



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

## DSP-20021

### Potomac Energy Holdings, LLC (Shell)

REQUEST	STAFF RECOMMENDATION
A 3,170-square-foot food and beverage store, a gas station with 6 multi-product dispensers, and a 1,355-square-foot car wash.	APPROVAL with conditions

**Location:** On the north side of MD 193 (Greenbelt Road), in the northeast quadrant of its intersection with Aerospace Road.



Gross Acreage:	0.90
Zone:	I-1
Dwelling Units:	N/A
Gross Floor Area:	4,525 sq. ft.
Planning Area:	70
Council District:	04
Election District:	14
Municipality:	N/A
200-Scale Base Map:	210NE09

**Applicant/Address:**  
 Potomac Energy Holdings, LLC  
 P.O. Box 2810  
 La Plata, MD 20646

**Staff Reviewer:** Henry Zhang, AICP, LEED AP  
**Phone Number:** 301-952-4151  
**Email:** Henry.Zhang@ppd.mncppc.org

Planning Board Date:	09/17/2020
Planning Board Action Limit:	09/28/2020
Staff Report Date:	09/01/2020
Date Accepted:	06/17/2020
Informational Mailing:	04/06/2020
Acceptance Mailing:	06/15/2020
Sign Posting Deadline:	08/18/2020

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

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20021  
Potomac Energy Holdings (Shell), LLC

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

**EVALUATION CRITERIA**

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

- a. The requirements of the Light Industrial (I-1) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- 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 that the Planning Board adopt the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for a 3,170-square-foot food and beverage store, a gas station with 6 multi-product dispensers, and a 1,355-square-foot car wash.

**2. Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-1	I-1
Use(s)	Gas Station (8 fueling positions) with 3 Service Bays	Gas Station (12 fueling positions) Food or Beverage Store and Car Wash
Acreage	0.90	0.90
Parcel	1	1
Total Gross Floor Area (square foot)	2,188 (to be removed)	4,525

**Parking and Loading**

	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Food and beverage store</b>	21	18
<b>Car wash</b>	3	2
<b>Total</b>	24	20*
<b>Van-Accessible Handicapped Spaces</b>	1	2
<b>Loading space</b>	1	1

**Note:** \*Departure from Parking and Loading Spaces, DPLS-415, was previously approved, and remains valid, for a reduction of four spaces for this site for the exact same uses as proposed in this DSP.

3. **Location:** The site is located on the north side of MD 193 (Greenbelt Road), in the northeast quadrant of its intersection with Aerospace Road, in Planning Area 70 and Council District 4, with a street address at 10000 Greenbelt Road, Lanham, MD 20706.
4. **Surrounding Uses:** The subject property is bounded to the north by a car wash, beyond is a large office building/warehouse, both in the Light Industrial (I-1) Zone; to the east by a consolidated storage, a church, and a bank all in the I-1 Zone; to the west by the public right-of-way (ROW) of Aerospace Road, with a strip-commercial center (Aerospace Plaza) in the I-1 Zone; and to the south by the public ROW of Greenbelt Road, with a large multifamily apartment complex (Woodland Landing) beyond, in the Multifamily Medium Density Residential Zone.
5. **Previous Approvals:** The subject property was rezoned to the I-1 Zone, pursuant to Zoning Map Amendment Application No. A-7677 on August 28, 1970. The existing gas station was built several years later as a permitted use in the I-1 Zone. In 1998, the Prince George’s County District Council, pursuant to County Council Bill CB-40-1998, amended the Zoning Ordinance to require a special exception (SE) for a gas station in the I-1 Zone. The existing gas station has remained in its current configuration since the time it was first built.

In 2015, the District Council approved SE-4757 for a gas station, car wash, and food and beverage store on the subject property, along with a Departure from Parking and Loading Spaces, DPLS-415, from Section 27-582(a) of the Zoning Ordinance for four of the required 24 off-street parking spaces and a Departure from Sign Design Standards, DSDS-688, from



Section 27-614(a)(4) of the Zoning Ordinance, which requires freestanding signs in all commercial and industrial zones (except the Planned Industrial/Employment Park Zone) to be located at least 10 feet behind the street line. The existing sign, which the applicant wishes to retain, is located 5 feet from the ROW. The development approved in SE-4757 was never constructed. In 2017, the County Council adopted CB-82-2017, which amended the Zoning Ordinance to require approval of a DSP for a gas station and food and beverage store in the I-1 Zone that necessitates the filing of this new application.

The site also has a valid Stormwater Management Concept Plan, 447-2015-00, which is valid through July 6, 2021.

6. **Design Features:** The 0.90-acre parcel is zoned I-1 and is improved with an existing gas station, with three service bays, and a small convenience store. Additional structures on the site include 2 concrete pump islands, 4 gasoline pump dispensers, 1 canopy, 3 underground storage tanks, 1 freestanding sign, and 21 surface parking spaces. The application proposes to raze the existing buildings and structures to redevelop the site for a gas station, a food and beverage store, and a car wash.

The proposed development will keep the right-in and right-out access points from Greenbelt Road and consolidate the two existing accesses from Aerospace Road into a single full access. The proposed Dash-In food and beverage store and the car wash facility will be located to the rear, northern side of the site and oriented toward Greenbelt Road. The proposed gas canopy is located along the Greenbelt Road frontage again. On-site parking is located mainly along the site's eastern boundary area, adjacent to the right-in access from Greenbelt Road. Additional parking spaces are also located in front of the food and beverage store. The gas station canopy features Shell's franchise yellow fascia with illuminated red bar and panel with yellow logo.

**Architecture:** The building design of both the food and beverage store and car wash is a contemporary style that features a flat roof, three-part elevation composition, and rectangular footprint. The car wash building is finished with brick in combination with fiber cementitious panels on four sides. The main (west) elevation fronting on Aerospace Road is designed with a precast stone veneer base, windows in the middle, with fascia band above and thin brick soldier course with black metal coping system on top. The other three elevations of the car wash are designed in a similar way, except the windows are replaced with fiber cement insert panels on the east elevation, facing the food and beverage store. On the north and south elevations, vinyl rolling doors and fiber cement insert panels are the main focus.

The food and beverage store is designed in a coordinated way with the car wash building, but on a larger scale with more articulation, including a tower element. The south and west elevations, which are fronting Greenbelt Road and Aerospace Road respectively, feature an all brick tower element with Dash-In logo and sign on a fiber cement panel inset in the brick wall that provides a prominent visual impact. A large, aluminum, commercial window system is used on the south elevation, while fiber cement panels with an awning is used on the west elevation. Once again, a precast stone veneer base is seen on all four elevations. The east elevation mirrors the west elevation in terms of design and materials, without the tower element. The north elevation has no windows and is finished with 100 percent brick. All top sections of the elevations are composed of a soldier brick course with metal coping system.

A trash receptacle with enclosure is also proposed with this DSP. The enclosure is designed with the same finish materials including cast stone veneer base and brick wall.

**Signage and Lighting:** One building-mounted identification sign is proposed for the car wash on the west elevation fronting Aerospace Road with the logo and text of “Splash In Eco Car Wash.” Two building-mounted identification signs are proposed for the food and beverage store on both the south and west elevations with the logo and text of “Dash In.” The sign face area calculation table has been provided on the site plan and the building-mounted signs are acceptable.

This site also includes an existing freestanding sign, which is to be refaced with this application, and is the subject of the previously approved DSDS-688 for a reduction in the required 10-foot setback from the street line.

A lighting plan with photometric readings has been provided with this DSP. The site will use full cut-off lighting fixtures and will not result in lighting spill-over to any residential properties.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-1 Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. This DSP includes three uses: a gas station with six multi-product dispensers, a 3,170-square-foot food and beverage store, and a 1,355-square-foot car wash. A car wash is a permitted use in the I-1 Zone. Both a gas station and food and beverage store are also permitted uses, but are subject to DSP review, in accordance with Footnote 65, which requires that the development standards, regulations, and requirements shall be established and shown on the site plan.
  - b. The subject application is in conformance with the requirements of Section 27-469(b) Landscaping, screening and buffering, of the Zoning Ordinance in the I-1 Zone. The site plan notes 21 percent (approximately 0.194 acre) of the net lot area maintained as green area, which exceeds the 10 percent requirement. The landscape strips adjacent to the public ROWs, as required by the 2010 *Prince George’s County Landscape Manual* (Landscape Manual), are not counted as part of the required green area.
  - c. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed in accordance with the same design guidelines for a conceptual site plan (referenced in Section 27-274), regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture. Specifically, this DSP demonstrates the conformance with the site design guidelines, as follows:

This DSP fulfills the purposes of the I-1 Zone in which the subject land is located. A gas station and food and beverage store are permitted in the I-1 Zone, subject to the

approval of a DSP. The plan shows the location and delineation of the building, its parking, on-site circulation, green areas, and other similar physical features and improvements proposed for the site.

The plan also shows that the proposed parking spaces are perpendicular to the sidewalk located around the food and beverage store. However, there are not sidewalks connecting the food and beverage store to the sidewalks within the ROWs to provide safe, separate, on-site circulation of vehicles and pedestrians. Therefore, conditions have been included herein requiring these sidewalks, and any necessary crosswalks be provided.

Adequate lighting will be provided to illuminate entrances and parking areas throughout the site. Lighting details are shown on the photometric plan. All lighting fixtures are full cut-off optics.

The DSP is designed to preserve, create, or emphasize views from the public roads that surround the property. There will be landscape strips located along the Greenbelt Road and Aerospace Drive frontages.

The site will comply with the green space requirements and the tree canopy coverage requirements.

The site is currently developed with a gas station that will be demolished and the applicant is proposing a minimal amount of additional grading as part of this redevelopment proposal.

- d. **Parking and loading:** Since the DSP has two uses, the applicant proposes to use Section 27-572, Joint use of parking lot, to reduce the parking for this site by 20 percent. However, under Section 27-572 (a)(1), the normal requirement for each use cannot be more than 20 spaces. The proposed food and beverage use requires 21 spaces that disqualifies the application of the 20 percent parking reduction for this site, as stated in Section 27-572. However, the site has a previously approved DPLS-415 for the same uses and general development, and the proposed parking is within the reduction allowed.

The DSP is also proposing to install a loading space, which will be located to the east of the food and beverage store building. This space will also be screened from Greenbelt Road by the landscape strip proposed along the road frontage.

8. **2010 Prince George's County Landscape Manual:** The subject application for a new gas station, a food and beverage store, and a car wash is subject to the requirements of the Landscape Manual. Specifically, the proposed development is subject to Section 4.2, Requirements for Landscaped Strips along Streets; Section 4.3, Parking Lot Requirements (both perimeter and interior planting); Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The required plantings and schedules are provided, in conformance with the Landscape Manual.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is not subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the entire site contains less than 10,000 square feet of

woodlands and does not have a previously approved tree conservation plan. A Standard Letter of Exemption (S-096-14-01) from the WCO was issued for this site, which will expire on December 5, 2020. No additional information is required regarding woodland conservation for this site.

An approved Natural Resources Inventory equivalency letter (NRI-096-14-01) was submitted with the review package, which will expire on June 13, 2024. The site has previously been developed with no existing woodlands or regulated environmental features mapped on-site. The site contains no 100-year floodplain or primary management area.

10. **Prince George's County Tree Canopy Coverage Ordinance:** This application is subject to the Tree Canopy Coverage Ordinance, as it proposes disturbance of 5,000 square feet or greater. The DSP area of 0.90 acre, or 39,080 square feet, is zoned I-1 and is required to provide 10 percent, or 3,908 square feet, of tree canopy coverage (TCC). A TCC schedule has been provided on the landscape plan indicating compliance with this requirement.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
  - a. **Historic Preservation and Archeological Review**—In a memorandum dated June 29, 2020 (Stabler to Zhang), incorporated herein by reference, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject site does not contain and is not adjacent to any Prince George's County historic sites or resources.
  - b. **Community Planning**—In a memorandum dated August 17, 2020 (Dickerson to Zhang), incorporated herein by reference, the Community Planning Division stated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
  - c. **Transportation**—In a memorandum dated August 12, 2020 (Burton to Zhang), incorporated herein by reference, the Transportation Planning Section noted that overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for approval of a DSP.
  - d. **Trails**—In a memorandum dated August 13, 2020 (Smith to Zhang), the Transportation Planning Section reviewed this DSP for conformance with the applicable pedestrian and bicycle transportation recommendations. The Transportation Planning Section concluded that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines, pursuant to Section 27-283, subject to recommendations conditioned herein to provide sidewalk connections from both ROWs to the food and beverage store.
  - e. **Environmental Planning**—In a memorandum dated August 17, 2020 (Juba to Zhang), incorporated herein by reference, the Environmental Planning Section concluded that this DSP is exempt from the requirements of the WCO and recommended approval of this application without any conditions.

- f. **Permits**—In a memorandum dated July 7, 2020 (Shaffer to Zhang), incorporated herein by reference, the Permits Section provided eight comments on parking, landscaping, site plan notes, signage, and sign face area calculation. The applicable comments have been addressed during the review process.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 24, 2020 (Giles to Zhang), incorporated herein by reference, DPIE stated that DSP-20021 is consistent with Concept Number 447-2015, issued on July 13, 2015 (extended to July 6, 2021) and the Site Development Fine Grade Permit 41743-2015, issued April 10, 2017. DPIE has no objection to the proposed DSP. The rest of the comments will be enforced through DPIE’s separate permitting process.
- h. **Prince George’s County Police Department**—In a memorandum dated June 23, 2020 (Contic to Zhang), incorporated herein by reference, the police department discussed territorial reinforcement in the parking lot area and store front.

Territorial Reinforcement is a principle of Crime Prevention Through Environmental Design that addresses distinction between public and private property. The police department’s comments have been transmitted to the applicant.

- i. **Prince George’s County Health Department**—In a memorandum dated July 6, 2020 (Adepoju to Zhang), incorporated herein by reference, the health department provided eight comments on food options in the vicinity of the site, various permits needed, air pollution, possible environmental impacts, waste water discharge, and dust and noise during the demolition and construction phases of the development. The comments have been transmitted to the applicant and the two comments regarding dust and noise have been included as conditions of approval in the Recommendation section of this report.
- j. **Maryland State Highway Administration (SHA)**—In an email dated August 13, 2020 (Woodroffe to Zhang), incorporated herein by reference, SHA noted that although an access permit will not be required, the applicant will be required to apply for a District Office permit for the relocation of the sidewalk along MD 193. The SHA requirements will be enforced through the permitting process.
- k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated June 19, 2020 (created by Mary Mapes), incorporated herein by reference, WSSC provided plan review comments on how to obtain service for the development and applicable requirements. All comments have been transmitted to the applicant and requirements will be enforced through WSSC’s separate permitting process.

12. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, if approved with the recommended conditions, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

13. The required finding of Section 27-285(b)(4) that regulated environmental features are preserved and/or restored to the fullest extent possible need not to be made for the subject application because there are no regulated features on the subject site.

## 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-20021, Potomac Energy Holdings (Shell), LLC, subject to the following condition:

1. Prior to certification of the detailed site plan, the applicant shall revise the plans or provide information, as follows:
  - a. Provide the following site plan notes:

“During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George ' s County Code.”

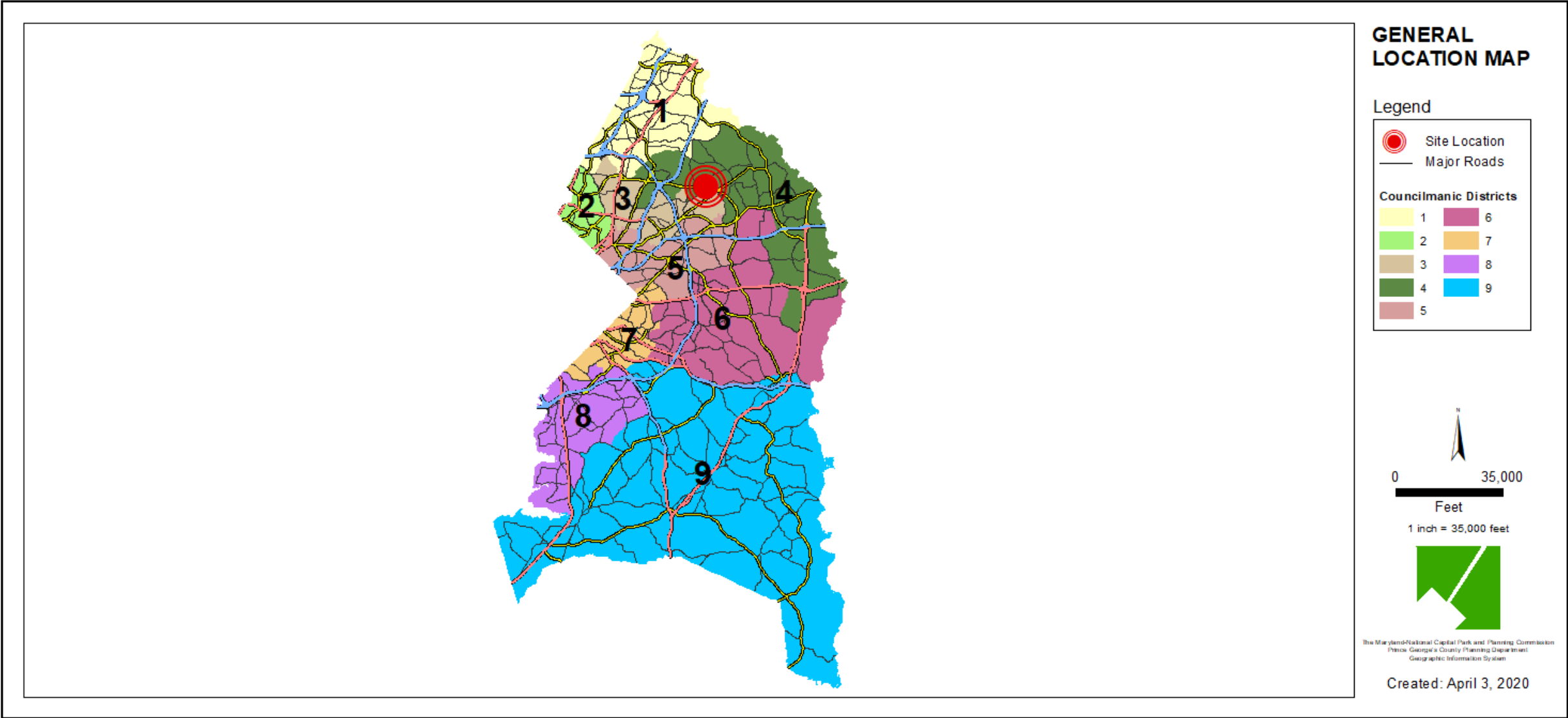
“During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
  - b. Provide a minimum 5-foot-wide sidewalk connection from Greenbelt Road to the building entrance, including crosswalks, as necessary.
  - c. Provide a minimum 5-foot-wide sidewalk from Aerospace Drive to the building entrance, including crosswalks, as necessary.
  - d. Provide pedestrian warning signage at the exit of the car wash, warning motorists of possible pedestrian movement.
  - e. Label sidewalk widths on all plan sheets.

ITEM: 5

CASE: DSP-20021

# POTOMAC ENERGY HOLDINGS (SHELL), LLC

# GENERAL LOCATION MAP

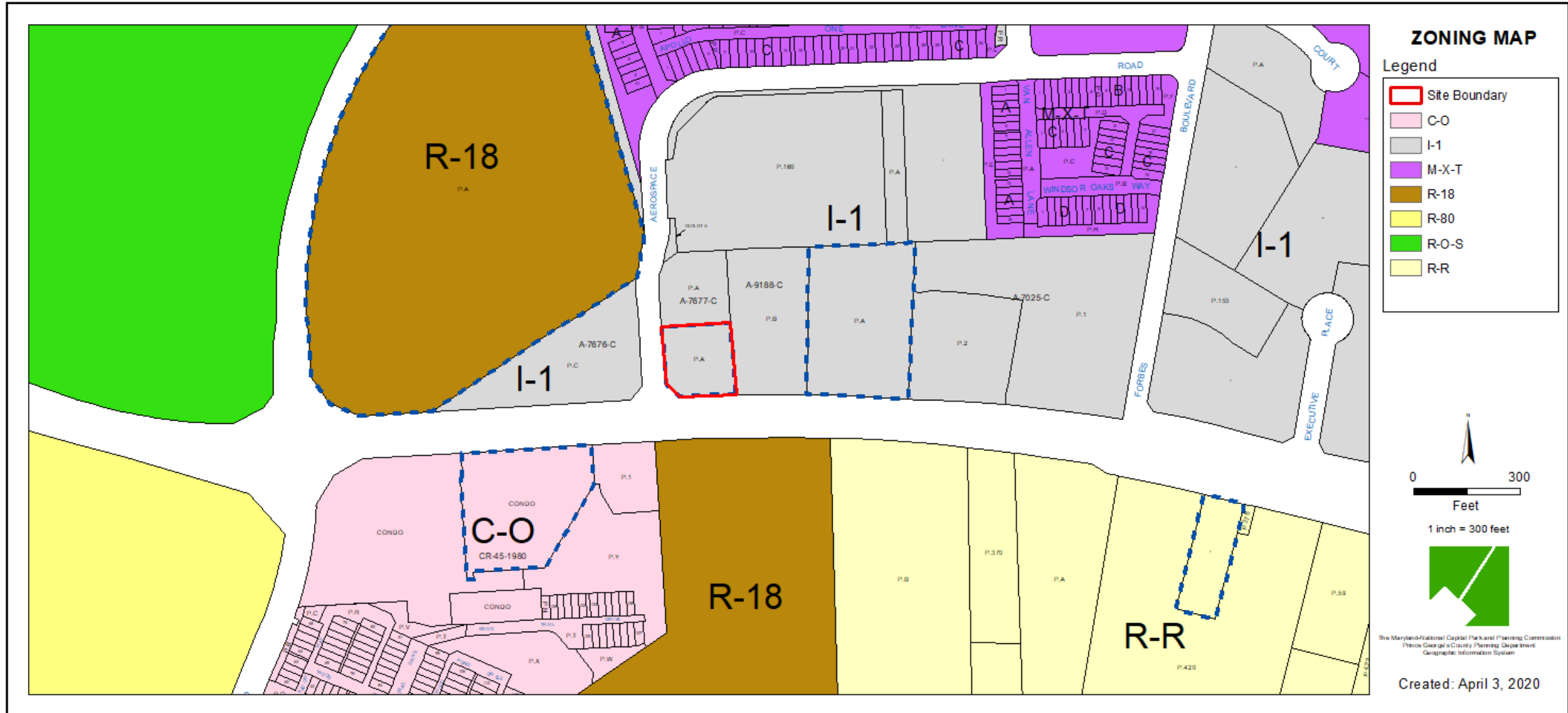




# SITE VICINITY



# ZONING MAP



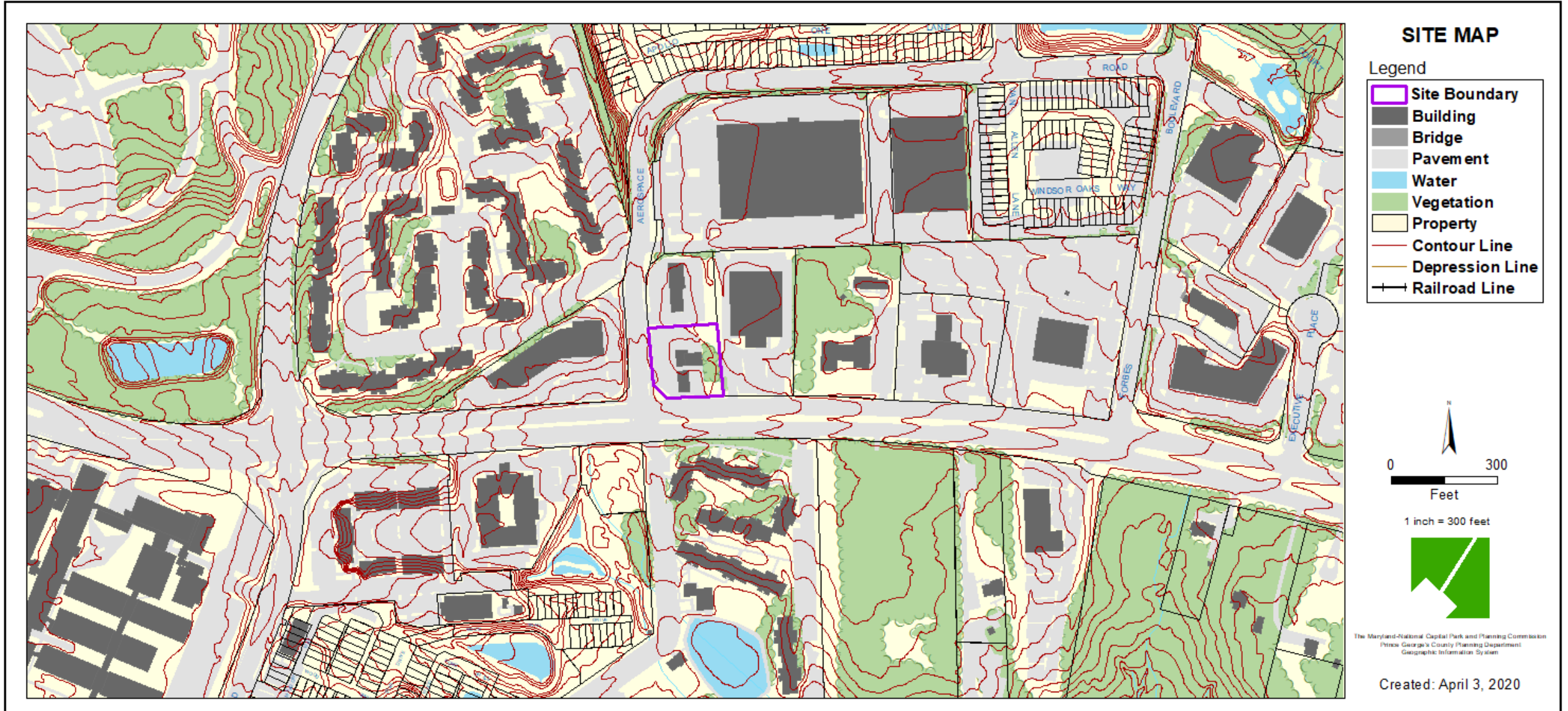


# AERIAL MAP

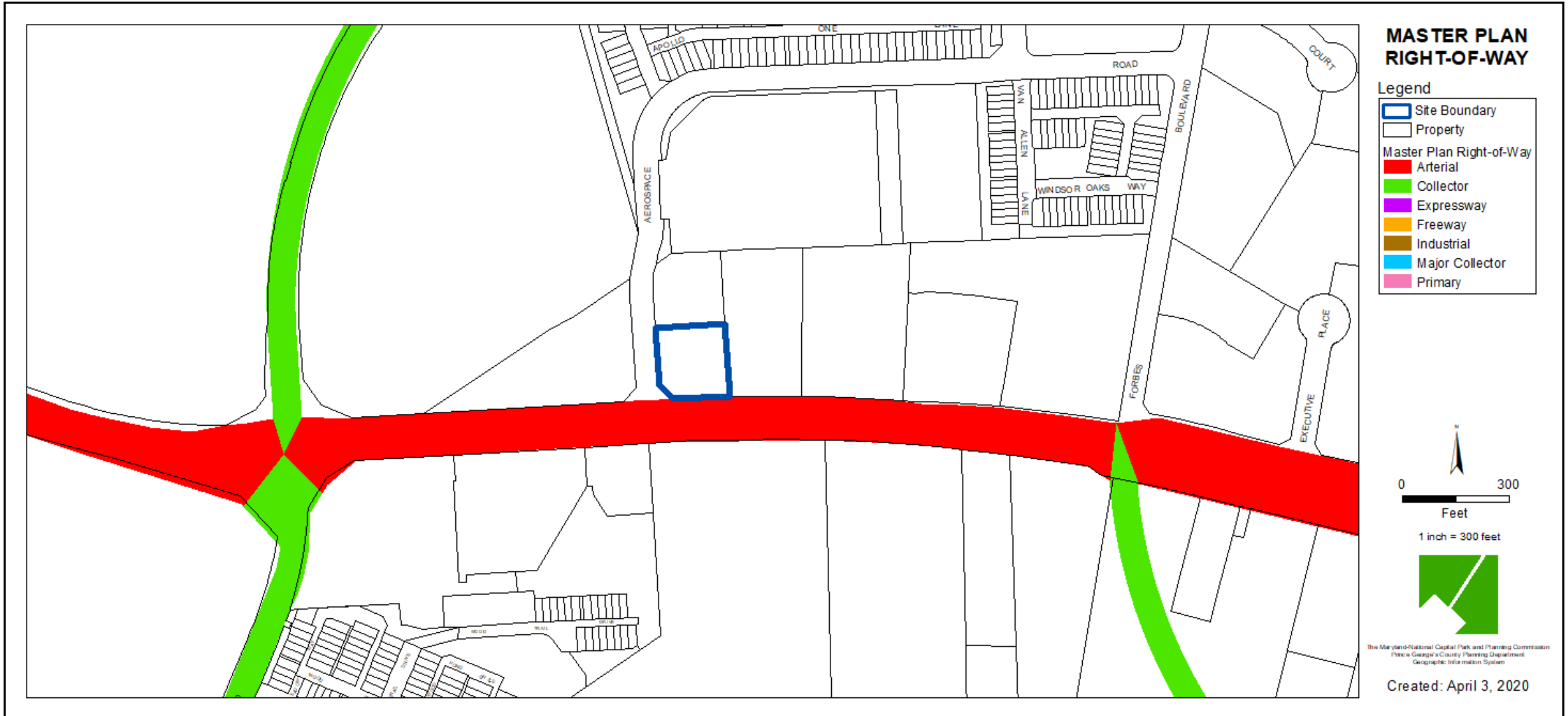




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



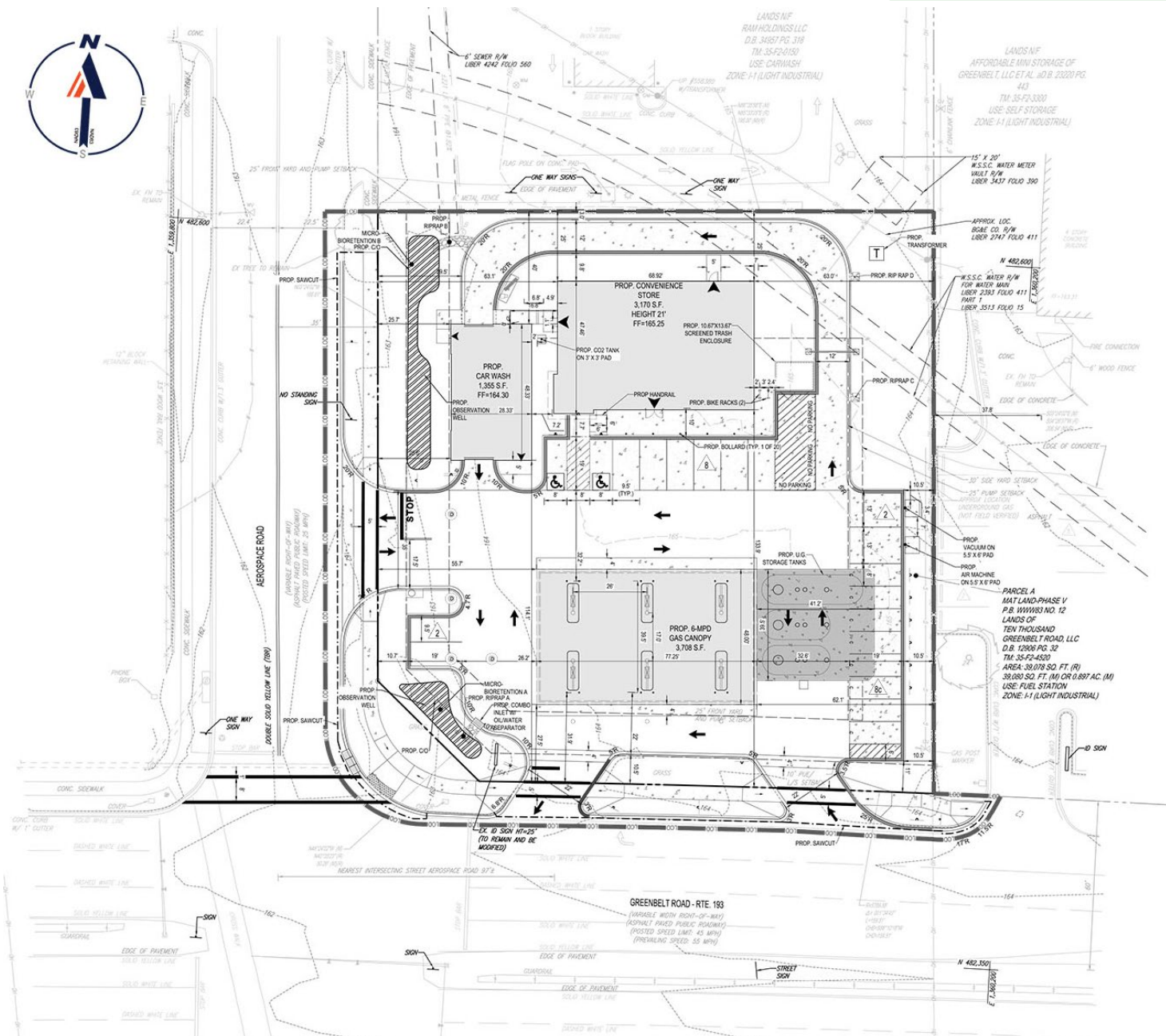


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

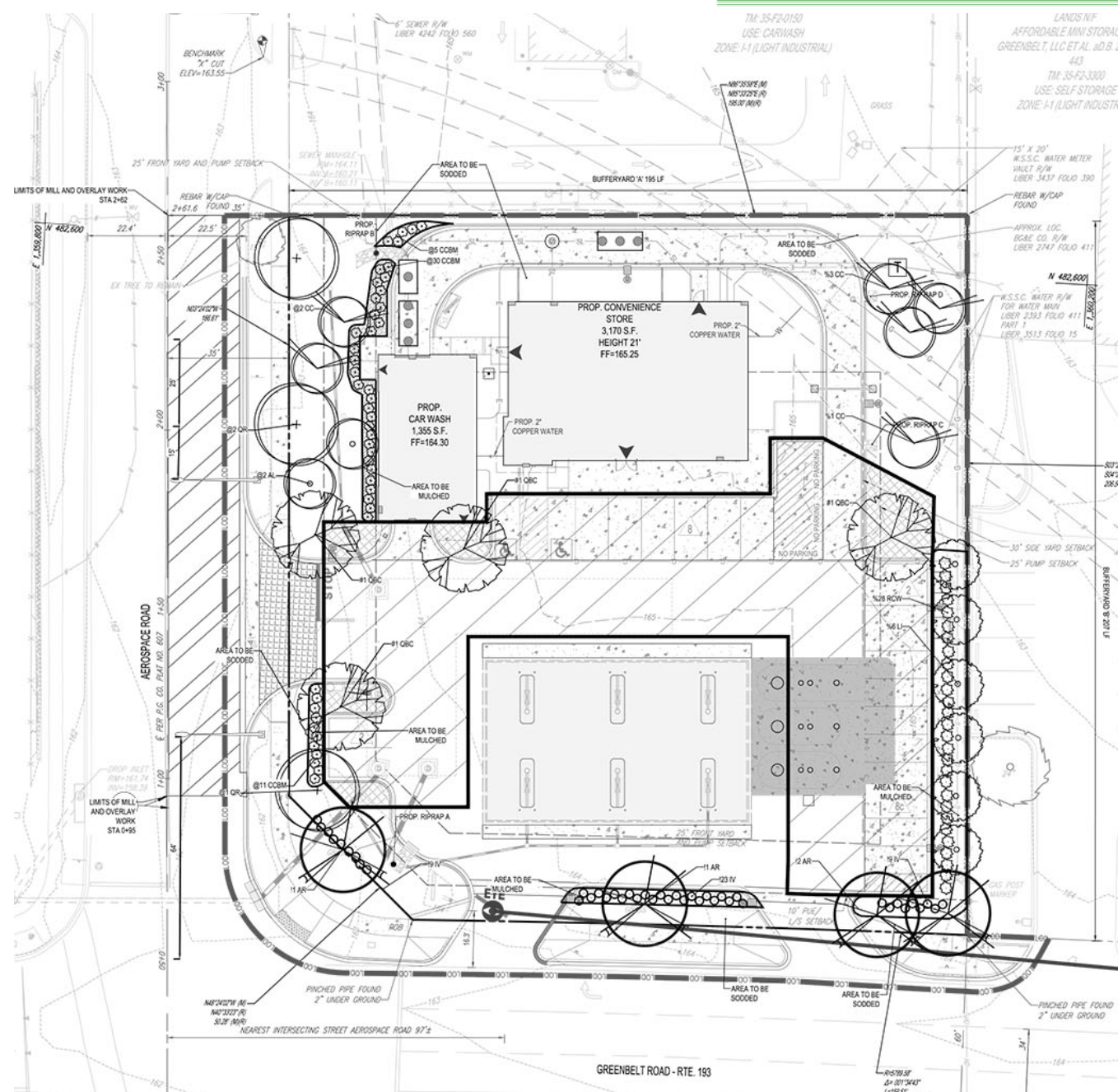




# SITE PLAN

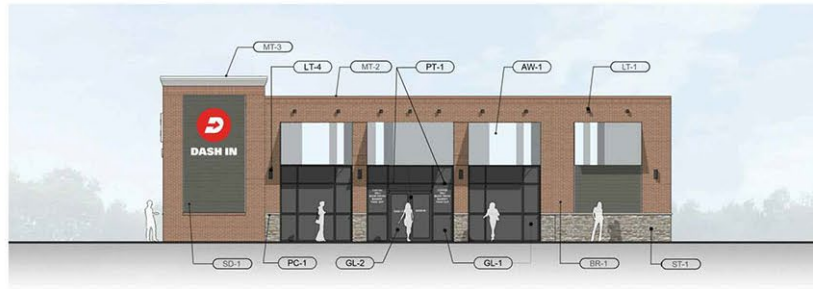


# LANDSCAPE PLAN





# ELEVATIONS

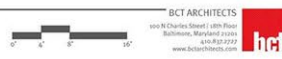


**Proposed Exterior Materials**

- AW-1 Awnings - Final Color and Graphic Design T.B.D.
- BR-1 Thin Brick: McNear Brick & Block, Sandmold Series, Modular: Color, Genova. Brick Mortar: Workrite #2223 type "S" Masonry cement.
- GL-1 1" Thick Insulated Glass
- GL-2 3/4" Thick Tempered Glass
- LT-1 LED Wall Washer
- LT-4 LED Wall Scones
- MT-2 Metal Coping: Engiert, Color, Colonial Red
- MT-3 Metal Coping: Engiert, Color, Bone White
- PC-1 Precast Watertable: Eldorado Stone, Split Edge Wainscot Sill: Color, White Cloud
- PT-1 Exterior Metal Grade Paint (Window Mullions, Door Frame): Kawneer 451, Alum / Anodized, #29 Black
- SD-1 Fiber Cement Panels: Nichiha, Vintage Wood, Color: Ash (EPC764F)
- SD-1 Brand Standard Internally Illuminated Sign
- ST-1 Stone Veneer: Eldorado Precast Stacked Stone: Color, Nantucket

Front Elevation

**DASH IN 1841**  
Greenbelt, MD  
P.A. 16-131 | 05-10-2020  
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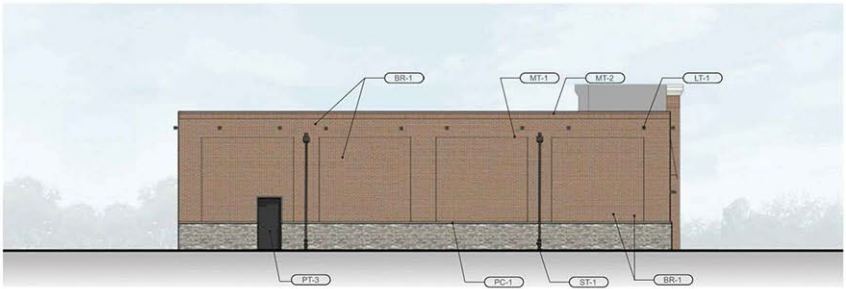
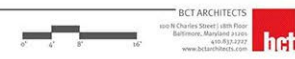


**Proposed Exterior Materials**

- AW-1 Awnings - Final Color and Graphic Design T.B.D.
- BR-1 Thin Brick: McNear Brick & Block, Sandmold Series, Modular: Color, Genova. Brick Mortar: Workrite #2223 type "S" Masonry cement.
- LT-1 LED Wall Washer
- MT-2 Metal Coping: Engiert, Color, Colonial Red
- MT-3 Metal Coping: Engiert, Color, Bone White
- PC-1 Precast Watertable: Eldorado Stone, Split Edge Wainscot Sill: Color, White Cloud
- PT-3 Exterior Metal Grade Paint on Door & Frame: Color to match storefront, Black
- SD-1 Fiber Cement Panels: Nichiha, Vintage Wood, Color: Ash (EPC764F)
- SD-1 Brand Standard Internally Illuminated Sign
- ST-1 Stone Veneer: Eldorado Precast Stacked Stone: Color, Nantucket

Right Elevation

**DASH IN 1841**  
Greenbelt, MD  
P.A. 16-131 | 05-10-2020  
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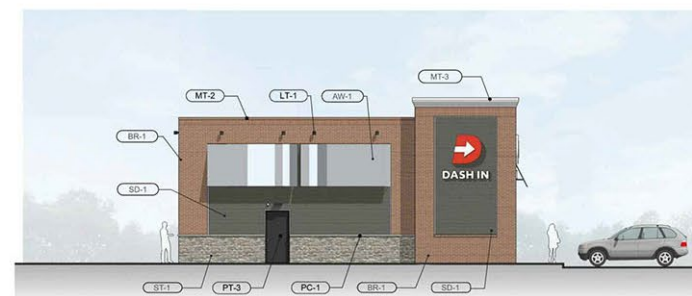


**Proposed Exterior Materials**

- BR-1 Thin Brick: McNear Brick & Block, Sandmold Series, Modular: Color, Genova. Brick Mortar: Workrite #2223 type "S" Masonry cement.
- LT-1 LED Wall Washer
- MT-1 Metal Down Spouts, Scuppers: Engiert, Color to Match Storefront, Black
- MT-2 Metal Coping: Engiert, Color, Colonial Red
- PC-1 Precast Watertable: Eldorado Stone, Split Edge Wainscot Sill: Color, White Cloud
- ST-1 Stone Veneer: Eldorado Precast Stacked Stone: Color, Nantucket
- PT-3 Exterior Metal Grade Paint on Door & Frame: Color to match storefront, Black

Rear Elevation

**DASH IN 1841**  
Greenbelt, MD  
P.A. 16-131 | 05-10-2020  
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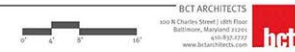


**Proposed Exterior Materials**

- AW-1 Awnings - Final Color and Graphic Design T.B.D.
- BR-1 Thin Brick: McNear Brick & Block, Sandmold Series, Modular: Color, Genova. Brick Mortar: Workrite #2223 type "S" Masonry cement.
- LT-1 LED Wall Washer
- MT-2 Metal Coping: Engiert, Color, Colonial Red
- PC-1 Precast Watertable: Eldorado Stone, Split Edge Wainscot Sill: Color, White Cloud
- PT-3 Exterior Metal Grade Paint on Door & Frame: Color to match storefront, Black
- SD-1 Fiber Cement Panels: Nichiha, Vintage Wood, Color: Ash (EPC764F)
- ST-1 Stone Veneer: Eldorado Precast Stacked Stone: Color, Nantucket

Left Elevation

**DASH IN 841**  
Greenbelt, MD  
P.A. 16-131 | 05-10-2020  
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# SIGNAGE FOR DASH IN STORE

**DASH IN**  
13" DASH IN Channel Letters ( UNIVERS - 85 Extra Black font )

**CHANNEL LETTER DETAIL**  
SCALE: N.T.S.

PART NUMBER	DESCRIPTION	COLORS
# 7328 WH. PLASTIC	PLASTIC	WHITE

**FEDERAL HEALTH VISUAL COMMUNICATIONS**  
100 South Main Street, Suite 100, Portland, ME 04101  
Tel: 207.751.1237 Fax: 207.751.2021

Drawn by: A. Stanton  
Checked by: JMM  
Date: 05.24.17  
Scale: 1" = 1"  
Sheet Number: 1 of 1  
Project Number: X174018

**DASH IN**  
New 48" Circle Channel Letter  
w/ Embossed D & Halo effect

**COLORS**

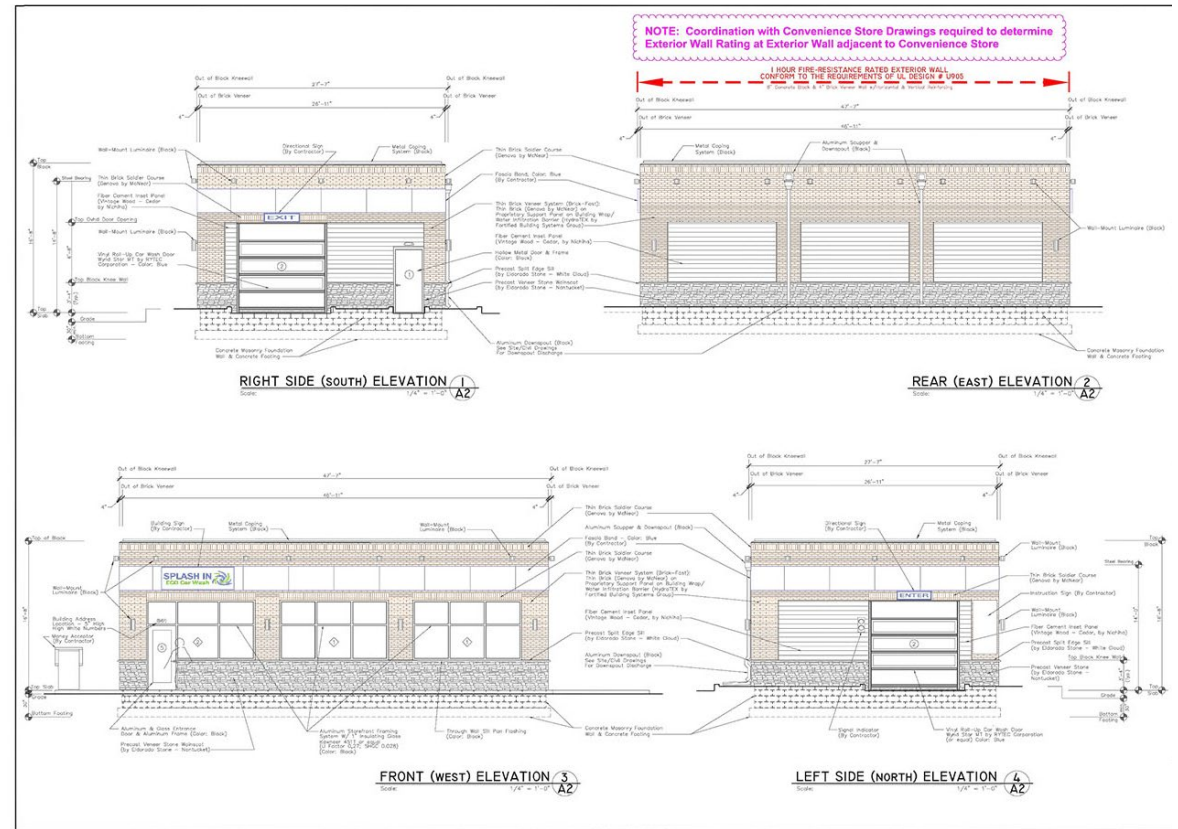
SM 3630-143	VINYL	RED
7208	PLASTIC FACE	WHITE
100-3645	METAL	WHITE

**FEDERAL HEALTH VISUAL COMMUNICATIONS**  
100 South Main Street, Suite 100, Portland, ME 04101  
Tel: 207.751.1237 Fax: 207.751.2021

Drawn by: Amanda Stanton  
Checked by: JMM  
Date: 4.28.2020  
Scale: 1" = 1"  
Sheet Number: D202434



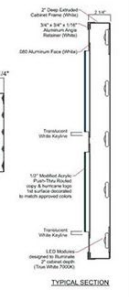
# ELEVATIONS AND SIGNAGE FOR CAR WASH



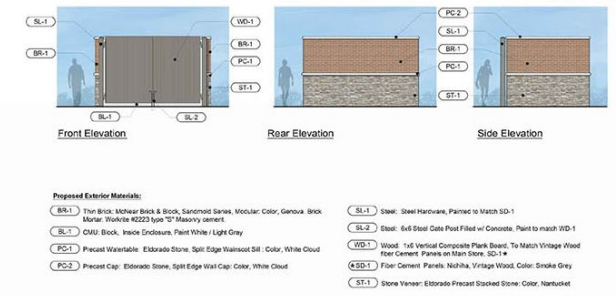
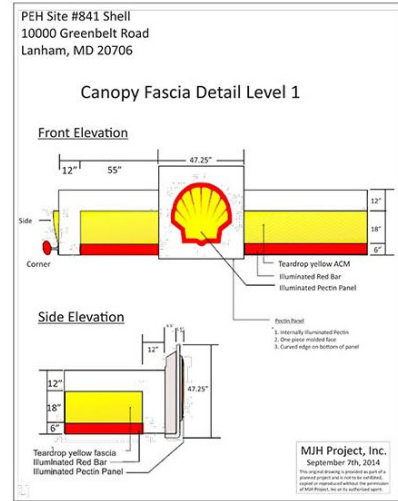
CAR WASH DETAIL  
NOT TO SCALE

### Splash In Wall Signs

Splash In Logo Faces: Routed aluminum incised with decorated acrylic. 1/2" Push-Thru copy and hurricane logo, white 1st surface vinyl applied. Illuminated with white LED's. Sign is internally illuminated with white LED's

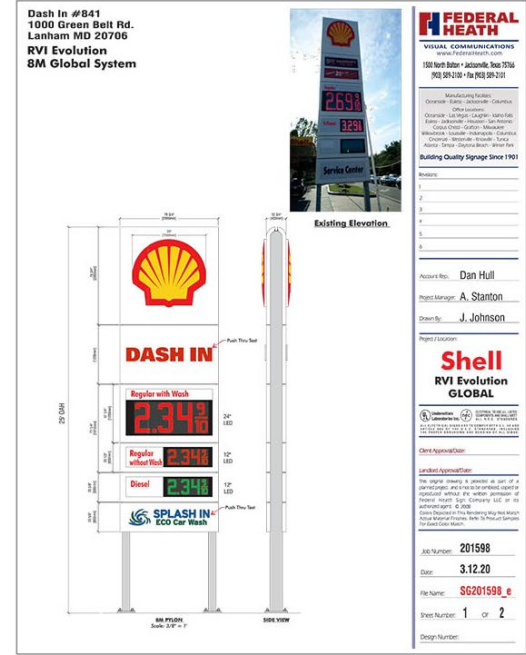
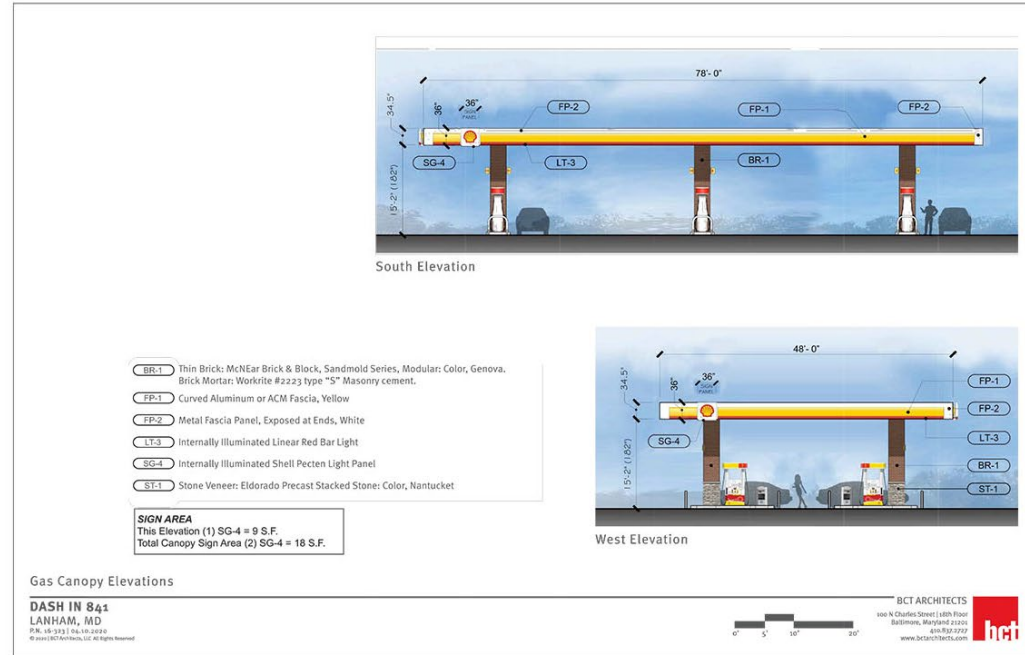


# GAS CANOPY AND SIGNAGE



DASH IN 841  
Greenbelt, MD  
www.dashin.com

BCT DESIGN GROUP  
1100 N. Charles Street, 14th Floor  
Baltimore, Maryland 21202  
www.bctdesign.com







# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
(301) 952-3600

November 24, 2015

RE: SE-4757 Potomac Energy Holdings, LLC  
(Companion Cases: DPLS-415; DSDS-688)  
Potomac Energy Holdings, LLC, Applicant



## *NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL*

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of Zoning Ordinance No. 20 - 2015 setting forth the action taken by the District Council in this case on November 16, 2015.

## *CERTIFICATE OF SERVICE*

This is to certify that on November 24, 2015, this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Redis C. Floyd  
Clerk of the Council

Case No: S.E. 4757

Applicant: Potomac Energy Holdings,  
LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 20 - 2015

AN ORDINANCE, approving Special Exception Application No. 4757 ("S.E. 4757"), for permission to use approximately 0.897 acre of land, for a Gas Station and Food or Beverage Store, in the I-1 (Light Industrial) Zone, located on the north side of Greenbelt Road (MD 193) at its intersection with Aerospace Road, also identified as 10000 Greenbelt Road, Lanham, Maryland, in Councilmanic District 4.

WHEREAS, the Planning Board (Exhibit 18) and its Technical Staff (Exhibit 21) recommended approval of the special exception, subject to conditions; and

WHEREAS, the special exception application was advertised and the property was posted prior to the public hearing, in accordance with law; and

WHEREAS, on June 17, 2015, the Zoning Hearing Examiner conducted a public hearing (6/17/2015, Tr.) in accordance with the requirements of the Prince George's County Code on the proposed application; and

WHEREAS, on September 4, 2015, the Zoning Hearing Examiner filed a disposition recommendation of approval of the proposed special exception application, subject to conditions; and

WHEREAS, on September 21, 2015, the District Council elected to make the final decision in the proposed special exception application; and



WHEREAS, on October 5, 2015, person of record, Ricky D. Dorsey, appealed the disposition recommendation of the Zoning Hearing Examiner to the District Council;<sup>1</sup> and

WHEREAS, on October 7, 2015, the Clerk of the County Council sent notices of oral argument hearings to all persons of record on the proposed special exception and on companion cases DPLS-415 (PGCPB No. 15-44) and DSDS-688 (PGCPB No. 15-45); and

WHEREAS, on November 9, 2015, the District Council held oral arguments on the proposed special exception application and companion cases DPLS-415 (PGCPB No. 15-44) and DSDS-688 (PGCPB No. 15-45).

### FINDINGS AND CONCLUSIONS<sup>2</sup>

- Background

The subject property is a square shaped parcel located in the northeast corner of the intersection of Greenbelt Road (MD 193) and Aerospace Road. It is currently improved with an existing Gas Station with three (3) service bays, two (2) concrete pump islands, four (4) gasoline pump dispensers, a canopy, three (3) underground stage tanks, a freestanding sign, twenty-one

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<sup>1</sup> Mr. Dorsey also appealed companion cases DPLS-415 (PGCPB No. 15-44) and DSDS-688 (PGCPB No. 15-45) on July 6, 2015, for our consideration. *See Appeal Letter, 7/6/2015*. We note that Mr. Dorsey filed his appeals *pro se* but was represented by counsel at oral argument. *See 11/9/2015, Tr.* Although we held combined oral arguments on Mr. Dorsey's appeals, we dispose of his appeals in the companion cases separately. *See Final Decisions in DPLS-415 and DSDS-688*.

<sup>2</sup> Except as otherwise stated herein, the District Council adopts the findings of facts and conclusions of law within the disposition recommendation of the Zoning Hearing Examiner. *See Templeton v. County Council of Prince George's County*, 23 Md. App. 596; 329 A.2d 428 (1974) (Where the Council has delegated the duty of making findings of fact and recommendations to the Zoning Hearing Examiner, the Council may comply with the requirement of "specific written findings of basic facts and conclusions of law" by adopting the Examiner's findings and conclusions). The District Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision. *See PGCC § 27-141*. *See also Rules of Procedure for the Prince George's County District Council: Rule 6: Oral Argument and Evidentiary Hearings: (f)* The District Council may take administrative notice of facts of general knowledge, technical or scientific facts, laws, ordinances and regulations. It shall give effect to the rules of privileges recognized by law. The District Council may exclude incompetent, irrelevant, immaterial or unduly repetitious evidence.

(21) surface parking spaces, and a small convenience store. The property has direct vehicular access via four driveway cuts, two each on Greenbelt Road and on Aerospace Drive.

On August 28, 1970, the subject property was rezoned to the I-1 Zone (Light Industrial). The existing Gas Station was built several years later as a permitted use in the I-1 Zone. In 1998, the District Council amended the Zoning Ordinance to require a Special Exception for a Gas Station in the I-1 Zone. *See* CB-40-1998. The existing Gas Station has remained in its current configuration since construction.

The subject property is located in Planning Area 70. The applicable Master Plan is the Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area (portions of Planning Area 70), approved on March 28, 2006. The Sector Plan designated the site for “Mixed Use Area” future land use. The Approved Sectional Map Amendment retained the site in the I-1 Zone.

The 2002 General Plan placed the subject property within the University Boulevard Corridor, and within the Developing Tier. The Growth Policy Map in the 2013 Plan Prince George’s 2035 placed the property in the Established Communities category, and the Generalized Future Land Use Map designated it for Mixed-Use land use. The subject property is not within a Priority Preservation Area. The neighborhood of the subject property has the following boundaries:

- North and East — Northern Avenue
- South — Greenbelt Road (MD Route 193)
- West — Good Luck Road

Immediately to the north of the subject property along Aerospace Road is a Car Wash in the I-1 Zone, and immediately to the east along Greenbelt Road is a Self-Storage Plus



consolidated storage facility. To the west, across Aerospace Road, is the Glenn Dale Aerospace Center, a strip shopping center in the I-1 Zone which includes a Merchants Tire facility, a laundromat, a dry cleaner, a beer and wine store, two sub shops, a hair salon, a nail salon, a UPS store, a Labor Ready temp agency operation, and a 7-11 convenience store. Across the Greenbelt Road/Aerospace Road intersection are the Woodland Landing Apartments.

Much of the land area of the neighborhood is occupied by office uses, but with an assortment of other related and unrelated uses. Office parks include the Goddard Corporate Park (along Mission Drive, to the east of the subject site, in the M-X-T Zone (Mixed Use - Transportation Oriented)), the Maryland Corporate Center (along Executive Drive, to the east of the site, in the I-1 Zone), the Aerospace Building along Greenbelt Road in the I-1 Zone, and a collection of unnamed, security-gated office buildings in the I-1 Zone off of Hubble Drive and Good Luck Road to the north. A number of vacant, partially-demolished office buildings in the M-X-T Zone along the northern part of the loop of Aerospace Road were once known as "Greentec;" a Detailed Site Plan for the redevelopment of two of the sites as a residential component of the larger, planned Glenn Dale Commons Mixed-Use project was approved in 2008 but has not been constructed. The 2006 Conceptual Site Plan for Glenn Dale Commons also included additional vacant land in the M-X-T Zone to the east of Hubble Drive.

Other uses in the neighborhood include a furniture warehouse in the I-1 Zone on Aerospace Road, with a second Self Storage Plus consolidated storage facility behind it, a NASA Federal Credit Union on Greenbelt Road in the I-1 Zone, two churches (a Lutheran Church on Greenbelt Road in the I-1 Zone and a Baptist Church on Northern Avenue in the R-R Zone (Rural Residential)), a few single-family dwellings in the R-R Zone along Northern Avenue and Good Luck Road, the Capital Sportsplex and two contractors offices in the I-1 Zone on Good

Luck Road, and the Glenn Dale Apartments in the R-18 Zone (Multifamily Medium Density Residential) between Good Luck Road and Aerospace Road. *See* PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.; 6/17/2015, Tr.

- Applicant's Proposal

The Applicant is proposing a major revision to the existing Gas Station. The project will entail the complete removal of all of the existing structures on the subject property and the new construction of a 3,180-square-foot Food or Beverage Store, a 1,344-square-foot Car Wash, a canopy, and six multi-product fuel pump dispensers that provide a total of 12 fueling positions. In the I-1 Zone, a special exception approval is required to construct a Gas Station and Food or Beverage Store. A Car Wash is a permitted use in the I-1 Zone. *See* PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.; 6/17/2015, Tr.

- Appeal by Mr. Dorsey

- Competition & Property Values

Mr. Dorsey raises several concerns regarding the proposed special exception application, which the Applicant has opposed. Among his concerns, Mr. Dorsey states that an addition of a carwash and its particular location on the site will devastate his two million dollar investment in the community by significantly decreasing his business and property value. At the same time, Mr. Dorsey concedes that he has no issue with competition, except that if the special exception application is granted, adjustments in the proposed site plan should be made in order to address the interest of his business. Specifically, Mr. Dorsey would like the car wash building repositioned to stand along the north border of the site parallel to his property line, behind the gas station convenience store building. *See* Mr. Dorsey's Appeal Letter, 10/5/2015, Applicant's Response to Appeal, 11/3/2015. First, we recognize that Mr. Dorsey's business *may* have more



competition as a result of the proposed carwash, but competition is not a proper element of zoning and a person whose sole interest for objecting to prevent competition with his established business is not a person aggrieved. *Lucky Stores v. Board of Appeals of Montgomery County* 270 Md. 513 (1973); *Kreatchman v. Ramsburg*, 224 Md. 209, 167 A.2d 345 (1961). Second, Mr. Dorsey failed to produce any expert testimony in the record to support his contention that the development of the proposed carwash (regardless of its position on the site) would decrease or increase the values of his business or property in the community. See PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.; 6/17/2015, Tr. See also *Ray v. Mayor of Baltimore*, 430 Md. 74, 59 A.3d 545 (2013) (affirming the requirement that expert testimony is required to determine whether the value of a property will increase or decrease because of future development).

#### Preexisting Gas Station

Mr. Dorsey contends that the Examiner, in her consideration of the proposed application, erroneously placed too much weight on the preexisting nature of the gas station, and thus failed to consider all the required findings for granting a special exception. See Mr. Dorsey's Appeal Letter, at 1, 7/6/2015. We disagree. Based on our review of the record, the Examiner considered expert testimony from the Applicant with respect to the criteria for a special exception. Mr. Mark Ferguson, an expert land planner, testified to the criteria for approval set forth in Section 27-317(a)(5) and 27-358(d)(1) of the Zoning Ordinance. See 6/17/2015, Tr.; PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr. Section 27-317(a)(5) of the Zoning Ordinance requires the applicant to demonstrate the following:

—The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood

Mr. Ferguson testified at the hearing and submitted a Land Planning Analysis (Exhibit 29) in support of the application. Mr. Ferguson testified that

This planner believes that the long existence of the existing gas station indicates that the character of the service commercial component of the development has been and continues to be compatible with the surrounding office and light industrial uses, and as such will not be detrimental to the use or development of adjacent properties or the general neighborhood. *See* Exhibit 29, p. 12; 6/17/2015, Tr.

We find no evidence in the record which refutes the expert testimony or any evidence in the record to conclude that the Examiner made a factual or legal error in her recommendation.

Furthermore, Section 27-358(d)(1) states:

When approving a Special Exception for a gas station, the District Council shall find that the proposed use:

—Is necessary to the public in the surrounding area

The record reflects that the Applicant's Expert Land Planning Analysis and testimony sufficiently addressed the criteria in Section 27-358(d)(1). Mr. Ferguson's testimony is as follows:

In its unreported opinion on the case of *Mohammed Anvari, et al. v. County Council of Prince George's County, et al.*, the Court of Special Appeals upheld the findings of the Zoning Hearing Examiner in Special Exception SE-4436, who in discussing how the term "necessary" should be construed, concluded that "...*the proper standard is one that addresses whether the gas station is 'convenient, useful, appropriate, suitable, proper or conducive' to the public in the surrounding area...*

The continued existence of a gas station use at the subject site which has existed since the early 1970's is ample evidence that the use has been convenient, useful, appropriate, suitable and proper. Its location in a commercial/ industrial area is suitable and appropriate, as it is convenient and useful to the substantial traffic (2014 ADT: 39,982 vehicles per day) which passes the site on Greenbelt Road.



With regards to other zoning criteria, Mr. Ferguson testified as follows:

Section 27-102(a)

—To provide adequate light, air, and privacy

The gas station will be in harmony with this Purpose when developed in conformance with the various regulations in the Zoning Ordinance to ensure the provision of adequate light, air and privacy, both for the occupants of the subject site and for its neighbors. These principles include the provision of sufficient distance between the proposed use and neighboring uses, and conformance with height limitations in order to allow for access to light and air.

—To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development

The subject gas station would be in harmony with this Purpose when developed in accordance with the various principles that have been codified in the Zoning Ordinance to promote the beneficial relationships between land and buildings, including conformance with the tables of permitted uses for the various zones as laid out in the Ordinance, and in conformance with the provisions of the Landscape Manual which provide for perimeter landscaping and the screening of parking and service functions.

—To protect the County from fire, flood, panic, and other dangers

The subject gas station would be in harmony with this Purpose when developed in conformance with regulations established in the body of the Zoning Ordinance, as well as other County Ordinances, which are intended to protect from fire, flood, panic and other dangers, namely: the floodplain regulations, stormwater management regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

—To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions

The approval of the subject gas station would be in harmony with this Purpose because of several factors.

First, as noted above, the gas station is a renewal of an existing station in a developed area. The proposed use will add only 2 new MPDs, and as such will not add materially to the existing traffic on the streets. As noted above, its approval will be in accordance with the provisions of the subdivision ordinance which assures the adequacy of local public facilities.

And finally, it will be developed in accordance with the regulations established in the body of the Zoning Ordinance (and other County ordinances) which are intended to lessen the danger and congestion of traffic on roads, such as the requirements (with the approved Departure) for the provision of adequate off-street parking, and the separation of entrances from nearby intersections. *See Exhibit 29, p. 12; 6/17/2015, Tr.;*

We disagree that the Examiner's conclusions were not supported by any facts. To the contrary, Mr. Dorsey provided no expert testimony or evidence of his own to refute the testimony and report of Mr. Ferguson. Therefore we disagree that the Examiner did not rely on facts in the record to support her conclusions.

#### Number of Gas Stations

Section 27-358(d)(2) of the Zoning Ordinance requires us to find that the gas station is necessary to the public in the surrounding area. Mr. Dorsey argues that this criterion requires that the Zoning Hearing Examiner base her conclusion on a finding that there is a need for the gas station in the neighborhood. We disagree because the Ordinance merely requires the Examiner to find that the gas station is "*convenient, useful, appropriate, suitable, proper or conducive*" to the public in the surrounding area." The record reveals that the proposed redevelopment is a continuation of a 40 year old existing use in the same configuration on the site. Given that the existing use has weathered the competition of other surrounding and nearby gas stations, we find that the gas station is necessary to the public in the surrounding area. *See 6/17/2015, Tr.; PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.*



Therefore, we conclude that the Examiner did not err.

Balance of Land in the Area

The carwash is a permitted use in the I-1 Zone and the evidence in the record demonstrates that the car wash is designed in accordance with the regulations and requirements of the Zoning Ordinance. *See* 6/17/2015, Tr.; PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr. Although the Examiner is required to find that the gas station and food and beverage store will not upset the balance of land use in the area, the car wash is a permitted use and the Examiner is not required to make such a finding for that use. Much of the land area of the neighborhood is occupied by office uses, but with an assortment of other related and unrelated uses. Office parks include the Goddard Corporate Park (along Mission Drive, to the east of the subject site, in the M-X-T Zone (Mixed Use - Transportation Oriented)), the Maryland Corporate Center (along Executive Drive, to the east of the site, in the I-1 Zone), the Aerospace Building along Greenbelt Road in the I-1 Zone, and a collection of unnamed, security-gated office buildings in the I-1 Zone off of Hubble Drive and Good Luck Road to the north. A number of vacant, partially-demolished office buildings in the M-X-T Zone along the northern part of the loop of Aerospace Road were once known as "Greentec;" a Detailed Site Plan for the redevelopment of two of the sites as a residential component of the larger, planned Glenn Dale Commons Mixed-Use project was approved in 2008 but has not been constructed. The 2006 Conceptual Site Plan for Glenn Dale Commons also included additional vacant land in the M-X-T Zone to the east of Hubble Drive. Other uses in the neighborhood include a furniture warehouse in the I-1 Zone on Aerospace Road, with a second Self Storage Plus consolidated storage facility behind it, a NASA Federal Credit Union on Greenbelt Road in the I-1 Zone, two churches (a Lutheran Church on Greenbelt Road in the I-

1 Zone and a Baptist Church on Northern Avenue in the R-R Zone (Rural Residential)), a few single-family dwellings in the R-R Zone along Northern Avenue and Good Luck Road, the Capital Sportsplex and two contractors offices in the I-1 Zone on Good Luck Road, and the Glenn Dale Apartments in the R-18 Zone (Multifamily Medium Density Residential) between Good Luck Road and Aerospace Road.

We find that the site is currently developed with an existing gas station which has been on the site since the mid-1970s. The proposal is to redevelop the gas station to add a convenience store, car wash, and two additional gasoline dispensers. There is no vehicle repair service proposed. The property has 159 feet of frontage, direct access, and over 100 feet of right-of-way on Greenbelt Road (MD 193). The proposed two-way access from Aerospace Road is curbed and 35 feet wide, and the right-in/ right-out entrances to Greenbelt Road are 25 feet wide. The Maryland State Highway Administration (SHA) agrees to the retention of the two access points along Greenbelt Road, but is considering design changes that will make them more channelized to keep them from being used as full-movement driveways. Gasoline pumps and other service appliances are more than 25 feet away from the streetline. As required, the site plan shows the topography of the subject property as well as the abutting properties. The location of the trash enclosure is also shown. There are no vending machines proposed. The record reveals that the proposed redevelopment is a continuation of 40 year old existing use in the same configuration on the site. Given that the existing use has weathered the competition of other surrounding and nearby gas stations we find that the redevelopment of the site to include a carwash will not unduly restrict the availability of land, or upset the balance of land use in the area for other trades and commercial uses. *See* PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.; 6/17/2015.



WHEREAS, for the reasons stated above, we find that Mr. Dorsey's appeal is without factual or legal merit and conclude that the Applicant has met its burden for approval of the proposed special exception application; and

WHEREAS, as expressly authorized by the Regional District Act within Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland, and Subtitle 27 of the Prince George's County Code, we hereby adopt the disposition recommendation of the Zoning Hearing Examiner and conditionally approve the proposed special exception application.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1: The special exception application for permission to use approximately 0.897 acre of land for a Gas Station and Food or Beverage Store, in the I-1 (Light Industrial) Zone, is hereby conditionally APPROVED. In order to protect adjacent properties, the surrounding neighborhood, and to enhance the overall structure of the building, approval of the proposed special exception is subject to the following conditions:

1. Prior to certification of the Special Exception, a copy of an approved Stormwater Management Concept Plan and letter from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) shall be submitted to the Environmental Planning Section.
2. The Site Plan, Exhibit 25, shall be amended to provide the correct street frontage along Greenbelt Road (159.51 feet) and the correct distance from the nearest pump island to the street line (31.95 feet).

SECTION 2: This Ordinance shall take effect on the date of its enactment.

Enacted this 16<sup>th</sup> day of November, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras,  
Toles and Turner.

Opposed:

Abstained:

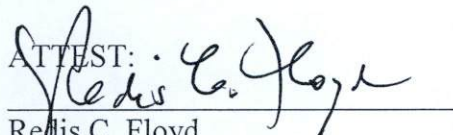
Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF THE  
MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND



By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:   
\_\_\_\_\_  
Reilis C. Floyd  
Clerk of the Council



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
(301) 952-3600

November 24, 2015

RE: **DPLS-415 Potomac Energy Holdings**  
**(Companion Cases: DSDS-688; SE-4757)**  
**Potomac Energy Holdings, LLC, Applicant**



## *NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL*

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on November 16, 2015.

## *CERTIFICATE OF SERVICE*

This is to certify that on November 24, 2015, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink that reads "Redis C. Floyd".

Redis C. Floyd  
Clerk of the Council



Case No.: DPLS 415

Applicant: Potomac Energy Holdings, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DEPARTURE FROM PARKING AND LOADING  
STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, that Application No. 415, to approve a departure from parking and loading standards (“DPLS-415”) from Section 27-582(a) of the Prince George’s County Zoning Ordinance for the departure of four (4) of the required 25 parking spaces set forth in Section 27-568 of the Prince George’s County Zoning Ordinance, is hereby APPROVED.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland, and Subtitle 27 of the Prince George’s County Code, except as otherwise stated herein, we hereby adopt the findings and conclusions set forth in PGCPB No. 15-44.

FACTUAL AND PROCEDURAL BACKGROUND

On February 5, 2015, the Prince George’s County Planning Department Development Review Division (“Technical Staff”) accepted the Applicant’s Departure from Parking and Loading Standards application (“DPLS-415”), which requested a departure of five of the required 25 parking spaces. Subsequently, Technical Staff transmitted its conditional recommendation of approval of DPLS-415 to Planning Board for its consideration. *See* Technical Staff Report, 4/22/2015. Planning Board held a hearing on May 7, 2015. At the conclusion of the hearing, Planning Board voted to approve DPLS-415 but only granted a departure of 4 of the required 25 parking spaces. *See* 5/7/2015, Tr. Subsequently, on June 4,

2015, Planning Board adopted a resolution that embodied its vote and approval of DPLS-415 from May 7, 2015. The resolution was sent to all persons of record and to the Clerk of the County Council. *See* PGCPB No. 15-44, Notification of Planning Board Action.

On June 22, 2015, the District Council elected to review the Planning Board's decision in PGCPB No. 15-44, which approved DPLS-415.

On July 6, 2015, Mr. Ricky D. Dorsey appealed Planning Board's decision, PGCPB No. 15-44, to the District Council, which the Applicant opposed.<sup>1</sup> *See* Notice of Appeal, 7/6/2015, Applicant's Response to Appeal, 11/3/2015.

On October 7, 2015, the Clerk of the County Council sent notices of oral argument hearings to all persons of record.

On November 9, 2015, the District Council held oral arguments on the proposed special exception application and companion cases DPLS-415 (PGCPB No. 15-44) and DSDS-688 (PGCPB No. 15-45).

### FINDINGS AND CONCLUSIONS

- Appeal by Mr. Dorsey

- Competition & Property Values

Mr. Dorsey raises several concerns regarding the proposed special exception application,

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<sup>1</sup> Mr. Dorsey also appealed companion cases DSDS-688 (PGCPB No. 15-45) and SE-4757 for our consideration. *See* Appeal Letters, 7/6/2015, 10/5/2015. We note that Mr. Dorsey filed his appeals *pro se* but was represented by counsel at oral argument. *See* 11/9/2015, Tr. Although we held combined oral arguments on Mr. Dorsey's appeals, we dispose of his appeals in the companion cases separately. *See* Final Decisions in DSDS-688 and SE-4757. The District Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision. *See* PGCC § 27-141. *See also* Rules of Procedure for the Prince George's County District Council: Rule 6: Oral Argument and Evidentiary Hearings: (f) The District Council may take administrative notice of facts of general knowledge, technical or scientific facts, laws, ordinances and regulations. It shall give effect to the rules of privileges recognized by law. The District Council may exclude incompetent, irrelevant, immaterial or unduly repetitious evidence.



which the Applicant has opposed. Among his concerns, Mr. Dorsey states that an addition of a carwash and its particular location on the site will devastate his two million dollar investment in the community by significantly decreasing his business and property value. At the same time, Mr. Dorsey concedes that he has no issue with competition, except that if the special exception application is granted, adjustments in the proposed site plan should be made in order to address the interest of his business. Specifically, Mr. Dorsey would like the car wash building repositioned to stand along the north border of the site parallel to his property line, behind the gas station convenience store building. *See* Mr. Dorsey's Appeal Letters, 7/6/2015, 10/5/2015, Applicant's Response to Appeal, 11/3/2015. First, we recognize that Mr. Dorsey's business *may* have more competition as a result of the proposed carwash, but competition is not a proper element of zoning and a person whose sole interest for objecting to prevent competition with his established business is not a person aggrieved. *Lucky Stores v. Board of Appeals of Montgomery County* 270 Md. 513 (1973); *Kreatchman v. Ramsburg*, 224 Md. 209, 167 A.2d 345 (1961). Second, Mr. Dorsey failed to produce any expert testimony in the record to support his contention that the development of the proposed carwash (regardless of its position on the site) would decrease or increase the values of his business or property in the community. *See* PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.; 6/17/2015, Tr. *See also* *Ray v. Mayor of Baltimore*, 430 Md. 74, 59 A.3d 545 (2013) (affirming the requirement that expert testimony is required to determine whether the value of a property will increase or decrease because of future development). To the extent that the approval of DPLS-415 requires findings of 1) pre-existing gas station, 2) number of gas stations, and 3) balance of land in the area, we adopt and incorporate by reference, as if fully restated herein, our findings and conclusions in SE.4757.

Because Mr. Dorsey failed to identify any factual or legal error made by Planning Board to approve a departure from parking and loading standards from Section 27-582(a) of the Prince George's County Zoning Ordinance for the departure of four (4) of the required 25 parking spaces set forth in Section 27-568 of the Prince George's County Zoning Ordinance, IT IS HEREBY ORDERED, after review of the administrative record, that PGCPB No. 15-44 is AFFIRMED.

Ordered this 16<sup>th</sup> day of November, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent:

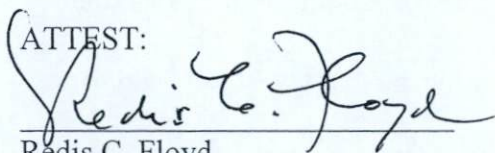
Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND



By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:



Redis C. Floyd  
Clerk of the Council





# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
(301) 952-3600

November 24, 2015

RE: DSDS-688 Potomac Energy Holdings  
(Companion Cases: DPLS-415; SE-4757)  
Potomac Energy Holdings, LLC, Applicant

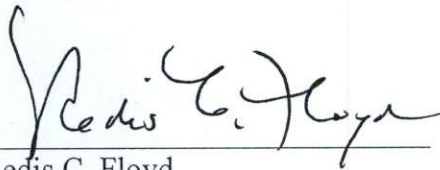


## *NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL*

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on November 16, 2015.

## *CERTIFICATE OF SERVICE*

This is to certify that on November 24, 2015, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

  
\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council



Case No.: DSDS 688

Applicant: Potomac Energy Holdings, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION  
APPROVAL OF DEPARTURE FROM SIGN DESIGN STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, that Application No. 688, to approve a departure from sign design standards ("DSDS-688") from Section 27-614(a)(1) of the Prince George's County Zoning Ordinance, requesting a departure of five feet from the required ten-foot setback for a freestanding sign, is hereby APPROVED.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland, and Subtitle 27 of the Prince George's County Code, except as otherwise stated herein, we hereby adopt the findings and conclusions set forth in PGCPB No. 15-45.

FACTUAL AND PROCEDURAL BACKGROUND

On February 5, 2015, the Prince George's County Planning Department Development Review Division ("Technical Staff") accepted the Applicant's Departure from Sign Design Standards application ("DSDS-688"), which requested requesting a departure of five feet from the required ten-foot setback for a freestanding sign. Subsequently, Technical Staff transmitted its conditional recommendation of approval of DSDS-688 to Planning Board for its consideration. *See* Technical Staff Report, 4/22/2015. Planning Board held a hearing on May 7, 2015. At the conclusion of the hearing, Planning Board voted to approve DSDS-688. *See* 5/7/2015, Tr. Subsequently, on June 4, 2015, Planning Board adopted a resolution that embodied its vote and approval of DSDS-688 from May 7, 2015. The resolution was sent to all persons of

record and to the Clerk of the County Council. *See* PGCPB No. 15-45, Notification of Planning Board Action.

On June 22, 2015, the District Council elected to review the Planning Board's decision in PGCPB No. 15-45, which approved DSDS-688.

On July 6, 2015, Mr. Ricky D. Dorsey appealed Planning Board's decision, PGCPB No. 15-45, to the District Council, which the Applicant opposed.<sup>1</sup> *See* Notice of Appeal, 7/6/2015, Applicant's Response to Appeal, 11/3/2015.

On October 7, 2015, the Clerk of the County Council sent notices of oral argument hearings to all persons of record.

On November 9, 2015, the District Council held oral arguments on the proposed special exception application and companion cases DPLS-415 (PGCPB No. 15-44) and DSDS-688 (PGCPB No. 15-45).

### FINDINGS AND CONCLUSIONS

- Appeal by Mr. Dorsey

#### Competition & Property Values

Mr. Dorsey raises several concerns regarding the proposed special exception application, which the Applicant has opposed. Among his concerns, Mr. Dorsey states that an addition of a

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<sup>1</sup> Mr. Dorsey also appealed companion cases DPLS-415 (PGCPB No. 15-44) and SE-4757 for our consideration. *See* Appeal Letters, 7/6/2015, 10/5/2015. We note that Mr. Dorsey filed his appeals *pro se* but was represented by counsel at oral argument. *See* 11/9/2015, Tr. Although we held combined oral arguments on Mr. Dorsey's appeals, we dispose of his appeals in the companion cases separately. *See* Final Decisions in DPLS-415 and SE-4757. The District Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision. *See* PGCC § 27-141. *See also* Rules of Procedure for the Prince George's County District Council: Rule 6: Oral Argument and Evidentiary Hearings: (f) The District Council may take administrative notice of facts of general knowledge, technical or scientific facts, laws, ordinances and regulations. It shall give effect to the rules of privileges recognized by law. The District Council may exclude incompetent, irrelevant, immaterial or unduly repetitious evidence.



carwash and its particular location on the site will devastate his two million dollar investment in the community by significantly decreasing his business and property value. At the same time, Mr. Dorsey concedes that he has no issue with competition, except that if the special exception application is granted, adjustments in the proposed site plan should be made in order to address the interest of his business. Specifically, Mr. Dorsey would like the car wash building repositioned to stand along the north border of the site parallel to his property line, behind the gas station convenience store building. *See* Mr. Dorsey's Appeal Letters, 7/6/2015, 10/5/2015, Applicant's Response to Appeal, 11/3/2015. First, we recognize that Mr. Dorsey's business *may* have more competition as a result of the proposed carwash, but competition is not a proper element of zoning and a person whose sole interest for objecting to prevent competition with his established business is not a person aggrieved. *Lucky Stores v. Board of Appeals of Montgomery County* 270 Md. 513 (1973); *Kreatchman v. Ramsburg*, 224 Md. 209, 167 A.2d 345 (1961). Second, Mr. Dorsey failed to produce any expert testimony in the record to support his contention that the development of the proposed carwash (regardless of its position on the site) would decrease or increase the values of his business or property in the community. *See* PGCPB No. 15-43; PGCPB No. 15-44; PGCPB No. 15-45; Technical Staff Report, 4/22/2015; 5/7/2015, Tr.; 6/17/2015, Tr. *See also Ray v. Mayor of Baltimore*, 430 Md. 74, 59 A.3d 545 (2013) (affirming the requirement that expert testimony is required to determine whether the value of a property will increase or decrease because of future development). To the extent that the approval of DSDS-688 requires findings of 1) pre-existing gas station, 2) number of gas stations, and 3) balance of land in the area, we adopt and incorporate by reference, as if fully restated herein, our findings and conclusions in SE.4757.



Because Mr. Dorsey failed to identify any factual or legal error made by Planning Board, to approve a departure from sign design standards from Section 27-614(a)(1) of the Prince George's County Zoning Ordinance, requesting a departure of five feet from the required ten-foot setback for a freestanding sign, IT IS HEREBY ORDERED, after review of the administrative record, that PGCPB No. 15-45 is AFFIRMED.

Ordered this 16<sup>th</sup> day of November, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

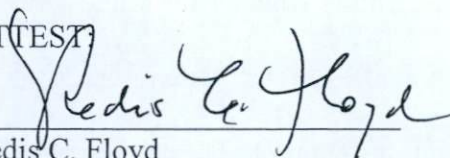
Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND



By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:  
  
Redis C. Floyd  
Clerk of the Council

June 29, 2020

**MEMORANDUM**

**TO:** Henry Zhang, Urban Design Section, Development Review Division

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

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

**SUBJECT: DSP-20021 Potomac Energy Holdings**


The subject property comprises 0.90 acres on the north side of Greenbelt Road at its intersection with Aerospace Drive. The subject application proposes a gas station with a food and beverage store, and a carwash. The subject property is Zoned I-1.


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-20021 Potomac Energy Holdings without conditions.

August 17, 2020

**MEMORANDUM**

**TO:** Henry Zhang, AICP, Master Planner, Urban Design Section, Development Review Division.

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

**FROM:** Garrett Dickerson, Planner, Community Planning Division 

**SUBJECT** **DSP-19042 Potomac Energy**

**FINDINGS:**

Community Planning Division staff finds that, 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:** North Side of Greenbelt Road at its intersection with Aerospace Drive

**Lot Size:** .897 Acres

**Existing Uses:** Gas station with Food Beverage and Car Wash

**Proposal:** The applicant is proposing to raze and rebuild its existing gas station and construct a 3,180 square foot food and beverage store, a 1,051 square foot car wash, and a canopy with 6 multi-product dispensers.

**GENERAL PLAN, MASTER PLAN, AND SMA**



[-Potomac Energy]

**General Plan:** This application is in the Established Communities Growth Policy Area. “Established Communities are most appropriate for context-sensitive infill and low-to-medium density development.” (p.20)

**Master Plan:** The 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area for portions of Planning Area 70* recommends mixed-use land uses on the subject property

[-Potomac Energy]

In addition, the vision for the Sector Plan is to be a pedestrian friendly community with vertical and horizontal mixed-use development including retail, office, residential, employment, live/workspaces, restaurant, and entertainment uses.

**Planning Area: 70**

Community: Glenn Dale Seabrook Lanham & Vicinity

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

**SMA/Zoning:** The Approved Sector Plan and Sectional Map Amendment Glen Dale Seabrook Lanham & Vicinity retained the I-1 Light Industrial Zone on the subject property.

**MASTER PLAN CONFORMANCE ISSUES:**

None

**ADDITIONAL INFORMATION**

None

c: Scott Rowe AICP-CNU, Supervisor Long Range Planning Section  
Long-range Agenda Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Transportation Planning Section  
Countywide Planning Division

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


301-952-3680

August 12, 2020

**MEMORANDUM**

TO: Henry Zhang, Urban Design Section, Development Review Division

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

FROM:  Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: **DSP-20021 Potomac Energy Holdings, LLC**

**Proposal**

This application proposes the razing and rebuilding of a gas station, which includes a convenience store and a car wash.

**Background**

The site has been the subject of a Special Exception (SE-4757) approved by the Planning Board in July 2015, and later affirmed by the District Council in September 2015. The approved special exception supported the construction of a gas station with a convenience store and a car wash.

The current application proposes the following:

- 3,180 square feet food and beverage store
- 1,051 square feet car wash
- Gas station with 12 fueling positions

Based on information provided in the *Trip Generation Manual, 10th edition* (Institute of Transportation Engineers), the proposed development (ITE-960) will generate approximately 139 AM and 175 PM during the peak hours. The *ITE Manual* also recommends a pass-by trip reduction rate of 76 percent. Consequently, the proposed development will generate 33 AM and 42 AM new trips on the adjacent streets to this development.

**Master Plan and Site Access**

The property is in an area where the development policies are governed by the *Approved Sector Plan* and Sectional Map Amendment for the East Glenn Dale Area, 2006, as well as the *Approved Countywide Master Plan of Transportation, November 2009*. The subject application is proposing a full access on Aerospace Road, as well as maintaining the two existing directional accesses on Greenbelt Road (MD 193), a master planned arterial road (A-16) to the south. MD 193, at the location of the site is currently built to its ultimate master planned cross-section, and no additional right-of-way will be required.

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



Regarding parking requirements, the site and its combined uses requires a total of 20 spaces while a total of 20 spaces are being provided.

**Conclusion**

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

Countywide Planning Division  
Environmental Planning Section

301-952-3650

August 17, 2020

**MEMORANDUM**

**TO:** Henry Zhang, Master Planner, Urban Design Section, DRD

**VIA:** Megan Reiser, Supervisor, Environmental Planning Section, CWPD

**FROM:** Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD

**SUBJECT:** Potomac Energy Holdings-Shell; DSP-20021

The Environmental Planning Section has reviewed the Detailed Site Plan (DSP) submitted for the Potomac Energy Holdings-Shell, DSP-20021, electronically stamped as received on June 17, 2020. Comments were delivered to the applicant at the Subdivision Development Review Committee (SDRC) meeting on June 26, 2020, revised plans in response to these comments were electronically stamped as received on August 14, 2020. The Environmental Planning Section recommends approval subject to the finding at the end of this memorandum.

**Background**

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

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-096-14 (EL)	Staff	Approved	6/3/2014	N/A
N/A	NRI-096-14-01 (EL)	Staff	Approved	6/13/2019	N/A
SE-4757, DPLS-415, and DSDS-688	N/A	District Council	Approved	11/16/2015	N/A
N/A	S-096-14	Staff	Approved	7/16/2016	N/A
N/A	S-096-14-01	Staff	Approved	12/5/2020	NA

**Proposed Activity**

The current application is a Detailed Site Plan for construction of a gas station with food and beverage, and car wash with associated parking.

## **Grandfathering**

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 because the project is subject to a new Detailed Site Plan DSP-20021 and has no previous Tree Conservation Plan approvals associated with this property.

## **Conditions of Previous Approval**

There are no previously approved environmental conditions directly related to the subject application.

## **Environmental Review**

### **Natural Resources Inventory/Existing Conditions**

An approved Natural Resource Inventory equivalency letter (NRI-096-14-01) was submitted with the review package, which expires on June 13, 2024. The site has previously been entirely developed with no existing woodlands or regulated environmental features (REFs) mapped on-site such as streams, non-tidal wetlands, or their associated buffers. The site contains no 100-year floodplain or Primary Management Area (PMA).

### **Woodland Conservation**

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous Tree Conservation Plan (TCP) approvals. A Standard Letter of Exemption from the WCO was issued for this site (S-096-14-01), which expires on December 5, 2020. No additional information is required regarding woodland conservation.

### **Soils**

The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Russett-Christiana-Urban land complex (0-5% slopes) and Urban land-Issue complex (0-5% slopes). Unsafe soils containing Christiana complexes have been identified on this site, while no Marlboro clay is mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, there are no slopes of significant concern identified within the area of this soil type and the applicant is proposing to cut and fill the site to a 1 percent grade for a buildable area. A geotechnical review was not requested with this application but may be required for review with a future development application or at time of permit.

No further action is needed as it relates to this application. The County may require a soils report in conformance with CB-94-2004 during future phases of development or at time of permit.

### **Stormwater Management**

An approved stormwater management (SWM) Concept Plan and associated letter (Case No. 447-2015-00) were submitted with this application. The approved SWM concept plan shows the use of two micro-bioretenion areas on-site.

## **Summary of Recommended Findings and Conditions**

The Environmental Planning Section recommends approval of Detailed Site Plan DSP-18047 with no conditions.






THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


14741 Governor Oden Bowie Drive  
 Upper Marlboro, Maryland 20772  
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 www.mncppc.org/pgco

August 13, 2020

**MEMORANDUM**

TO: Henry Zhang, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

**SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance**

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2006 *Approved Sector Plan* and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70), and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 20021

Development Case Name: Potomac Energy

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement
County R.O.W.	<input type="checkbox"/>	Nature Trails
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks
HOA	<input type="checkbox"/>	Bicycle Parking
Sidewalks	<input checked="" type="checkbox"/>	Trail Access
Add'l Connections	<input checked="" type="checkbox"/>	Bikeway Signage

Subject to 24-124.01: No

Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

<b>Development Case Background</b>	
Building Square Footage (non-residential)	3,180 sq. ft. (store), 1,051 sq. ft (car wash)
Number of Units (residential)	n/a
Abutting Roadways	Greenbelt Road, Aerospace Drive
Abutting or Nearby Master Plan Roadways	Greenbelt Road
Abutting or Nearby Master Plan Trails	Bicycle lane along Greenbelt Road (planned)
Proposed Use(s)	Gas station/food/beverage
Zoning	I-1
Centers and/or Corridors	University Blvd Corridor
Prior Approvals on Subject Site	SE-4757, DSDS-688, DPLS-415

Subject to 24-124.01:	n/a
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

**Prior Approvals**

There are no prior approvals applicable to the subject site that include conditions related to pedestrian or bicycle transportation.

**Review of Proposed On-Site Improvements**

The submitted plans include standard crosswalks crossing all vehicular access points, designated space for bicycle parking near the building entrance, and the existing sidewalk along Greenbelt Road, and Aerospace Drive. However, sidewalk widths are recommended to be labeled on all plan sheets. Staff recommended pathways connecting the existing sidewalk along Greenbelt Road and Aerospace Drive to the building entrance for a convenient pedestrian network. However, staff concurs with the evaluation that a sidewalk connection between Aerospace Drive and the building entrance that crosses the car wash drive-thru exit is not feasible due to slope constraints and car wash operations. Although a direct connection is not feasible crossing the car wash exit, pedestrian warning signage should be provided to bring attention to motorist of potential pedestrian movement. Staff also recommend a sidewalk connection from Aerospace Drive along the south side of the access driveway. The connection should also include a continental style crosswalk diagonally from the access driveway to the sidewalk at the building entrance to facilitate a pedestrian route that directs pedestrians to the convenience store entrance and highlights possible pedestrian movement to motorists. The sidewalk connection from Greenbelt Road is still recommended to the building entrance in addition to the Aerospace Drive pedestrian connection.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements and recommendations, pedestrian and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

**Review of Connectivity to Adjacent/Nearby Properties**

The subject site is adjacent to industrial, commercial, and residential areas with existing sidewalk along Greenbelt Road and Aerospace Drive.

**Review Master Plan of Transportation Compliance**

This development case is subject to the 2009 *Approved Countywide Master Plan of Transportation*. One master plan trail facility impacts the subject site, a planned bicycle lane along Greenbelt Road. 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 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

**Comment:** Sidewalk is provided along all roadway frontages and fulfills the intent of Policy 2. The recommended bicycle lane along Greenbelt Road is beyond the scope of the detailed site plan and can be required by the State Highway Administration as appropriate or can be constructed as part of roadway maintenance or a capital improvement project. Designated space for bicycle parking is provided and is an important component of a bicycle friendly roadway to fulfill the intent of Policy 4.

### **Review Area Master Plan Compliance**

This development is also subject to the 2006 *Approved Sector Plan* and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70) includes the following recommendations regarding the accommodations of pedestrian and bicycle facilities (pg. 30):

Policy 1: Incorporate appropriate pedestrian-oriented development features in all new development.

**Comment:** The crosswalks provided crossing all vehicular driveways and the recommended additional sidewalk connection from Greenbelt Road fulfill the intent of the policy above. These improvements create a convenient pedestrian system that meet the findings pursuant to Sec. 27-546(d)(7) and fulfill the intent of the policies above.

### **Recommended Conditions of Approval**

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for pedestrian and bicycle transportation purposes, and conforms to the prior development approvals and the 2006 *Approved Sector Plan* and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70) if the following condition is met:

1. Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors, and assigns shall provide:
  - a. A minimum five-foot-wide sidewalk connection from Greenbelt Road to the building entrance, including crosswalks when crossing the car wash entrance.
  - b. Sidewalk widths labeled on all plan sheets.
  - c. A minimum five-foot-wide sidewalk from Aerospace Drive to the building entrance, including a diagonal crosswalk.
  - d. Pedestrian warning signage at the exit of the car wash warning motorists of possible pedestrian movement.



July 7, 2020

**MEMORANDUM**

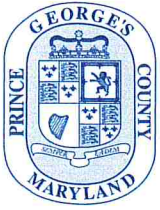
TO: Henry Zhang, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for DSP-20021 – Potomac Energy Holdings

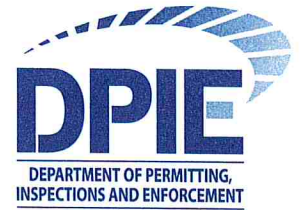
1. The use of a gas station requires one parking space per employee per Part 11 of the Zoning Ordinance. This use must be calculated and added to the parking and loading schedule on the site plan.
2. The site plan shows one parking space to be used as a vacuum station and one space to be used as an air pump station, and these spaces are included in the total number of provided parking spaces for the gas station, convenience store, and car wash. These two spaces cannot be included in the total number of provided parking spaces and must be removed from the provided number of parking spaces in the parking and loading schedule on the site plan.
3. The 10% green area requirement is required in addition to those required by the Landscape Manual. The location of the green area must be demonstrated on the site plan, and the calculations for the green area must be added to the notes.
4. There is a typo in General Note 22. Please revise to read DSDS-688.
5. Show setback dimension for freestanding sign on the plan (sheet DSP-04) and provide annotation referencing the departure.
6. Per Sec. 27-614(b)(1), the freestanding sign height cannot exceed 25'. Applicant is proposing a sign height of 26'-3", per sign elevation provided on sheet DSP-10. If a departure from the sign height requirement was not included with the departure from the sign setback in DSDS-688, a revision to that case or a new companion DSDS will have to be applied for, as determined by the Urban Design reviewer. Applicant must also revise the sign height shown on sheet DSP-4 to reflect true sign height and reference the applicable DSDS application number. Alternatively, the applicant can reduce their sign height to come into conformance.

7. Applicant has provided Standard Note 10 on sheet DSP-4 that states conformance to Part 12 of the Zoning Ordinance but has not provided a sign table that mathematically demonstrates conformance. Applicant is proposing 2 buildings and a canopy (3 structures) with signage on each. Per Sec. 27-613(c)(3)(G), conformance must be demonstrated. Please provide a detailed sign table mathematically demonstrating conformance to this section. It should list the subject structures, their width, the multiplier used to calculate the permissible square footage and provide the resultant permissible sign area. It should also provide the proposed sign area for each structure and the resultant percentages of sign area proposed for each structure to get to 100%.
8. Standard Note 10 A should reference the table and provide the sheet it is located on.



Angela D. Alsobrooks  
County Executive

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



MEMORANDUM

July 24, 2020

**TO:** Henry Zhang, Urban Design Section  
Development Review Division, M-NCPPC

**FROM:** Mary C. Giles, P.E., Associate Director  
Site/Road Plan Review Division, DPIE *Mary C. Giles* July 28, 2020

**RE:** Potomac Energy Holdings  
Detailed Site Plan No. DSP-20021

**CR:** Greenbelt Road (MD-193)  
**CR:** Aerospace Road

In response to the Detailed Site Plan No. DSP-20021 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at 10000 Greenbelt Road, on the north side of Greenbelt Road, at its intersection with Aerospace Road. Aerospace Road is a County- maintained roadway.
- The applicant is proposing construction of a Gas Station with Food and Beverage and Car wash.
- DSP-20021 is consistent with Concept Number 447-2015, issued on July 13, 2015 (extended to July 6, 2021) and the Site Development Fine Grade Permit 41743-2015 issued April 10, 2017. DPIE has no objection to the proposed Detailed Site Plan.
- 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.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774  
Phone: 301.636.2060 ♦ <http://dpie.mypgc.us> ♦ FAX: 301.925.8510



Henry Zhang  
July 24, 2020  
Page 2

- 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) The applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Steve Snyder, P.E, the District Engineer for the area, at (301) 883-5710.

MCG:DJK:dar

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Dana Karzoun, Engineer, S/RPRD, DPIE  
Potomac Energy Holdings, P.O. Box 2810, La Plata, MD 20646  
McNamee & Hosea, 6411 Ivy Lane, Suite 210, Greenbelt, MD 20770



**INTER-OFFICE MEMORANDUM  
PRINCE GEORGE'S COUNTY  
POLICE DEPARTMENT**



**M E M O R A N D U M**

DATE: June 23, 2020  
TO: Planning Coordinator, Urban Design Application Section  
Development Review Division  
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division  
SUBJECT: DSP-20021 Potomac Energy Holdings

---

Upon review of these site plans, I did not see any discussion of territorial reinforcement in the parking lot area and store front.

Territorial Reinforcement is a principle of CPTED (Crime Prevention Through Environmental Design) that addresses distinction between public and private property.

I recommend signage placed in the parking lot and store front area. The signage could be used to spell out approved or forbidden behaviors for example, "No Loitering". Also, to announce ownership at property boundaries and to distinguish private from public areas.

**From:** [Kwesi Woodroffe](#)  
**To:** [Zhang, Henry](#)  
**Cc:** [PGCReferrals](#); [Crystal Hughes \(Consultant\)](#)  
**Subject:** RE: EPlan ACCEPTANCE referral for DSP-20021, POTOMAC ENERGY HOLDINGS; SHA; KW  
**Date:** Thursday, June 18, 2020 9:52:55 AM  
**Attachments:** [image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image018.png](#)  
[image019.png](#)  
[image020.png](#)  
[image021.png](#)  
[image022.png](#)  
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[image024.png](#)  
[image025.png](#)

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Good morning Henry,

I reviewed the subject referral and have the following comments:

- I understand that the one-way driveways on MD 193 are existing, however, the egress on Greenbelt Rd is too close to the intersection. It should be closed and a right-in/ right-out should be constructed as far away as possible from the intersection. An Access Permit will be required.
- Maximum width of the entry/exit should be 20-ft to be in line with the standard commercial right in/ right out access point.
- Ms. Hughes will distribute the plans for a more comprehensive review and comments will be provided within 30 days.

Thanks, Kwesi

**Kwesi Woodroffe**  
**Regional Engineer**  
**District 3 Access Management**  
**MDOT State Highway Administration**  
[KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov)  
301-513-7347 (Direct)  
1-888-228-5003 – toll free  
9300 Kenilworth Avenue,  
Greenbelt, MD 20770  
<http://www.roads.maryland.gov>



---

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

**Sent:** Wednesday, June 17, 2020 10:11 AM

**To:** Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Brake, Michelle <Michelle.Brake@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>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Thompson, Ivy <Ivy.Thompson@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; Lane Dillon <ljdillon@co.pg.md.us>; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; Rey DeGuzman (rsdeguzman@co.pg.md.us) <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; rlattivor@co.pg.md.us; Snyder, Steven G. <SGSnyder@co.pg.md.us>; mabdullah@co.pg.md.us; nwformukong@co.pg.md.us; mtayyem@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Peter Campanides <PCampanides@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; #dsgintake@wsscwater.com; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us

**Cc:** Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>; Madison, Danielle <Danielle.Madison@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>

**Subject:** EPlan ACCEPTANCE referral for DSP-20021, POTOMAC ENERGY HOLDINGS (PB) via DROPBOX

All,

This is an EPlan ACCEPTANCE referral for **DSP-20021, Potomac Energy Holdings**. This case was officially accepted as of today, June 17, 2020. 30-day referral due date: August 17, 2020. SDRC is scheduled for June 26, 2020.

Please submit ALL comments to Henry Zhang(email attached). Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/kwsdct0659sps6i/AADXokQqdk6wA9lVALnLXpja?dl=0> . (dated 6-17-2020).

Thanks...



**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

301-952-4688 | [donald.townsend@ppd.mncppc.org](mailto:donald.townsend@ppd.mncppc.org)





*Division of Environmental Health/Disease Control*

Date: July 06, 2020

To: Henry Zhang, Urban Design, M-NCPPC

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

Re: DSP-20021, Potomac Energy Holdings

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 Potomac Energy Holdings project located at 10000 Greenbelt road and has the following comments / recommendations:

1. Health Department permit records indicate there is less than two existing carry-out/convenience store and no grocery food facilities within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. The applicant should consider providing healthy food options to the patron at the proposed food and beverage store.
2. The applicant must obtain a raze permit from the Department of Permit Inspection Enforcement (DPIE), located at 9400 Peppercorn Place in Largo, Maryland for the demolition of the existing structures.
3. The applicant must submit an application for Food Service Facility permit and the floor plans to the Plan Review department at the DPIE office of for the construction of the proposed food and beverage facility.
4. The applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration. Such sources include gasoline underground storage tanks, degreasing tanks and paint spraying operations. Contact MDE – ARMA at 800-633-6101.
5. The applicant should consider use of soaps/detergents that are labeled non-toxic and/or biodegradable solvents to help decrease the immediate environmental impacts to various fish species and invertebrates.



Environmental Engineering/Policy Program  
Largo Government Center  
9201 Basil Court, Suite 318, Largo, MD 20774  
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711  
[www.princegeorgescountymd.gov/health](http://www.princegeorgescountymd.gov/health)



*Division of Environmental Health/Disease Control*

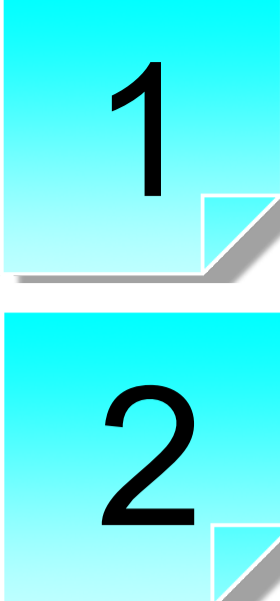
4. The applicant should assure that all sources of air pollution have been registered with the Maryland Department of the Environment, Air and Radiation Management Administration. Such sources include gasoline underground storage tanks, degreasing tanks and paint spraying operations. Contact MDE – ARMA at 800-633-6101.
5. The applicant should consider use of soaps/detergents that are labeled non-toxic and/or biodegradable solvents to help decrease the immediate environmental impacts to various fish species and invertebrates.
6. The applicant should obtain the appropriate permit for the onsite wastewater discharge from the Maryland Department of the Environment (MDE); to assure that the wastewater from the vehicle washing operation is regularly submits a chemical analysis that for Total Petroleum Hydrocarbons (TPH) and the Volatile Organic Compounds (VOC) in accordance to COMAR 26.08.02.09, 26.08.04.01 and 26.08.07. Contact MDE-410-537-3778.
7. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
8. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

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



Environmental Engineering/Policy Program  
Largo Government Center  
9201 Basil Court, Suite 318, Largo, MD 20774  
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711  
[www.princegeorgescountymd.gov/health](http://www.princegeorgescountymd.gov/health)





HATCH LEGEND		
	MICRO BIORIENTATION FACILITY	
	STANDARD CONCRETE	
	HEAVY DUTY CONCRETE	

**STANDARD NOTES:**

- BULK REQUIREMENTS:
 

ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	N/A / 0.897 AC
B. MIN. BUILDING SETBACK	
CONVENIENCE STORE	
FRONT SETBACK (GREENBELT ROAD)	25' / 133.9'
SIDE SETBACK (AEROSPACE ROAD)	30' / 63.1'
SIDE SETBACK (EAST)	30' / 63.0'
REAR SETBACK (NORTH)	0' / 25.0'
CAR WASH	
FRONT SETBACK (GREENBELT ROAD)	25' / 114.1'
SIDE SETBACK (AEROSPACE ROAD)	30' / 25.7'
SIDE SETBACK (EAST)	30' / 141.0'
REAR SETBACK (NORTH)	0' / 40.0'
CANOPY	
FRONT SETBACK (GREENBELT ROAD)	25' / 31.9'
SIDE SETBACK (AEROSPACE ROAD)	30' / 55.7'
SIDE SETBACK (EAST)	30' / 62.1'
REAR SETBACK (NORTH)	0' / 126.9'
C. MIN. PARKING SETBACK	
FRONT SETBACK (GREENBELT ROAD)	40' / *10.5'
SIDE SETBACK (AEROSPACE ROAD)	10' / *10.2'
SIDE SETBACK (EAST)	NONE / *10.0'
REAR SETBACK (NORTH)	NONE / *2.5'
* NOTE: PLAN VIEW ANNOTATED TO FACE OF CURB. SETBACK NOTED ABOVE IS TO BACK OF CURB.	
D. PARKING REQUIREMENTS	
CONVENIENCE STORE	
1 SPACE PER 150 SF OF GLA UP TO 3000 SF	21
AND 1 SPACE PER 200 SF OF GLA OVER 3000 SF = (3,000SF/150 + 170/200) = 20.85 OR 21	18
CAR WASH	
1 SPACE PER 500 SF OF GFA = 1,344 SF / 500 = 2.69 OR 3	3
ADA 1/4M ACCESSIBLE SPACES (1 FOR <25 SPACES; * = INCLUDED IN REQUIRED SPACES)	1*
TOTAL	24
TOTAL WITH 20% REDUCTION FOR MULTIPLE USES	20
LOADING	1
2,000 TO 10,000 SF OF GFA	
15 FEET IF USE SERVED HAS MORE THAN 3,000 SQUARE FEET GFA	33' X 12'
CONVENIENCE STORE = 3,170 SF	34' X 15'
E. MIN. PARKING SPACE DIMENSIONS	
STANDARD PARKING SPACE	9.5' X 19'
COMPACT PARKING SPACE	8' X 16.5'
ADA ACCESSIBLE PARKING SPACE	16' X 19'
F. MAX. BUILDING HEIGHT	
CONVENIENCE STORE	N/A / 21'+
CAR WASH	N/A / 16.67'
CANOPY	N/A / 22'+
TOTAL AREA = 392.16 SF	
400 SF	
I. GREEN AREA CALCULATIONS	
SITE AREA = 0.897 AC	
GREEN AREA = 0.194 AC (21.7%)	
- NEAREST INTERSECTING STREET: AEROSPACE ROAD APPROXIMATELY 91' ± WEST OF WESTERNMOST GREENBELT ROAD US RTE 193 ROAD ENTRANCE.
- PAVEMENT STRIPING TO BE 4" WHITE MSHA STANDARD.
- PUBLIC WATER AND SEWER, STORMDRAIN, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
- COMPANION APPLICATIONS:
 

APPROVAL DATE:	APPROVAL NO.:
06/03/14	NRI-096-14
07/01/14	CASE #447-2015-00
07/13/2015	
- STORMWATER MANAGEMENT CONCEPT DATED: 07/01/14
- DEPARTURE FROM PARKING AND LOADING SPACES (DPLS) FILE NO.: DPLS-415 APPROVED: 11/16/15
- DEPARTURE FROM SIGN DESIGN STANDARDS FILE NO.: DSDS-688 APPROVED: DSDS-688
- THERE IS NO MANDATORY PARK DEDICATION REQUIRED FOR THIS SITE.
- HOURS OF OPERATIONS: 24 HRS/DAY
- CARWASH HOURS OF OPERATIONS: 24 HRS/DAY
- GAS STATION EMPLOYEES AND CONVENIENCE STORE EMPLOYEES ARE THE SAME.
- SIGN REQUIREMENTS
- BUILDING SIGN AREAS
 

ALLOWED/REQUIRED	PROVIDED
CONVENIENCE STORE	
2 SF OF BUILDING SIGNAGE ALLOWED PER 1 LINEAR FOOT OF WIDTH ALONG FRONT OF BUILDING (SOUTH, WEST FACADES)	SOUTH = 140.6 SF WEST = 95.0 SF
SOUTH FACADE = 70.3' WEST FACADE = 47.5'	SOUTH = 19.7 SF WEST = 19.7 SF
CAR WASH	
2 SF OF BUILDING SIGNAGE ALLOWED PER 1 LINEAR FOOT OF WIDTH ALONG FRONT OF BUILDING (SOUTH, WEST FACADES)	SOUTH = 56.6 SF WEST = 96.6 SF
SOUTH FACADE = 28.3' WEST FACADE = 48.3'	SOUTH = 0.0 SF WEST = 20.0 SF



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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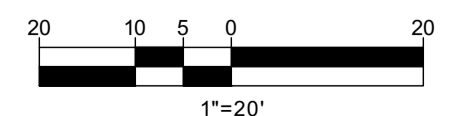
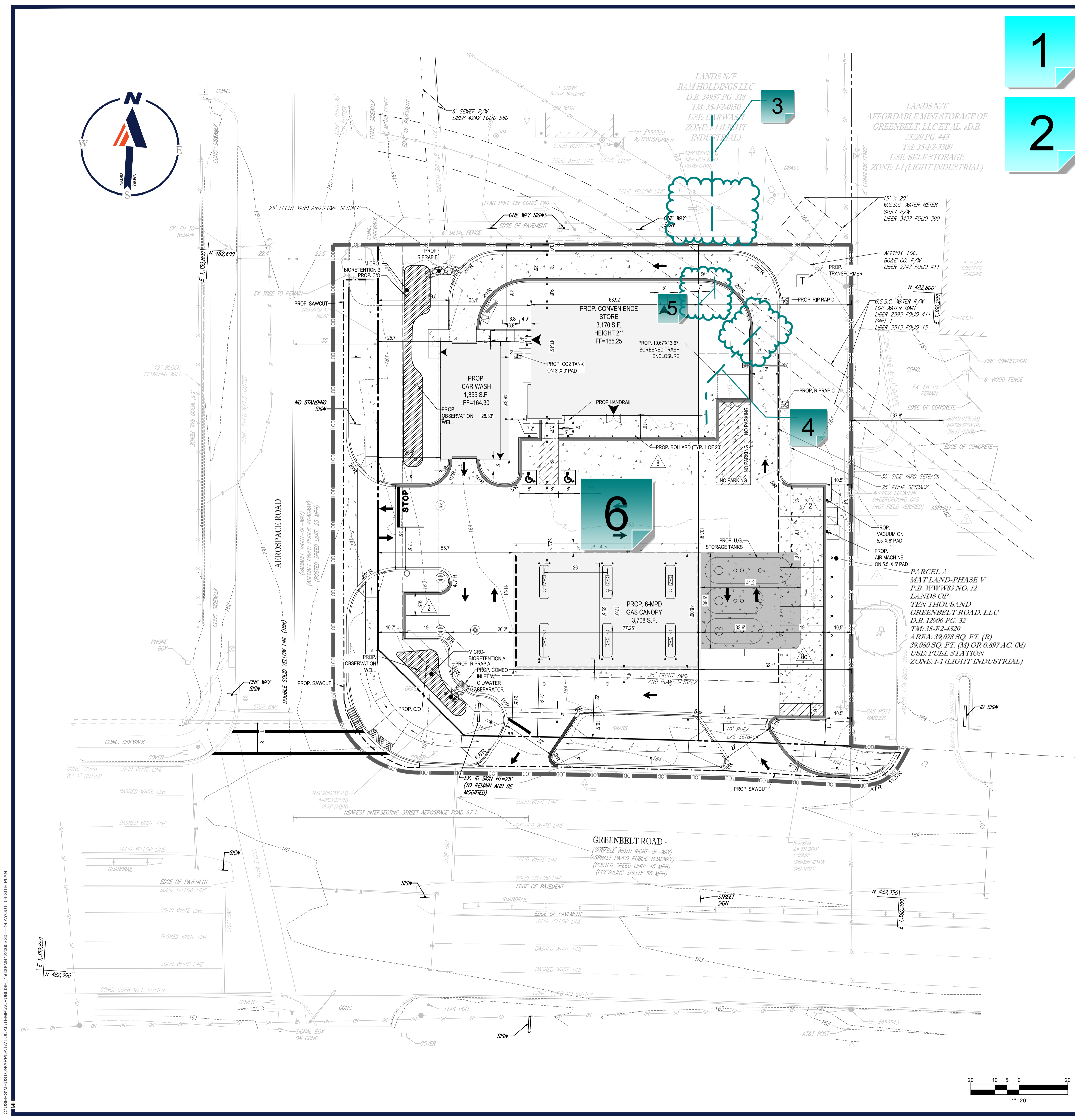
PROJECT No.:	MB122065
DRAWN BY:	KPW
CHECKED BY:	NBS
DATE:	04/10/20
CAD ID:	SS0

**DSP-20021**  
FOR  
**PEH**  
POTOMAC ENERGY HOLDINGS, 841 AEROSPACE SHELL  
10000 GREENBELT ROAD LANHAM, MD 20706  
PRINCE GEORGE'S COUNTY PARCEL A, TM 35, GRID F2 TAX ID: 1646223

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

**NICHOLAS B. SPEACH**  
6/3/2020  
PROFESSIONAL ENGINEER  
NICHOLAS B. SPEACH HEREBY CERTIFIES THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40381, EXPIRATION DATE 8/14/21

SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**DSP -4**



C:\USERS\HUNTER\APPDATA\LOCAL\TEMP\ACPL\B\15699\MB122065\SS0-LAYOUT 04-SITE PLAN



**1 - 1 - WSSC Plan Review Comments**

Created by: Mary Mapes  
On: 06/19/2020 07:40 AM

WSSC Plan Review Comments  
DSP-20021 - PEH 821-10000 Greenbelt Rd

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

**2 - 2 - WSSC Standard Comments for All Plans**

Created by: Mary Mapes  
On: 06/19/2020 07:41 AM

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's 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 - Ex. SHC**

Created by: Fred Mejias  
On: 06/25/2020 02:17 PM

The location of the existing SHC is important especially since the sewer serving the property come from the parcel to the north.

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

#### 4 - Ex. WHC and On-site Water

Created by: Fred Mejias  
On: 06/25/2020 02:19 PM

Please show the location of the WHC to the parcel in addition you will need to show the existing on-site water.

We will need to know what is being removed and what is being abandonned.

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

#### 5 - 15' Horizontal Separation (\*\*Critical Comment\*\*)

Created by: Fred Mejias  
On: 06/25/2020 02:22 PM

Proper Horizontal Separation not being met.

You are required to maintain 15 ft horiz. sepaation from a WSSC Main.

Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

PLEASE REVISE THE BUILDING FOOTPRINT.

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

#### 6 - ON-SITE WATER & SEWER

Created by: Fred Mejias  
On: 06/25/2020 02:24 PM

Please provide the location of the proposed on-site water and sewer serving the convenience store and car wash.

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

#### 7 - Design Comments:

Created by: Fred Mejias  
On: 06/25/2020 02:33 PM

1. Existing and/or proposed water and 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.

2. Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

3. Please Delineate the ex. private sewer easement and label the horizontal width on the plan.

4. The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

5. 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.

6. 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 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

7. Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

8. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

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

## 8 - Hydraulic Comments:

Created by: Fred Mejias  
On: 06/25/2020 02:51 PM

1. 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  
DSP-20021**

**APPLICANT:** Potomac Energy Holdings, LLC  
PO Box 2810  
LaPlata, MD 20646

**CORRESPONDENT:** Daniel F. Lynch, Esq  
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Greenbelt, Maryland 20770  
(301) 441-2420 Voice  
(301) 982-9450 Fax  
dlynch@mhlawyers.com

**REQUEST:** Detailed Site Plan pursuant to Section 27-473(b)(1)(B)

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**I. DESCRIPTION OF PROPERTY**

1. Address – 10000 Greenbelt Road, Lanham, MD 20706
2. Use - Retail Sale of Gasoline, Food and Beverage Store and Car Wash
3. Incorporated Area - N/A
4. Council District – 4th
5. Lots – Parcel A
6. Total Area – 0.897Acres
7. Tax Map – 035/F2
8. Location –Located on the north side of Greenbelt Road at its intersection with Aerospace Drive
9. Zoned: I-1 Zone
10. Owner – Ten Thousand Greenbelt Road, LLC
11. Zoning Map – 210NE09

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

The applicant is proposing to raze and rebuild its existing gas station located at 10000 Greenbelt Road. The project will entail the complete removal of all existing structures on the subject property and the construction of a 3,180 square foot food and beverage store, a 1,051 square foot car wash and a canopy and 6 multi-product dispensers. The car wash is a permitted use in the I-1 Zone. The gas station and food and beverage store require the approval of a detailed site plan in the I-1 Zone.

The applicant previously obtained the approval of a special exception for the gas station and food and beverage store but that approval is no longer valid. Specifically, in 2015, the District Council approved SE-4757 for a gas station and food and beverage store on the subject property. However, in 2017 the County Council amended the Zoning Ordinance to require the approval of a detailed site plan for a gas station and food and beverage store in the I-1 Zone. Since the applicant has not vested the approval prior to the amendment to the Zoning Ordinance, that approval is no longer valid and the applicant must now obtain the approval of a detailed Site plan.

In addition, the applicant previously obtained the approval of a Departure from Parking and Loading Spaces (DPLS-415) to address a reduction of 5 spaces from the 24 spaces required under Section 27-568(a) of Zoning Ordinance and the approval of a Departure from Sign Design Standards (DSDS-688) to accommodate the existing freestanding sign located along the property frontage on Greenbelt Road. The sign is setback 5 feet rather than the 10 feet required under Section 27-614(a)(4) of the Zoning Ordinance.

## **III. COMMUNITY**

The subject property is located on the north side of Greenbelt Road in the very western boundary of the *East Glenn Dale Area Approved Sector Plan and Sectional Map Amendment*. The property is surrounded by the following uses:

North: Car wash in the I-1 Zone

South: Across Greenbelt Road, Multi-family development (Woodland Landing) in the R-18 Zone

East: Consolidated storage in the I-1 Zone

West: Across Aerospace Drive, commercial shopping center in the I-1 Zone.

#### IV. CRITERIA FOR APPROVAL

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

##### Section 27-285

##### (b) Required findings.

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

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

##### Section 27-274 Design Guidelines

##### (1) General.

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

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

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

##### (b) General purposes.

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

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

##### (c) Specific purposes.

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

- (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

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

**Comment:** This Detailed Site Plan promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the I-1 Zone in which the subject land is located. A gas station and food and beverage store are permitted in the I-1 Zone subject to the approval of a Detailed Site Plan. The plan gives an illustration as to the approximate location and delineation of the building, its parking, streets, green areas, and other similar physical features and land uses proposed for the site.

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

(2) Parking, loading, and circulation.

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

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

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

**Comment:** This Detailed Site Plan demonstrates conformance with this Design Guideline. The plan shows that the proposed parking spaces are located perpendicular to the sidewalk located around the food and beverage store. In addition, there are generous drive aisles provided to help the safe circulation of vehicles. The applicant believes that this layout will prevent any conflicts between vehicles and pedestrians on the Subject Property.

(3) Lighting.

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

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

(4) Views.

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

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (4) and the plan is designed to preserve, create, or emphasize views from the public roads that



surround the property. There will be 4.2 landscape strips located along the Greenbelt Road and Aerospace Drive frontages.

(5) Green Area.

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

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

(6) Site and streetscape amenities.

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

**Comment:** As indicated above, the applicant is proposing to install a 4.2 landscape strip along the Greenbelt Road and Aerospace Drive frontages and will also comply with Section 4.3 of the Landscape Manual. Given the size of the property and the nature of the use, the applicant is not proposing any other streetscape amenities.

(7) Grading.

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

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

(8) Service Areas.

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

**Comment:** The applicant is proposing to install a loading space which will be located between the food and beverage store building and the consolidated storage building located on the adjoining property. This space will also be screened from Greenbelt Road by the 4.2 landscape strip being proposed along the Greenbelt Road frontage.

(9) Public Spaces.

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

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

(10) Architecture.

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

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

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

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (10). As stated earlier, this Detailed Site Plan provides the front, rear and side exterior elevations of the proposed building. This Detailed Site Plan also provides the building materials, such as the brick veneer, glass, steel and aluminum that will be used for the proposed building. It should be noted that the building elevations have been modified since the special exception was approved for the property. The modification is keeping with other food and beverage stores being constructed by the applicant in the metropolitan area.

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

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

**Comment:** No Conceptual Site Plan was required.

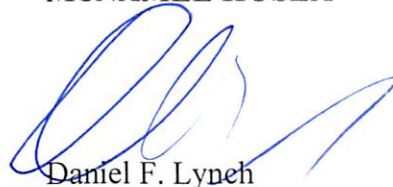
(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic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

## V. CONCLUSION

The applicant respectfully submits that all of the criteria for granting the proposed detailed site plan and departure have been met and on behalf of Potomac Energy Holdings, requests the approval of this application.

Respectfully submitted,

**MCNAMEE HOSEA**



Daniel F. Lynch

**Additional Back-up**

**For**

**DSP-20021**

**Potomac Energy Holdings, LLC**  
**(Shell)**

## APPLICANT'S REVISED CONDITIONS DSP-20021

1. Prior to certification of the detailed site plan, the applicant shall revise the plans or provide information, as follows:

a. Provide the following site plan notes:

“During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George-' s County Code.”

“During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

~~b. Provide a minimum 5-foot-wide sidewalk connection from Greenbelt Road to the building entrance, including crosswalks, as necessary.~~

~~c. Provide a minimum 5-foot-wide sidewalk from Aerospace Drive to the building entrance, including crosswalks, as necessary.~~

~~b.d.~~ Provide pedestrian warning signage at the exit of the car wash, warning motorists of possible pedestrian movement.

~~c.e.~~ Label sidewalk widths on all plan sheets