



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

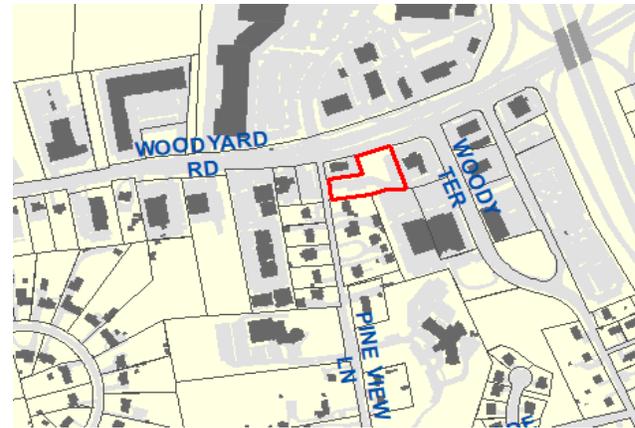
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Dunkin Donuts Clinton

DSP-20018

REQUEST	STAFF RECOMMENDATION
Construction of an 1,802-square-foot eating and drinking establishment with drive-through service.	APPROVAL with conditions

Location: On the south side of MD 223 (Woodyard Road), approximately 165 feet east of its intersection with Pine View Lane.	
Gross Acreage:	1.05
Zone:	C-S-C/C-O/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	1,802 sq. ft.
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	212SE06
Applicant/Address: MPB Realty 100 Menlo Park Drive Edison, NJ 08837	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	01/07/2021
Planning Board Action Limit:	01/15/2021
Staff Report Date:	12/22/2020
Date Accepted:	10/22/2020
Informational Mailing:	03/30/2020
Acceptance Mailing:	10/19/2020
Sign Posting Deadline:	12/08/2020

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/. 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-20018
Dunkin Donuts Clinton

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

EVALUATION

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

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

FINDINGS

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

1. **Requests:** The subject application is for approval of a detailed site plan (DSP) for construction of an 1,802-square-foot eating and drinking establishment with drive-through service on Parcel B, within the existing Clinton Gardens shopping center.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	C-S-C/ C-O/M-I-O	C-S-C/ C-O/M-I-O
Use	Vacant	Eating and Drinking Establishment
Total Acreage	1.05	1.05
Parcels	1	1
Gross Floor Area (sq. ft.)	0	1,802

Parking and Loading

Eating and Drinking Establishment	Spaces Required	Spaces Provided
12 interior seats at 1 space/3 seats	4	4
500 sq. ft. at 1 space/50 sq. ft., excluding storage and patron seating	10	8
Existing shared parking (to remain)		8*
Total	14	20
Of which are required handicap-accessible van spaces	1	1
Loading		
1,802 sq. ft. GFA at 1 space/2,000–10,000 sq. ft. of GFA	0	0

Note: *Eight of the parking spaces provided on the property are included in a shared parking agreement (Liber 40728 Folio 577). A condition has been included herein, to require that the details of this parking agreement be included in the general notes and that the parking table be revised to add the parking requirements for all uses that share this parking area.

3. **Location:** The site is in Planning Area 81A and Council District 9. More specifically, it is located on the south side of MD 223 (Woodyard Road), west of MD 5 (Branch Avenue), approximately 165 feet east of its intersection with Pine View Lane, and is within Height Area E, of the Military Installation Overlay (M-I-O) Zone.
4. **Surrounding Uses:** The site is bounded to the north by MD 223, to the west by professional office space in the Commercial Office (C-O) Zone, to the east by commercial uses in the Commercial Shopping Center (C-S-C) Zone, and to the south by the Clinton Gardens Shopping Center in the C-S-C Zone and residentially-developed properties in the One Family Detached (R-80) Zone.
5. **Previous Approvals:** The site, known as Parcel B, is currently vacant and is part of the Clinton Gardens Shopping Center, which was originally constructed in approximately 2009. Parcel B is comprised of parts of land areas that were originally platted as Lots 1 and 2, recorded in the Prince George’s County Land Records in Plat Book BB 6 page 16 in 1937,

and property created by deed prior to 1982. Parcel B is subject to the provisions of Section 24-107(c)(7)(B) of the Prince George's County Subdivision Regulations, and is allocated a total of 20,000 square feet of development, together with the adjacent Parcels A and C, as stated on the record plat (Plat Book REP 210-84).

The development entitlement is more clearly recited in the prior DSP-06056 approval (PGCPB Resolution No. 07-64) for the development of Parcel A (now known as Parcels E and F recorded in Plat Book SJH 243-24). Parcel A (now Parcels E and F) utilized all but 10,229 square feet of the development entitlement, and 4,411 square feet of commercial use has been constructed on Parcel C. Therefore, 5,360 square feet remains in the development entitlement for the subject Parcel B.

The site is exempt from the requirement of filing a preliminary plan of subdivision since this application proposes 1,802 square feet of gross floor area on Parcel B, and it continues to be within the development limitations set forth by the current record plat (REP 210-84) for the site.

6. **Design Features:** The subject DSP proposes construction of a 1,802-square-foot eating and drinking establishment with drive-through service, specifically a Dunkin Donuts, and is accessed from an existing shared driveway on the southern portion of the site that provides access to Woody Terrace to the east and Pine View Lane to the west. The application includes the installation of a one-way drive-through on the north, west, and south sides of the building, and proposes the main entrance to the building, on the east side of the building. Sidewalks are proposed allowing pedestrian access from MD 223 into the site and crosswalks are provided at vehicular crossings for safe passage. A sufficient number of parking spaces is proposed on the east and south sides of the site. However, it is noted that details of the porous asphalt are needed for the pervious parking spaces proposed on the eastern side of the site. In addition, because the site is relatively flat and shows limited elevation change on the site, the DSP should provide additional spot elevations to ensure that there is positive drainage. Conditions related to the additional spot shots and detailing have been included herein.

Architecture

The proposed architectural elevations propose a contemporary franchise look and feature a modern grey color scheme with accents of brown, orange, and pink. Visual elements faced with hardie plank siding, wood slats, and concrete panels are shown on the front façade and each side of the building. These elements will provide dimension and visual interest, with the main entrance to the building accented by glass panels and signage. The roof of the building is generally flat, with various levels across the building face to provide visual interest. The building will feature flat metal canopies above the window line across the front façade and along each side façade to the entrances, as well as over each drive-through window.



Figure 1: Proposed East and South Elevations

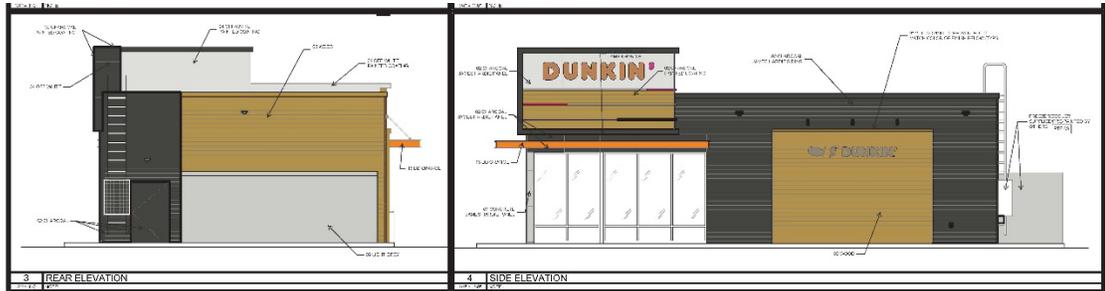


Figure 2: Proposed West and North Elevations

Lighting

The photometric plan submitted with this application shows building-mounted and pole-mounted lighting on the site, and provide sufficient lighting levels to illuminate the site's access, drive aisles, building entryways, and walking paths, complementing the building's façade and do not cause glare onto the adjacent properties.

Signage

A total of four building-mounted channel letter style signs are proposed, with two located on the north façade, and one on the east and south façades. The north and east façade signs include the Dunkin name over the entrance vestibules and the corporate 'DD' logo is proposed on the south façade. The building-mounted signs measure approximately 5 to 12 square feet and have been found acceptable. However, due to the number and variety of signs proposed, a sign table is recommended to show conformance to the requirements of Sections 27-613 and 27-614 of the Prince George's County Zoning Ordinance, as conditioned herein.

In addition, it is noted that the site includes a number of directional signs to assist with drive-through traffic on the site and one proposed freestanding sign is located along MD 223, that includes the Dunkin name and advertises the drive through. The internally illuminated, double-faced sign is 25 feet in height and meets the requirements of Section 27-614 for freestanding signage.

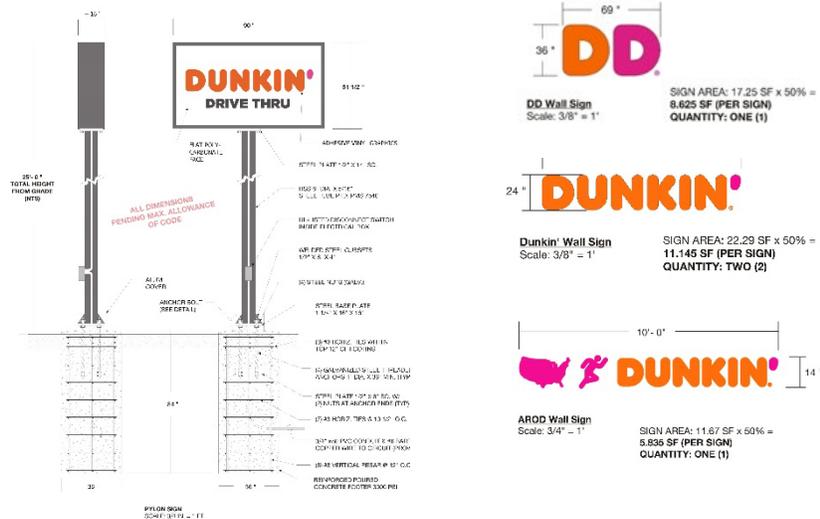


Figure 3: Proposed Building-Mounted and Freestanding Signage

Loading and Trash Facilities

Loading is not required for the eating and drinking establishment due to the size of the facility. However, a trash dumpster is proposed and located in the southern portion of the site and screened by an eight-foot-high board-on-board enclosure. It is noted that the enclosure is further screened by landscaping and has been found acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-S-C and C-O Zones and with the site design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed eating and drinking establishment is a permitted use in the C-S-C Zone, subject to Footnote 24, which requires a DSP. This application has been filed in fulfillment of this requirement as the proposed use is fully within the C-S-C-zoned portion of the parcel.
 - b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance and meets the specific regulations for development in commercial zones relating to setbacks.
 - c. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The site is located within Height Area E, which limits the allowed building height. The maximum proposed building height of 12.5 feet meets the requirements of the M-I-O Zone.

- d. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, grading will be minimized to the extent practicable, and all disturbed areas will be restored, and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments and colors.
8. **2010 Prince George’s County Landscape Manual:** The application is subject to the requirements of the Landscape Manual, specifically Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The required plantings and schedules are provided in conformance with the Landscape Manual, with the exception of Section 4.4 which is conditioned to be provided.
9. **Prince George’s County Woodland and Wildlife Habitat Conservation:** The subject DSP is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the site has less than 10,000 square feet of existing woodlands on the site, and the property has no previous tree conservation plan approvals. In addition, a Standard Letter of Exemption (S-076-2020) was issued for the property on June 2, 2020.
10. **Prince George’s Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned C-S-C and C-O are required to provide a minimum of 10 percent of the gross tract area covered in TCC. The subject application provides the required TCC schedule demonstrating conformance with this requirement.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—In a memorandum dated December 9, 2020 (Tariq to Bishop), incorporated herein by reference, the Community Planning Division noted that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Environmental Planning**—In an email dated November 9, 2020 (Schneider to Bishop), incorporated herein by reference, the Environmental Planning Section noted that a natural resources inventory (NRI) equivalency letter has been issued for the site (NRI-193-2016-01). The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A stormwater management (SWM) concept plan and approval letter (12817-2020) were submitted and show the use of four micro-bioretenion facilities and pervious pavers with no SWM fee.
 - c. **Historic Preservation**—In a memorandum dated November 3, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not

contain and is not adjacent to any designated Prince George’s County historic sites or resources.

- d. **Transportation Planning**—In a memorandum dated December 2, 2020 (Saunders Hancock to Bishop), incorporated herein by reference, the Transportation Planning Section provided an evaluation of the application and found the on-site circulation of this plan acceptable.
- e. **Trails**—In a memorandum dated December 7, 2020 (Ryan to Bishop), incorporated herein by reference, the Trails planner provided an evaluation for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. The Transportation Planning Section finds the pedestrian and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2) of the Zoning Ordinance, the relevant design guidelines for transportation, and concludes that the submitted DSP is deemed acceptable from the standpoint of pedestrian and bicycle transportation.
- f. **Subdivision and Zoning**—In a memorandum dated December 8, 2020 (Gupta to Bishop), incorporated herein by reference, the Subdivision and Zoning Section provided an evaluation of the application that is incorporated into Finding 5 and found the application acceptable.
- g. **Permit Review**—In a memorandum dated December 16, 2020 (Shaffer to Bishop), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans, or have been included as conditions of approval in the Recommendation section of this report, as appropriate.
- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 16, 2020 (Giles to Bishop), incorporated herein by reference, DPIE provided comments to be addressed at time of permits.
- i. **Prince George’s County Health Department**—In a memorandum dated October 29, 2020 (Adepoju to Bishop), incorporated herein by reference, the Health Department provided numerous recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
- j. **Prince George’s County Police Department**—At the time of the writing of this report, a memorandum had not been provided by the Police Department.
- k. **Prince George’s County Fire/EMS Department**—In an email dated December 7, 2020 (Reilly to Bishop), incorporated herein by reference, the Fire Department provided no comments on this proposal.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this report, a memorandum had not been provided by WSSC.

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

13. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).

The site does not contain any regulated environmental features, or primary management area.

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-20018 for Dunkin Donuts Clinton, subject to the following condition:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:
 - a. Provide a note showing the total gross square footage of development on Parcels B, C, E, and F.
 - b. Provide a note stating that the dumpster facilities area is adequately screened by an enclosure and additional landscaping, in conformance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*.
 - c. Provide details for the pervious paving proposed on the east side of the parking compound.
 - d. Provide additional spot shots on the property to demonstrate positive drainage on the site.
 - e. Add dimensions for the van accessible handicap parking space on the parking table and plan.
 - f. Provide the uses and zones of all adjacent lots and parcels on the site plan.
 - g. Demonstrate how the eight shared parking spaces on the property are being used toward the parking requirements for the other uses in the shopping center and include details of the shared parking agreement in the general notes on the site plan.

- h. Correct the Zoning Ordinance Sign Sizing Note on Sheet 1 to reflect the freestanding sign height and area proposed.
- i. Provide a signage area table demonstrating how the building-mounted and freestanding signs conform to Sections 27-613 and 27-614 of the Prince George's County Zoning Ordinance.
- j. Provide the height of the sign proposed above the roof line to demonstrate that it is in conformance with Section 27-613(b)(1) of the Prince George's County Zoning Ordinance.
- k. Provide all the signage dimensions and measurements in decimal values to maintain consistency in the DSP.

ITEM: 5

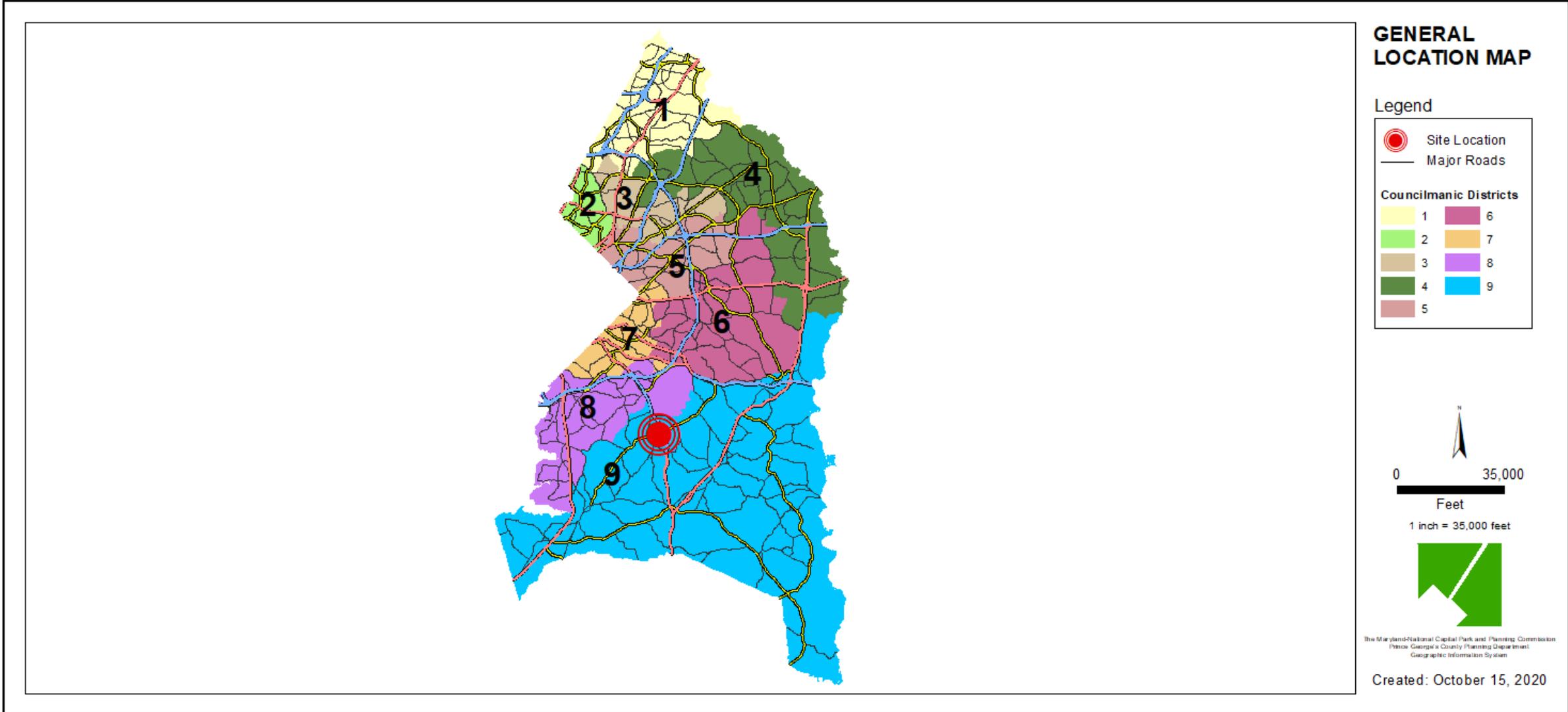
CASE: DSP-20018

DUNKIN DONUTS CLINTON

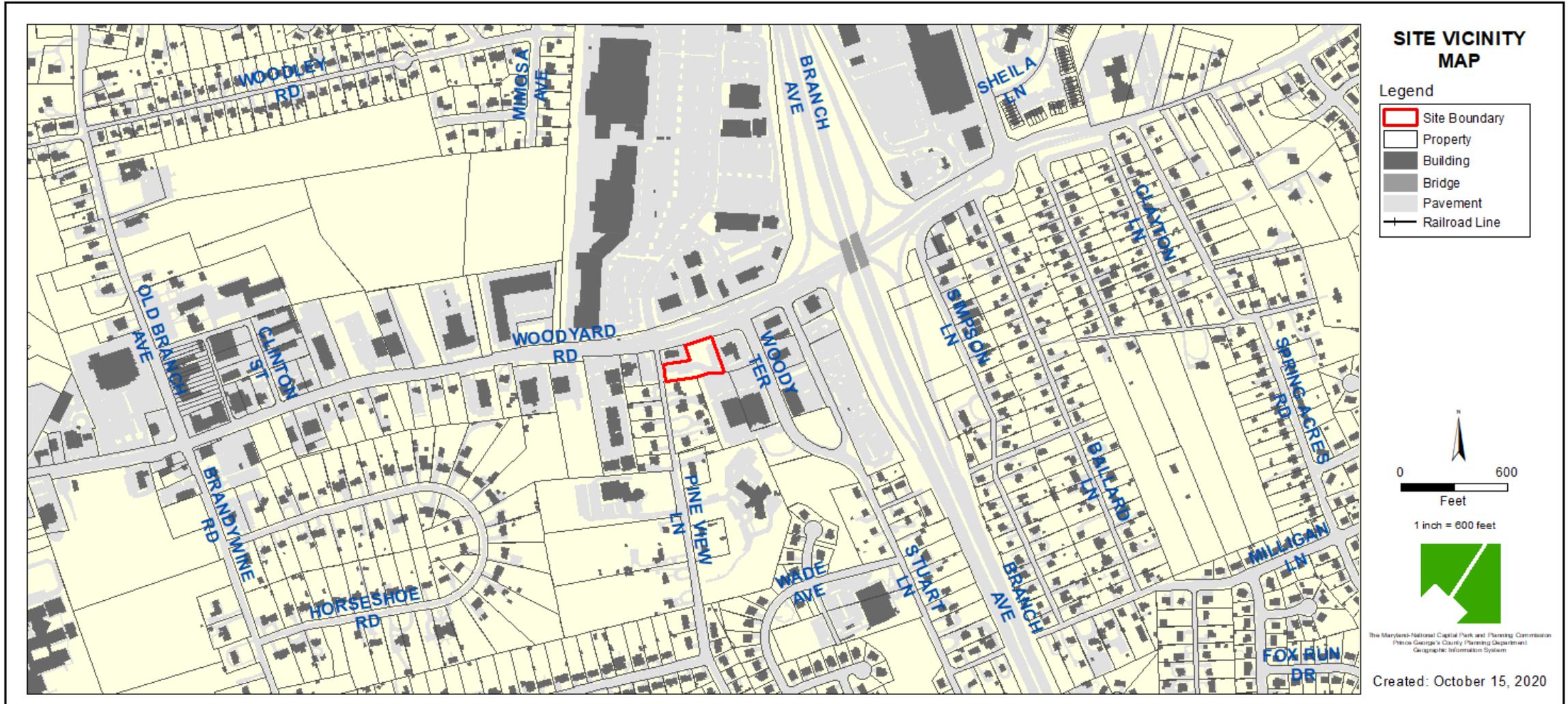
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



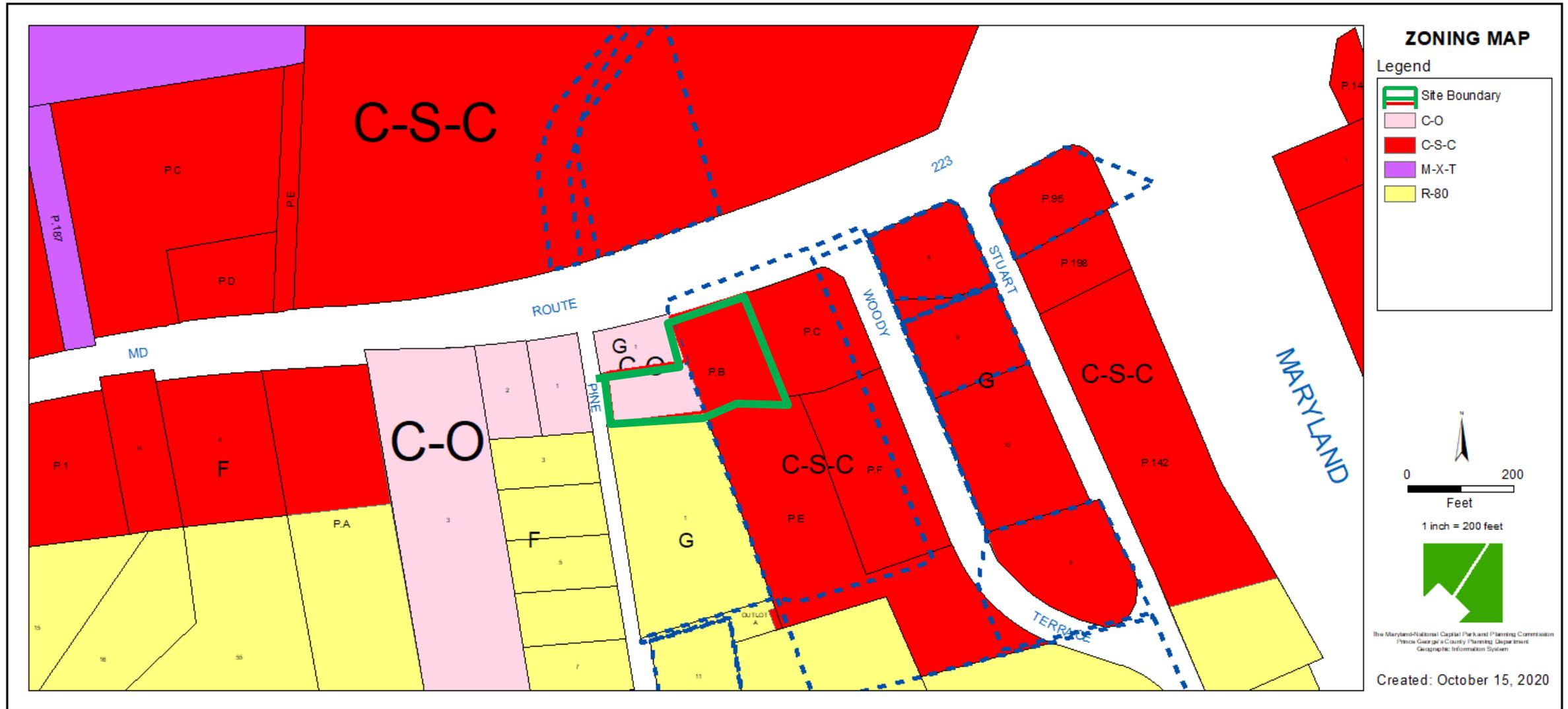
GENERAL LOCATION MAP



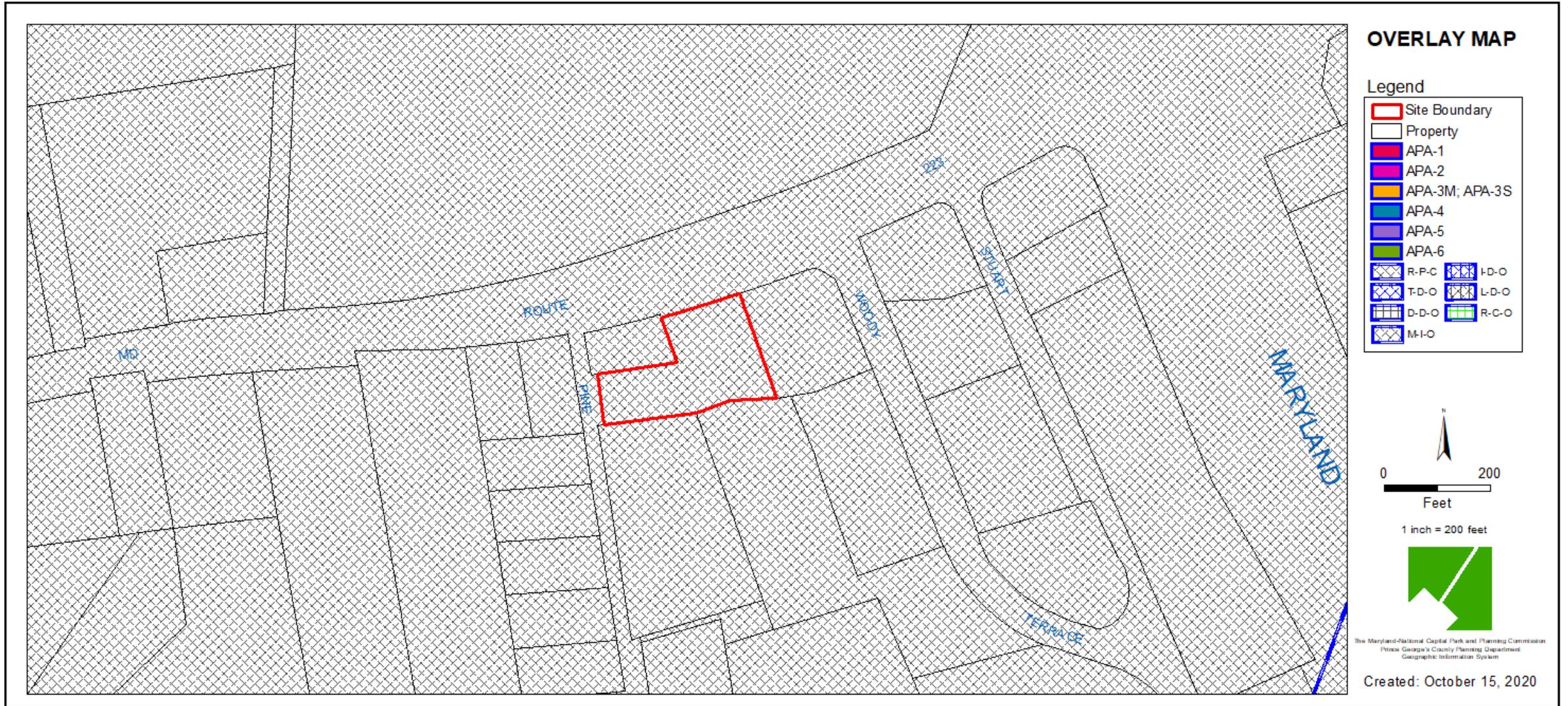
SITE VICINITY



ZONING MAP



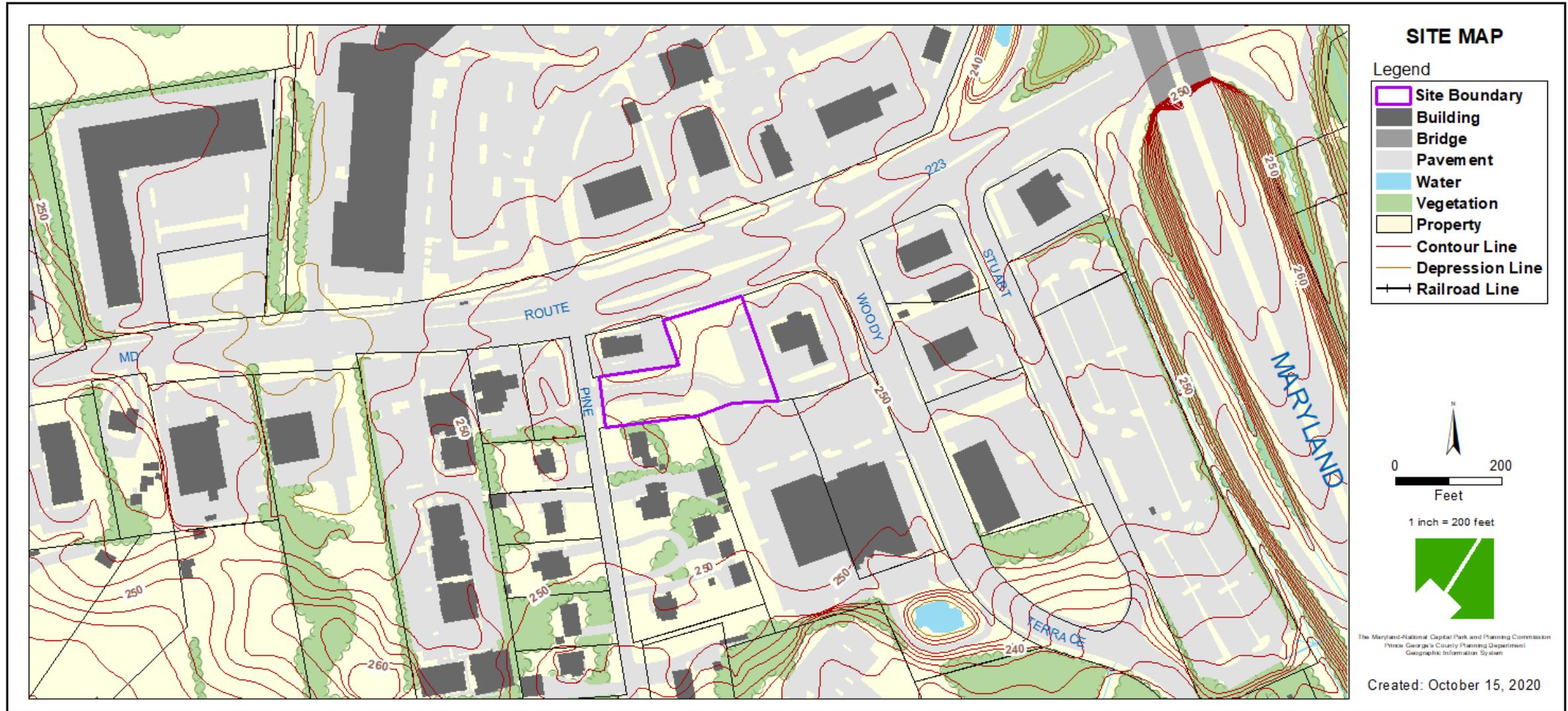
OVERLAY MAP



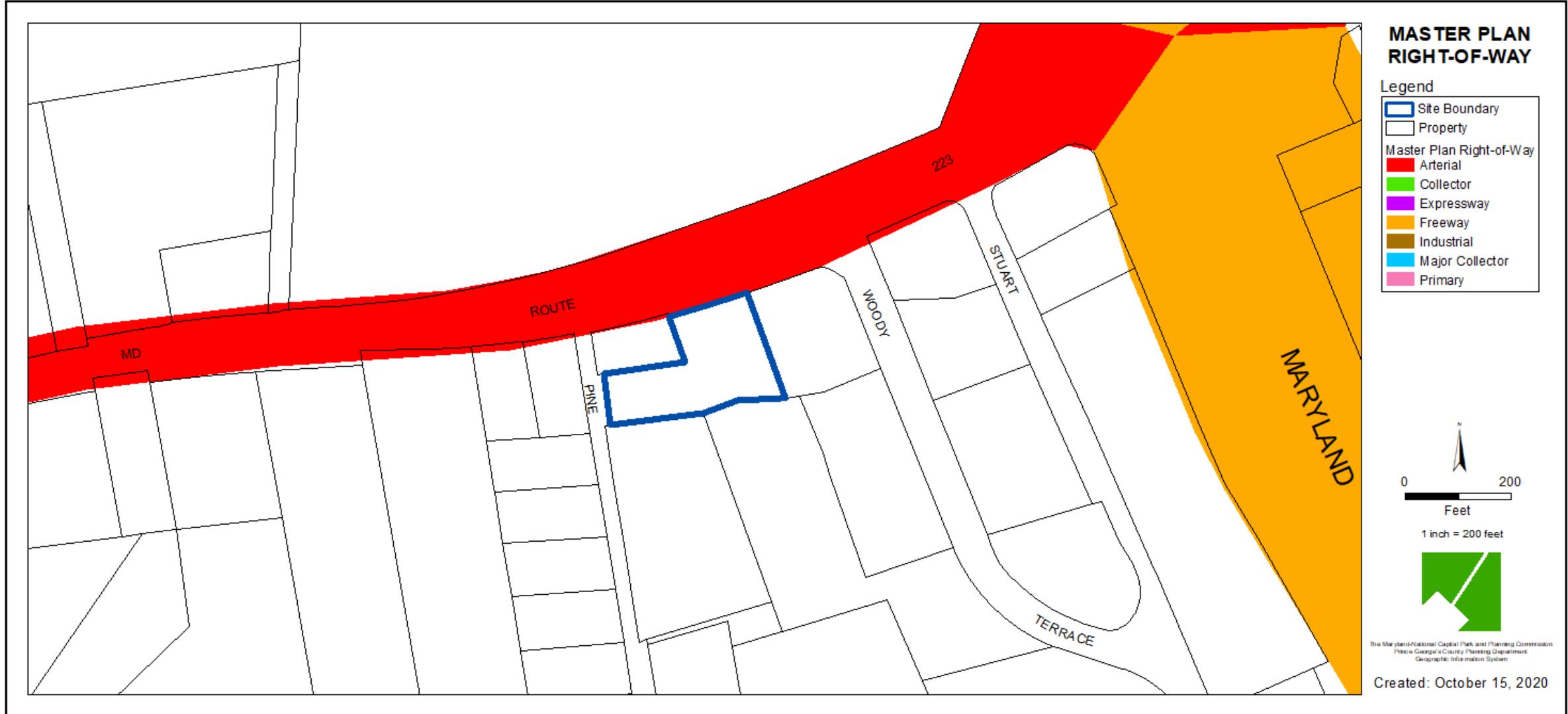
AERIAL MAP



SITE MAP



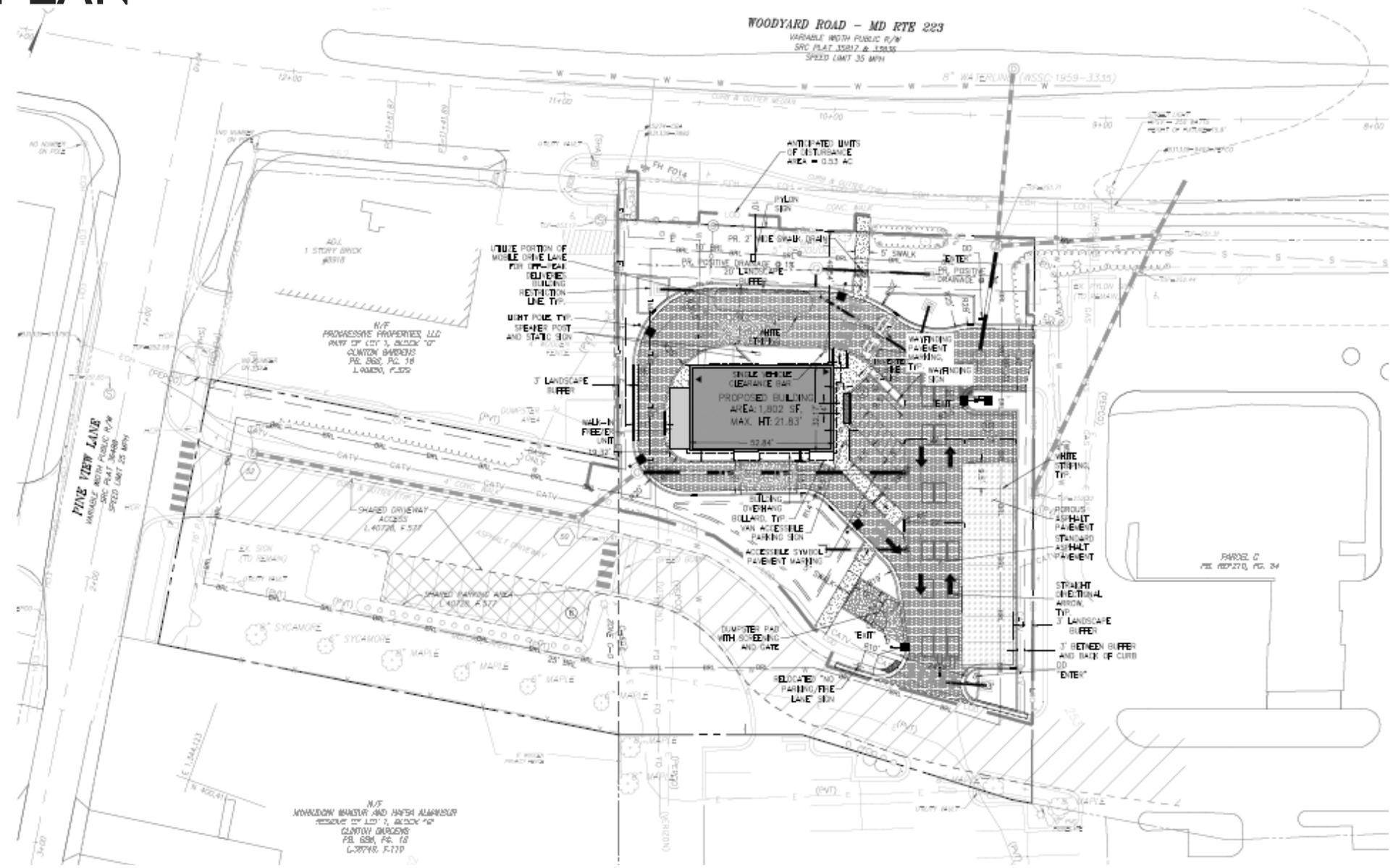
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN

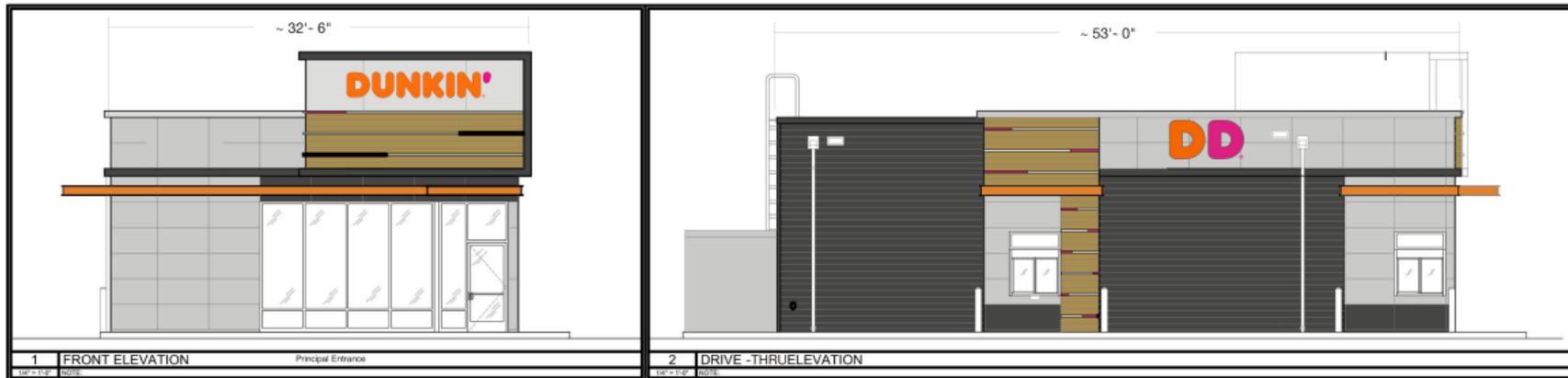


LANDSCAPE RENDERING



BUILDING ELEVATIONS & SIGNAGE

A1 Building Elevations



Dunkin' Wall Sign
Scale: 3/8" = 1'
SIGN AREA: 22.29 SF x 50% =
11.145 SF



DD Wall Sign
Scale: 3/8" = 1'
SIGN AREA: 17.25 SF x 50% =
8.625 SF



Dunkin' Wall Sign
Scale: 3/8" = 1'
SIGN AREA: 22.29 SF x 50% =
11.145 SF



AROD Wall Sign
Scale: 3/8" = 1'
SIGN AREA: 11.67 SF x 50% =
5.835 SF

Prince Georges County Zoning: C.S.C
Total Allowable Sign Area (per PG County Code): Frontage (32.50 Ft) X 2 = 65 Sq. Ft.
Proposed Wall Signs (Cumulative Area): 36.75 Sq. Ft.

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Drawing codes are appropriate & key for better execution of finished product.
Signage components are to be fabricated in accordance with the following:
 (1) ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED.
 (2) All sign materials to be weather resistant and suitable for outdoor use.
 (3) All sign materials to be finished in accordance with the manufacturer's instructions.
 (4) All sign materials to be finished in accordance with the manufacturer's instructions.
 (5) All sign materials to be finished in accordance with the manufacturer's instructions.
 (6) All sign materials to be finished in accordance with the manufacturer's instructions.
 (7) All sign materials to be finished in accordance with the manufacturer's instructions.
 (8) All sign materials to be finished in accordance with the manufacturer's instructions.
 (9) All sign materials to be finished in accordance with the manufacturer's instructions.
 (10) All sign materials to be finished in accordance with the manufacturer's instructions.

ALL REQUIRED ELECTRICAL SERVICES TO BE LOCATED AND PROVIDED BY OTHERS.

JOB	B-200822
VERSION	A1
INITIATED	22 SEPT 2020
REVISED	
PHONE	201-996-7105

PROJECT	DUNKIN' - CLINTON, MD
CLIENT	SIS MANAGEMENT (KACHN)
SITE	8914 WOODWARD RD CLINTON, MD PRINCE GEORGES COUNTY
EMAIL	895340@GMAIL.COM

Drawing Prepared by
Brent Bederka
Brent@CapitolGraphics.us
410-292-3605

Capitol Graphics
Printing & Signs



SIGNAGE DETAILS



Dunkin' Wall Sign
Scale: 3/8" = 1'

Next Gen Wall Signs - Quantity: As Specified

Fabricate & install individual channel letter signs, as illustrated. Letter cabinets to be fabricated from aluminum painted Pantone Grey 425. Faces to be white flat acrylic with adhesive vinyl graphics applied to faces. Faces to be secured to cabinets with trim-cap dark grey trim cap. Internally illuminated with white LEDs & power supply located behind building wall. Drainage weep holes to be drilled in the down strokes of all letters. GC to supply 120 V circuit and feed directly to sign location. Sign to be UL compliant & to bear UL labels.



DD Wall Sign
Scale: 3/8" = 1'

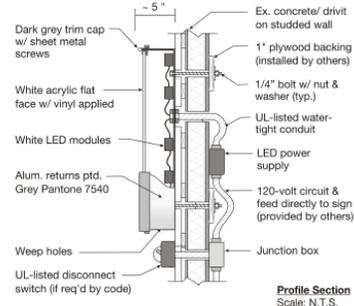
SIGN AREA: 17.25 SF x 50% = 8.625 SF (PER SIGN)
QUANTITY: ONE (1)



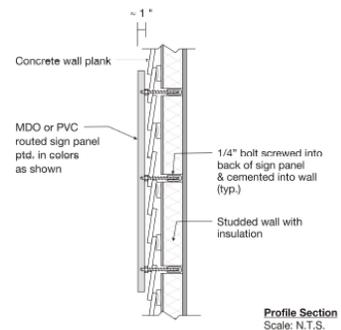
AROD Wall Sign
Scale: 3/4" = 1'

SIGN AREA: 11.67 SF x 50% = 5.835 SF (PER SIGN)
QUANTITY: ONE (1)

AROD Wall Sign - Quantity: One (1)
Fabricate & install one (1) pin-mounted wall sign. Sign to be fabricated from MDO or PVC material. Sign to not be internally illuminated.

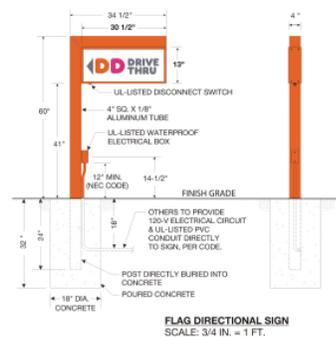


Profile Section
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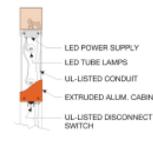


Profile Section
Scale: N.T.S.

DIRECTIONAL SIGNS



FLAG DIRECTIONAL SIGN
SCALE: 3/4 IN. = 1 FT.



PROFILE SECTION
SCALE: 1 1/2 IN. = 1 FT.



FACES
SCALE: 3/4 IN. = 1 FT.



FREESTANDING DIRECTIONAL SIGNS - QUANTITY: FIVE (5)
FABRICATE & INSTALL DOUBLE-SIDED ILLUMINATED DIRECTIONALS, AS SHOWN.

SIGN AREA: 2.75 SQ. FT. (PER SIGN)
MATERIALS: PTD. WELDED ALUMINUM CABINET & POST
GRAPHICS: ADHESIVE VINYL APPLIED FIRST SURFACE
WIND LOAD: 35 PSF

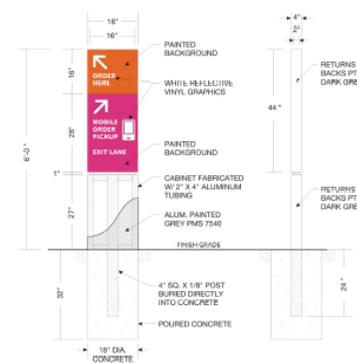
ELECTRICAL:
ILLUMINATION: WHITE LEDS
POWER SUPPLY: 15 WATT
LOAD: 0.29 AMPS @ 120 VAC
CIRCUIT: (1) 20 AMP CIRCUIT, 60 HZ (GC TO PROVIDE DIRECTLY TO SIGN)

GC TO PERMIT, FURNISH & INSTALL 120-VOLT CIRCUIT & ELECTRICAL FEED PER CODE DIRECTLY TO FOUNDATIONS. ALL ELECTRICAL COMPONENTS & INSTALLATION TO BE UL COMPLIANT & TO BEAR UL-REQUIRED LABELS.

ALL STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES.

INSTALLATION: DIRECT BURIAL INTO POURED CONCRETE.

FREESTANDING WAYFINDING SIGN



FREESTANDING WAYFINDING SIGN
SCALE: 3/4 IN. = 1 FT.

FREESTANDING WAYFINDING SIGN - QUANTITY: ONE (1)
FABRICATE & INSTALL SINGLE-SIDED NON-ILLUMINATED SIGN, AS SHOWN.

SIGN AREA: 5.50 SQ. FT.
MATERIALS: PTD. ALUMINUM POST & CABINET WITH WELDED 2\"/>

ELECTRICAL:
ILLUMINATION: WHITE LEDS
POWER SUPPLY: 15 WATT
LOAD: 0.29 AMPS @ 120 VAC
CIRCUIT: (1) 20 AMP CIRCUIT, 60 HZ (GC TO PROVIDE DIRECTLY TO SIGN)

GC TO PERMIT, FURNISH & INSTALL 120-VOLT CIRCUIT & ELECTRICAL FEED PER CODE DIRECTLY TO FOUNDATIONS. ALL ELECTRICAL COMPONENTS & INSTALLATION TO BE UL COMPLIANT & TO BEAR UL-REQUIRED LABELS.

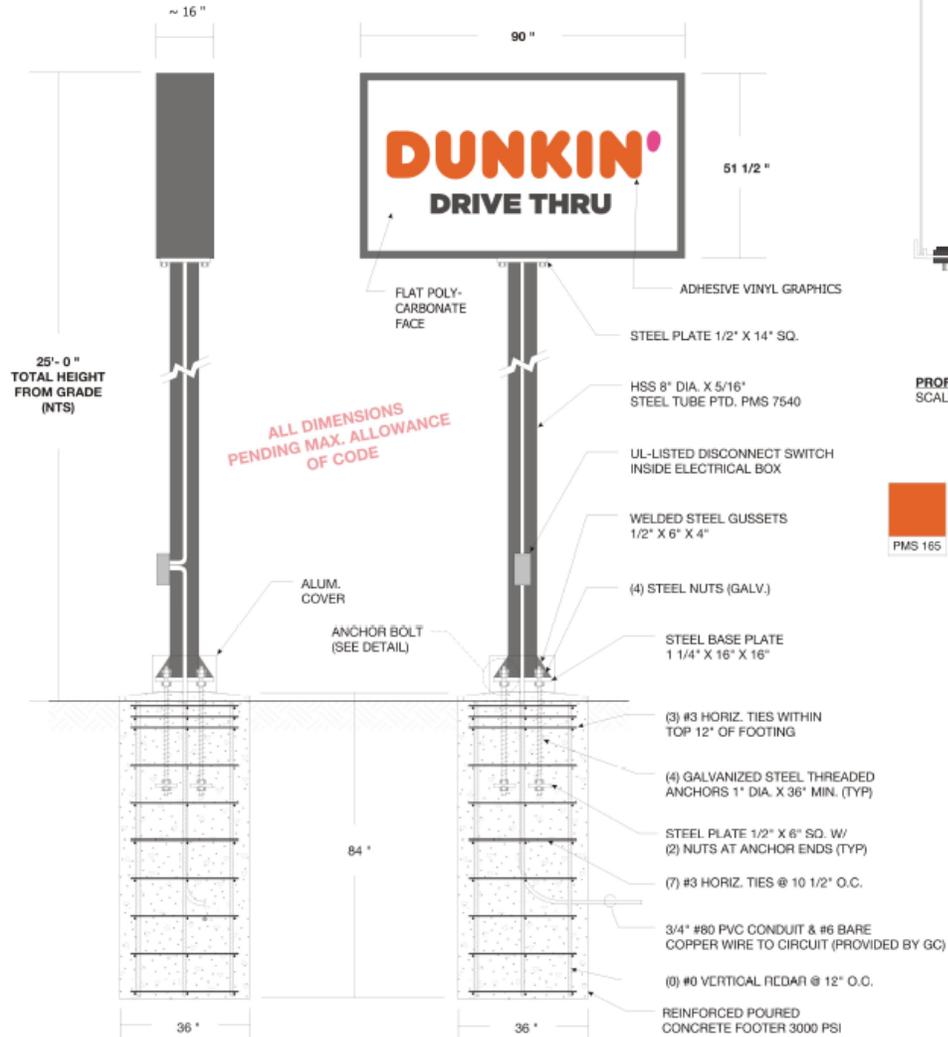
ALL STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES.

INSTALLATION: DIRECT BURIAL INTO POURED CONCRETE.

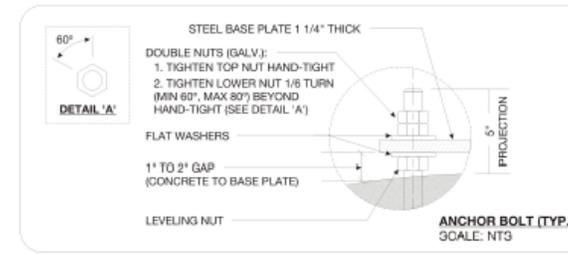
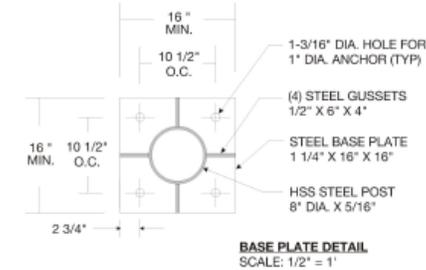
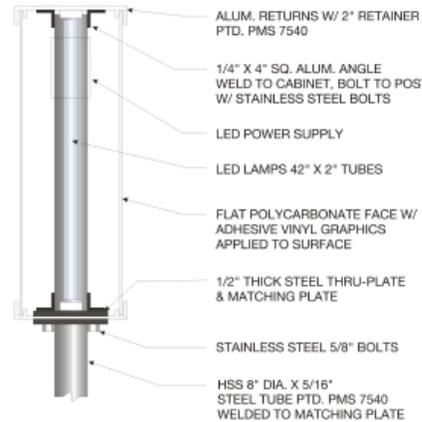


FREESTANDING SIGNAGE

G1 FREESTANDING PYLON SIGN (DOUBLE-SIDED)



PYLON SIGN
SCALE: 3/4 IN. = 1 FT.



FREESTANDING PYLON SIGN - QUANTITY: ONE (1)
DOUBLE-SIDED & INTERNALLY ILLUMINATED, AS SHOWN.

SIGN FACE AREA: 32 SQ. FT. (PER SIDE)
MATERIALS: WELDED ALUMINUM CABINET & STEEL POST PTD. GREY PMS 7540.
FACES: WHITE FLAT POLYCARBONATE
GRAPHICS: ADHESIVE VINYL APPLIED FIRST SURFACE

ELECTRICAL:
ILLUMINATION: WHITE LEDS
POWER SUPPLY: 15 WATT
LOAD: 0.29 AMPS @ 120 VAC
CIRCUIT: (1) 20 AMP CIRCUIT, 60 HZ (GC TO PROVIDE DIRECTLY TO SIGN)

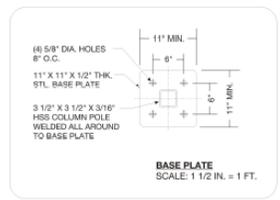
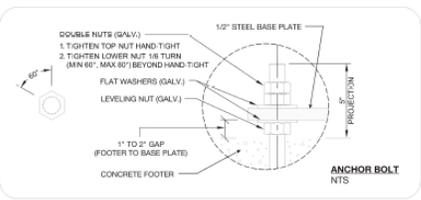
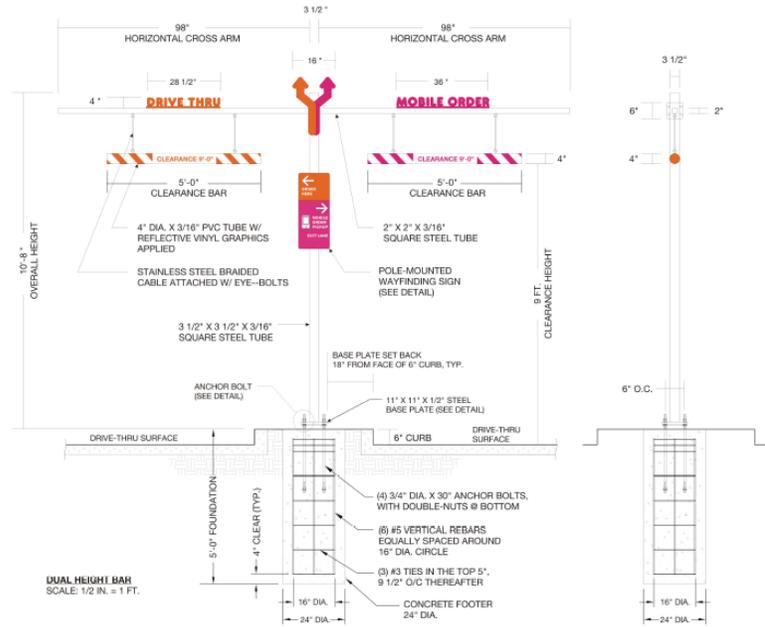
GC TO PERMIT, FURNISH & INSTALL 120-VOLT CIRCUIT & ELECTRICAL FEED PER CODE DIRECTLY TO FOUNDATION. ALL ELECTRICAL COMPONENTS & INSTALLATION TO BE UL COMPLIANT & TO BEAR REQUIRED UL LABELS.

ALL STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES.

INSTALLATION: ANCHOR BOLTS INTO REINFORCED POURED CONCRETE.

DRIVE-THRU DETAILS

D1 CLEARANCE HEIGHT BAR (DUAL LANE)



FREESTANDING DRIVE-THRU CANOPY - QUANTITY: ONE (1)

FOUNDATION: 1.70 CU. YARDS TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

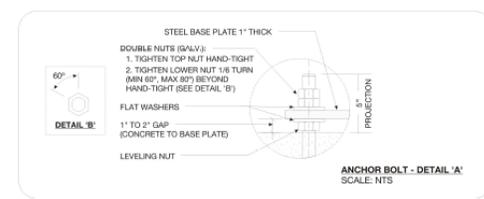
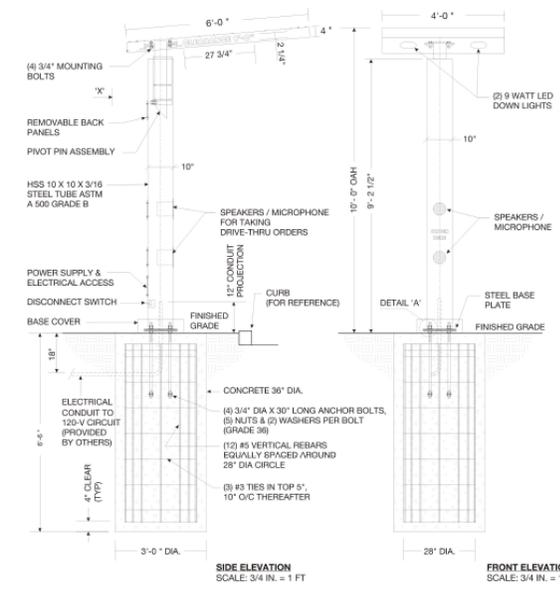
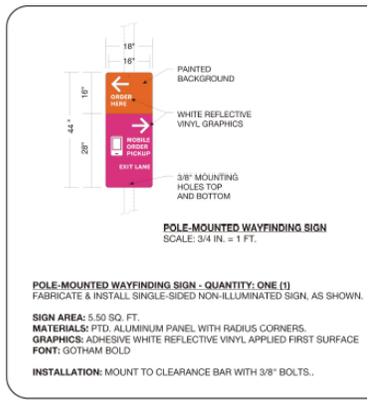
SOIL BEARING: LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, NOTIFY GC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

LIFTING HOLES: TO BE SEALED WITH A PLATE COVER, WELDED OVER & PTD.

WELDING: ANY REQUIRED WELDING TO BE COMPLETED BY A QUALIFIED, AWS CERTIFIED WELDER.

WIND LOAD: STRUCTURE, POLE & CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 35 PSI.

E1 FREESTANDING DRIVE-THRU CANOPY



FREESTANDING DRIVE-THRU CANOPY - QUANTITY: ONE (1)

LANDSCAPING: TO BE KEPT TWO INCHES (MIN.) AWAY FROM COLUMN POST OR BASE PLATE.

FOUNDATION: 1.70 CU. YARDS TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

SOIL BEARING: LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, NOTIFY GC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

LIFTING HOLES: TO BE SEALED BY A PLATE COVER, WELDED OVER & PAINTED.

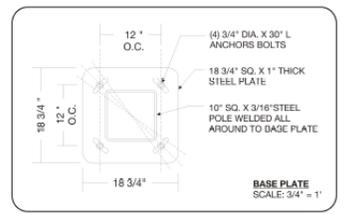
WELDING: ANY REQUIRED WELDING IS TO BE COMPLETED BY A QUALIFIED, AWS CERTIFIED WELDER.

DESIGN LOADS (PER ASCE 7-16): MAX. WIND LOAD OF 115 MPH, EXP. CATEGORY C, RISK CATEGORY II. GROUND SNOW LOAD 35 PSF MAX.

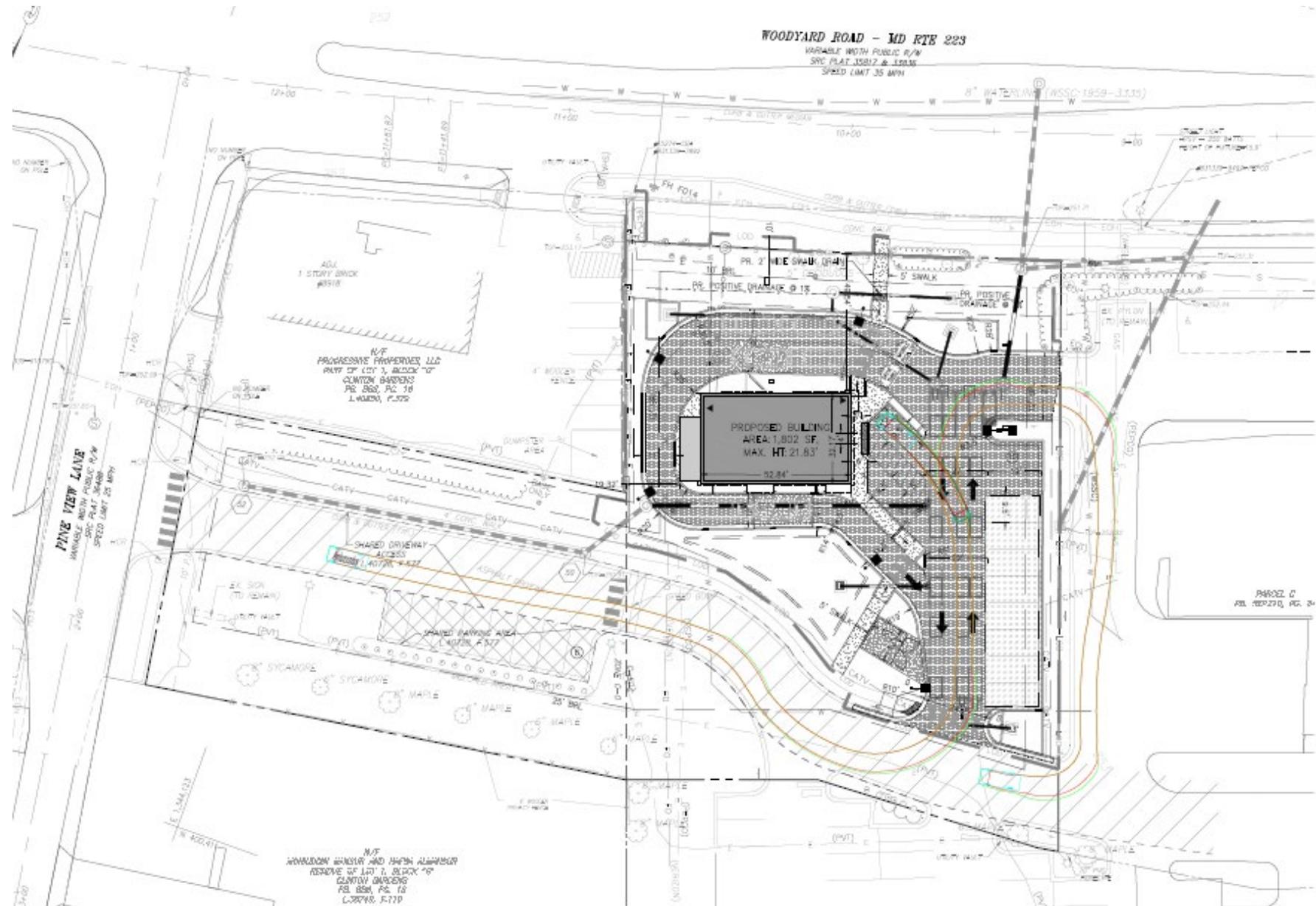
PACKAGED SHIPPING WEIGHT: CANOPY HEAD & PIVOT ASSEMBLY: 546 LBS. COLUMN POST, BASE PLATE, ANCHORS: 476 LBS.

ELECTRICAL: GC TO PERMIT, FURNISH & INSTALL 120-VOLT CIRCUIT & ELECTRICAL FEED PER CODE DIRECTLY TO FOUNDATION. ALL ELECTRICAL COMPONENTS & INSTALLATION TO BE UL COMPLIANT & TO BEAR UL-REQUIRED LABELS.

THIS STRUCTURE IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES.



TRUCK TURNING EXHIBIT



**STATEMENT OF JUSTIFICATION
DSP-20018**

APPLICANT: MPB Realty, Inc
100 Menlo Park Drive
Edison, New Jersey 08837

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

REQUEST: Detailed Site Plan for Eating and Drinking Establishment in accordance with Sections 27-461(b) and 27-285(b) of the Zoning Ordinance.

I. DESCRIPTION OF PROPERTY

1. Address – 8914 Woodyard Road, Clinton, Maryland 20735
2. Use – Eating and drinking establishment with drive-through service
3. Incorporated Area - N/A
4. Council District – 9th
5. Parcel – B
6. Total Area – 1.05 Acres
7. Tax Map – 116E3
8. Location – Located on the south side of Woodyard Road approximately 150 feet east of its intersection with Pine View Lane.
9. Zoned: I-1 and I-2 Zones
10. Owner – FEM Woodyard Road LLC

11. Zoning Map – 212SE06

II. APPLICANT’S PROPOSAL

The Subject Property, which is zoned C-S-C and C-O, is comprised of Parcel B in the Clinton Gardens Shopping Center Subdivision. The Subject Property is currently undeveloped. It is the last undeveloped parcel in the shopping center subdivision. Parcel B is located on the southern end of the shopping center and is adjacent to Woodyard Road. The shopping center is currently occupied by a TD Bank, a Goodwill Retail Center and a Walgreens. The applicant is proposing to develop the property with a 1,802 square foot eating and drinking establishment with drive-through service (Dunkin Donuts). The drive-through will be comprised of dual ordering points and one pick up window. The applicant is proposing to provide 12 parking spaces for the use. In addition, the applicant is providing a 4.7 along the western and southern property lines as well as a 4.6 landscape buffer along the Woodyard Road frontage.

As indicated, the proposed building will be 1,802 square feet in size and will be located on that portion of the property closest to Woodyard Road. The front of the building will be oriented to the east and the drive through will be located between the building and Woodyard Road. The primary building material will be hardie siding and panels. The building will be branded with the Dunkin’ signage and the primary colors used in the building will be brown and orange.

The Subject Property has direct access to Pine View Lane, but it is anticipated that primary access will be via the main access driveway into the shopping center via Woody Terrace. There are existing cross access easements entered into between the two owners of the shopping center property that will allow for access to the Subject Property via Woody Terrace.

III. DEVELOPMENT DATE SUMMARY:

	EXISTING	PROPOSED
Zones	C-S-C and C-O	C-S-C and C-O
Uses	Undeveloped	Eating and Drinking Establishment with Drive-Through Service
Acreage	1.05	1.05
Parcel	1 (B)	1 (B)
Square Footage/GFA	1,802	1,802

Other Development Data:

Parking Required Eating and drinking establishment 1 space per 3 seats Plus 1 space per 50 square feet of GFA	12 spaces
Parking Provided	12 spaces
Van accessible spaces	1 space
Loading Spaces Required 1 per 2,000 to 10,000 of GFA	0 spaces
Loading Spaces Provided	0 spaces

IV. SURROUNDING USES

The subject property is surrounded by the following uses:

North: Woodyard Road and to the north of Woodyard Road is Clinton Crossing Shopping Center in the C-S-C Zone.

South: Clinton Gardens Shopping Center in the C-S-C Zone

East: Clinton Gardens Shopping Center in the C-S-C Zone

West: Dental Office in the C-O Zone

V. DEVELOPMENT HISTORY

Preliminary Plan of Subdivision 4-05087 was previously approved by the Planning Board on June 1, 2006 (PGCPB Resolution No.06-130) for the development of 20,000 square feet of commercial retail on Parcels A, B and C. 4-05087 was approved with a condition for DSP review. Parcel C was developed with a 4,411 square foot back (TD Bank) in 2006.

On December 11, 2014, the Planning Board approved Preliminary Plan 4-12006 for Clinton Gardens which re-subdivided Parcel A into Parcels E and F. This re-subdivision allowed for the development of 46,177 square feet of development on Parcels B, C, E and F. 9,771 square feet

being assigned to Parcels B and C. Since Parcel C is developed with a 4,411 square foot back, this leaves 5,360 square feet available to Parcel B.

VI. 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 an eating or drinking establishment with drive-through service. The site design guidelines are found in section 27-274 of the Zoning Ordinance.

Section 27-274 Design Guidelines

(1) General.

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

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

Section 27-281. Purposes of Detailed Site Plans.

(b) General purposes.

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

(c) Specific purposes.

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

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

Comment: This Detailed Site Plan promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the C-S-C and C-O Zones in which the subject land is located. An eating and drinking establishment with drive-through service is a permitted use in the C-S-C Zone subject to the approval of a Detailed Site Plan. All of the improvements associated with the eating and drinking establishment are located on the C-S-C zoned portion of the property. 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 10 of the proposed parking spaces are located along the eastern property line, adjacent to the TD Bank property and away from the drive-through. There are an additional 8 parking spaces located in the C-O zoned portion of the property, but that parking is not required for this use. In addition there are dual drive-through queuing lanes. The applicant believes that this queuing area will more than accommodate the future drive-through needs of its customers. A loading space is not required and not provided.

(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.

(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 4.6 landscape buffer located along the Woodyard Road frontage.

(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, the Tree Canopy Coverage requirements and the Landscape Manual.

(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: The applicant's proposal complies with the Landscape Manual, including compliance with the 4.6 bufferyard requirement along the Woodyard Road frontage of the property and 4.7 compliance along the western and southern property lines.

(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: This Detailed Site Plan complies with the design guidelines outlined in sub-part (7).

(8) Service Areas.

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

COMMENT: This Detailed Site Plan complies with the design guideline. As noted above, a loading space is not required for this use. The applicant is proposing an exterior dumpster and enclosure that will be located to the west of the entrance driveway and the detail for the dumpster enclosure demonstrates that the building material used will complement the proposed Dunkin Donuts building.

(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 hardie board, glass, steel and aluminum that will be used for the proposed building.

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.

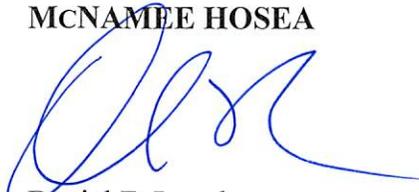
COMMENT: Not applicable.

VI. CONCLUSION

The Applicant, MPB Realty is seeking the approval of a Detailed Site Plan to allow for an eating and drinking establishment with drive-through service at this site in the Clinton Gardens Shopping Center. The Applicant believes that this request meets the standards set forth in the Zoning Ordinance and requests the approval of this application.

Respectfully submitted,

MCNAMEE HOSEA

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

Daniel F. Lynch



Countywide Planning Division
Historic Preservation Section

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

301-952-3680

November 3, 2020

MEMORANDUM

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

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

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

SUBJECT: DSP-20018 Dunkin Donuts Clinton

The subject property comprises 1.05-acres and is located at 8914 Woodyard Road on the west side of Branch Avenue between Pine View Lane and Woody Terrace. The application proposes the construction of an 1,802 square-foot eating and drinking establishment with drive through service. The subject property is Zoned C-S-C.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff (HPS) recommend approval of DSP-20018 Dunkin Donuts Clinton without conditions.

December 09, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design, Development Review Division
VIA: David A. Green, Master Planner, Community Planning Division
FROM: Maha Tariq, Senior Planner, Neighborhood Revitalization Section, Community Planning Division
SUBJECT: **DSP-20018, Dunkin Donuts in Clinton**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application as the proposed use conforms to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*.

BACKGROUND

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

Location: 8914 Woodyard Road, Clinton, MD 20735

Size: 1.05 acres

Existing Uses: Vacant.

Proposal: Eating and drinking establishment with drive through services and 12 parking spaces.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* retained the subject property in one of the six geographic focus areas named Clinton Commercial Core; which proposes future land use as Commercial including both retail and office use.

Planning Area: 81A

Community: Clinton & Vicinity

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

SMA/Zoning: The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* retained the subject property in the C-S-C (Commercial Shopping Center) and C-O (Commercial Office).

c: Long-range Agenda Notebook

December 2, 2020

MEMORANDUM

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

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division
Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division *CSHancock*

SUBJECT: DSP-20018: Dunkin Donuts Clinton

Proposal

The applicant is requesting approval of a detailed site plan to construct a Dunkin Donuts eating and drinking establishment on a currently undeveloped parcel. The proposed parcel is approximately 1.05-acres in the Clinton Gardens Shopping Center, which is adjacent to MD 223, Woodyard Road.

Background

The subject site has been previously reviewed. A Preliminary Plan of Subdivision (PPS) 4-04100 was approved and this site is within the subdivided area. Parcel B proposes an 1,802 square-foot drinking establishment with drive-through service. The proposed development is to be located in the Commercial Office (C-O) and Commercial Shopping Center (C-S-C) Zone at the proposed 8914 Woodyard Road in Clinton.

Analysis of Traffic Impacts

This site is adjacent to master plan rights-of-way for MD 223, Woodyard Road and does not impact the ultimate right-of-way for this facility. The existing parcel B was recorded February 28, 2006 pursuant to a re-subdivision of lots per 5-06031. Note One listed on plat 210-084 indicates a maximum buildout of 20,000 square-feet for Parcels A (10,229 square feet), B (1,802 square-feet) and C (4,411 square-feet) which totals 16,442 square-feet. Parcel B is currently the last vacant parcel within the Clinton Gardens Shopping Center, and it conforms to the requirements of this plat by not exceeding 20,000 square-feet of development. A traffic turning template was provided for this site. Based on this, the development proposed creates no trip cap issues.

This proposal creates no specific issues that trigger additional discussion. There are two access points for this development, one from the shared access driveway and the other is an inter-parcel connection from the adjoining commercial development. On-site circulation of this plan is acceptable.

Conclusion

DSP-19045: Royal Farms Greenbelt

December 2, 2020

Page 2

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.



Countywide Planning Division
 Transportation Planning Section

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

301-952-3680

December 7, 2020

MEMORANDUM

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

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

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

SUBJECT: Detailed Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following detailed site plan (DSP) was reviewed for conformance with the zoning ordinance, the *Approved Countywide Master Plan of Transportation (MPOT)* and the *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan* to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP-20018

Development Case Name: Dunkin Donuts Clinton

Type of Master Plan Bikeway or Trail

Municipal R.O.W.	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.	<u> X </u>	M-NCPPC - Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> X </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

Detailed Site Plan Background	
Building Square Footage (non-residential)	1,802 Square-Feet
Number of Units (residential)	N/A
Abutting Roadways	Woodyard Road, Pine View Lane
Abutting or Nearby Master Plan Roadways	Woodyard Road (A-54)
Abutting or Nearby Master Plan Trails	Planned Side Path: Woodyard Road, Pine View Lane
Proposed Use(s)	Eating & Drinking Establishment with drive-through Services
Zoning	C-S-C / C-0
Centers and/or Corridors	Branch Avenue Corridor
Prior Approvals on Subject Site	N/A

Previous Conditions of Approval

There are no binding prior conditions of approval on the subject property specific to pedestrian or bicycle facilities that are relevant to this subject application. Additionally, while the subject site is within a designated 2002 Corridor, due to the nature of the application it is not subject to 24-124.01 of the subdivision regulations and the "Transportation Review Guidelines, part 2."

Proposed Pedestrian and Bicycle Infrastructure

The subject application is for the construction of an eating and drinking establishment with drive-through service. The site is located along Woodyard Road approximately 0.2 miles southwest of its intersection with Branch Avenue. The submitted plans include sidewalks approaching the site from the north along Woodyard Road, and from the south along the internal driveway. A sidewalk is located along the eastern frontage of the building. Crosswalks are provided at the entrance and exit of the drive-through aisles. Additional crosswalks are provided from the parking area on the internal road which connects to the existing sidewalks, across the internal driveway at its intersection with Pine View Lane, as well as a crosswalk where vehicles enter the site. Two Inverted U style bicycle racks are located at the entrance of the facility.

Review of Master Plan Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, which recommends the following facilities:

Planned side path along Pine View Lane and Woodyard Road

Pine View Lane and Woodyard both front the subject site. No additional right-of-way is being sought with this application. The Prince George's County Department of Permits, Inspections, and Enforcement can require the construction of the master plan recommended side path along Pine View Lane as appropriate, or the side path may be installed by the Department of Public Works & Transportation (DPW&T) as part of a future roadway repaving or capital improvement project. The Maryland State Highway Administration (SHA) can require the construction of the master plan recommended side path along Woodyard Road as appropriate, or they may be installed by SHA as part of a future roadway repaving or capital improvement project.

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*.

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

Comment: The submitted site plan features a five-foot-wide sidewalk along the eastern frontage of the building, which provides a walkway from the parking area to the building. Additional walkways have

been provided along the northern and southern boundaries of the subject property, allowing for pedestrian connections from existing sidewalks along Woodyard Road and the existing internal access road. Crosswalks are provided at the entrance and exit of the drive-through aisles. Additionally, bicycle racks conveniently located near the entrance to the facility are provided.

Access and Circulation and conformance with Zoning Ordinance

Sections 27-283, Site Design Guidelines and 27-274(a)(2), Parking, loading and circulation, provide provisions for the design of the multimodal facilities associated with the subject application.

- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:
 - (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
 - (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
 - (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
 - (xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: The applicant's submission displays sidewalks approaching the site from the north and south, and a sidewalk along the eastern frontage of the building. Crosswalks are shown at five locations to ensure safe pedestrian movement within the site. Vehicular circulation has been designed to accommodate pedestrian movement throughout the site.

Recommended Conditions of Approval

The Transportation Planning Section find that the 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 transportation and conclude that the submitted detailed site plan is deemed acceptable from the standpoint of pedestrian and bicycle transportation.

December 8, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section

VIA: Mridula Gupta, Planner Coordinator, Subdivision and Zoning Section *MG*

FROM: Mahsa Vatandoost, Senior Planner, Subdivision and Zoning Section *MV*

SUBJECT: DSP-20018; Dunkin Donuts Clinton

The subject property is known as Parcel B, located on Tax Map 116 in Grid D-3 and recorded in the Prince George's County Land Records in Plat Book REP 210 page 84. The subject property is 1.05 acres and is dual zoned C-S-C and C-O, within the M-I-O. The site is currently undeveloped. It is the last undeveloped parcel in the Clinton Gardens Shopping Center. The applicant is proposing to develop the property with an 1,802 square foot eating and drinking establishment with drive-through service (Dunkin Donuts).

Parcel B is comprised of parts of land areas that were originally platted as Lots 1 and 2, recorded in Prince George's County Land Records in Plat Book BB 6 page 16 in 1937, and property created by deed prior to 1982. Parcel B, is subject to the provisions of Section 24-107(c)(7)(B) and is allocated a total of 20,000 square feet of development, together with Parcels A and C, as stated on the record plat (Plat Book REP 210-84).

The development entitlement is more clearly recited in the prior DSP-06056 approval (PGCPB No. 07-64) for the development of Parcel A (now known as Parcels E & F recorded in Plat Book SJH 243-24). Parcel A (now Parcels E & F) utilized all but 10,229 square feet of the development entitlement and 4,411 square feet of commercial use has been constructed on Parcel C. Therefore, 5,360 square feet remains in the development entitlement for Parcel B.

The site is exempt from the requirement of filing a preliminary plan of subdivision since this application proposes 1,802 square feet of gross floor area on Parcel B, and it continues to be within the development limitations set forth by the current record plat (REP 210-84) for the site.

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

From: [Schneider, Alwin](#)
To: [Bishop, Andrew](#)
Cc: [Reiser, Megan](#); [Finch, Kim](#)
Subject: DSP-20018 / Dunkin Donuts Clinton / 8914 Woodyard Road
Date: Monday, November 9, 2020 11:23:44 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Andrew,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on October 22, 2020. The proposal is to construct a new 1,802 square foot eating and drinking establishment with drive through service.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-076-2020) because the site is less than 40,000 square feet in size and has no previous TCP approval. An NRI equivalency letter has been issued for the site (NRI-193-2016-01). The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A stormwater management concept plan and approval letter (12817-2020) were submitted and show the use of four micro-bioretenion facilities and two pervious pavers with no stormwater management fee.

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

Chuck Schneider

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

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

9400 Peppercorn Place, Suite 230 Largo Maryland 20774

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





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

December 16, 2020

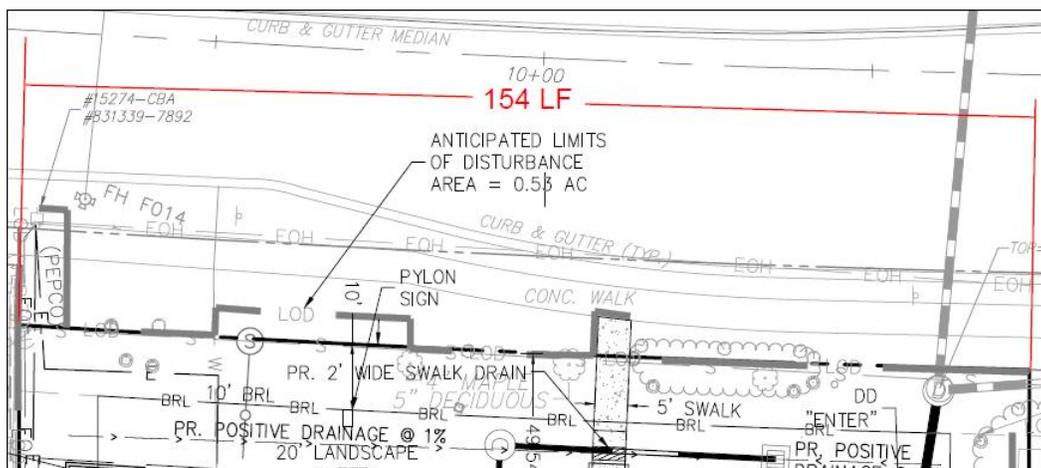
MEMORANDUM

TO: Andrew Bishop, Urban Design

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

SUBJECT: Referral Comments for DSP-20018 – Dunkin Donuts Clinton

1. The dimensions of the van accessible handicap parking space shall be added to the parking table on sheet 1.
2. The uses and zones of all adjacent lots and parcels shall be demonstrated on the site plan.
3. 8 of the proposed 20 parking spaces on site are labeled as a “shared parking area”. The parking table shall be revised to add the parking requirements for all uses that share this parking area.
4. The “Zoning Ordinance Sign Sizing Note” on sheet 1 shall be corrected to reflect the actual freestanding sign height of 25’, as shown in the freestanding sign detail on sheet 15, and the area as 32.1875 SF.
5. As exemplified below, the LF of street frontage shall be demonstrated on the site & landscape plan.



6. Building and freestanding sign tables shall be provided to better demonstrate conformance to the sign design standards of the Zoning Ordinance.
7. The total proposed building sign areas exceeds the total sign area allowed, per Sec. 27-613(c)(3)(c). Adjustment to the signs shall be demonstrated. Demonstrate compliance in sign table accordingly and revise sign details as necessary.
8. On building elevation sheet(s) of sign package, the height of the sign above the roof line or parapet wall shall be demonstrated to show the sign does not extend more than twelve (12) feet above that part of the building to which the sign is attached, per Sec. 27-613(b)(1).
9. Applicable to ALL sign details provided, the dimensions shall be shown in decimal values to maintain consistency with the format of the totals provided and to match the decimal format of the sign table to be provided.
10. The 50% reduction to all sign areas shall be removed, or demonstrate this reduction in the building sign table to include the Zoning Section reference that supports it.



Angela D. Alsobrooks
County Executive

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



Melinda Bolling
Director

MEMORANDUM

November 16, 2020

TO: Andrew Bishop, 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* 11/20/2020

Re: Dunkin Donuts Clinton
Detailed Site Plan DSP-20018

CR: Woodyard Road (Maryland Route 223 / MD-223 / Master Plan Road A-54)
CR: Pine View Lane

In response to the Detailed Site Plan, DSP-20018, referral for the development of a food and beverage establishment with drive-through service, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at the southeast quadrant of the Woodyard Road and Pine View Lane intersection.
- Woodyard Road (MD-223) is a State-maintained roadway to the north of the subject property with variable right-of-way width and Master Plan Road Classification A-54. The applicant shall coordinate right-of-way dedications and roadway/frontage improvements with the Maryland State Highway Administration (MSHA) as determined necessary.
- Pine View Lane is a County-maintained urban secondary residential roadway to the west of the subject property with 60' right-of-way width. The applicant shall provide right-of-way dedications and roadway/frontage improvements as required in accordance to the Department of Public Works and Transportation (DPW&T).
- Full-width, 2-inch mill and overlay for all existing County, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.

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

- The proposed Detailed Site Plan No. DSP-20018 has a different limit of disturbance and layout/shape of both proposed impervious areas and stormwater management facilities compared to the Site Development Concept Plan No. 12817-2020-00 approved by DPIE on September 24, 2020.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance to the standards and specifications set forth by the Department of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works and Transportation (DPW&T). Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require site development fine grading permit approved by the Department of Permitting, Inspections and Enforcement (DPIE).
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways is required.

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

MA:TJ:ag

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, E.I.T, Engineer, S/RPRD, DPIE
MPD Realty, 100 Menlo Park Drive Edison, NJ 08837
ATCS, PLC, 9500 Medical Center Drive Upper Marlboro, MD 20774



Division of Environmental Health/Disease Control

Date: October 29, 2020

To: Andrew Bishop, Urban Design, M-NCPPC

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

Re: DSP-20018, Dunkin Donuts Clinton

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 Dunkin Donuts in Clinton located at 8914 Woodyard Road and has the following comments / recommendations:

1. Health Department permit records indicate there are approximately 10 existing carry-out/convenience store and one 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.
2. ***The food facility is considered a prototype food service facility in which two or more facilities in the state having uniformed set of plans.*** The applicant must submit an application for plan review to the Maryland Department of Health's Environmental Health Bureau's Food protection and Food Licensing program located at 6 St. Paul Street, Suite 1301, Baltimore, Maryland. 21202.
3. The applicant must submit plans to the Plan Review department at the Department of Permitting, Inspection Enforcement located at 9400 Peppercorn Place in Largo Maryland. 20774 for the proposed food facility and apply for a Health Department Moderate HACCP priority, Food Service Facility permit.
4. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
5. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction



Angela Alsobrooks
County Executive

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

activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

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

From: [Reilly, James V](#)
To: [Bishop, Andrew](#)
Cc: [PGCReferrals](#)
Subject: FW: CORRECTION: REGARDING... DSP-20018 Dunkin Donuts Clinton (SDRC Response)
Date: Monday, December 7, 2020 10:00:17 PM
Attachments: [image001.png](#)
[image005.png](#)
Importance: High

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

Good Evening Mr. Bishop,
Fire/EMS has no comments for DSP-20018 at this time. Regards. Jim

James V. Reilly
Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784

Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

From: ePlan <ePlan@ppd.mncppc.org>
Sent: Friday, December 4, 2020 7:32 AM
To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; Idillon@co.pg.md.us; Richards, Dorothy A. <DARichards@co.pg.md.us>; Gaskins, Tabitha <TGaskins@co.pg.md.us>; Yuen, Steven <SYuen@co.pg.md.us>; Contic, Wendy M. <wmcontic@co.pg.md.us>; Thweatt, Susan W. <swthweatt@co.pg.md.us>; Adepoju, Adebola O. <aoAdepoju@co.pg.md.us>; kwoodroffe@sha.state.md.us; Tania Brown - SHA <TBrown13@mdot.maryland.gov>; #dsgintake@wsscwater.com
Cc: Bossi, Adam <Adam.Bossi@ppd.mncppc.org>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>
Subject: CORRECTION: REGARDING... DSP-20018 Dunkin Donuts Clinton (SDRC Response)

From: [Kwesi Woodroffe](#)
To: [Bishop, Andrew](#)
Cc: [PGCReferrals](#)
Subject: RE: REGARDING... DSP-20018 Dunkin Donuts Clinton; SHA; KW
Date: Monday, November 30, 2020 2:23:30 PM
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
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[image026.png](#)
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[image028.png](#)
[image029.png](#)

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

Andrew,

I have no comments on the subject referral.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>



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

Sent: Monday, November 30, 2020 12:45 PM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; ldillon@co.pg.md.us; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; #dsgintake@wsscwater.com

Cc: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Windsor, Theresa <Theresa.Windsor@ppd.mncppc.org>; Alex Basnet <abasnet@atcsplc.com>

Subject: REGARDING... DSP-20018 Dunkin Donuts Clinton (SDRC Response)

Importance: High

All,

This is a EPlan RE-referral (SDRC Response) for **DSP-20018 Dunkin Donuts in Clinton. Please submit ALL comments to Andrew Bishop(email attached).**

DROPBOX LINK:

<https://www.dropbox.com/sh/ltrs7ahdof3iq83/AAAPNg2bzwYxlvzRPtGdlZlqa?dl=0> (Dated: 11-30-2020 SDRC)

DUE DATE for this RE-referral is: **December 14, 2020**

FOR **Martin Grigsby**

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





From: Alex Basnet <abasnet@atcsplc.com>
Sent: Monday, November 30, 2020 12:25 PM
To: DRDapplications <DRDapplications@ppd.mncppc.org>
Cc: Victoria Ballesterro <vballesterro@atcsplc.com>; Lanna Clement <lclement@atcsplc.com>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Madisyn Vinyard <mvinyard@atcsplc.com>
Subject: DSP-20018 Dunkin Donuts Clinton (SDRC Response)

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

Hi DRD,

Please accept this email with link below as submittal for SDRC response of subject project.

Could you confirm receipt of this.

Thank you,
AB

ATCS

Alex Basnet

Design Engineer

9500 Medical Center Drive, Suite 370 | Largo, Maryland 20774

D: 301-358-4763 | C: 571-239-0790

Engineering Innovative Solutions

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