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 www.mncppc.org/pgco/planning/plan.htm.*

Detailed Site Plan DSP-09023

Application	**General Data**	
Project Name: Bowie Valvoline	Planning Board Hearing Date:	09/16/10
	Staff Report Date:	09/02/10
Location: South side of Ballpark Road within the southeastern quadrant of the intersection of Crain Highway (US 301) and Ballpark Road.	Date Accepted:	07/07/10
	Planning Board Action Limit:	09/21/10
	Plan Acreage:	3.97
	Zone:	C-M
Applicant/Address: Mid-Atlantic Lubes, LLC 54 Jaconnet Street, Suite 100 Newton Highlands, MA 02461	Dwelling Units:	N/A
	Gross Floor Area:	2,498 sq. ft.
	Planning Area:	74B
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	205NE14

Purpose of Application	**Notice Dates**	
To construct a vehicle lubrication facility on the undeveloped portion of Parcel C.	Informational Mailing:	02/02/10
	Acceptance Mailing:	07/07/10
	Sign Posting Deadline:	08/17/10

Staff Recommendation			**Staff Reviewer:** Jill Kosack **Phone Number:** 301-952-4689 **E-mail:** Jill.Kosack@ppd.mncppc.org
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-09023
Type 2 Tree Conservation Plan TCP2-161-91-04
Bowie Valvoline

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan with conditions as described in the recommendation section of this report.

EVALUATION

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

a. The requirements of the Zoning Ordinance in the C-M (Commercial Miscellaneous) Zone.

b. Conformance to Zoning Map Amendment A-9897.

c. The requirements of Preliminary Plan of Subdivision 4-94074.

d. The requirements of the *Prince George's County Landscape Manual.*

e. The requirements of the Woodland Conservation and Tree Preservation Ordinance.

f. Referrals.

FINDINGS

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

1. **Request:** The subject application is a request for approval of a 2,498-square-foot vehicle lubrication and tune-up facility, specifically a Valvoline Instant Oil Change, on part of a 3.97-acre parcel in the C-M and R-R (Rural Residential) Zone, which already has an existing gas station and car wash located in the western portion of the property. The proposed building will be built on 1.03 acres in the eastern part of the parcel and will be located fully within the C-M-zoned portion of the property.

2. **Development Data Summary**:

	EXISTING	PROPOSED
Zone(s)	C-M and R-R	C-M and R-R
Use(s)	Gas Station/Car Wash	Gas Station/Car Wash; Vehicle Lubrication Facility
Acreage	3.97	3.97
Parcels	1	1
Square Footage	3,748	6,246 (2,498 additional)

Parking Data

Required

Vehicle Service Station (4 bays @ 3 spaces per service bay)		12
	Total	**12**
		of which, 1 is required to be handicap

Provided

Standard		11
Handicap—Van Accessible		1
	Total	**12**

Loading Spaces Required

2,498 square feet of retail sales and service		1
	Total	**1**

Loading Spaces Provided

Loading		1
	Total	**1**

3. **Location:** The property is located in Planning Area 74B, Council District 4, on the south side of Ballpark Road, approximately 400 feet east of its intersection with Crain Highway (US 301).

4. **Surrounding Uses:** The subject parcel is bounded to the north and east by Ballpark Road, to the west by Crain Highway (US 301), and to the south by C-M-zoned parcels in Rip's Subdivision, which includes the existing Rip's Country Inn development. Additionally, the subject parcel wraps around the north, east, and west sides of Lot 10, on which is the existing Chick-Fil-A fast-food restaurant. The proposed development is to be located in the eastern portion of the subject parcel and is separated from the rest of the parcel by a 50-foot-wide access easement, which is already developed with a 35-foot-wide shared access drive.

5. **Previous Approvals:** The subject property was placed in the R-R Zone through the 1991 Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A, and 74B. It was then rezoned to the C-M Zone by the District Council on April 11, 1994 via Zoning Map Amendment A-9897. Preliminary Plan of Subdivision 4-94074 was approved by the Planning

Board on September 22, 1994 (PGCPB Resolution No. 94-298(A)). A final plat was approved and recorded at Plat Book VJ 190 @ 41 on July 17, 2000.

6. **Design Features:** The subject detailed site plan proposes the construction of a 28-foot-high, 2,498-square-foot vehicle lubrication facility, specifically a Valvoline Instant Oil Change, with four service bays and an associated 12-space parking lot on Parcel C, Rip's Subdivision. All sales and installation operations are to be conducted in a wholly enclosed building with no outdoor storage.

   The subject property is an irregular horseshoe shape and is already developed with an existing gas station and car wash located in the western portion. The proposed development is in the eastern portion of the parcel, separated from the rest of the parcel by an existing 50-foot-wide access easement, which is already developed with a 35-foot-wide shared access drive. The proposed building is to be located in the north central portion of this part and oriented towards Ballpark Road. Vehicles will access the site via the existing shared access drive from Ballpark Road. A one-way entrance drive at the southern end of the site provides access to the parking field, including one van-accessible handicapped space, located in the rear of the building. Vehicles can then proceed either through the building for service or through the one-way drive aisle on the east end of the building, and continue to the one-way exit drive on the north end of the site. The required loading space is provided north of the building along the edge of the paved area. A trash dumpster, surrounded by a brick enclosure, will be located in the southeastern corner of the site. Stormwater management will be accommodated on-site in an existing bioretention facility and underground pipes.

   No signage or building architecture plans were submitted with this DSP application as they were not required to be part of this limited detailed site plan review per Preliminary Plan 4-94074, Condition 13.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-M Zone and the site plan 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 vehicle lubrication facility, with all sales and installation operations conducted in a wholly enclosed building with no outdoor storage, is permitted in the C-M Zone.

   b. The DSP shows a site layout that is consistent with Section 27-462 regulations regarding building setbacks. The DSP is also in conformance with applicable site design guidelines.

   c. No signage or architecture was reviewed with this DSP application as they were not required to be part of this limited detailed site plan review per Preliminary Plan 4-94074, Condition 13.

8. **Conformance to Zoning Map Amendment A-9897:** On April 11, 1994, the District Council approved Zoning Map Amendment A-9897 without any conditions or considerations. Therefore, there are no conditions that are applicable to the review of this DSP.

9. **Conformance to Preliminary Plan of Subdivision 4-94074:** Preliminary Plan of Subdivision 4-94074, which covers the subject site, was approved by the Planning Board on September 22, 1994 (PGCPB Resolution No. 94-298(A)), subject to 13 conditions. The following conditions of approval attached to 4-94074 are applicable to this DSP review:

2. A Type II Tree Conservation Plan shall be approved for this site by the Planning Director or her designee prior to the issuance of any grading permits.

Comment: The current revision to Type 2 Tree Conservation Plan TCP2-161-91 reflects the proposed development and is recommended for approval by the Environmental Planning Section.

3. Prior to the issuance of any building permits, a separate Stormwater Management Concept Plan addressing stormwater management on the subject site shall be approved by the Department of Environmental Resources (DER).

Comment: The general notes on the detailed site plan indicate that there is an approved Stormwater Management Concept Plan, 13223-2009-00. However, staff did not receive a stormwater management concept plan with the application. A condition has been included in the recommendation section of this report that an approved stormwater management concept letter and associated plan shall be provided and reviewed by staff for conformance with the TCP2 and detailed site plan, prior to signature approval of this site plan.

6. The maximum commercial development allowed for this site shall not exceed an amount of square feet of gross floor area that would generate 9,089 vehicle trips per day (not including the approved special exception for a banquet hall and the relocation of existing uses described in Finding 12.i.).

Comment: The original trip cap of 9,089 daily trips has been increased based on additional information presented to staff and the Planning Board during the review of DSP-00049. Pursuant to the approval of DSP-00049 (PGCPB Resolution 01-02), an additional 2,243 average daily trips (ADT) were added to the original cap, bringing the new cap to 11,332 ADTs.

On December 9, 2004, during the hearing for DSP-00049/01 (BJ's warehouse gas pumps), additional information was presented to staff and the Planning Board indicating that the total daily trips observed for the four developments (on Ballpark Road) subjected to the trip cap was 8,544 ADTs. With the BJ's gas station projection of 81 new trips, the total new trips being generated pursuant to the trip cap are 8,625 daily trips.

The subject four-bay oil change facility will generate 122 daily trips which will bring the overall number of trips generated to 8,747. The amended trip cap has therefore, not been exceeded and the subject plan complies with this condition.

7. Prior to the issuance of each commercial building permit (not including any of the existing uses as "Rips" that may be relocated to the subject property as described in Finding 12.i.), the applicant, his heirs, successors and/or assigns, shall pay a fee-in-lieu of construction for US 301 and MD 197 to the M-NCPPC based on the following formula:

$210 x (Daily Trips Generated per Building) x
(FHWA Construction Index for 4 quarters preceding permit application)
(1994 FHWA Construction Index)

The Southeast Quadrant Study indicates that the banquet hall would generate 820 daily trips and the 6 pump gas station 330 daily trips totalling 1,150 daily trips. The applicant, his heirs, successors and/or assigns, shall receive a credit against the $210/daily trip fee-in-lieu contribution. Different uses may be substituted to absorb this capacity with written permission from the current owner. The appraised value of the R-R zoned portion of the right-of-way for the Stadium Access Road represents a credit that may only be applied toward the cost of the above-referenced improvements with written permission from the current owner.

Comment: With regard to the pro-rata contribution, the applicant will be required to pay an amount of: $210 x 122 = $25,620. This amount will be indexed to the change in the construction index between 1994 and the time of the permit application.

12. Automatic fire suppression systems shall be installed in all commercial structures. This requirement shall be noted on the Final Plat.

Comment: The condition was not noted on the final plat. However, it should be referred to in the general notes of the detailed site plan.

13. Prior to the issuance of any building permits, a limited Detailed Site Plan shall be approved by the Planning Board. The site plan, which shall be subject to a 45 day time limit from the date of acceptance, shall address the following:

a. Landscaping and buffering in relation to views from US 301.
b. Internal driveway circulation, parking, and truck access.

The subject plan shall not be subject to review for adequate public facilities issues or access issues related to the existing Rip's Restaurant site.

Comment: This detailed site plan application has been filed to fulfill this condition.

Regarding the landscaping and buffering of views from US 301, none of the proposed landscaping appears to impact the view of the site from US 301; however, the view into the site is broken up by the existing buildings, landscaping, and other structures located in the western portion of Parcel C and Lot 10. The addition of four shade trees in the planting island at the west end of the building will create additional buffering of the view of the building. A condition requiring this to be done prior to signature approval has been included in the recommendation section of this report.

The proposed one-way entrance and exit drives off of the existing shared drive will provide safe access into the vehicle lubrication facility site and will serve to create fewer conflicts with vehicles accessing the gas station and fast-food restaurant to the west. Additionally, the one-way internal circulation, including an exterior drive aisle to pass by the building, will allow for safe vehicle movements to the parking and the building. A condition requiring the detailed site plan to reflect all the appropriate traffic signage on-site has been included in the recommendation section of this report.

10. **Prince George's County Landscape Manual:** The proposed vehicle lubrication facility in the C-M Zone is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements, Section 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual.*

    a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, specifies that in all commercial zones, a landscape strip shall be provided on the property adjacent to all public rights-of-way. The landscape plan has provided the corresponding landscape strip and landscape schedule.

    b. Section 4.3(a), Landscape Strip Requirements, requires a ten-foot-wide landscape strip between the parking lot and public right-of-way (ROW) to be planted with one shade tree and ten shrubs per 35 linear feet of parking lot perimeter adjacent to the right-of-way, among other landscape strip treatments. The landscape plan has provided the corresponding required landscape strips and the landscape schedules.

    c. Section 4.3(c), Interior Planting, requires a certain percentage of the parking lot to be interior planting area for any parking lot which is 7,000 square feet or larger. The landscape plan identifies 5,075 square feet of proposed parking in the subject DSP; therefore, no interior planting is required.

    d. Section 4.7, Buffering Incompatible Uses, requires a buffer between adjacent incompatible land uses. The landscape plan correctly identifies the vacant R-R-zoned portion of the property and the existing motel use to the south as the only incompatible adjacent land uses. The landscape plan has provided the corresponding required landscape strips and the landscape schedules.

11. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there are previously approved tree conservation plans for the site.

    a. The site does not have an approved natural resources inventory (NRI), or current forest stand delineation. A review of the most recent aerial imagery shows no environmental features within the proposed limits of disturbance for the current site development. Therefore, no further information is required with regard to the NRI.

    b. This development proposal is in conformance with the previously approved Type I and Type 2 tree conservation plans.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

    a. **Community Planning North Division:** The Community Planning North Division provided the following analysis of the proposal.

        The application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier.

The application conforms to the land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* for commercial land use.

b. **Transportation Planning Section:** The Transportation Planning Section provided an analysis of the transportation-related conditions of approval of Preliminary Plan of Subdivision 4-94074 that are applicable to the subject detailed site plan. The Transportation planner's applicable comments are discussed in Finding 9 above.

c. **Subdivision Review Section:** The Subdivision Review Section provided an analysis of the conditions of approval of Preliminary Plan of Subdivision 4-94074 that are applicable to the subject detailed site plan. The Subdivision planner's applicable comments are discussed in Finding 9 above. The Subdivision Section also provided an analysis of the plat notes.

The recorded plat contains eleven notes and the following plat notes (in **bold**) relate to the review of this detailed site plan:

2. Access easement is in accordance with Section 24-128(b) of the Subdivision Regulations, Prince George's County Code.

Comment: The access easement pursuant to Section 24-128(b) should be referred to in the general notes of the detailed site plan. Specifically, the 50-foot-wide access easement, shown on the record plat and the site plan, was created by Section 24-128(b)(9) of the Subdivision Regulations, therefore it is not considered a street. The applicable comment has been included in the recommendation section of this report as a condition, prior to signature approval of this site plan.

5. Lot 10 and Parcel "C" are subject to Prince George's County Planning Board Resolution #94-298(A), File A-94074.

Comment: Staff reviewed PGCPB Resolution No. 94-298(A) for the approval of the preliminary plan; see comments in Finding 9 above.

7. Prior to the issuance of any building permits for Lot 10 and Parcel "C" a limited detailed site plan shall be approved by the Planning Board per Condition No. 13 of the Prince George's County Planning Board Resolution No. 94-298(A) file 4-94074

Comment: Staff reviewed Condition 13 of PGCPB Resolution No. 94-298(A); see comments in Finding 9 above.

d. **Permit Review Section:** The Permit Review Section provided several comments which are either not applicable at this time, have been addressed through revisions to the plans, or are addressed through proposed conditions of approval of this detailed site plan.

e. **Environmental Planning Section:** The Environmental Planning Section, in a memorandum dated September 1, 2010, recommended approval of the DSP and Type 2 Tree Conservation Plan TCP2-161-91-04 subject to two conditions. The major findings of the Environmental Planning review are listed below.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it has an approved Type 2 Tree Conservation Plan (TCP2-161-91). The previously approved woodland conservation worksheet will be accepted with this application since there is no change to the limit of woodland disturbance, the amount of woodland conservation on-site, or the method by which the woodland conservation was provided.

The new Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on properties that require a tree conservation plan or letter of exemption. Properties zoned C-M are required to provide a minimum of ten percent of the gross tract area in tree canopy.

A landscape plan was submitted with the subject detailed site plan. The 3.96-acre site area also includes an approved Special Exception, SE-4277, which has an approved landscape plan. This property will be able to meet the ten percent tree canopy coverage requirement through the crediting of 22,699 square feet of existing woodlands retained but not credited as woodland conservation, and 8,700 square feet of tree canopy coverage provided using landscape trees, for a total tree canopy coverage of 31,399 square feet.

A tree canopy coverage schedule must be placed on the landscape plan which demonstrates that the tree canopy coverage for the detailed site plan has been fulfilled. A condition has been included in the recommendation section of this report requiring this to be done prior to signature approval.

The updated Woodland and Wildlife Habitat Conservation Ordinance (WCO) requires a variance for the removal of specimen trees. However, a variance to Section 25-122(b)(1)(G) to remove the existing specimen trees on Parcel C is not required as these trees have been shown as being removed on previous TCP approvals.

f. **Zoning Review Section:** The Zoning Review Section indicated that they had no comment on the detailed site plan.

g. **Prince George's County Fire/EMS Department:** At the time of the writing of the staff report, comments have not been received from the Prince George's County Fire/EMS Department.

h. **Department of Public Works and Transportation (DPW&T):** The Department of Public Works and Transportation (DPW&T), in a memorandum dated July 30, 2010, provided a standard response on issues such as frontage improvements, soils, storm drainage systems, and utilities in order to be in accordance with the requirements of DPW&T. Those issues will be enforced by DPW&T at the time of the issuance of permits. DPW&T also indicated that the subject DSP is consistent with the approved stormwater management concept plan.

i. **The City of Bowie:** In a memorandum dated May 4, 2010, the City of Bowie indicated that the subject site is not within the corporate limits of the city, but they provided the following discussion.

- Parcel C was the subject of a Preliminary Plan of Subdivision 4-94074, approved in September 1994 and two conditions of PGCPB Resolution No. 94-298(A) apply to this project.

8. With each building permit application, the permittee shall submit a brief report by a traffic engineer, detailing the daily trips generated by the building, its status relative to the site's daily trip cap, and the calculation of the required fee for US 301 and MD 197.

This requirement must be addressed at the time of the submission of the building permit application for the site. The City Council has expressed its concern about the impacts on city streets of traffic generated by commercial uses that are not within the city's corporate boundaries.

13. Prior to the issuance of any building permits, a limited Detailed Site Plan shall be approved by the Planning Board. The site plan, which shall be subject to a 45 day time limit from the date of acceptance, shall address the following:

a. Landscaping and buffering in relation to views from US 301.
b. Internal driveway circulation, parking, and truck access.

The subject plan shall not be subject to review for adequate public facilities issues or access issues related to the existing Rip's Restaurant site.

None of the landscaping proposed appears to impact the view of the site from US 301; the view into the site is broken up by existing buildings, landscaping, and other structures located in the western portion of Parcel C and Lot 10.

Comment: Staff agrees that the existing buildings and landscaping within Parcel C and Lot 10 break up the view of the proposed building significantly. However, to provide more screening of the building, a condition requiring the addition of four shade trees near the western end of the building has been included in the recommendation section of this report.

- The Crimson Pgymy Barberry shrub is an invasive species and should be replaced with Henry's Garnet.

Comment: This issue has been addressed through plan revisions.

- With respect to internal driveway circulation, parking, and truck access, it is recommended that the van-accessible handicap parking space be relocated closer to the main entrance of the building. Although the property is not within the city's corporate limits, we recommend that, in addition to the pavement-painted symbol and sign installed at the head of the handicap parking space, the entire space be painted blue in accordance with adopted city policy.

Comment: The handicap parking space has been moved closer to the main entrance of the building through plan revisions. A condition requiring the entire space to be painted blue per the City of Bowie's adopted policy has been included in the recommendation section of this report.

- The required loading space is proposed to be located where there are two large existing trees, one of which is a specimen tree according to the existing conditions plan. In order to save these trees, it is recommended that the loading space be relocated to the southeast, along and parallel to, the same curb line, or another suitable location on the site. The opportunity would then exist to provide a seeded area beneath these trees.

Comment: Staff notes that per an exhibit provided by the applicant, only one of the large existing trees mentioned is to be removed and that is because it is located approximately halfway between the proposed building and the loading space, and cannot be retained with the development of this site. Additionally, Environmental Planning staff stated that the poor condition of these trees does not warrant their preservation at this time. Therefore, the site layout is to remain as shown, with the removal of the one large existing tree.

13. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use, and the detailed site plan and tree conservation plan, as submitted, have preserved the regulated environmental features of the site to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-09023 and Type 2 Tree Conservation Plan TCP2-161-91-04 for Bowie Valvoline subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made to the detailed site plan or the following information shall be provided:

   a. Revise the bearings and distances on the site plan, specifically on the northern property line, to be consistent with the record plat.

   b. Revise the general notes to provide the existing use and square footage of the existing building on Parcel C.

   c. Revise the general notes and site plan to reflect both existing zones, C-M and R-R, on-site.

   d. Revise the proposed lease line to remove the bearings and distances and to distinguish it from the property line on the site plan.

   e. Provide a general note referencing the existing access easement pursuant to Section 24-128(b).

   f. Provide four shade trees in the planting island area along the western end of the building.

g. Revise the plan to show the entire van-accessible handicap parking space to be painted blue in accordance with adopted City of Bowie policy.

h. Provide an approved stormwater management concept letter and associated plan to be reviewed by staff for conformance with the TCP2 and detailed site plan.

i. Provide a general note that states, “Automatic fire suppression systems shall be installed in all commercial structures.”

j. Revise the plan to show all appropriate traffic signage on-site.

k. Provide a tree canopy coverage schedule on the landscape plan which demonstrates how the tree canopy coverage requirement has been satisfied.