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To: Planning Commission
From: Steven Johnson, Senior Planner
Meeting Date: August 14, 2025
File Number: SP #25-04-0149
File Name: Dunkin Donuts
Owner/Developer: 100 Olde Point, LLC
c/o Todd Lalumiere
38 West Street
Annapolis, Maryland 21401
Engineer: DMS & Associates, LLC
PO Box 80
Centreville, MD 21617

General Information:

Map / Parcel: 57 / 231
Location: 100 Olde Point Village, Chester, MD
Parcel Size: 1.042± acres
Zoning District: Town Center (TC)

Proposal and Requested Actions:

The applicant is proposing to administratively combine 3 deeded parcels to construct a 1,507 square foot (Dunkin Donuts) fast-food restaurant in the Town Center zoning district.

The applicant is requesting an amended parking reduction of 19 spaces under §18:1-83.A.(1) and Minor Site Plan approval.

Project History:

- Concept Plan Submittal: February 20, 2024
 - 25-Day Submittal: November 15, 2024
 - Planning Commission Hearing: December 12, 2024
 - ✓ Concept Plan Approval
 - ✓ Parking Reduction Approval
- Minor Site Plan Submittal: April 15, 2025
 - STAC Review: June 4, 2025
 - 25-Day Submittal: July 11, 2025
 - Planning Commission Hearing: August 14, 2025

FACTS AND FINDINGS

- The project site is located within the Town Center (TC) zoning district. The TC zoning district purpose is:
 - §18:1-28.A: This district is intended to provide higher-density, mixed use development and redevelopment along the Chester Main Street corridor as identified in the Chester/Stevensville Community Plan. Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use residential and nonresidential development that focuses on the local roads as opposed to US Route 50/301.
- The applicant is proposing a fast-food restaurant within the TC zoning district.
 - In accordance with §18:1-28.C.(1)(s), high commercial uses, such as fast-food restaurants, are permitted in the TC zoning district.
- On December 12, 2024, the Planning Commission approved the Dunkin Donuts Concept Plan and granted a parking reduction of 16 spaces.

EXISTING CONDITIONS:

- Parcel 231 consists of three deeded parcels, totaling 1.042 acres.
- There are two existing office buildings on the parcel.
 - All existing improvements are proposed to be removed.
- The proposed project is in the Chester/Stevensville Growth Area, Enterprise Zone, and Priority Funding Area.
- There are no known historical structures or archeological significant resources on-site.
 - The Postal Road / Cox Neck Road Survey District (QA-587) and Harbor View Subdivision (QA-556) are located adjacent to the subject parcel.

PROJECT DETAILS:

- The applicant is proposing a 1,507 square foot (Dunkin Donuts) fast-food restaurant.
 - The business will serve drive thru and online order walk-up patrons. There will be no walk up in-person ordering, dine-in service, or seating.
- To support this development proposal, the applicant will administratively combine three existing deeded parcels.
 - An 895 square foot portion of the subject parcel along Cox Neck Road will be dedicated as right-of-way to Queen Anne’s County as part of the administrative subdivision.
 - The resulting parcel acreage will be 1.019 acres.
 - The administrative subdivision must be recorded prior to final site plan signature.
- All TC zoning district non-residential development standards have been met.
- Building Height:
 - Maximum permitted ----- 45’
 - Proposed -----20’
- Non-residential Floor Area (FAR):
 - Maximum permitted (40%) ----- 17,805 square feet
 - Existing (24.4%) ----- 10,870 square feet
 - To be removed ----- 10,870 square feet
 - Proposed (3.4%) -----1,507 square feet
- Impervious Surface Area:
 - Maximum permitted (80%) ----- 0.818 acres

- Existing (46.2%) -----0.472 acres
- To be removed ----- 0.472 acres
- Proposed (55.1%) -----0.563 acres
- Parking/Queuing:
 - Required ----- 36 spaces
 - Provided ----- 17 spaces
 - The applicant is requesting an amended parking reduction of 19 spaces under §18:1-83.A.(1).
 - A parking reduction of 16 spaces was granted at Concept Plan. An increase in floor area with this proposal requires 3 additional spaces, for a total of 36 required spaces on-site. The applicant has provided 17 spaces on-site and requests that these 3 additional spaces be included in the amended parking reduction.
 - An updated memo that includes data from the westbound Dunkin Donuts location on Shopping Center Road, which the applicant also owns, has been provided to support the requested reduction.
 - According to the applicant, the site can support the queuing of up to 37 vehicles.
 - An exhibit has been provided to illustrate this ability.
- The project will be served by a private well and public sewer.
 - The existing well will be abandoned and a replacement will be drilled in accordance with the Department of Environmental Health.
- Stormwater management has been reviewed and approved by the Department of Public Works.
- Proposed on-site lighting complies with the exterior light standards found in 18:1-85.
- Proposed identification signage complies with the requirements of 18:1-81.A.

Adequate Public Facility Ordinance:

- In a letter dated February 4, 2025, the APFO Administrator indicates that based on review of the current available capacity and the information provided by the applicant, staff has concluded:
 - I. Water

The property has an existing well providing water service to the existing uses. Public water service is not easily available to the site. The applicant proposed to use the existing well or replace the existing well to serve the proposed coffee shop. With Environmental Health approval, the use of the existing well or new well provides adequate water service to the property.
 - II. Sewer

The property has existing sewer service and allocation. The applicant is responsible for construction of all necessary infrastructure upgrades, both on-site and off-site, to serve the project with public sewer. The applicant is responsible for purchasing any additional sewer allocation for the new use. With payment for any necessary allocation and construction of required infrastructure public sewer service is adequate.
 - III. Schools

The proposed commercial project will not generate school age children and will have no impact on public schools.
 - IV. Transportation

The Traffic Impact Study (TIS) submitted concluded that the intersection studied will continue to operate at acceptable levels of service. When considering existing traffic volumes, background development, and the proposed new trips generated by the proposed use, intersections will continue

to operate at level of service “C” or better. Road capacity is considered adequate for the proposed 1,500 square foot drive through coffee and donut shop.

- Based on the current review, the project meets requirements of the Adequate Public Facilities Ordinance.

Environmental Details:

- The proposed development meets all landscape planting requirements. This includes on-site, parking lot, and street buffer landscaping.
- There are no woodlands, wetlands, steep slopes, streams, erosion hazard areas, or endangered species on-site.
- The property is not located within the 100-year floodplain.
- Forest Conservation:
 - A total of 0.15 acres of afforestation is required and will be met with a combination of:
 - On-site planting totaling 0.10 acres.
 - Fee-in-lieu for the remaining 0.05 acres.

Design Standards:

- Town Center (TC) & Urban Commercial (UC) Design Standards and §18:1-28.D.(5) - Design guidelines:
 - The applicant has submitted memos that address the TC / UC Design Standards and design guidelines.
 - Architectural renderings have been provided.

2022 COMPREHENSIVE PLAN:

- Chapter 4: Land Use
 - Goal 4-1, Strategy 4, Recommendation 1: Where there is available capacity, encourage infill development and redevelopment that is compatible with existing historical architecture that contributes to maintaining community identity.
 - *The applicant is proposing redevelopment that meets the TC / UC Design Standards, which require that proposed development compliments existing buildings and community character.*
 - Map 4-7 Growth & Priority Funding Areas: Identifies this property as being located within the Chester/Stevensville Growth Area and priority funding area.
 - Map 4-10 Comprehensive Plan Map: Detailed Future Land Use: Identifies the property as Commercial & Mixed Use and as being located within the Chester/Stevensville Growth Area.
- Chapter 5: Environmental Resources
 - Goal 5-3: Implement a growth management strategy to direct new and infill development to existing Growth Areas.
 - *The proposed development is located within the Chester/Stevensville Growth Area.*
 - Map 5-10 Sanitary Sewer Services: Identifies the property as S1 – Current Sewer Service Area.
- Chapter 8: Economic Development & Tourism
 - The southern portion of the County includes the population centers of Chester, Grasonville, and Stevensville. This area is a designated Priority Funding Area for planned growth and supports the majority of the commercial and industrial activity in the County. Page 8-21
 - Map 8-2 Business Incentive Zones: Identifies the property as being located within an Enterprise Zone.
- Chapter 11: Community Plans
 - Goal 11A-1: Prepare for appropriate infill and redevelopment opportunities.
 - *The applicant is proposing redevelopment that is a permitted use in the zoning district and incorporates design that is compatible with surrounding architecture.*

- Map 11-3 Community Plans Detailed Future Land Use: Identifies the property as Commercial & Mixed Use and as being located within the Chester/Stevensville Growth Area.

CONCLUSION:

While no agencies that have reviewed this Concept Plan have offered objections to its approval, the Department of Public Works has met with the State Highway Administration several times in the past regarding the safety of the intersection of Cox Neck Road, Postal Road, and Route 50.

REQUIREMENTS FOR APPROVAL:

Per Queen Anne’s County Zoning and Subdivision Regulations the Planning Commission may not approve any site plan unless it determines that the site plan fulfills the requirements of approval established in §18:1-153.B. (These requirements are listed in the resolution below as findings.)

If it is determined that the site plan meets these requirements, the Planning Commission shall approve the site plan. If the Planning Commission determines that the site plan does not adequately fulfill any one or more of the requirements, the Planning Commission may approve the site plan subject to conditions that the Commission determines will adequately fulfill the requirements of approval. Should the Commission determine that any of these requirements of approval cannot be fulfilled by the application of conditions or an amendment of the site plan, the Commission shall deny the application and the decision shall contain the reasons for denial.

SUGGESTION FOR RESOLUTIONS:

Parking Reduction:

RESOLVED, that the Planning Commission, regarding the request by 100 Olde Point, LLC for a parking reduction of 19 parking spaces under the provisions of §18:1-83.A.(1), and as more particularly described in Planning & Zoning file SP-25-04-0149, hereby finds:

1. The proposed parking scenario shown on the Concept Plan and described within the parking reduction request memo provided by 100 Olde Point, LLC, **HAS / HAS NOT** demonstrated:
 - a. The proposed fast-food restaurant will generate less parking need than County parking standards require due to a business model that does not include walk up in-person ordering, dine-in service, or seating.
 - b. The request is consistent with parking reductions granted to similar establishments within the general vicinity of this project.

...and hereby **GRANTS / DENIES** the requested parking reduction.

Minor Site Plan:

RESOLVED, that the Planning Commission, regarding the request by 100 Olde Point, LLC for Minor Site Plan approval for the construction of a 1,507 square foot (Dunkin Donuts) fast-food restaurant, and as more particularly described in Department of Planning & Zoning file SP #25-04-0149, hereby finds the site plan:

1. **DOES / DOES NOT** meet all requirements of Chapter 18,
2. **WILL / WILL NOT** substantially increase traffic hazards or safety concerns due to traffic generated by the proposed use, the location or orientation of curb cuts, or the layout of internal circulation,
3. **DOES / DOES NOT** contain a layout of buildings, parking, roads, and utilities that does not substantially increase fire, health, or other public safety hazards,
4. **IS / IS NOT** adequately buffered and screened to minimize potential adverse impacts to neighboring properties and public rights-of-way,
5. **WILL / WILL NOT** substantially increase stormwater drainage or pollution,
6. **WILL / WILL NOT** have an unreasonably adverse effect upon property values in the vicinity of the site,
7. **WILL / WILL NOT** adversely affect the public welfare and will provide for public safety through compliance with the State Fire Code and with any applicable County or municipal Fire Codes,

8. **IS / IS NOT** compatible with the general character of the surrounding neighborhood, and
9. **IS / IS NOT** consistent with the purpose, goals, and objectives of the 2022 Comprehensive Plan.

...and hereby **GRANTS / DENIES** Minor Site Plan approval subject to the following conditions:

1. Any remaining edits and/or documents required by the Department of Public Works, Planning & Zoning or any other reviewing agency be reviewed and approved.
2. The architecture and overall site design must substantially reflect the documents provided.
3. All required legal documents must be approved, signed, and recorded prior to obtaining final site plan signatures.
4. All required bonds, sureties, review, and inspection fees must be submitted to the Department of Public Works and the Department of Planning and Zoning as appropriate.
5. The administrative subdivision must be approved and recorded prior to final site plan signatures.