



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20029 Remand **Councilmanic District:** 1
Meeting Date: 9/13/2021 **Zone(s):** C-M
Case Name: Behnke Property 7-Eleven
Applicant: Root 1, LLC, ETAL
Location: Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) requests approval for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/2/2021

Review date: 9/30/2021

Action date:

Comments:

Staff: Adam Bossi

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	01/19/2021	approval with conditions
M-NCPPC Planning Board	03/04/2021	approval with conditions
Sitting as the District Council	03/22/2021	deferred

Notes: Council deferred this item to March 29, 2021.

Sitting as the District Council 03/29/2021 elected to review

Notes: Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).

Clerk of the Council 04/07/2021 mailed

Notes: Notice of Oral Argument Hearing was mailed to Persons of Record

Sitting as the District Council	04/26/2021	announced hearing date
Sitting as the District Council	05/10/2021	hearing held; referred for document
<p>Notes: <i>Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Gordon, Esq., attorney for the applicant, and Andrew R. Polot, Root 1 Manager LLC, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.</i></p>		
Sitting as the District Council	05/17/2021	referred for document
<p>Notes: <i>Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0: Absent: Council Members Davis and Hawkins).</i></p>		
Sitting as the District Council	05/24/2021	remanded
<p>Notes: <i>Council adopted the prepared order of remand to the Planning Board (Vote: 10-0: Absent: Council Member Anderson-Walker).</i></p>		
Clerk of the Council	05/27/2021	mailed
<p>Notes: <i>Notice of District Council Decision mailed to Persons of Record.</i></p>		
M-NCPPC Technical Staff	07/06/2021	approval with conditions
M-NCPPC Planning Board	07/29/2021	approval with conditions

Document(s): DSP-20029 Amended Planning Board Resolution 2021-21(A) - Signed, DSP-20029_PORL, DSP-20029 Technical Staff Report