



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-17041 **Councilmanic District:** 8
Meeting Date: 9/17/2018 **Zone(s):** C-O / D-D-O
Case Name: 5200 Auth road Retail
Applicant: 5200 Auth Road, LLC
Location: Located on the north side of Auth Road, in the northeast quadrant of its intersection with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA (3.84 Acres; C-O / D-D-O Zones).
Request: Requesting approval of a Detailed Site Plan to (1) To change the underlying zoning of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/3/2018

Review date: 9/30/2018

Action date:

Comments:

Mandatory Review:

District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance

Staff: H. Zhang, AICP, LEED AP

HISTORY:

Acting Body:

Date:

Action:

M-NCPPC Technical Staff	07/20/2018	approval with conditions
M-NCPPC Planning Board	07/26/2018	approval with conditions

Document(s):