

**Greenbelt City Council
Work Session**

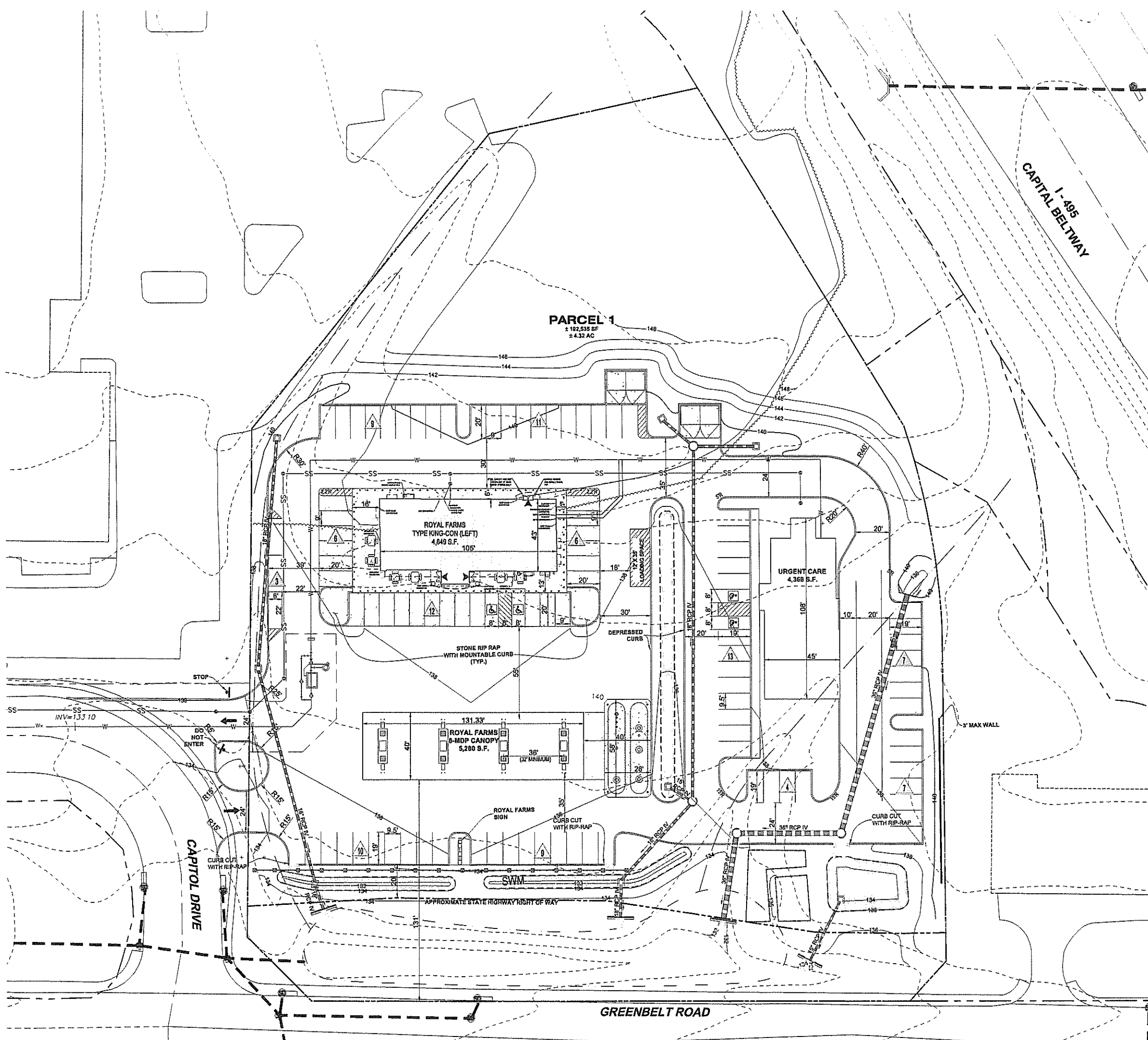
**Golden Triangle Vacant Parcel – Proposed
Zoning Text Amendment to allow for Gas
Station with Convenience Store**

**August 1, 2018
8:00 p.m.**

**Room 201
Greenbelt Community Center
15 Crescent Road**

Agenda

- Introductions
- Project Overview
- Council Discussion
- Questions and Answers
- Other



- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DUE DILIGENCE AND DOES NOT COMPLETELY TAKE INTO CONSIDERATION BULK REGULATIONS OR OTHER GENERAL ZONING COMPLIANCE SUCH AS LANDSCAPE BUFFERS, OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT, AND BUILDING SETBACKS. ACCURACY OF THE DEPICTED RIGHT OF WAY, TOPOGRAPHY AND PARCELS

PROJECT NO. _____

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2018-04
July 2, 2018**

**SUBJECT: Royal Farms Gas Station Convenience Store/Urgent Care Center
Greenbelt Rd adjacent Capital Cadillac**

BACKGROUND: Attorney Norman Rivera and representatives Royal Farms Inc. and S.F. Bruce Development of Germantown MD presented a development proposal concept and proposed zoning text amendment for construction of a Royal Farms gas station/convenience store and a separately sited urgent care facility on nine acres of land fronted by Greenbelt Rd and adjacent to Capital Cadillac and I-495. This 9 acre parcel is owned by Capital Cadillac and is zoned C-O Commercial Office.

This presentation was an update to a similar development proposal presented to APB at its April 11, 2018 meeting by consultant Patrick Ricker and attorney Donna Wilson; both are no longer associated with this project.

The Royal Farms portion of the project includes a Royal Farms convenience store (either 4.1K sqft or 5.3K sqft) and island of gas pumps with a canopy cover. Parking is proposed in immediate proximity of the store, handicapped sites adjacent to the front entrance and additional sites on the perimeter of the Royal Farms facility. Indoor and shaded outdoor seating will be provided. The entrance to the property will be off of Capitol Drive.

The representative from Royal Farms described the facility development process the company has instituted and the company's operations. Manekin LLC, a real estate management and operating company of Columbia Maryland, is Royal Farms' developer/partner. Locally completed Manekin projects include the Greenbelt Ambulatory Care Center at 7300 Hanover Drive.

As a merchandiser Royal Farms utilizes a standard store design. In pursuing the Greenbelt Road project Royal Farms expressed a willingness for City development review approval and certain development restrictions. Royal Farms incorporates green design and LEED practices in its new store and remodeling projects. <https://www.royalfarms.com/green-building-practices> and <https://www.royalfarms.com/sustainable-case-studies>

Royal Farms stores are company operated. It's anticipated the proposed Greenbelt Road facility will hire-on 60 company employees. <https://www.royalfarms.com/benefits>

The proposed urgent care facility will be approximately 4,000 sqft. The parking for this facility will be separate from the Royal Farms parking. No other information was provided regarding this building other than its design will be for an urgent care or similar facility.

Norman Rivera described the desired text amendment to accommodate for the gas station facility in the current C-O zone.

ANALYSIS: The principals for the Royal Farms project presented the concept proposal and renderings to the Board at the May 30, 2018 APB meeting. The board raised an immediate question about the request for a site rendering with the store and gas pumps swapped on the site with the gas pumps behind the store. The Board also inquired about the previously proposed rendering that provided for the separation of traffic circulation between the Royal Farms facility and the urgent care site which APB favors.

Board comments and concerns included Royal Farms' architecture style is not reflective of Greenbelt's historic architecture, stormwater management, ensuring a vegetative buffer on the Greenbelt Road frontage, signage placement, obtrusive outdoor lighting, pedestrian circulation on Greenbelt Road and Capitol Drive, highlighting and preserving the Toaping Castle landmarks, and environmental reclamation of gravel parking lot on north end of parcel.

It was noted by staff that while Royal Farms is requesting a text amendment to establish a gas station in the current C-O zoned parcel, the County's proposed pending new C-O zoning permits gas stations in the C-O zone. Under the County's proposed new C-O zoning designation the City will not have the opportunity to review and comment during the Detailed Site Plan review process that it currently enjoys.

If the proposal moves forward Board members will request meetings with Royal Farms to provide comment and recommendations for consideration including:

- Consider re-orientation of the site layout/ interface with Greenbelt Road frontage
- Provide sufficient vegetative buffer on Greenbelt Road
- Reclamation and revegetation for gravel lot portion of the site
- Design for separate traffic circulation patterns for the Royal Farms and urgent care facility portions of the site
- Restrict signage to one monument sign and modest building signage
- Provide for uninterrupted pedestrian circulation on Capitol Drive
- Implement environmental site design to address stormwater management
- Work with Advisory Planning Board on architectural elevations
- Incorporate contemporary outdoor lighting fixtures and practices that minimizes obtrusive ambient lighting
- Highlight and preserve Toaping Castle landmarks
- Provide language that limits development on the site to the Royal Farms store model for any potential future proposals for establishing a gas station or similar facility on the site.

RECOMMENDATION/MOTION: The Board believes the proposed project holds merit and can result in a mutually beneficial development of the parcel. If the City is able to reach

agreement on covenant language and/or a site plan that addresses its concerns including those listed above the City should not oppose the proposed text amendment. The Board also agrees that should a covenant be executed the City Council should remain neutral regarding the zoning text amendment legislation when referred to the City by the County for comment.

Respectfully submitted,

Brian Gibbons
Chair

The motion passed by a vote of 4 to 0.



Responses to comments contained in APB Report 2018-04
Submitted by Norman Rivera, Attorney at Law
July 26, 2018

1. APB Comment: Consider re-orientation of the site layout/ interface with Greenbelt Road frontage.

Response: We increased the buffer and improved circulation.

2. APB Comment: Provide sufficient vegetative buffer on Greenbelt Road.

3. Response: Will do, was increased from prior plan. 131' from curb to front of canopy.

4. APB Comment: Reclamation and revegetation for gravel lot portion of the site

Response: Yes and new tree planting.

5. APB Comment: Design for separate traffic circulation patterns for the Royal Farms and urgent care facility portions of the site.

Response: The plan was adjusted so now a straight shot with directional signs but not separate.

6. APB Comment: Restrict signage to one monument sign and modest building signage.

Response: Yes on number of freestanding signs will be one. Royal Farm has 27' height per other County municipalities such as Bowie and Hyattsville and will consider lower if commensurate with others such as BP on Southway (20'-25').

7. APB Comment: Provide for uninterrupted pedestrian circulation on Capitol Drive- sidewalks and striped for pedestrian/bike access.

8. APB Comment: Implement environmental site design to address stormwater management.

Response: We will have state of the art SWM quality and quantity.

9. APB Comment: Work with Advisory Planning Board on architectural elevations.

Response: Will work with City on both the Urgent Care and Royal Farms; however, the Royal Farms brand is approved and accepted in the County in many locations.

10. APB Comment: Incorporate contemporary outdoor lighting fixtures and practices that minimize obtrusive ambient lighting.

Response: Yes, we will have LED and directional and no bleed over to adjoining sites.

11. APB Comment: Highlight and preserve Toaping Castle landmarks- yes as shown on latest draft concept plan.

Response: We will have landscaping, a plaque, benche(s) and will flesh out at DSP.

12. APB Comment: Provide language that limits development on the site to the Royal Farms store model for any potential future proposals for establishing a gas station or similar facility on the site.

Response: Will address this issue in the covenants, as the County cannot restrict to a brand name.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session

Bill No. CB-25-2018
 Chapter No. _____
 Proposed and Presented by Council Member Harrison
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction July 24, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of amending the commercial table of uses in the Zoning Ordinance to permit
 4 food and beverage store uses in combination with gas station uses in the C-O (Commercial
 5 Office) Zones of Prince George's County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-461,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2017 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 15 District in Prince George's County, Maryland, that Section 27-461 of the Zoning Ordinance of
 16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
 17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 6. COMMERCIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

Sec. 27-461. Uses permitted.

(b) TABLE OF USES I.

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
(1) COMMERCIAL:						
* * * * *	*	*	*	*	*	*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service						
* * * * *	*	*	*	*	*	*
Gas Station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9), and (10):	[X] P ⁷¹	X	SE	SE	P	X
* * * * *	*	*	*	*	*	*
(E) Trade (Generally Retail):						
* * * * *	*	*	*	*	*	*
Food or beverage store:						
* * * * *	*	*	*	*	*	*
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 9	[X] P ⁷¹	X	SE	SE	P	X
* * * * *	*	*	*	*	*	*

* * * * *

71 Permitted use, provided that:

(A) The proposed use is on property that has a minimum of 1.75 and a maximum of eight (8) acres;

(B) The property on which the use will be located abuts the right of way for a roadway with a functional transportation classification of arterial or higher; and

(C) The Planning Board and/or the District Council finds that the proposed gas station use conforms with all regulations set forth in Section 27-358(a) of this Subtitle.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this _____ day of _____, 2018.

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

BY: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

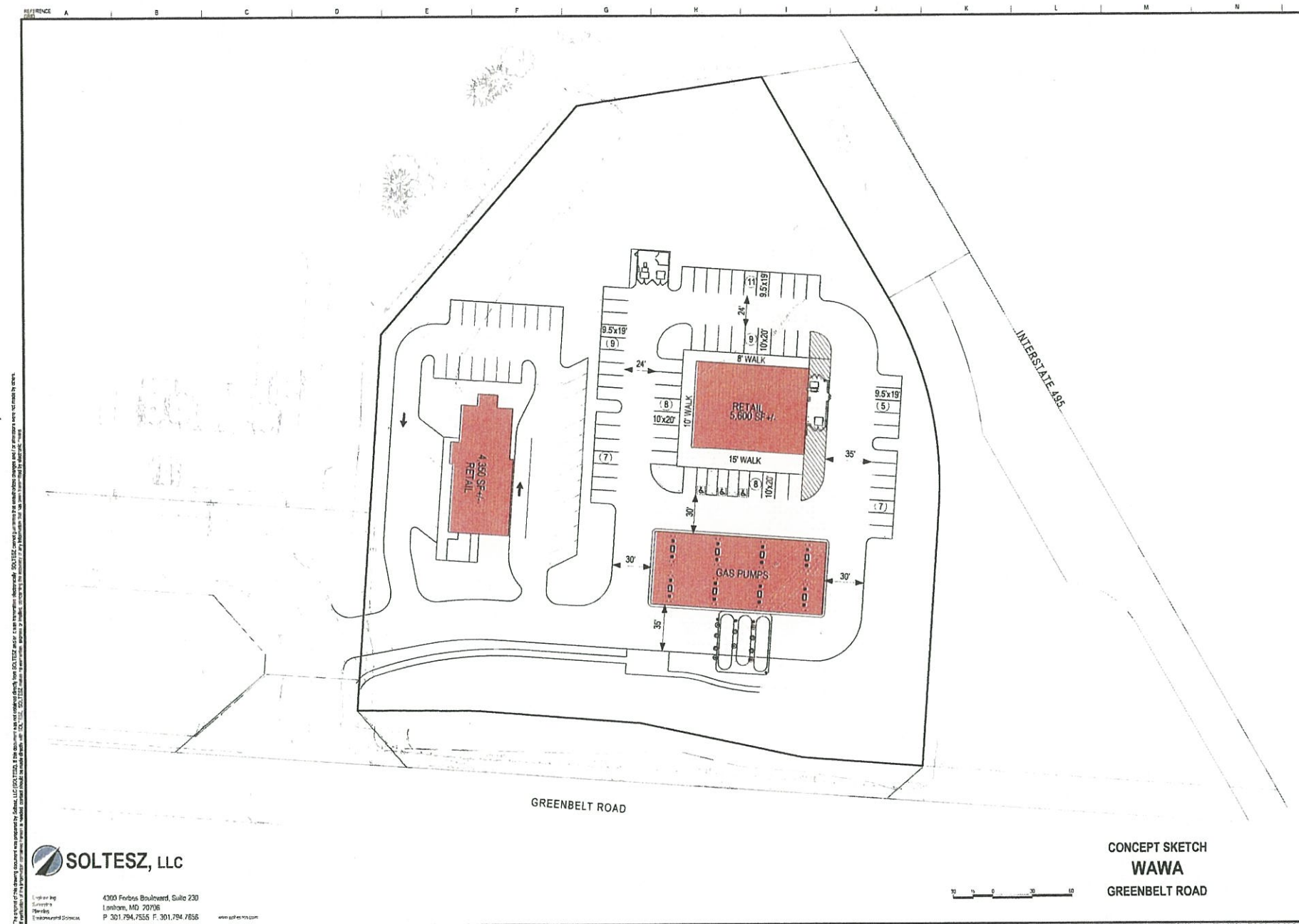
KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

Conceptual Plan-March 7, 2018 - City Council Work Session



WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, March 7, 2018, to discuss: 1) Development Proposal for 7010 Greenbelt Road and 2) Land Use Proposal Property Adjacent to Capitol Cadillac.

Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in the Multipurpose Room of the Community Center.

PRESENT WERE: Councilmembers Colin A. Byrd, Judith F. Davis, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. .

STAFF PRESENT WERE: Nicole Ard, City Manager; Terri Hruby, Acting Director of Planning; and Cindy Murray, Acting City Clerk.

ALSO PRESENT WERE: Tom Haller, Ian Black and Michael Postal, Rodgers Consulting; Patrick Ricker, Donna Wilson and Kirk Weiland; Brian Gibbons and Syed Shamim, Advisory Planning Board; Tommy Ray, Greenbelt Volunteer Fire Department & Rescue Squad; Kap Kapastin, Quantum Management; Jill Connor, Greenbelt News Review; Bill Orleans, Molly Lester and others.

Development Proposal for 7010 Greenbelt Road

Following introductions, Mayor Jordan asked Rodgers Consulting about local projects they were working on besides 7010 Greenbelt Road. Mr. Postal said they currently have projects in Vienna, Virginia, and in the Adams Morgan section of Washington, DC. He advised the proposed Greenbelt Road project was the only one in this area.

Mr. Postal explained that in 2006, the City and County conditionally approved a detailed site plan for a multifamily development at 7010 Greenbelt Road which is known as the former nursing home site. He said the market declined and the project was placed on hold indefinitely. Mr. Postal said they met with Council in December 2017 to discuss an NVR Inc. development concept proposal to construct 60 townhomes on this property. He said Council made it clear at this meeting they did not like the proposal and challenged them to come up with a multifamily proposal which would accommodate older residents who wanted to remain in Greenbelt and age in place.

Mr. Postal reported their staff and architects have worked diligently since that meeting to come up with a new design for a multifamily proposal that would meet Council's requests and would also be affordable. He said they held a focus group meeting with representatives from Long and Foster Realtors in College Park to gain insight into the type of property that would work at this location.

Mr. Postal said in order to proceed with this development proposal, a zoning text amendment is required to address density and parking requirements of the Prince George's County Zoning Ordinance. He explained that the property is currently zoned R-18 – Multifamily Density Residential and has a maximum density of 90 units. This project will be approximately 120 units.

Mr. Postal presented a model of the new project design that had been developed which includes three separate buildings with 45 to 50 units per building. The units will be a mix of two bedroom and two bath or two bedroom, two bath and den, and range from 1,200 to 1,400 square feet in size. He also provided a PowerPoint presentation detailing the project design, noting that one complete building would be constructed at a time.

Mr. Postal said some of the amenities of the proposed project may include both indoor and outdoor dog parks, hot tubs in place of a pool, a corridor of storage units for resident deliveries, and electricity to each parking spot which will enable the installation of electric charging stations if residents desire.

There was discussion regarding parking. Mr. Postal said they are looking at tandem parking spaces on the lower level of the buildings. This will provide a 1.9 parking ratio for each unit. He advised that if the tandem parking design is not approved, they may need to look at a reduction in some of the green space currently proposed.

In response to a question from Mr. Roberts, Mr. Postal said metal and lumber would likely be the building materials used for the project. He commented that they build quality projects. Mr. Roberts noted his preference for masonry.

In response to a question from Ms. Mach regarding the environmental aspects of the building, Mr. Postal said the buildings would have solar roofs and include as many water saving methods as possible.

Ms. Davis asked if the project was geared towards a specific age group of residents. Mr. Postal said that the project would likely attract a mixed group of residents. He added while the units can accommodate (and be modified if requested) for aging individuals who want to remain in Greenbelt and age in place, the focus groups conducted indicated that millennial couples also like units of this type.

Ms. Hruby explained that the City has covenants on the property that will need to be amended. She said staff will also need Council direction regarding a zoning text amendment. Ms. Hruby explained that she has concerns about the 1.9 cars per unit parking ratio given there will likely be a need for parking two (2) cars per unit. She said the next step is for the developers to provide a briefing to the Advisory Planning Board (APB).

There was discussion regarding traffic flow for the new development. Mr. Postal explained the existing entrance from Greenbelt Road would remain as the entrance/exit from the property.

In response to a question from Mr. Roberts, Mr. Postal said the existing vegetation on the property would be retained as much as possible.

Council thanked the representatives for attending. Mr. Postal summarized that they were taking away from the meeting generally that there was no resistance/major concerns expressed by Council to the project. He said they would further examine: 1) the impacts to traffic on Greenbelt Road; 2) the parking as proposed and attempt to identify other ideas; and 3) masonry as a building material if the budget allowed.

Land Use Proposal Property Adjacent to Capital Cadillac

Mr. Ricker explained that he had been requested by representatives of WAWA to identify a few sites in Prince George's County for a new WAWA convenience store/gas station. He said one of the sites identified was 4.4 acres of property adjacent to Capital Cadillac. Mr. Ricker advised that Royal Farms is also now interested in this site.

Mr. Ricker said they had asked to meet with Council this evening to provide a briefing on this potential land use. He said a text amendment to the Zoning Code would be needed since the use is not permitted in the Commercial Office (CO) Zone. He noted there was an additional pad at this site that could possibly be used for a bank in the future.

There was discussion regarding the historical site next to this area. Mr. Ricker said the historical site will be protected.

Mayor Jordan expressed concern about the environmental impacts from in-ground fuel storage tanks. Mr. Weiland noted Maryland has some of the most stringent safety requirements regarding in-ground storage tanks.

Ms. Davis, Mr. Putens and Mr. Byrd questioned the need for another gas station for the area. After discussion, Mr. Ricker said that Royal Farms, as well as WAWA, both consider this location as a #1 or #2 site in Prince George's County. Mr. Putens said he prefers another use for the property.

Mr. Weiland noted the owners of WAWA and Royal Farms report they don't make money on the sale of gas, which is too competitive, but on sales from the convenience store. In response to a question from Ms. Davis, he said neither WAWA nor Royal Farms would sell beer or wine at this location.

Mr. Roberts asked about ownership of the property. Mr. Ricker said his company will purchase the property from Capital Cadillac if the project proceeds.

Ms. Hruby said a few of staff's concerns include signage (noting the visibility of many WAWA signs) and the visibility of the pumps.

Mr. Gibbons said APB looks forward to review of the plans. He suggested creative signage be considered, lighting be examined, and the tree cover be retained.

Ms. Mach questioned the need for a bank for the pad site. After discussion, Mr. Ricker said that pad site may not be developed.

Council thanked the representatives for attending. Mr. Ricker noted the next steps would be to develop a revised plan, meet with APB, and then meet again with Council.

Mr. Roberts asked if Greenbelt Park was aware of the proposed idea. Ms. Hruby said she would contact the Park.

Informational Items

Ms. Davis provided a bill update from the Maryland Municipal League Legislative Meeting.

Ms. Davis requested the City Solicitor review the issue of the need for meeting minutes when four (4) or more Councilmembers attend community meetings and all members speak on various matters.

Several other informational items were discussed.

The meeting ended at 10:06 p.m.

Respectfully Submitted,

*Cindy Murray
Acting City Clerk*