

Prince George's County Council

Sitting as the District Council Zoning Agenda Item Summary

Case No.: CSP-21006 Councilmanic District: 5

Meeting Date: 4/10/2023 Zone(s): IE

Case Name: Hyattsville Brightseat Road

Applicant: Hyattsville Brightseat Road RE LLC

Location: Located on the northeast side of the intersection of Brightseat Road and Medical

Center Drive (2.0 Acres; IE Zone).

Request: Requesting approval of Conceptual Site Plan (CSP) that shows a 3,939-square-foot

gas station and food and beverage store, on a 2-acre portion of a larger 5.3-acre property known as Parcel 1, Sandpiper Property Subdivision. The eastern portion of the property is developed with a 4-story, 124-room hotel, while the western portion, which is the subject of this CSP, is vacant. The subject site was previously approved for construction of a second hotel under Detailed Site Plan DSP-15021. A Special Exception SE-4845 has been previously approved for this site, to construct a gas station with a food or beverage store, more specifically, a 7-Eleven store. It is intended that existing Parcel 1 will be subdivided into two new parcels, one containing the existing hotel and one containing the proposed gas station and food and beverage store. The two parcels will share use of the existing driveway, which

was previously approved to serve as access to Parcel 1 from Brightseat Road.

Companion

Case(s):

DECISIONS/RECOMMENDATION: LEGAL DEADLINES:

Technical Staff: Approval with Conditions **Appeal date:** 4/27/2023 **Planning Board:** Approval with Conditions **Review date:** 4/27/2023

Zoning Hearing Examiner: Action date: Municipality: Comments:

Opposition:

Staff: Mridula Gupta

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/13/2023	approval with conditions
M-NCPPC Planning Board	03/23/2023	approval with conditions

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Sitting as the District Council 04/10/2023 waived election to review

Notes: Council waived election to review for this item (Vote: 9-0; Absent: Council

Members Burroughs and Oriadha).

Aye: 9 Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Fisher,

Dernoga and Blegay

Absent: 2 Oriadha and Burroughs

Clerk of the Council 05/03/2023 mailed

Notes: Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review

Division, and mailed to Persons of Record that the Planning Board's decision is

final.

Document(s): CSP-21006 PLB Memo, CSP-21006 Planning Board Resolution, CSP-21006

PORL, CSP-21006 Technical Staff Report