



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

---

**Case No.:** CDP-1702 **Councilmanic District:** 2  
**Meeting Date:** 1/14/2019 **Zone(s):** L-A-C  
**Case Name:** WAWA Adelphi  
**Applicant:** ZP No. 139, LLC  
**Location:** The subject site is a triangular property bounded on three sides by the public rights-of-way of MD 212 (Riggs Road) to the south, Edwards Way to the west and Adelphi Road to the east (4.14 Acres; L-A-C Zone).  
**Request:** Requesting approval for a Comprehensive Design Plan (CDP) proposing to develop a 4.14-acre vacant, wooded site with 5,619 square feet of commercial development, consisting of a food and beverage store and a gas station.

### Companion

**Case(s):**

---

### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval, with Conditions

**Planning Board:** Approval, with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

---

### LEGAL DEADLINES:

**Appeal date:** 12/20/2018

**Review date:** 1/30/2019

**Action date:**

*Comments:*

---

**Staff:** Henry Zang, AICP, LEED AP

---

### HISTORY:

---

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/11/2018	approval with conditions
M-NCPPC Planning Board	11/15/2018	approval with conditions

---

**Document(s):**