



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DPLS-24001 **Councilmanic District:** 5

**Meeting Date:** **Zone(s):** CGO (Prior;C-S-C)

**Case Name:** AutoZone #1837

**Applicant:** AutoZone Development, LLC

**Location:** Located on the south side of Landover Road, approximately 365 feet east of its intersection with Fire House Road (2.296 Acres; CGO Zone (Prior; C-S-C Zone)).

**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) from Section 27-568(a) of the prior Zoning Ordinance, which dictates the minimum number of parking spaces required. Under the prior Zoning Ordinance, 123 parking spaces are required for the vehicle parts store with the proposed addition. Retail uses falling under the normal parking generation group, per Section 27-568(a), require one parking space for every 150 square feet of GFA for the first 3,000 square feet, and one space for every 200 square feet after 3,000. This results in a total of 101 required parking spaces for the 19,052.52-square-foot portion of the existing building, which is to remain. Storage, wholly enclosed, accessory to an allowed use, which is considered under the low parking generation group, required one parking space for every 500 feet of GFA. Therefore, the proposed 10,537-square-foot addition required 22 parking spaces. However, per Section 27-568(b)(1) of the prior Zoning Ordinance, the number of parking spaces required may be reduced by 15 percent if a plan meets the parking lot internal planting requirements of Section 4.3(c)(2)(A) of the 2010 Prince George's County Landscape Manual (Landscape Manual). As the submitted plans met this requirement, the project qualified for a reduction to a total of 105 parking spaces required for the property. The applicant requested a further reduction of 29 spaces, for a total of 76 spaces for the property. This parking reduction is the subject of this approval.

#### Companion

#### Case(s):

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 7/3/2026

**Review date:** 7/3/2026

**Action date:**

*Comments:*

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**Staff:** Evan King

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**HISTORY:**

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| <b>Acting Body:</b>     | <b>Date:</b> | <b>Action:</b>           |
|-------------------------|--------------|--------------------------|
| M-NCPPC Technical Staff | 04/23/2026   | approval with conditions |
| M-NCPPC Planning Board  | 05/28/2026   | approval with conditions |

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**Document(s):** DPLS-24001\_Planning Board Resolution, DPLS-24001\_PORL,  
DPLS-24001\_Technical Staff Report