



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20029 **Councilmanic District:** 1
Meeting Date: 5/24/2021 **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) 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: 4/8/2021

Review date: 4/8/2021

Action date: 5/28/2021

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).

Aye: 10 Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
Absent: 1 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; case taken under advisement

Notes: *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.*

Sitting as the District Council 05/17/2021 referred for document

Notes: *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).*

Aye: 9 Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: 2 Hawkins and Davis

Sitting as the District Council 05/24/2021

Document(s): DSP-20029_Power Point Presentation, DSP-20029_email 04262021 Gordon To Brown, DSP-20029_Letter 04262021 Gordon To Brown, DSP-20029 Planning Board Resolution 2021-21 - Signed, DSP-20029_PORL, DSP-20029 Technical Staff Report, DSP-20029 Planning Board Record, DSP-20029 Transcripts_02-04-2021 Planning Board, DSP-20029_Notice of District Council Hearing, DSP-20029 PZC Notice of Intention to Participate