



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:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 4/27/2023

Review date: 4/27/2023

Action date:

Comments:

Staff: Mridula Gupta

HISTORY:

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