February 7, 2022 (Diaz-Campbell to Bishop), incorporated herein by reference, the Subdivision Section provided an evaluation of the application that is incorporated into the findings of this report, and found the application acceptable.
 - e. **Environmental Planning**—In a memorandum dated February 7, 2022 (Nickle to Bishop), incorporated herein by reference, the Environmental Planning Section noted that a natural resources inventory equivalency letter (NRI-161-2020) has been issued for the site. In addition, it was noted that the proposed work will not result in any significant changes to the limits of disturbance of the previously approved TCP2, or create additional impacts to any regulated environmental features. A stormwater management (SWM) concept plan and approval letter (47127-2020-00) was issued on July 30, 2021, from DPIE.

- f. **Permit Review**—In a memorandum dated February 7, 2022 (Jacobs to Bishop), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans, or have been included as conditions of approval in the Recommendation section of this report, as appropriate.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 6, 2022 (Giles to Bishop), incorporated herein by reference, DPIE offered numerous comments that will be addressed through their separate permitting process. They indicated that the DSP is consistent with SWM Concept Plan No. 47127-2020-00, which was approved on July 30, 2021.
 - i. **Prince George’s County Health Department**—In a memorandum dated January 8, 2022 (Adepoju to Bishop), incorporated herein by reference, the Health Department provided health-related recommendations on the property. These comments have been provided to the applicant and are included as conditions of approval in the Recommendation section of this report, as appropriate.
 - j. **Prince George’s County Police Department**—At the time of the writing of this report, a memorandum had not been provided by the Police Department.
 - k. **Prince George’s County Fire/EMS Department**—In an email dated February 2, 2022 (Reilly to Bishop), incorporated herein by reference, the Fire Department indicated they had no comments on this proposal.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated January 5, 2022 (Westendorf to Bishop), incorporated herein by reference, WSSC provided detailed comments on the application. These comments have been provided to the applicant and will be addressed through WSSC’s separate permitting process.
13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4) of the 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 in accordance with the requirements of Subtitle 24-130(b)(15).**

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2.

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-20045, including Type 2 Tree Conservation Plan TCP2-110-90-02, for Marlboro Crossroads-Starbucks, subject to the following condition:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:
 - a. Provide the following general site plan notes:

“During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”

“This DSP is exempt from the Landscape Manual in accordance with Sections 1.1(d) and 1.1(g).”
 - b. Include dimensions of the canopy on the site plan and architectural elevations.
 - c. Provide additional dimensions of the existing drive aisles and parking spaces on the site plan.
 - d. Label and dimension the handicap accessible parking spaces that are proposed to serve the use.
 - e. Provide a signage area table demonstrating how the building-mounted and freestanding signs conform to Section 27-613 and Section 27-629 (a)(1) of the Prince George’s County Zoning Ordinance.
 - f. Provide the height of the sign proposed above the roof line to demonstrate that it is in conformance with Section 27-613(b)(1) of the Prince George’s County Zoning Ordinance.
 - g. Revise the parking schedule to provide the number and type of each parking space on the property, and clearly label their locations on the site plan.
 - h. Remove the Section 4.3 and 4.9 schedules from the landscape plan.
 - i. Revise the Type 2 tree conservation plan (TCP2) as follows:
 - (1) Revise the note near the worksheet as follows:

“On February 26, 2021, the property was subject to Violation Notice 3360-2021. The violation will be satisfied with the payment of fee-in-lieu with approval of this TCP2. Payment will be made at time of permit. “

- (2) Correct the woodland conservation worksheet to reflect a gross tract area of 10.76 acres and adjust the rest of the worksheet accordingly.
- (3) Correct the case number in the Environmental Planning Section approval block from "TCP2-100-90-02" to "TCP2-110-90".
- (4) Have the worksheet and plans signed and dated by the qualified professional who prepared them.

MARLBORO CROSSROADS STARBUCKS

Detailed Site Plan

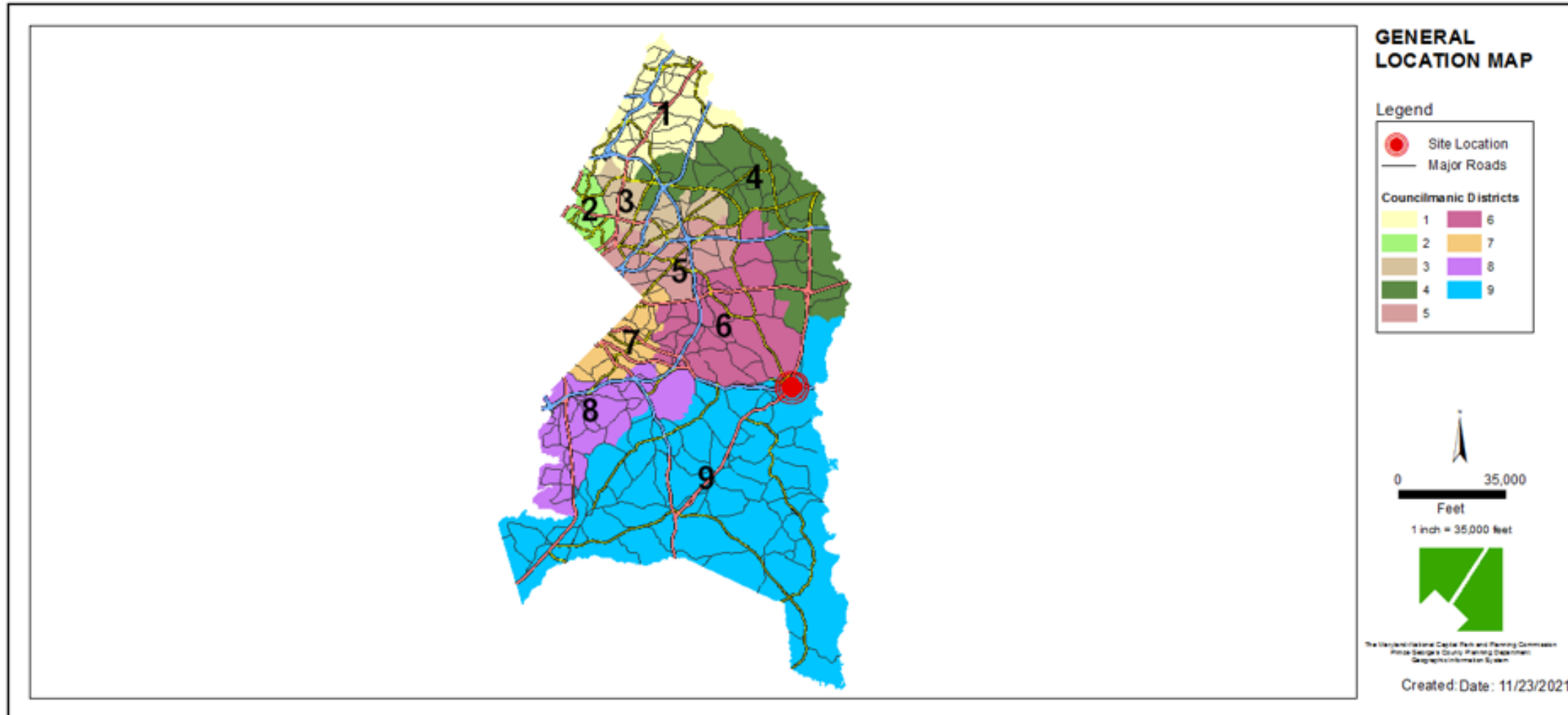
Staff Recommendation: APPROVAL with conditions



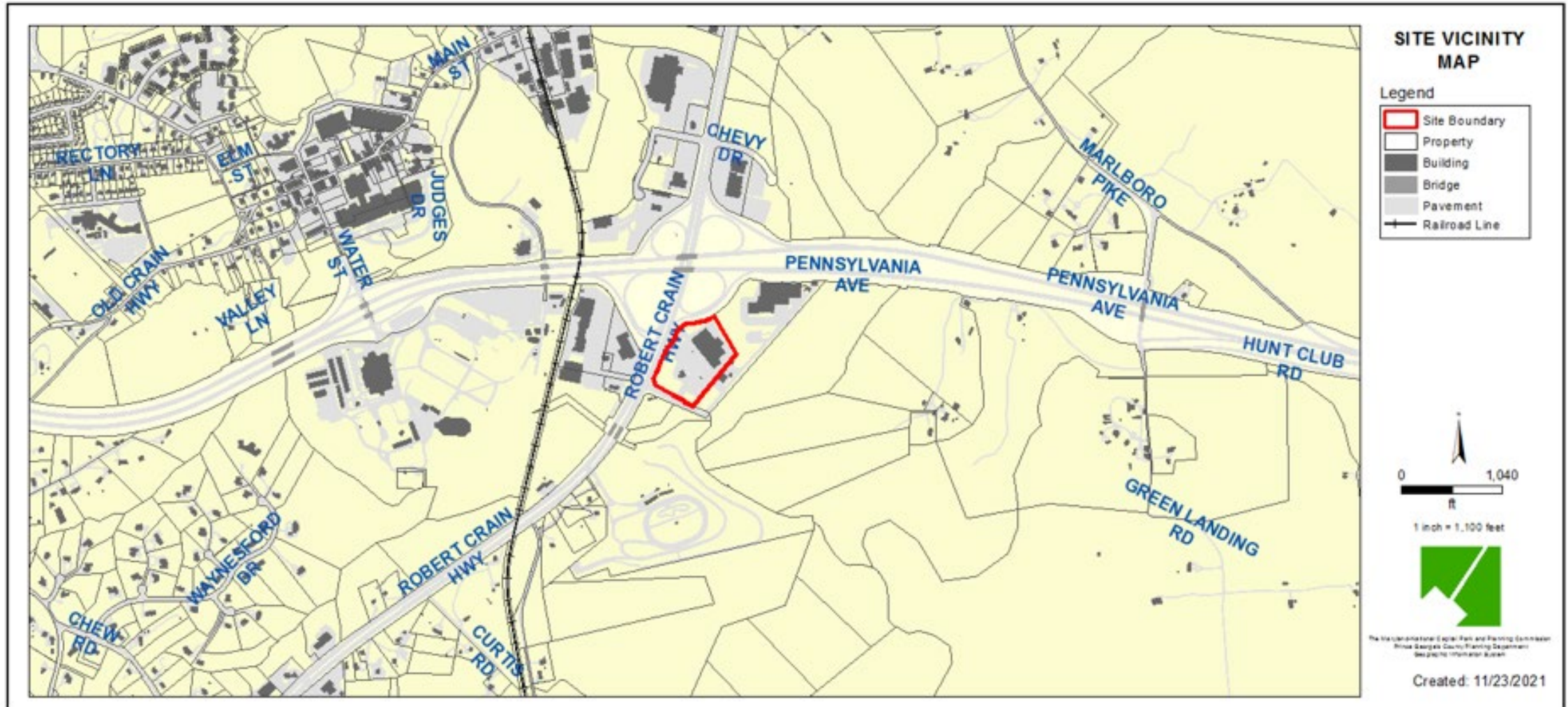
GENERAL LOCATION MAP

Council District: 09

Planning Area: 82B

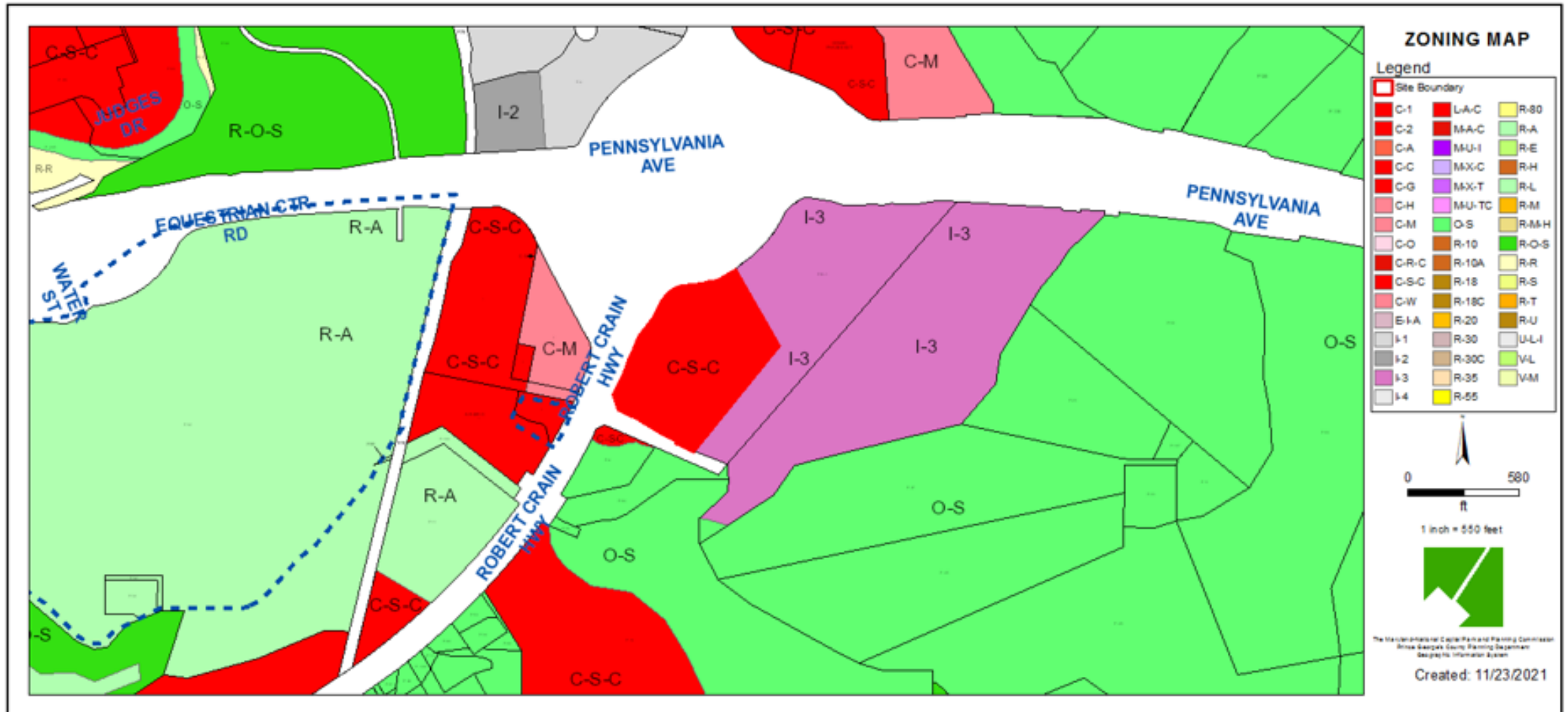


SITE VICINITY MAP

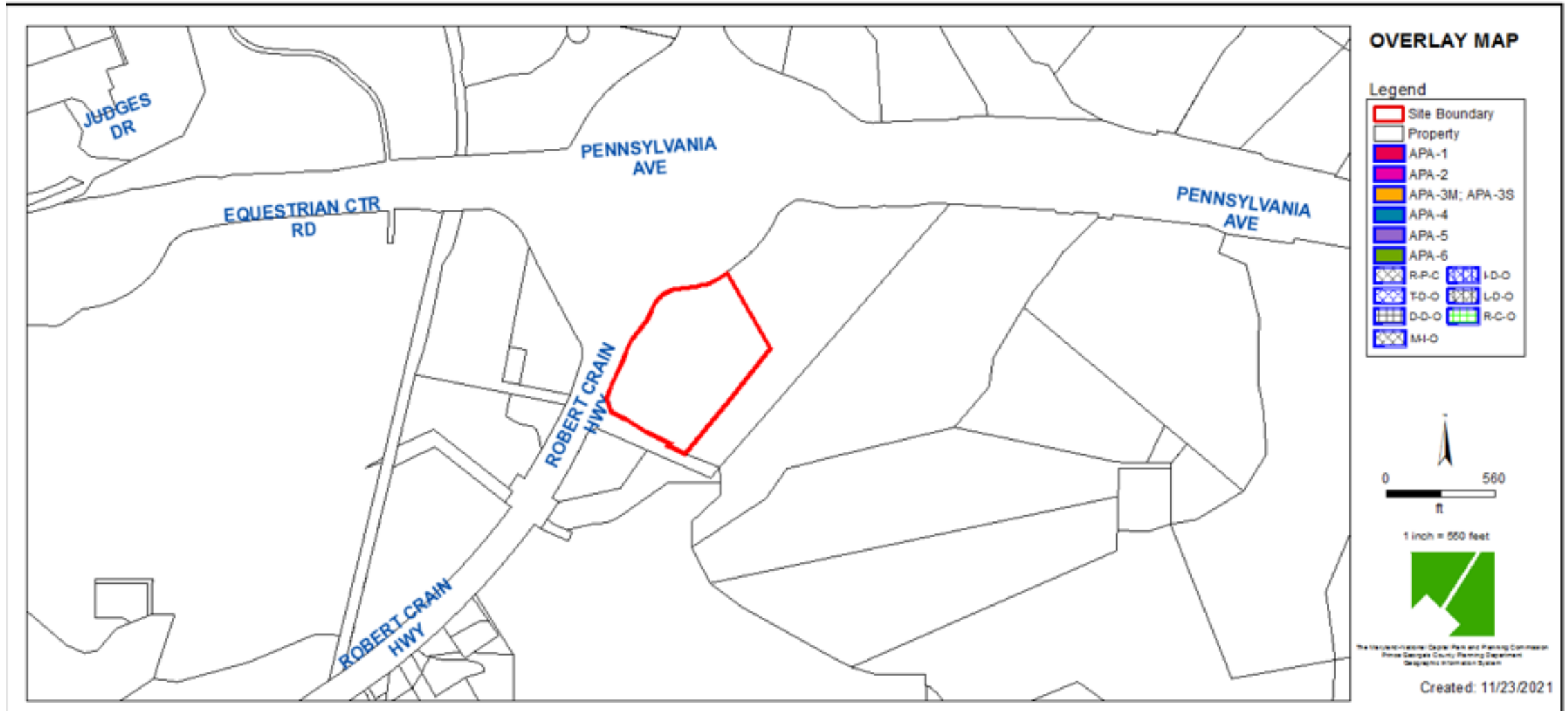


ZONING MAP

Property Zone: C-S-C



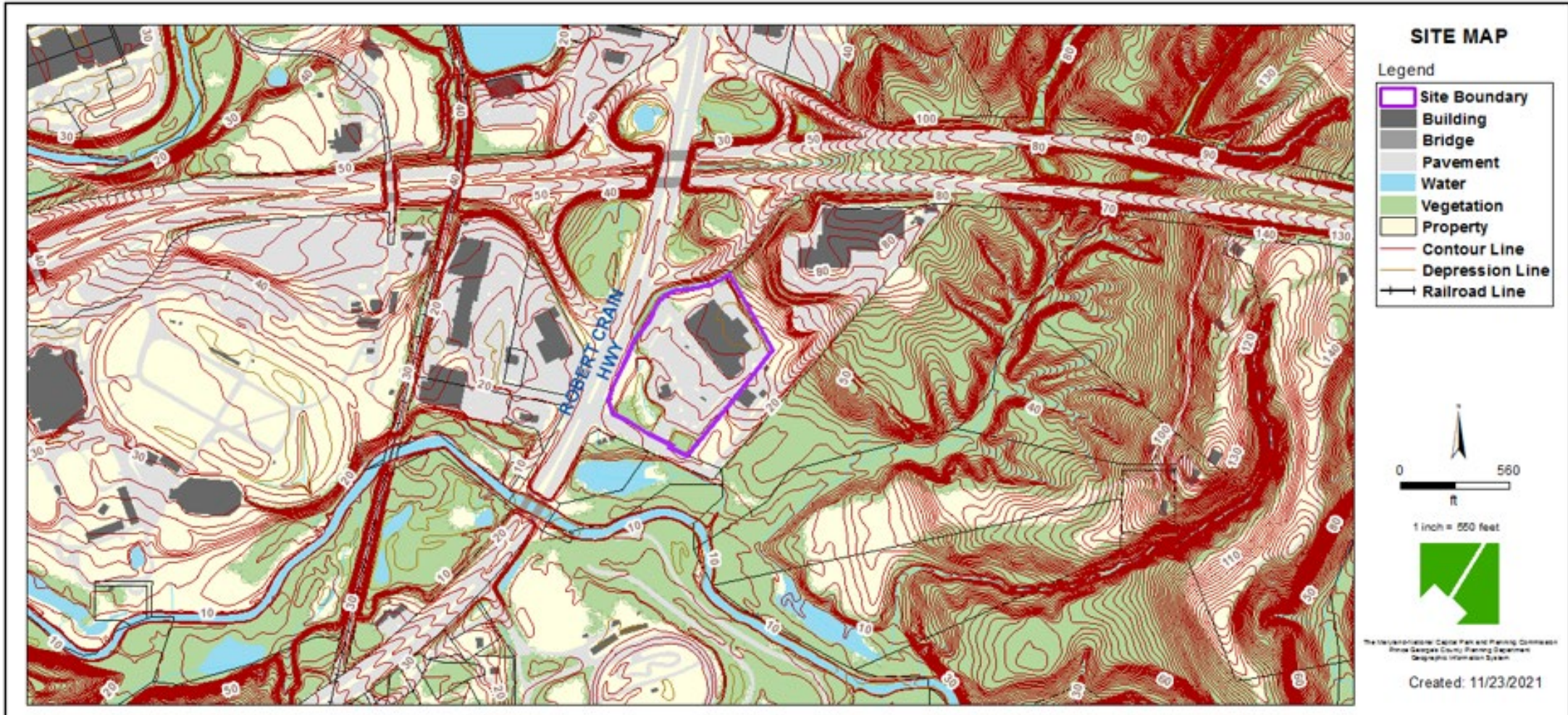
OVERLAY MAP



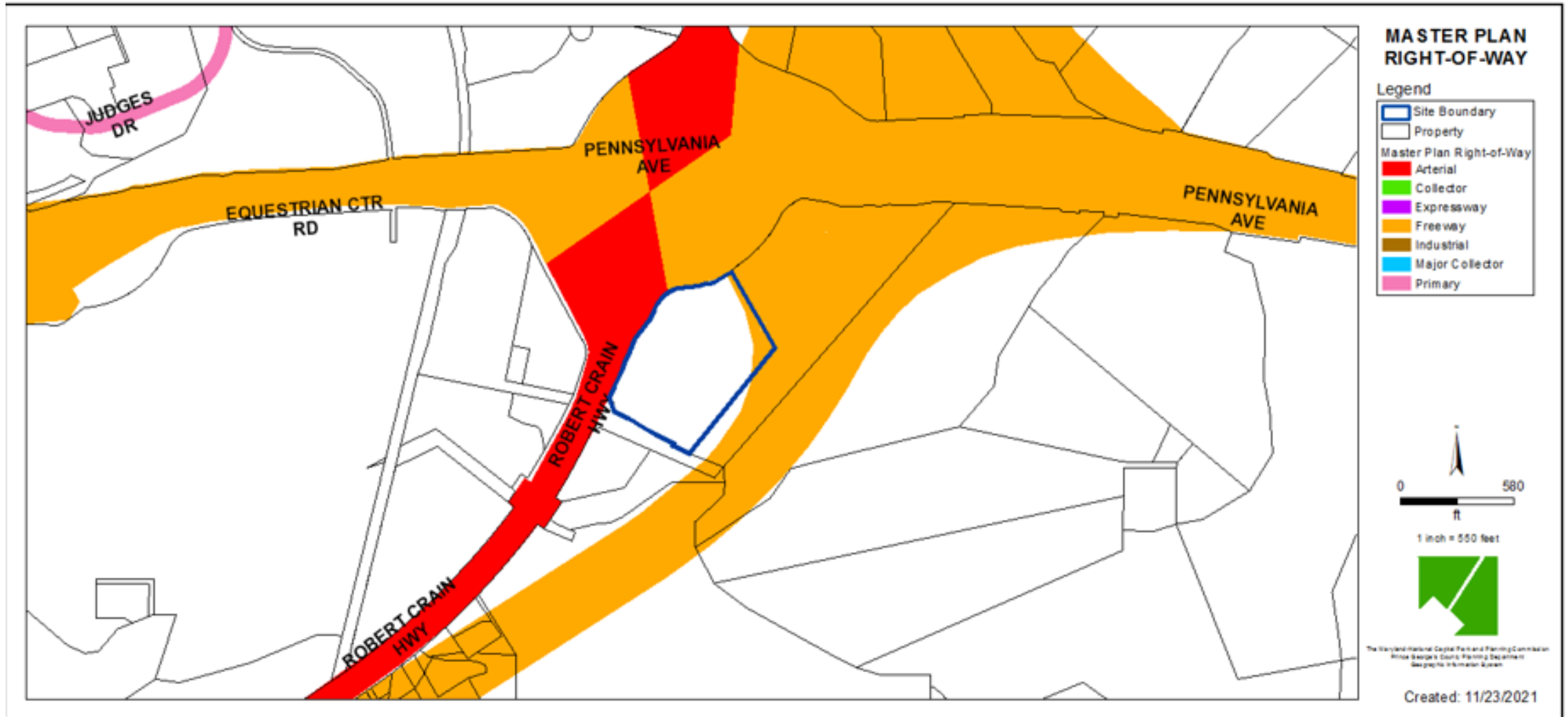
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



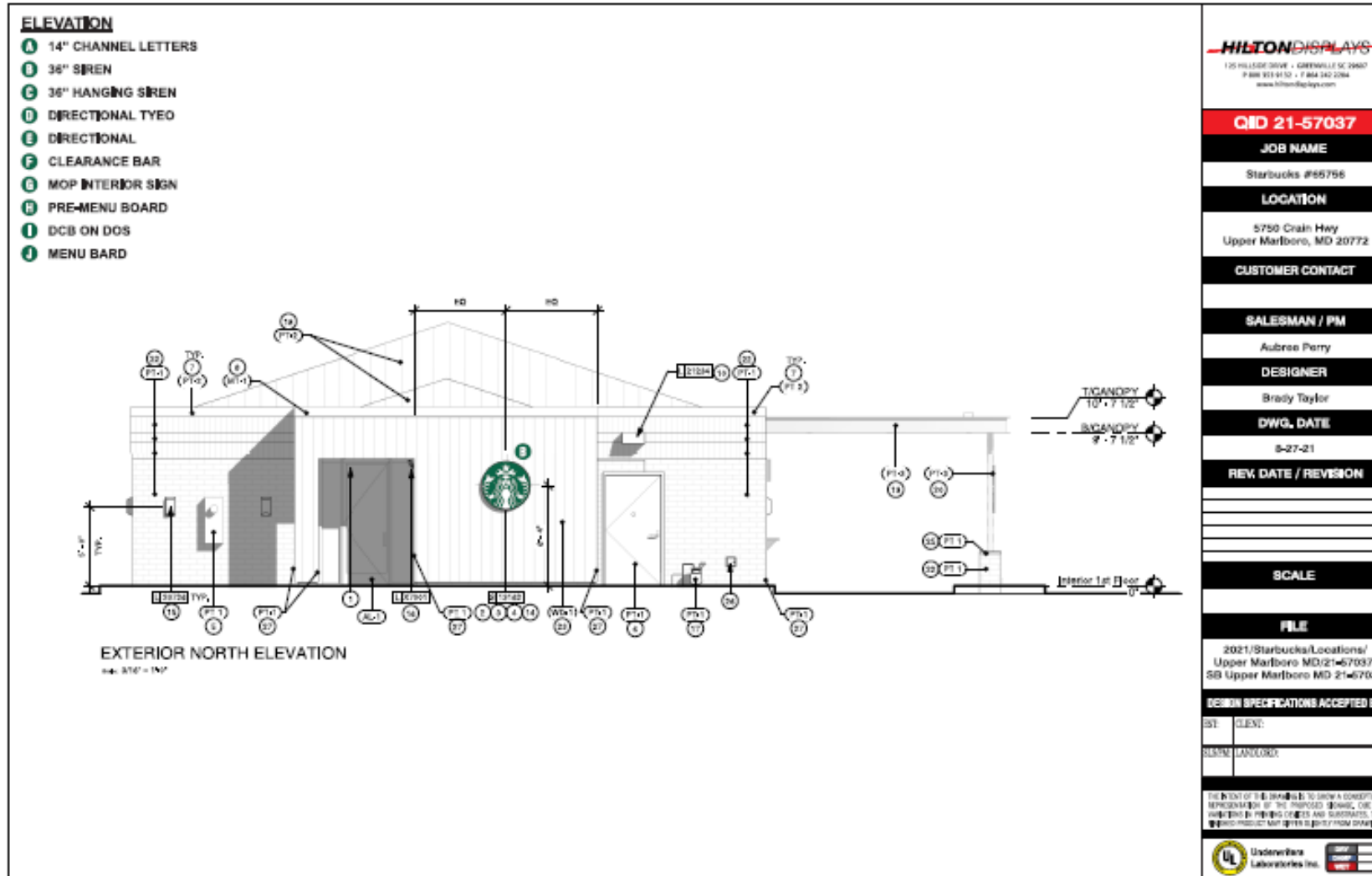
SITE PLAN RENDERING



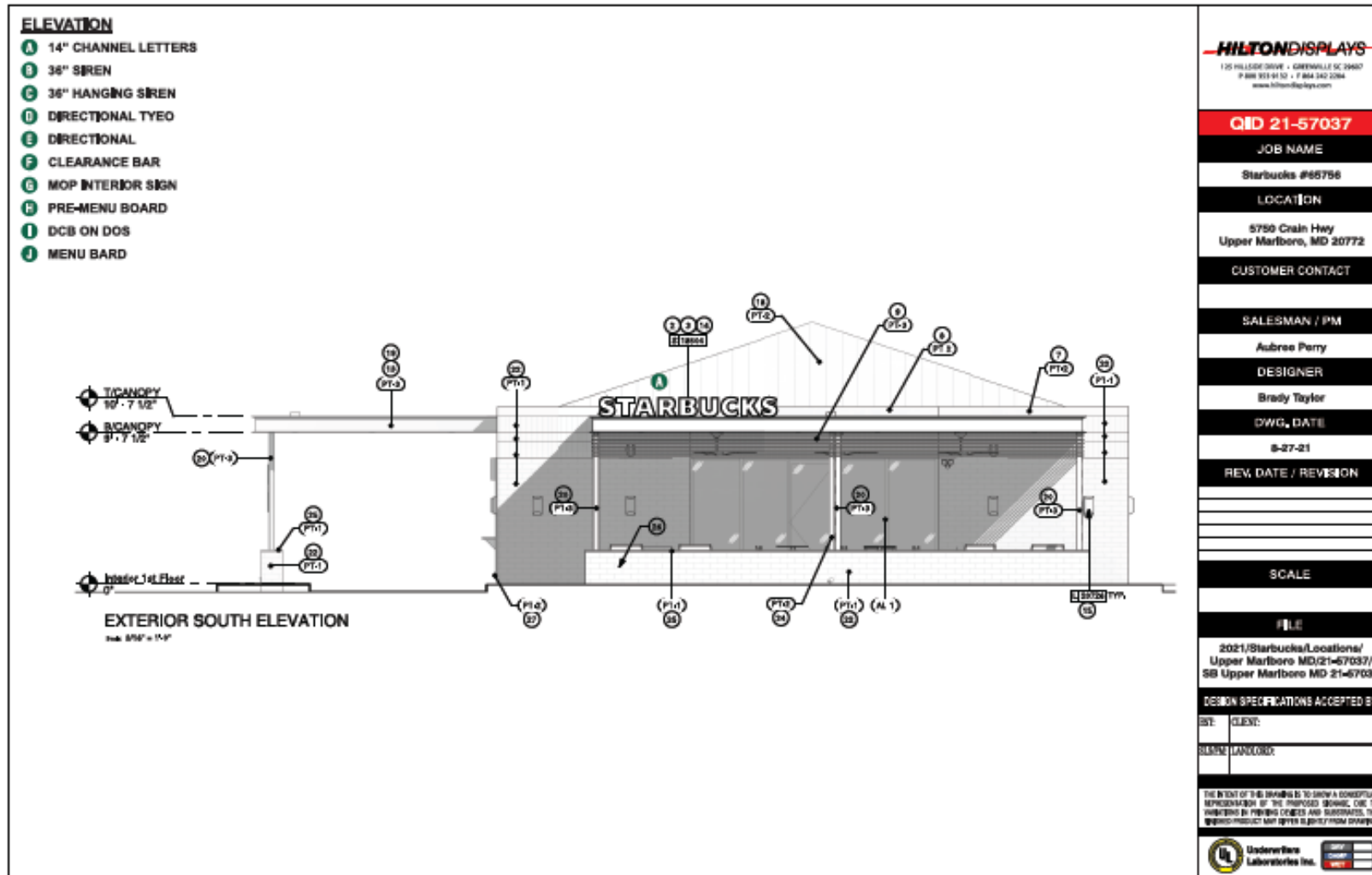
EXTERIOR RENDERING



ELEVATION



ELEVATION



SIGN DETAILS

36" ILLUMINATED SIREN
 City 1 SBC-S13162-SL

1 Front View
3/4" = 1' (11x17 Paper)

2 Side View

3 Slit Section View Top

4 Detailed Detail

NOTES:

- Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet Mask. Faces to be 3/16" white Flex with 1" Mask trimcap.
- Graphics of logo to be 1st surface 3M Translucent Sketchcolor Vinyl-Half Green #3530-7L. Sign to show thru White.
- Internally illuminated logo disk with Siren Pitem Edilighte 6500K white LEDs.

COLOR LEGEND	
PAINT	WALL
PMS 2435 C	SW 3435W6
RAL 7021M	SW 3435-42
PMS 4848B	TM 3435-20 7725-01
PMS 336 C	NA
RFL-White	SW 98543

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Vol
36"	7.07	0.66	120/277

HILTON DISPLAYS
 135 HILLODE DRIVE • GREENVILLE SC 29602
 P 803 931 4132 • F 803 342 2284
 www.hiltondisplays.com

QID 21-57037

JOB NAME
Starbucks #65756

LOCATION
5750 Crain Hwy
Upper Marlboro, MD 20772

CUSTOMER CONTACT

SALESMAN / PM
Aubree Perry

DESIGNER
Brady Taylor

DWG. DATE
8-27-21

REV. DATE / REVISION

SCALE

FILE
2021/Starbucks/Locations/
Upper Marlboro MD/21-57037/
SB Upper Marlboro MD 21-57037

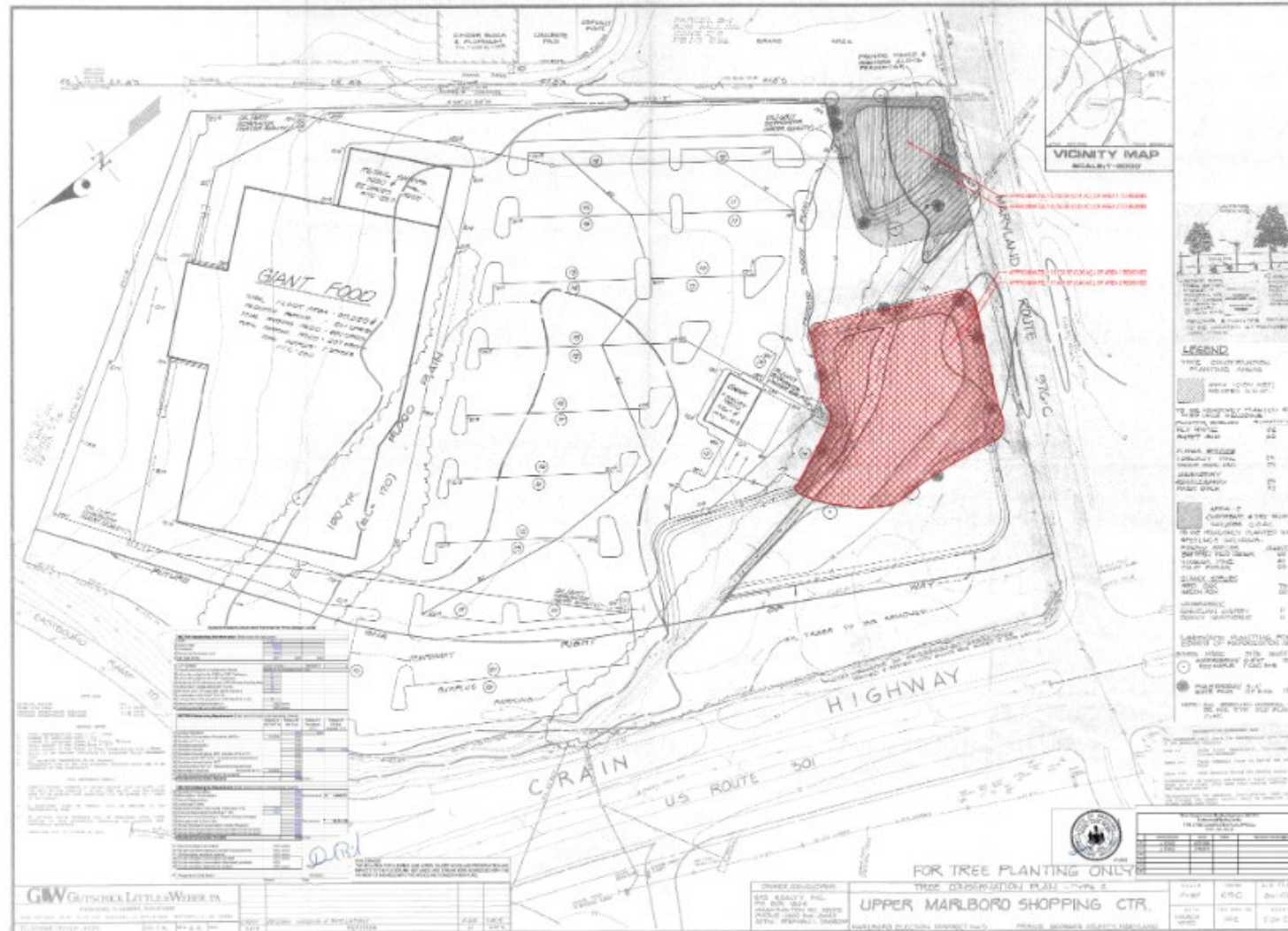
DESIGN SPECIFICATIONS ACCEPTED BY:

BY: _____ CLIENT: _____
 SIGN: LANDLORD

THE POINT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. USE TO PREPARE PERMITS ONLY. THIS DRAWING IS NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

Underwriters Laboratories Inc. Underwriters Laboratories Inc.

TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with Conditions

- DSP-20045
- TCP2-110-90-02

Issues:

- Technical Revisions

Applicant Community Engagement:

- Informational Mailing: 10/17/2020
- Acceptance Mailing: 11/24/2021



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

Countywide Planning Division
Historic Preservation Section

301-952-3680

January 10, 2022

MEMORANDUM

TO: Andrew Bishop, 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 **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-20045 Marlboro Crossroads, Starbucks


The subject property comprises 10.55-acres and is located at the southeast corner of the intersection of Route 301 (Crain Highway) and Pennsylvania Avenue. The subject application proposes the conversion of an existing bank to an eating and drinking establishment with drive-thru service on Parcel A. The subject property is Zoned C-S-C.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommend approval of DSP-20045 Marlboro Crossroads, Starbucks, without conditions.

301-952-3972

February 3, 2022

MEMORANDUM

TO: Andrew Bishop, 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-20045 Marlboro Crossroads (Starbucks)**

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 outside of an overlay zone.

Location: 5700 SE Robert Crain Highway, Upper Marlboro, MD 20772

Size: 10.547 acres

Existing Uses: Commercial

Proposal: Coffee shop with drive through

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill development of low- to medium-density.

Master Plan: The 2013 *Approved Subregion 6 Master Plan* recommends Commercial land uses on the subject property.

Planning Area: 82B

Community: Mount Calvert-Nottingham

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

SMA/Zoning: The 2013 *Approved Subregion 6 Sectional Map Amendment* retained the subject property in the Commercial Shopping Center (C-S-C) zone.

c: Long-range Agenda Notebook

Sarah Benton, AICP Planning Supervisor, Long-Range Planning Section, Community Planning Division

February 7, 2022

MEMORANDUM

TO: Andrew Bishop, Planner II, Urban Design Section
VIA: Mridula Gupta, Planner III, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Planner II, Subdivision Section *EDC*
SUBJECT: DSP-20045; Marlboro Crossroads Starbucks

The subject property is known as Parcel A of Marlboro Crossroads, recorded in Plat Book VJ 164 page 81 in December 1992. The property is in the C-S-C (Commercial Shopping Center) Zone, and it is subject to the 2013 *Approved Subregion 6 Master Plan* and Sectional Map Amendment. Detailed Site Plan DSP-20045 proposes to renovate the vacant 2,628 square-foot bank building on the subject property as an eating or drinking establishment, with drive-through service. The renovation will not change the gross floor area (GFA) of the building. The other building on the property, which contains 65,229 square feet of commercial uses, is not proposed to be renovated at this time.

The 10.54-acre property is partially subject to two preliminary plans of subdivision (PPS), including 4-78160 (8.59 acres) and 4-77321 (1.14 acres). 4-78160 covers areas of the property formerly known as Parcels 4 and 5, while 4-77321 covers an area formerly known as Parcel 2. These areas are delineated on the record plat (Plat Book VJ 164 page 81). The plat also shows an additional 0.80 acres in a triangular area on the east side of the property which are not subject to any PPS. The current plat is a result of parcel consolidation in accordance with Section 24-108(a)(3) of the Subdivision Regulations. The proposed renovation is within the area subject to the preliminary plans.

PPS 4-77321 was approved on February 9, 1978, and PPS 4-78160 was approved on August 17, 1978. The available records for these PPS are limited, and they do not give a specific GFA or use category approved for the site. The available records do indicate that the two PPS are subject to the same three conditions. The conditions are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

- 1. The conditions set forth in Maryland Department of Transportation letter, dated February 8, 1978, with the understanding that the applicant accepts these conditions including dedication of a 70-foot right of-way on Maryland Route 976C;**

The referenced letter from Maryland State Highway Administration (SHA) is no longer in the available records. However, dedication necessary to reach a 70-foot-wide right-of-way for MD 976-C was previously made from the south side of the property in a prior record plat, recorded in Plat Book NLP 100, page 18. The current record plat (Plat Book VJ 164 page 81) dedicated additional right-of-way along MD 976-C.

2. Submission of a site development plan to the Planning Board for review and approval of landscaping and sign control;

Submission of the subject DSP fulfills this condition. The Urban Design Section should review the landscaping and signage proposed for conformance to the appropriate regulations.

3. Requesting the Maryland Department of Transportation to consider light synchronization at the proposed exit route of Parcel B panhandle with the proposed signal at the intersection to the southwest.

Parcel B abuts the subject property to the east. Its shape includes a panhandle which provides it frontage on MD 976-C, and there is a driveway within the panhandle connecting the street and the warehouse building in the main body of the parcel. At present, there is no traffic light where Parcel B's driveway exits onto the street; therefore, there is nothing to synchronize with the traffic light at the intersection of MD 976-C and US 301 located to the southwest of the subject property. This condition, if necessary, would have been addressed following the initial approval of the PPS and subsequent permitting of development on the property. The Transportation Planning Section should review the condition and evaluate whether it is still applicable.

Additional Comments:

1. PPS 4-77321 and PPS 4-78160 do not explicitly give a trip cap; nevertheless, the traffic generated by the proposed development must be within the entitlement established by the two PPS. The Transportation Planning Section has determined that the traffic generated by the project is within the existing entitlement., Therefore, a new PPS will not be required.
2. A new final plat will not be required following approval of this DSP.
3. Plat Book NLP 100 page 18 was recorded following approval of PPS 4-77321, and Plat Book NLP 102 page 13 was recorded following approval of 4-78160. Both plats are predecessors to the current plat (Plat Book VJ 164 page 81). Both older plats include a note stating that there shall be no access to US 301 except in accordance with the conditions of the preliminary plan approved on February 9, 1978 (4-77321) and the letter from SHA dated February 8, 1978. Notwithstanding that this letter is no longer available, the site does not currently have direct access to US 301, and no new access point is proposed at this time.

Recommended Conditions:

None.

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 substantial conformance with the approved preliminary plans of subdivision and record plat. 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.



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

February 9, 2022

MEMORANDUM

TO: Andrew Bishop, Urban Design Review Section, Development Review Division

FROM:  Benjamin Ryan, Transportation Planning Section, Countywide Planning Division

VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-20045: Marlboro Crossroads Starbucks

Proposal:

The subject application seeks to convert a vacant 2,628 square-foot building, which was previously used as a bank, into an eating and drinking establishment with drive-thru service, specifically a Starbucks. The subject property is located within an existing shopping center, which fronts along US-301 (Crain Highway), MD-4 (Pennsylvania Avenue), and Maryland Route 976-C. Access to the site is provided along Maryland Route 976-C.

Prior Conditions of Approval

There are no prior conditions of approval on the subject property related to transportation improvements that are relevant to the subject application.

Master Plan Compliance

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

Master Plan Roads

The applicant's submission does not display any impact to master planned roads.

Master Plan Pedestrian and Bike Facilities

No master plan bicycle or pedestrian recommended facilities are located on or adjacent to the subject site.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Comment

The subject property falls within the developing tier. While the development proposal does not feature any new road construction, staff finds the applicant's submission, which displays sidewalks,

crosswalks, enhanced signage, and bicycle parking, to be largely reflective of the goals of the master plan.

The development proposal is also subject to the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*. There are no specific recommendations relating to the subject application.

Zoning Ordinance Compliance

Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

I 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:

(ix) Pedestrian and vehicular routes should generally be separate and clearly marked.

(x) Crosswalks for pedestrians that span vehicular lanes should be identified using signs, stripes on the pavement, change of paving material, or similar techniques

(xi) Barrier-free pathways to accommodate the handicapped should be provided

(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. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture should be coordinated to enhance the visual unity of site.

Comment

Regarding circulation, the site is served by an internal drive aisle that originates from Maryland Route 976-C, which provides vehicular movement within the shopping center and to the subject property. An existing sidewalk is provided along the north side of the building and crosswalks are provided along the east and west sides of the building that provide adequate pedestrian access on-site. Bicycle parking is provided directly north of the building.

The applicant indicated that an outside seating area will be provided at the southeast corner of the building but is not intended to provide a direct pedestrian access point to the building. The latest plan submission shows that there will not be direct access to the outside seating area from outside the building and that access to the sitting area will be made from inside the proposed building.

The proposed 2,628 square-foot of eating and drinking establishment with drive-thru service, results in a requirement of 11 spaces onsite parking spaces. The plan submission displays a total of 13 spaces on site. A loading space has been provided at the northwest bounds of the subject site, adjacent to the bypass lane entrance. Additional parking for the overall shopping center is located along the east side of the building, on the east side of the internal shopping center roadway which

serves the demand of the existing grocery store and retail uses on site.

Additionally, the development proposal seeks to remove two drive-thru lanes, leaving the remaining drive-thru lane closest to the building for customers to use. The DSP shows that the reconfiguration of landscape islands within the shopping center parking lot, results in a drive-thru lane which provides sufficient room for 11 stacking spaces. A bypass lane will remain adjacent to the drive-thru lane, leading to the parking area along the west side of the building

Transportation Planning Review

Overall, from the standpoint of The Transportation Planning Section it is determined that this plan is acceptable.



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

Countywide Planning Division
Environmental Planning Section

301-952-3650

February 7, 2022

MEMORANDUM

TO: Andrew Bishop, Planner II, Urban Design Section, DRD

VIA: Thomas Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Suzanne Nickle, Planner IV, Environmental Planning Section, CWPD *SAN*

SUBJECT: **Marlboro Crossing; DSP-20045 and TCP2-110-90-02**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan (DSP-20045) and Type 2 Tree Conservation Plan (TCP2-110-90-02), received on December 16, 2021. Comments were delivered to the applicant at the Subdivision Development Review Committee (SDRC) meeting on January 7, 2022. Revised plans were submitted in response to these comments by the applicant and logged in for review on February 2, 2022. The EPS recommend approval of DSP-20045 and TCP2-110-90-02, subject to the conditions found at the end of this memorandum.

Background

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

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-161-2020	Staff	Approved	11/30/2020	N/A
N/A	TCP2-110-1990	Staff	Approved	8/27/1990	N/A
N/A	TCP2-110-1990-01	Staff	Approved	2/15/1991	N/A
DSP-20045	TCP2-110-90-02	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application proposes to renovate an existing bank to an eating and drinking establishment with drive-through service.

Grandfathering

This project is grandfathered from the current regulations of Subtitle 24 and 25 because the site is subject to the 1989 Ordinance, and has an implemented tree conservation plan.

Site Description

There is a discrepancy with the acreage on the submitted site and TCP2 plans because 0.2178 acres were previously dedicated to public use by record plat VJ 164-81, recorded on December 29, 1992. The original approvals for TCP2-110-90 and the 01 revision were on August 27, 1990, and February 15, 1991, respectively. The acreage for the original TCP2-110-90 was 10.76 acres, which incorporated the 0.2178 acres of road dedication. The total acreage used for this analysis is 10.76 acres.

The original 10.76-acre site is inclusive of Parcel A in the Marlboro Crossroads Subdivision, located on the east side of Crain Highway Route 301, in the southeast quadrant of the intersection of Crain Highway and Pennsylvania Avenue. According to available information, there are no wetlands, steep and severe slopes, or highly erodible soils located on-site. The site contains 100-year floodplain. The development of the shopping center was approved with a proposed floodplain, along with the woodland conservation planting requirement of 1.08 acres with a reforestation management plan. The abutting roadways are not identified as designated scenic and historic roadways. The site is within a Sensitive Species Review Area. According to the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan (May 2017)*, the site is in Regulated Area and Evaluation Area. The site drains to the south to an off-site stream system that drains into the Western Branch then to the Patuxent River. The site is located within the Established Communities Area of the Growth Policy Map, has a General Plan Generalized Future Land Use (2035) of Commercial, and is in Environmental Strategy Area 2 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by *Plan Prince George's 2035 Approved General Plan*.

Environmental Review

Natural Resource Inventory/ Environmental Features

An approved Natural Resource Inventory Equivalency Letter (NRI-161-2020) was submitted with the review package. The NRI verifies that there is a previously approved and implemented TCP2 plan for the property, and that the proposed work will not result in any significant changes to the limits of disturbance of the previously approved TCP2 or create additional impacts to any regulated environmental features.

No revisions are required for conformance to the NRI.

Woodland Conservation

The project is subject grandfathered from the current regulations of Subtitle 24 and 25 because the site is subject to the 1989 Ordinance and has an existing tree conservation plan. A Type 2 Tree Conservation Plan (TCP2-110-90-02) was submitted with the DSP application, and a revised TCP2 was submitted on February 2, 2022.

According to the original approvals for TCPII-110-90 and the 01 revision, the overall site area is 10.76 acres within the C-S-C Zone. When the property was developed, the existing trees were removed. To mitigate the removal of those trees, the site was subject to woodland conservation afforestation requirement of 1.08 acres. That requirement was fulfilled with 1.10 acres of afforestation.

Violation Notice 3360-2021 was issued by the Department of Permitting, Inspections and Enforcement (DPIE) for the clearing of 0.76 acres of the planting that was required to fulfill the woodland conservation requirements resulting from the prior development. The review of this TCP2 stands as the corrective action required to address the violation notice. The violation is to be satisfied with a fee-in-lieu payment, to be made at time of permit.

Corrections are required to be made on the woodland conservation worksheet. The gross tract area shall be corrected to be 10.76 acres. Adjust the rest of the worksheet accordingly.

The TCP2 plan requires additional technical corrections to be in conformance with the original approvals and the Woodland and Wildlife Habitat Conservation Ordinance (WCO). These revisions are specified in the recommended conditions section below.

Soils

The predominant soil found to occur on-site, according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), is Urban land-Collington-Wist complex. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on this site. No further action is needed as it relates to this application.

Specimen, Champion, or Historic Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual."

No specimen trees are proposed for removal with this application.

Preservation of Regulated Environmental Features/Primary Management Area

The proposed work will not result in any significant changes to the limits of disturbance of the previously approved TCP2 or create additional impacts to any regulated environmental features.

Stormwater Management

A Stormwater Management Concept Approval Letter (#47127-2020) and associated plan were submitted with the application for this site. The approval was issued on July 30, 2021, from the DPIE. The approved plan is exempt from the storm water management requirements because the disturbance is less than 5,000 square-feet.

No further action regarding stormwater management is required with this detailed site plan review.

Summary of Recommended Findings and Conditions

The EPS recommend approval of DSP-20045 and TCP2-110-90-02, subject to the following recommended findings and conditions.

Recommended Findings:

1. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2.

Recommended Conditions:

The EPS recommend approval of Detail Site Plan DSP-20045 and TCP2-110-90-02, subject to the following conditions:


1. Prior to signature approval of the detailed site plan, the TCP2 shall be revised as follows:
 - a. Revise the note close to the worksheet as follows: "On February 26, 2021, the property was subject to Violation Notice 3360-2021. The violation will be satisfied with the payment of fee-in-lieu with approval of this TCP2. Payment will be made at time of permit. "
 - b. Correct the woodland conservation worksheet to reflect a gross tract area of 10.76 acres, and adjust the rest of the worksheet accordingly.
 - c. Correct the case number in the Environmental Planning Section approval block from "TCP2-100-90-02" to "TCP2-110-90".
 - d. Have the worksheet and plans signed and dated by the qualified professional who prepared them.

If you have any questions concerning these comments, please contact me at 301-952-3340 or by e-mail at Suzanne.Nickle@ppd.mncppc.org.

February 7, 2022

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section

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

SUBJECT: DSP-20045 – Marlboro Crossroads, Starbucks

1. Exact dimensions of the building should be added to the site plan.
2. Canopy dimensions should be added to the site plan.
3. Though the spaces and parking layout are existing, some of the spaces should be dimensioned and drive aisle widths should be shown. Handicap spaces should also be labeled and dimensioned.
4. The Permit Review Section offers no further comments on this application.

MEMORANDUM

January 6, 2022

TO: Andrew Bishop, 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: Marlboro Crossroads Starbucks
Detailed Site Plan, DSP-20045

CR: Robert S. Crain Highway (US-301)
CR: Pennsylvania Avenue (Stephanie Roper Highway/MD-4)
CR: Maryland Route 976-C

This is in response to the Detailed Site Plan, DSP-20045, referral for the conversion of an existing bank to an eating and drinking establishment with drive-thru service and associated infrastructure; the Department of Permitting, Inspections, and Enforcement (DPIE) offers the following:

- The property is in Clinton, MD, located on the southeast quadrant of the Robert Crain Highway (US-301) and Pennsylvania Avenue (Stephanie Roper Highway) intersection on Parcel A.
- **Robert S. Crain Highway**, also known as US-301, is an existing State-maintained roadway to the northwest of the subject property with variable right-of-way width and Master Plan Road Classification A-61. 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. This work shall be permitted prior to the issuance of a fine grading permit.
- **Pennsylvania Avenue**, also known as MD-4 or Stephanie Roper Highway, is an existing State-maintained roadway to the north of the subject property with variable right-of-way width and Master Plan Road Classification F-6. 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. This work shall be permitted prior to the issuance of a fine grading permit.

- **Maryland Route 976-C** is an existing State-maintained road to the south of the subject property with variable right-of-way width and Master Plan Road Classification F-10. 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. This work shall be permitted prior to the issuance of a fine grading permit.
- Traffic comments are deferred to MSHA for input.
- Full-width, 2-inch mill-and-overlay for all existing County roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting to accommodate the proposed plan improvements are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act (ADA).
- The Site Plan filed under M-NCPPC Case No. DSP-20045 is consistent with the Site Development Concept Plan filed under Case No. 47127-2020-00 approved by DPIE on July 30, 2021.

- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by the Department of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works and Transportation (DPW&T). Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require a site development permit approved by the Department of Permitting, Inspections, and Enforcement (DPIE).
- The proposed project must obtain an approved floodplain delineation in accordance with DPIE's requirements.
- 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.

Andrew Bishop
January 6, 2022
Page 4

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

MA:TJ:AG:DSM

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
Ted Jeong, P.E., Engineer, S/RPRD, DPIE
Soltesz LLC, 4300 Forbes Boulevard, Suite 230, Lanham, MD 20706
Shopcore Properties LP, 233 South Wacker Drive, Suite 4200, Chicago, IL, 60606

Bishop, Andrew

From: Bishop, Andrew
Sent: Wednesday, February 2, 2022 12:22 PM
To: Reilly, James V
Cc: PGReferrals
Subject: RE: SDRC: Comments: DSP-20045, MARLBORO CROSSROADS, STARBUCKS

Thank you James.

N. Andrew Bishop

Senior Planner | Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Direct: 301-952-4897 | Teams Mobile 240-249-2108

Email: andrew.bishop@ppd.mncppc.org



From: Reilly, James V <JVReilly@co.pg.md.us>
Sent: Wednesday, February 2, 2022 12:21 PM
To: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>
Cc: PGReferrals <PGReferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>
Subject: FW: SDRC: Comments: DSP-20045, MARLBORO CROSSROADS, STARBUCKS
Importance: High

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

Good Afternoon Andrew,

The Office of the Fire Marshal has reviewed the referral for DSP-20045 Marlboro Crossroad, Starbucks. We have no comments. Many thanks. Jim

James V. Reilly

Contract Project Coordinator III



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

From: ePlan <ePlan@ppd.mncppc.org>

Sent: Wednesday, February 2, 2022 11:33 AM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Capers, William <William.Capers@ppd.mncppc.org>; Burton, Glen <Glen.Burton@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <IMCEAEX-
_o=ExchangeLabs_ou=Exchange+20Administrative+20Group+20+28FYDIBOHF23SPDLT+29_cn=Recipients_cn=33e8367a
a379408fa0166501785b5a2f-

Sheila+2EChaconas+40mncppc+2Emicrosoftonline+2Ecom@namprd04.prod.outlook.com>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Nichols, Page <Page.Nichols@ppd.mncppc.org>; Rotondo, Chris <Chris.Rotondo@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; 'sltoth@co.pg.md.us' <sltoth@co.pg.md.us>; Gullickson, Amanda M <AMGullickson@co.pg.md.us>; 'tgaskins@co.pg.md.us' <tgaskins@co.pg.md.us>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>; Edelen, William K. <WKEdelen@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>; 'MAbdullah@co.pg.md' <MAbdullah@co.pg.md>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Tayyem, Mahmoud <mtayyem@co.pg.md.us>; Yuen, Steven <SYuen@co.pg.md.us>; 'tltolson@pg.co.md.us' <tltolson@pg.co.md.us>; Tolson, Trent L. <TLTolson@co.pg.md.us>; Thweatt, Susan W. <swthweatt@co.pg.md.us>; Adepoju, Adebola O. <aoAdepoju@co.pg.md.us>; 'kwoodroffe@sha.state.md.us' <kwoodroffe@sha.state.md.us>; 'Tania Brown - SHA' <TBrown13@mdot.maryland.gov>; '#DSG Intake' <DSGIntake@wsscwater.com>

Cc: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Lohman, Regina <Regina.Lohman@ppd.mncppc.org>; Dozier, Kimberly <Kimberly.Dozier@ppd.mncppc.org>

Subject: SDRC: Comments: DSP-20045, MARLBORO CROSSROADS, STARBUCKS

Importance: High

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

Importance: High

All,

This is an EPlan SDRC Re-Referral for **DSP-20045, MARLBORO CROSSROADS, STARBUCKS**

SDRC (Re)Referral Due Date: FEBRUARY 7, 2022

Please submit ALL comments to assigned reviewer: **ANDREW**

BISHOP andrew.bishop@ppd.mncppc.org and PGCReferrals@ppd.mncppc.org

<https://www.dropbox.com/sh/1yvptkfff037kea/AADr1zoWiS9ahuCYLvdMOrnBa?dl=0> (2/2/2022)

Planning Board: 3/10/2022

Donald R. Townsend

Senior Planning Technician | Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

donald.townsend@ppd.mncppc.org



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Date: January 8, 2022

To: Andrew Bishop, Urban Design, M-NCPPC

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

Re: DSP ~~20045~~, MARLBORO CROSSROADS, STARBUCKS

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Starbucks facility at Marlboro Crossroads and has the following comments / recommendations:

1. The applicant must submit plans for review to the Maryland Department of Health's Environmental Health Bureau's Food protection and Food Licensing program located at 6 St. Paul Street, Suite 1301, Baltimore, Maryland. 21202.
2. The applicant must apply for a Moderate HACCP food facility permit and submit the design plans of the food facility to the Department of Permits Inspection and Enforcement located at 9400 Peppercorn Place in Largo, MD. 20774 or call (301)-636-2000.
3. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
4. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

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

From: [Westendorf, Kurt](#)
To: [Bishop, Andrew](#); [PGCReferrals](#)
Cc: [#DSG Intake](#); [Gingrich, Tom](#); [Hall, Bryan](#); [Madagu, Jonathan](#); [Mejias, Fred](#); [Mattammel, Sam \(Contractor\)](#); [Mapes, Mary](#)
Subject: RE: GOV-PRODUCTION (Electronic)-ProjectDox Department Review Task for DSP-20045 - Starbucks at Marlboro Crossroads
Date: Wednesday, January 5, 2022 7:55:36 AM
Attachments: [image004.png](#)
[image005.png](#)
[A001 - DSP-20045 - Starbucks.pdf](#)

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

Good morning Andrew,

Attached, please find the WSSC comments for the above referenced project.

Let me know if you have any questions.

Thanks - Kurt



Kurt Westendorf, P.E.
Project Manager
Development Services Division

301.206.8066 (O)
kurt.westendorf@wsscwater.com

From: Mapes, Mary
Sent: Thursday, December 30, 2021 4:22 PM
To: Westendorf, Kurt <Kurt.Westendorf@wsscwater.com>
Cc: [#DSG Intake](mailto:#DSGIntake@wsscwater.com) <DSGIntake@wsscwater.com>; [Gingrich, Tom](mailto:Tom.Gingrich@wsscwater.com) <Tom.Gingrich@wsscwater.com>; [Hall, Bryan](mailto:Bryan.Hall@wsscwater.com) <Bryan.Hall@wsscwater.com>; [Madagu, Jonathan](mailto:Jonathan.Madagu@wsscwater.com) <Jonathan.Madagu@wsscwater.com>; [Mejias, Fred](mailto:Fred.Mejias@wsscwater.com) <Fred.Mejias@wsscwater.com>; [Mattammel, Sam \(Contractor\)](mailto:Sam.Mattammel@wsscwater.com) <Sam.Mattammel@wsscwater.com>
Subject: GOV-PRODUCTION (Electronic)-ProjectDox Department Review Task for DSP-20045 - Starbucks at Marlboro Crossroads

Greetings,

We have the above governmental project for review in WSSC ePlan Review System. The applicable project site plan has been converted to an electronic file for your review. The SDRC agenda is attached. All supporting documentation is in the drop-box link provided below.

Comments are due before the SDRC agenda date of Friday, January 7, 2022.

Please make your mark-up comments on the electronic file and publish the mark-up plans with “change-marks” (mark-up comments) appended to a PDF file and send as an e-mail attachment back to Andrew Bishop at Andrew.Bishop@ppd.mncppc.org and PGCReferrals@ppd.mncppc.org at your earliest convenience.

Kurt – A Department Review Task has been assigned to you in the WSSC e-Plan Review system. Please log in and accept this task.

DROPBOX -

<https://www.dropbox.com/sh/1yvptkfff037kea/AADr1zoWiS9ahuCYLvdMOrnBa?dl=0>

Regards,



WSSC Water is the proud provider of safe, seamless and satisfying water services, making the essential possible every day.

Mary Mapes

Permit Specialist
Permit Services Section

301-206-8650 (O)

301.206.8762 (O)

#dsgintake@wsscwater.com

mary.mapes@wsscwater.com

-

14501 Sweitzer Lane
Laurel, Maryland 20707

wsscwater.com

Andrew,

I have no comments or objections to the subject referral.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov

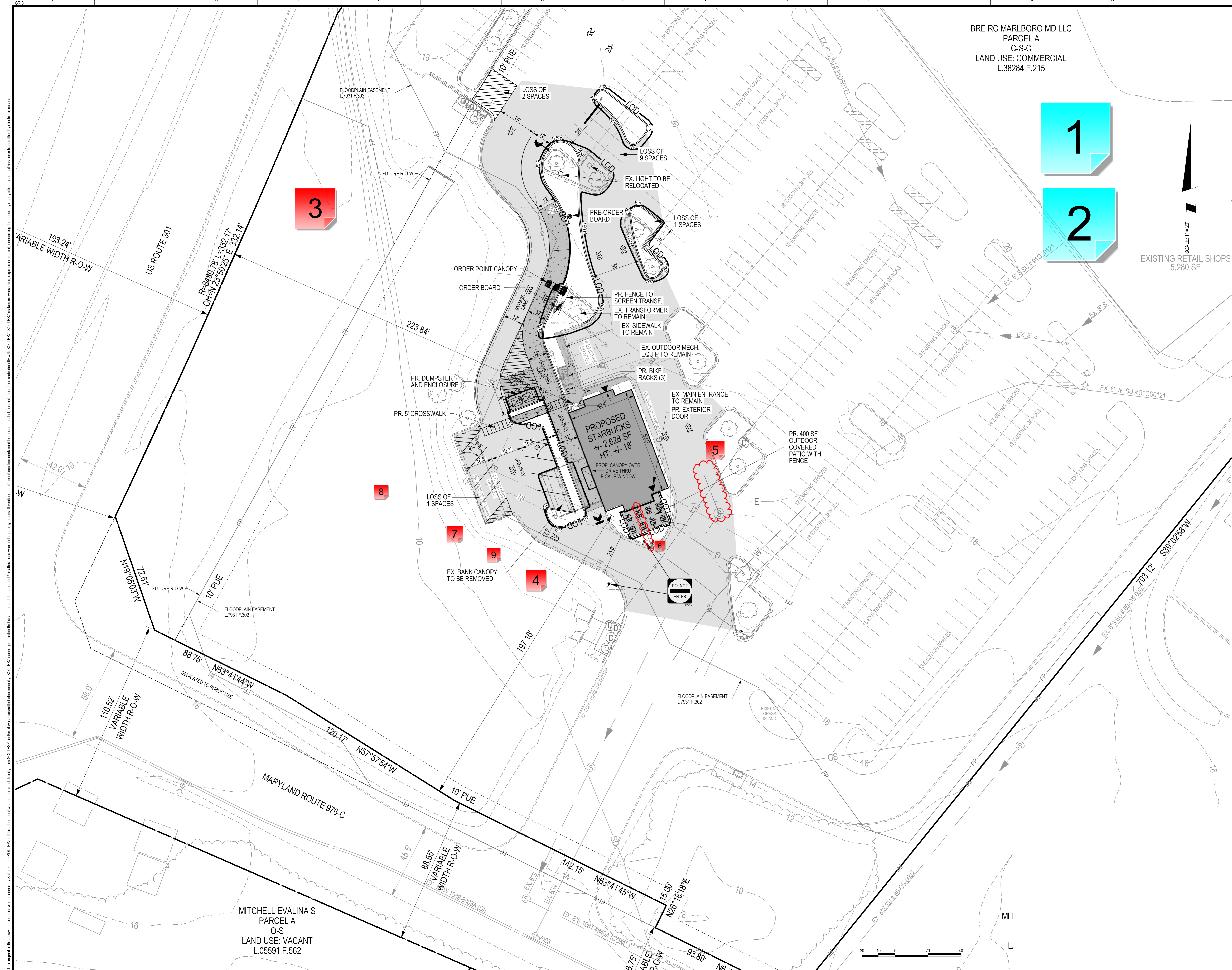
301-513-7347 (Direct)
1-888-228-5003 – toll free

Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a

9300 Kenilworth Avenue,
Greenbelt, MD 20770

<http://www.roads.maryland.gov>





BRE RC MARLBORO MD LLC
 PARCEL A
 C-S-C
 LAND USE: COMMERCIAL
 L.38284 F.215

SOLTESZ, LLC
 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
 P. 301.794.7555 F. 301.794.7656
 www.solteszco.com

Engineering
 Surveying
 Planning
 Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THINER 12" RIGID, WHOEVER IS LESS CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER / DEVELOPER / APPLICANT
 BRE RC MARLBORO MD LLC
 10520 VIA FRONTERA
 SAN DIEGO, CA 92127
 PHONE: 312-786-5158
 CONTACT: BRIAN DONLEY

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____



11/3/2021

PLAN VIEW SHEET
 DETAILED SITE PLAN, DSP-20045
MARLBORO CROSSROADS DRIVE THRU
 5700 SE ROBERT GRAIN HIGHWAY
 MARLBORO (CD) ELECTION DISTRICT
 PRINCE GEORGES COUNTY, MARYLAND

TAX MAP 102-82-102-B3	ZONING CATEGORY: C-S-C
WSOC 200 SHEET 208SE13	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAD83	
DATE: 10/2020 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DVB SHEET 3 OF 4 PROJECT NO. 3981-00-00	DATE: 10/2020 DESIGNED: GAM TECHNICIAN: GAM CHECKED: DVB SHEET 3 OF 4 PROJECT NO. 3981-00-00

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1 - 1 - WSSC Plan Comments

Created by: Mary Mapes
On: 12/30/2021 03:56 PM

WSSC Plan Comments
DSP-20045 - Starbucks at Marlboro Crossroads

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

2 - 2 - WSSC Standard Comments for All Plans

Created by: Mary Mapes
On: 12/30/2021 03:57 PM

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

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

3 - Existing water and sewer

Created by: Kurt Westendorf
On: 01/04/2022 08:12 AM

Existing and/or proposed water/sewer mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.

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

4 - Service connection

Created by: Kurt Westendorf
On: 01/04/2022 08:18 AM

A single service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

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

5 - Sewer

Created by: Kurt Westendorf
On: 01/04/2022 08:19 AM

Where does this sewer go? Need to show alignment.

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

6 - Water service

Created by: Kurt Westendorf
On: 01/04/2022 08:22 AM

Is this existing or proposed?

Need to label and show both if they are different.

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

7 - County Raze Permit

Created by: Kurt Westendorf
On: 01/04/2022 08:23 AM

Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

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

8 - Work over / near WSSC mains

Created by: Kurt Westendorf
On: 01/04/2022 08:25 AM

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC Design Manual, C-5.1 and Part Three, Section 11.

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

9 - Site Utility

Created by: Kurt Westendorf
On: 01/04/2022 08:31 AM

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.

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

STATEMENT OF JUSTIFICATION
DETAILED SITE PLAN 20045
MARLBORO CROSSROADS SHOPPING CENTER
STARBUCKS WITH DRIVE-THRU

The Applicant for this Detailed Site Plan is BRE RC MARLBORO MD LLC. BRE RC MARLBORO MD LLC is a subsidiary of Shopcore Properties LP. Shopcore is headquartered in Chicago, Illinois and specializes in the ownership and operation of retail commercial properties and in particular retail commercial shopping centers. Shopcore is active throughout the United States.

THE PROPERTY AND DEVELOPMENT HISTORY

The property forming the subject matter of this application comprises approximately 10.547 acres and is located on the east side of US 301, just south of its intersection with Pennsylvania Avenue. More particularly, it is depicted as Parcel A on Tax Map 102, Grid B-2 (the "Property"). It is also shown depicted on a final plat in the "Marlboro Crossroads" Subdivision as recorded among the Land Record of Prince George's County at Plat Book VJ 164, Plat 81. A copy of the record plat is marked Exhibit "A" and attached hereto.

The Property is presently zoned C-S-C (Commercial Shopping Center). A copy of a zoning map depicting the Property is marked Exhibit "B" and attached hereto. It is improved with a Giant Food grocery store with a pharmacy and PNC bank operating within the Giant Food store space. The building housing the Giant Food

store consists of a total of 70,509 square feet. Of that total, the Giant grocery store operation comprises 65,229 square feet. At the extreme southern end of the building is an area comprising 5,280 square feet. Within this area, there are three commercial spaces which include a restaurant, a consignment store and a tax preparation office. Each space has its own entry door. A sign panel is located above the entrance doors. A copy of a photograph showing these three business spaces is marked Exhibit "C" and attached hereto. A vacant bank building comprising approximately 2,628 square feet is located generally in the southwest corner of the Property. A copy of an aerial photograph of the Property is marked Exhibit "D" and attached hereto. At the time the Property was developed, a bank and grocery store were permitted as a matter of right. Therefore, the Property has not been the subject of any prior development approvals.

The vacant bank building and the Giant Food are separated by a surface parking lot which presently provides 343 spaces. In addition to the surface parking lot, there are ten parking spaces contiguous to the bank building. Four of the spaces are on the north side of the building, one of which is a handicap space. On the west side of the building are three drive-thru lanes running north to south which are covered by a canopy. There is also a by-pass lane located west of the drive-thru lanes. The remaining six spaces are located west of the by-pass lane. A copy of an aerial

photograph showing the vacant bank building with its drive-thru is marked Exhibit "E" and attached hereto.

The Property has frontage on US 301, MD 4 and MD Route 976-C. No access is provided from either US 301 or MD 4. Instead, access is provided from MD Route 976-C which intersects with US 301 at the southern end of the Property. Vehicles desiring to enter the Property will turn on to MD Route 976-C from US 301. They will proceed in a southeasterly direction before turning left into an existing access driveway which provides access into the entire site which includes the Giant, the retail shops and the now-vacant bank building. As vehicles proceed into the site, the vacant bank building is located immediately to the left (northwest) of the access driveway. Once the conversion to the Starbuck's is complete, vehicles will proceed down the access driveway and may turn left in a northwesterly direction to proceed along the eastern boundary of the Starbuck's building. Entrance to both the drive-thru lane and the by-pass lane can be achieved by proceeding through the existing parking compound and entering these lanes at the northwest entrance point.

SURROUNDING AREA

The Property is situated in the southeast quadrant of the interchange formed by the intersection of US 301 with Pennsylvania Avenue (MD 4). As such, there are substantial volumes of traffic which pass by the Property on US 301. Further, the Property is visible to traffic proceeding east or west on MD 4. While residentially zoned property is located to the south of the Property and across MD Route 976-C, the Property immediately abutting the shopping center is zoned I-3 and is improved with industrial uses including the Bob Hall beer distributorship. Directly across US 301 from the Property is property zoned C-M and C-S-C. These parcels are improved with an auto dealership, the Marlboro Square Shopping Center and a Kentucky Fried Chicken restaurant. A photograph of the freestanding sign for the Marlboro Square Shopping Center advertising the uses within the Center is marked Exhibit "F" and attached hereto.

STARBUCKS DEVELOPMENT PROPOSAL

The Applicant proposes to lease the vacant bank building to Starbucks for the operation of an eating and drinking establishment with drive-thru service. In the C-S-C Zone, eating or drinking establishments with drive-thru service are permitted pursuant to Section 27-461 of the Zoning Ordinance, subject to the provisions of Footnote 24. Footnote 24 requires approval of a

Detailed Site Plan, subject to certain exemptions. None of the exemptions apply in this instance.

For Starbucks to occupy the building, certain minor changes to the site are needed. The first proposed change is a reduction from three drive-thru lanes to one 12-foot wide drive-thru lane. There will still be a by-pass lane located west of the building. As discussed above, both the drive-thru and by-pass lanes will be accessed from north of the Starbucks at a point contiguous to the larger shopping center parking lot. Vehicles will circulate in a southerly direction. At a point approximately half way down the drive-thru aisle, orders may be placed at a radio controlled order board. Patrons will then proceed to a pick up window beneath a covered canopy where payment will be made and the order will be picked up. Vehicles will then proceed in a southerly direction to exit the drive-thru lane and enter into the larger parking lot. The canopy currently covering the three bank drive-thru lanes will be removed. The drive-thru lane will contain sufficient room for at least 11 stacking spaces. As shown on the Site Plan, the stacking spaces will be adequately screened from the remainder of the Marlboro Crossroads Shopping Center by plantings. Both the drive-thru lane and the by-pass lane merge to create a single 24 foot wide drive lane exiting the Starbucks facility. The planting plan is displayed on the Landscape Plan.

It includes seven Willow Oak to be planted in the landscape island along the east side of the drive-thru lane.

To accommodate the proposed changes, islands located in the surface parking lot for the shopping center will need to be rearranged. This will result in a loss of 12 spaces from the shopping center parking lot. The elimination of two drive-thru lanes will allow 9 angled parking spaces to be located west of the Starbucks where six spaces presently exist. These spaces will be provided on either side of the by-pass lane. In total, there will be a net loss of 9 spaces from the original 343 spaces serving the entirety of the Property. Finally, the Applicant proposes the addition of a 400 square foot fenced and covered patio to the south of the building. The patio will contain 8 outdoor dining tables for the enjoyment of patrons.

As has been explained previously, Starbuck's will use the same building footprint as presently exists on site. The building itself will structurally remain unchanged. Photographs of the existing building and drive-thru lanes are marked Exhibits "G" thru "J" inclusive and attached hereto. The DSP plan set includes renderings depicting the exterior changes to the building. The building facade will either be painted or stained to a darker tan/grey color. In addition, light red/rust accents will be added by Starbuck's to implement the trademark color scheme used by Starbuck's. A sign package has been filed with

this application. A building mounted sign above the canopy covering the outdoor dining area at the southeast end of the building will include the trademark green "STARBUCKS" lettering. In addition, the trademark Starbuck's medallion will be placed at various points around the facade of the building. Also, ground mounted directional signage will be provided at various points around the site. The menu will incorporate the typical Starbuck's offerings which will of course be dominated by the Starbuck's coffee drinks. A limited menu of prepackaged food items will be available. There will be some seats inside of the building for patrons to consume both beverages and food items. In addition, as has been described above, a 400 square foot outdoor patio area will be paved and covered with a canopy to allow some patrons the opportunity to sit outdoors. Sign details appear on the Site Plan Detail Sheet 4. Renderings are being filed with the pre-acceptance review. Detailed building elevations will be filed after receipt of the pre-acceptance checklist. This has been reviewed with staff and has been authorized by William Capers, as reported by Cheryl Summerlin, in an e-mail dated July 21, 2021, a copy of which is marked Exhibit "K" and attached hereto.

CONFORMANCE WITH ZONING ORDINANCE STANDARDS

Detailed Site Plans are governed by the provisions of Section 27-281 et. seq. of the Zoning Ordinance. The submittal requirements for the Detailed Site Plan itself are set forth in Section 27-282(e). The plan and submittal documents conform to each of these requirements.

DETAILED SITE PLANS - GENERAL PURPOSES

The General Purposes for Detailed Site Plans are set forth in Section 27-281(b). An analysis of the General Purposes follows:

- (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;

The Property is subject to the Subregion 6 Master Plan and Sectional Map Amendment. That Master Plan, which was approved in 2013, recommends commercial use of the Property. A discussion of the Property appears on page 180 of the Master Plan in the Section titled "Town of Upper Marlboro and Vicinity." Specifically, it states:

The town is bordered to the north by two developments: Marlboro Square and the Marlboro Crossroads Shopping Center, which serves as the primary commercial services hub for the local community. This area is a gateway to Upper Marlboro entering from the north and west on Brown Station Road and Old Marlboro Pike.

Given this language, the development proposed in this Detailed Site Plan is in conformance with the Master Plan and does not impair the Master Plan.

In addition, the future land use map in General Plan 2035 recommends commercial use for the Property and surrounding properties. The proposed eating and drinking establishment with drive-thru service is consistent with that recommendation.

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

The purposes of the C-S-C Zone are set forth in Section 27-454(a). Those purposes are as follows:

- (A) To provide locations for predominantly retail commercial shopping facilities;
- (B) To provide locations for compatible institutional, recreational and service uses;
- (C) To exclude uses incompatible with general retail shopping centers and institutions; and
- (D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

An eating and drinking establishment with drive-thru service is expressly permitted as a matter of right in the C-S-C Zone subject to the approval of a Detailed Site Plan. Given that this use is on property zoned C-S-C and is within a predominately commercial/light industrial area, it is consistent with the types of uses found within retail commercial shopping center facilities. Further, it provides a needed and desired service for

residents and workers in the area. It also is not incompatible with uses found generally in shopping centers. Therefore, the proposal certainly conforms to the purposes of the C-S-C Zone.

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

As can be seen from a review of the Site Plan filed with this application, the Site Design Guidelines set forth in the Zoning Ordinance are in general being adhered to in the layout and design of this eating and drinking establishment.

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

The approval procedures for Detailed Site Plans are clearly set forth in the Zoning Ordinance. They are easily understood and consistent.

DETAILED SITE PLAN - SPECIFIC PURPOSES

The Specific Purposes of Detailed Site Plans are set forth in Section 27-281(c). These Specific Purposes are as follows:

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

It is important to bear in mind that the now vacant bank building has existed for many years. This Site Plan shows the specific location of that building. The footprint of the building itself is not proposed to be changed. The canopy which covers the

existing drive-thru lanes will be removed, and the three drive-thru lanes will be reduced to one drive-thru lane. A new canopy will be installed over the drive-thru lane at the point where orders are paid for and picked up. The Plan also shows the reorientation of parking on the west and north sides of the building along with the provision of additional drive-thru stacking space. The drive-thru will be adequately screened. A 400 square foot outdoor patio, with 8 outdoor dining tables, will be located south of the building and will be enclosed by fencing. Other features including site lighting and drive-thru directional controls. Locations for these improvements are also shown on the Site Plan package.

(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and stormwater management features proposed for the site;

It is important to bear in mind that the site has already been developed. Other than the area where the 400 square foot patio is proposed to be added, no new impervious area is being created. Prior approvals for grading, planting, sediment control and tree conservation have previously been granted and continue to be observed. A revised Stormwater Management Concept Plan has been reviewed and approved. It should be noted that the area southwest of the building is the subject of a floodplain easement

which comprises approximately 2.53 acres. The easement area will be protected from disturbance.

- (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

No recreational facilities are proposed as this is a strictly commercial use. However, architectural form is shown. A new architectural facade is being provided which is contemporary and attractive. There will also be 8 outdoor dining tables located on the covered outdoor patio to the south of the building. Lighting will remain.

- (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.

This provision is inapplicable as this is an existing building which is being renovated. Any requirements imposed by the Maryland - National Capital Park and Planning Commission as part of the approval of this Detailed Site Plan or the issuance of permits will be complied with.

DETAILED SITE PLAN - PLANNING BOARD REQUIRED FINDINGS

Before approving a Detailed Site Plan, there are certain required findings which must be made. These are set forth in

Section 27-285(b) of the Zoning Ordinance. The Required Findings are as follows:

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

As discussed above, the vacant bank structure operated for many years and was established as a permitted use. The proposed changes will result in a more modern and efficient building which will be more friendly to consumers. The consolidation of drive-thru lanes along with the retention of a by-pass lane and angled parking spaces will improve circulation. Finally, facade and architectural changes will make the building more contemporary and aesthetically appealing. All of this will be done without incurring substantial costs or modification of the existing building footprint and impervious areas. Further, bulk regulations applicable to development in the C-S-C Zone are being met and satisfied. Therefore, the Applicant submits the requested changes satisfy design guidelines and the purposes of this 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);

This section is inapplicable as no Conceptual Site Plan was required.

- (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.

This criterion is inapplicable.

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

As previously noted, the area southwest of the proposed Starbuck's is the subject of a floodplain easement. The easement area will not be disturbed.

CONCLUSION

In view of the foregoing, the Applicant submits that all relevant criteria for the approval of the Detailed Site Plan are met and satisfied.

Respectfully submitted,

GIBBS AND HALLER



Edward C. Gibbs, Jr.
GIBBS AND HALLER
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306 - 0033
egibbs@gibbshaller.com
Attorney for Applicant

S:\SHOPCORE\DSP SOJ.wpd

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is:
 1. A re-subdivision of Parcel 4 as shown on a Plat entitled "Parcels 4 & 5, Being A Re-subdivision of Parcels 1 and 3, Richard T. Ziegler Property", recorded among the Land Records of Prince George's County, in Plat Book N.L.P.102 at Plat 13, being the same land conveyed from Richard T. Ziegler, Trustee for Penn. Ave. - Marlboro Venture, to GFS Realty, Inc., a Delaware Corporation by Deed dated August 23, 1979 and recorded among said Land Records in Liber 5043 at Folio 274; and 2. A re-subdivision of Parcel 2 as shown on a Plat entitled "Parcels 1, 2, and 3, Richard T. Ziegler Property", recorded among the aforesaid Land Records in Plat Book N.L.P.100 at Plat 18, and Parcel 5 as shown on a plat entitled "Parcels 4 & 5, Being a Re-subdivision of Parcels 1 & 3, Richard T. Ziegler Property", recorded among the aforesaid Land Records in Plat Book N.L.P.102 at Plat 13, being the same land conveyed from Richard T. Ziegler, Trustee for Penn. Ave. - Marlboro Venture to GFS Realty, Inc., a Delaware Corporation by Deed dated January 3, 1979, and recorded among the Land Records in Liber 5043 at Folio 274; and 3. A subdivision of the land conveyed from Irving Bove Hall, et al, to GFS Realty, Inc., a Delaware Corporation, by Deed dated March 10, 1980 and recorded among the Land Records in Liber 5240 at Folio 331.
 The total area included in this Plan of Subdivision is 468,939 sq. ft. or 10.7654 acres of which 9,486 sq. ft. or 0.2178 acres is hereby dedicated to public use.

7-22-92
 Date

David Samuel Weber
 David Samuel Weber
 Professional Land Surveyor
 Maryland Registration No. 10852

OWNER'S DEDICATION

GFS Realty, Inc., a Delaware Corporation by Stephen L. Osoff, Vice President and David B. Sykes, Secretary, owner of the property shown and described hereon, hereby adopts this Plan of Re-subdivision, establishes the minimum Building Restriction Lines, dedicates the street notwithstanding to public use, and establishment of the ten (10) foot wide Public Utility Easements, adjacent, contiguous, parallel and concentric to all dedicated streets as shown hereon, subject to the "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3703 of Folio 748 and further certifies that Property Line Markers designated thus — will be placed in accordance with section 24-120 (b),(6),(7),(8) of the Prince George's County Code.
 Further we grant to Prince George's County, Maryland and the Maryland State Roads Commission, their successors and assigns, easements shown hereon as S.D. Easements, for the construction, reconstruction, operation, maintenance and repair of storm drains and sewers.
 There are no suits, actions, leases, liens or trusts on the property as of the date below, included in this Plan of Subdivision.

GFS REALTY, INC. (SEAL)

7/28/92
 Date

Stephen L. Osoff
 Stephen L. Osoff
 Vice President

7/28/92
 Date

David B. Sykes
 David B. Sykes
 Secretary

GENERAL NOTES

1. This Plat of Re-subdivision is being submitted under Section 24-108(a)(3) of the Subdivision Regulations of the Prince George's County Code.
2. Approval of this Plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the W.S.S.C. Auth. No. 89 AW/S 8003-A commitments.

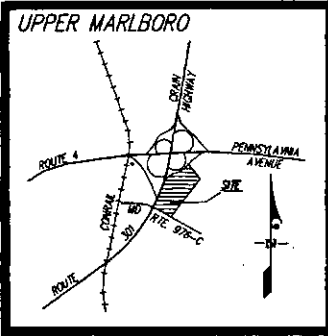
**PARCEL "A"
 MARLBORO CROSSROADS**

U.S. ROUTE 301 AND MD. ROUTE 4
 MARLBORO DISTRICT NO. 3
 PRINCE GEORGE'S COUNTY, MD. SCALE: 1" = 100'

GLW GUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3000 NATIONAL DRIVE - SUITE 250 - BURTOWNVILLE OFFICE PARK
 BURTOWNVILLE, MARYLAND 20866
 TEL: (301) 424-4224 FAX: (301) 424-4224

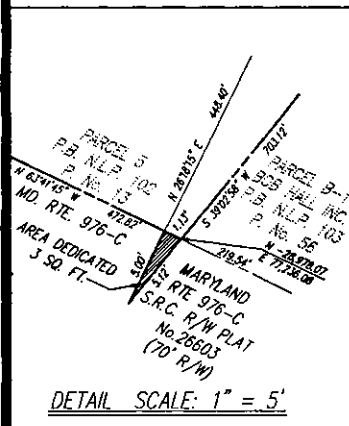
FILE No. 86-025



VICINITY MAP
 SCALE: 1" = 2000'



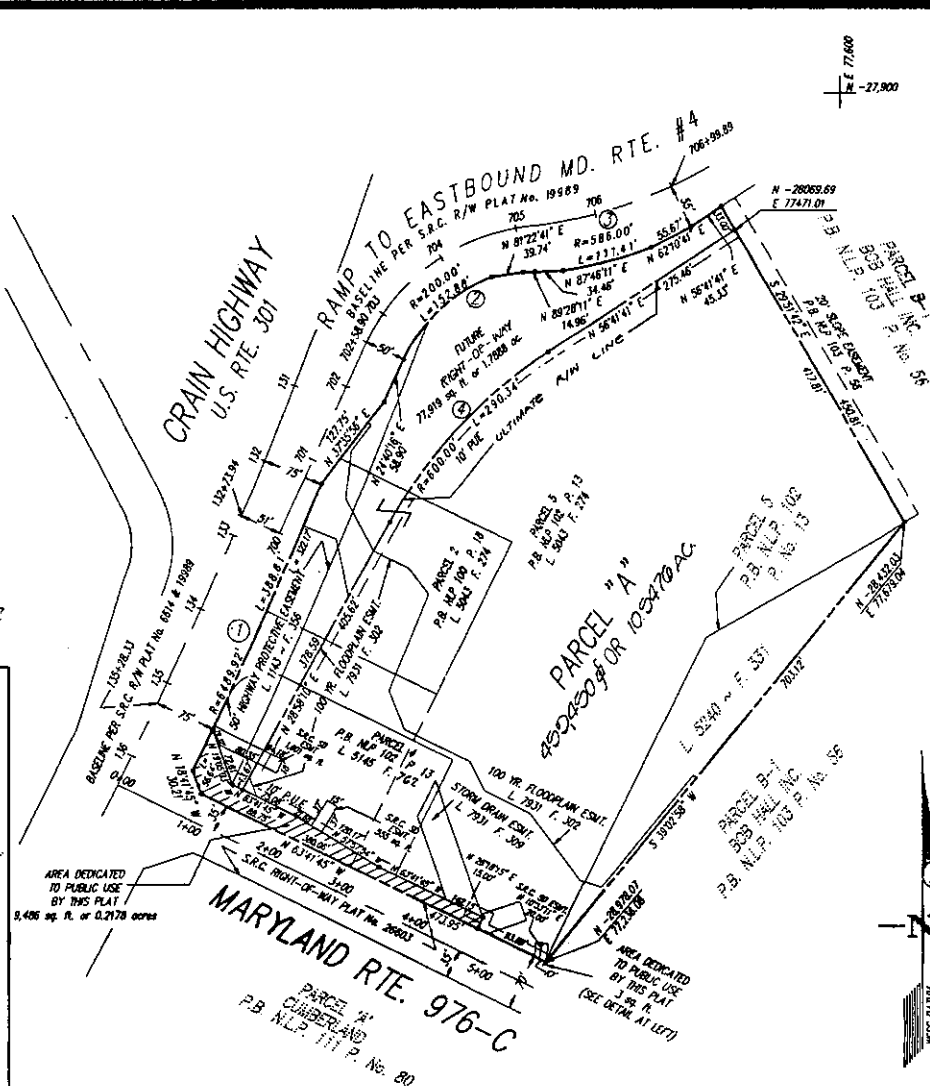
Sanitary Dealer Easements recorded on P.B. N.L.P. 102 at Plat No. 12 are vacated by the recording of this plan.
 N50C RMD FIM NO DEADE000-A



DETAIL SCALE: 1" = 5'

DEPARTMENT OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MARYLAND
 APPROVED: November 30, 1992
James O. Bogle
 DIRECTOR OR DESIGNEE

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 The Maryland National Capital Park and Planning Commission
 Prince George's County Planning
 APPROVED: 10 DECEMBER 1992
Jim Pratt Planning Director
GLE Hall M.A.S.
 M.N.C.P.P.C. Record File No. 5-92250



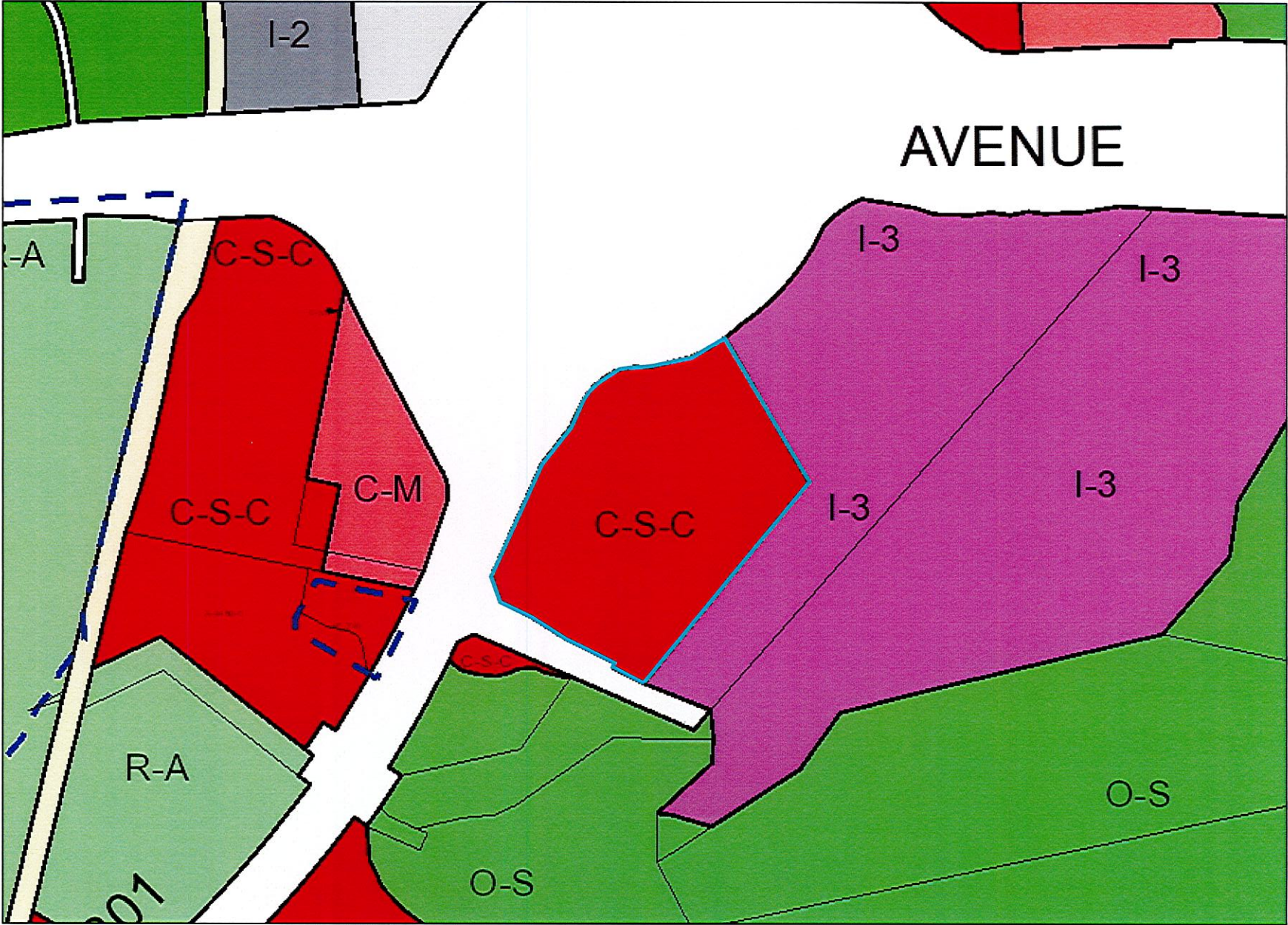
AREA DEDICATED TO PUBLIC USE BY THIS PLAT 9,486 sq. ft. or 0.2178 acres

NOTE

Datum established using W.S.S.C. Traverse Station No. 15898 for position and No. 16314 for line.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	6405.92	385.81	194.40	388.75	N 24°03'25" E	03°25'57"
2	200.00	152.89	90.40	149.19	N 48°34'12" E	43°47'54"
3	526.00	111.41	55.87	111.24	N 75°29'50" E	16°53'54"
4	800.00	290.34	148.07	287.51	N 75°29'50" E	27°41'51"

RECORDED: 12-29-92
 PLAT BOOK: V.L-164
 PLAT NO.: 81





8.5X11_Landscape



Exhibit "D"

8.5X11_Landscape



Exhibit "E"



Exhibit "F"





“Exhibit “H”





Edward C. Gibbs, Jr.

From: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>
Sent: Wednesday, July 21, 2021 3:45 PM
To: Edward C. Gibbs, Jr.
Cc: Grigsby, Martin
Subject: RE: DSP-20045/Starbucks

Hello Ed,

The new Urban Design Supervisor, Will Capers, has further clarified that the four sides elevations will not be required for the initial submissions. You may proceed with your submission without all four sides.

Thank you,

Cheryl Summerlin

Applications Supervisor | Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3578 | cheryl.summerlin@ppd.mncppc.org



From: Summerlin, Cheryl
Sent: Wednesday, July 21, 2021 10:28 AM
To: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>; DRDapplications <DRDapplications@ppd.mncppc.org>
Cc: Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>
Subject: RE: DSP-20045/Starbucks

Good morning Ed,

Thank you for your inquiry and my apologies for not catching your question before. The Urban Design section expects to see all four sides of elevations with the initial submission.

Cheryl Summerlin

Applications Supervisor | Development Review Division

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3578 | cheryl.summerlin@ppd.mncppc.org



From: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>
Sent: Wednesday, July 21, 2021 9:15 AM
To: DRDapplications <DRDapplications@ppd.mncppc.org>
Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>
Subject: RE: DSP-20045/Starbucks

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

Don,

Yes, I realize that you provided the new sketch map, mailing lists, etc. and I thanked you for it as I recall. However, the second paragraph of my email addressed the fact that at this moment I only have renderings of the Starbucks and not full elevations. I wanted to make sure I could provide the elevations as part of my response to Checklist comments. I want to avoid filing and having the entire application kicked back by the technician for not having the elevations as well as the renderings. Simply put, I would like to have the application proceed through pre-acceptance review and submit the elevations with the resubmittal package. I thought this would be addressed by Cheryl but I do not believe I have any response from her on this.

Thanks again.

Ed

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: DRDapplications <DRDapplications@ppd.mncppc.org>

Date: 7/21/21 9:06 AM (GMT-05:00)

To: "Edward C. Gibbs, Jr." <egibbs@gibbshaller.com>

Cc: "Summerlin, Cheryl" <Cheryl.Summerlin@ppd.mncppc.org>, "Grigsby, Martin" <Martin.Grigsby@ppd.mncppc.org>

Subject: RE: DSP-20045/Starbucks

Ed,

I sent this to you on the 12th of July (attached).

Hi Cheryl,

Sorry to bother you again.

My client will be adding a Starbucks to the Marlboro crossing shopping center on US 301 just south of MD 4. Some time ago I received the DSP number, a mailing list and a zoning sketch map. The mailing list was provided on October 2, 2020 and I mailed the informational mailing letters on October 17th. The client has been waiting on Starbucks and they have just said they are ready to move forward. The mailing list is no longer valid and I am hoping you can help me get an updated list. I will send the earlier letter over.

In addition, Starbucks is getting the elevations ready. My client would like to file for pre-acceptance review immediately. We have the attached renderings, which I think technically satisfy Section 27-282. However, I know staff likes to have elevations. I would like to file for pre-acceptance review and when I respond to checklist comments I will have the elevations available to submit. I just want to make sure I can use the renderings (they will each be on a

separate 8x11 sheet) for pre-acceptance review. I just don't want to submit and have it kicked back by the technician for having no elevations. Thanks for your help.

From: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>
Sent: Wednesday, July 21, 2021 8:52 AM
To: DRDapplications <DRDapplications@ppd.mncppc.org>
Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>
Subject: RE: DSP-20045/Starbucks

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

All,

Don was kind enough to take care of the sketch map and new mailing list. However, I never received a reply to the additional question I asked in paragraph two of my original email. Cheryl, can you address the question regarding the elevations please.

Es

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: DRDapplications <DRDapplications@ppd.mncppc.org>
Date: 7/8/21 3:36 PM (GMT-05:00)
To: "Edward C. Gibbs, Jr." <egibbs@gibbshaller.com>
Cc: "Summerlin, Cheryl" <Cheryl.Summerlin@ppd.mncppc.org>
Subject: RE: DSP-20045/Starbucks

Ed,

Will take care of a replacement ZSM... thank you!

From: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>
Sent: Thursday, July 8, 2021 3:27 PM
To: DRDapplications <DRDapplications@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>
Subject: DSP-20045/Starbucks

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

Hi Cheryl,

Sorry to bother you again.

My client will be adding a Starbucks to the Marlboro crossing shopping center on US 301 just south of MD 4. Some time ago I received the DSP number, a mailing list and a zoning sketch map. The mailing list was provided on October 2, 2020 and I mailed the informational mailing letters on October 17th. The client has been waiting on Starbucks and they have just said they are ready to move forward. The mailing list is no longer valid and I am hoping you can help me get an updated list. I will send the earlier letter over.

In addition, Starbucks is getting the elevations ready. My client would like to file for pre-acceptance review immediately. We have the attached renderings, which I think technically satisfy Section 27-282. However, I know staff likes to have elevations. I would like to file for pre-acceptance review and when I respond to checklist comments I will have the elevations available to submit. I just want to make sure I can use the renderings (they will each be on a separate 8x11 sheet) for pre-acceptance review. I just don't want to submit and have it kicked back by the technician for having no elevations. Thanks for your help.

Ed

Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
(301) 306-0037 (Fax)