

Acting Body:

Prince George's County Council

Sitting as the District Council Zoning Agenda Item Summary

Meeting Date: 9/17/2018 Zone(s): C-O / D-D-O Case Name: 5200 Auth road Retail Applicant: 5200 Auth Road, LLC Location: Located on the north side of Auth Road, in the northeast quadrant of its intersection with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA (3.84 Acres; C-O / D-D-O Zones). Request: Requesting approval of a Detailed Site Plan to (1) To change the underlying zoning of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed. Companion Case(s): DECISIONS/RECOMMENDATION: LEGAL DEADLINES: Technical Staff: Approval, with Conditions Appeal date: 9/3/2018 Planning Board: Approval, with Conditions Review date: 9/30/2018 Zoning Hearing Examiner: Action date: Comments: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance Staff: H. Zhang, AICP, LEED AP	Case No.:	DSP-17041	Councilmanic District: 8
Applicant: 5200 Auth Road, LLC Location: Located on the north side of Auth Road, in the northeast quadrant of its intersection with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA (3.84 Acres; C-O / D-D-O Zones). Request: Requesting approval of a Detailed Site Plan to (1) To change the underlying zoning of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed. Companion Case(s): DECISIONS/RECOMMENDATION: LEGAL DEADLINES: Appeal date: 9/3/2018 Review date: 9/3/2018 Action date: Comments: Municipality: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Meeting Date:	9/17/2018	Zone(s): C-O / D-D-O
Location: Located on the north side of Auth Road, in the northeast quadrant of its intersection with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA (3.84 Acres; C-O / D-D-O Zones). Request: Request: Requesting approval of a Detailed Site Plan to (1) To change the underlying zoning of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed. Companion Case(s): DECISIONS/RECOMMENDATION: LEGAL DEADLINES: Appeal date: 9/3/2018 Review date: 9/30/2018 Action date: Comments: Municipality: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Case Name:	5200 Auth road Retail	
with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA (3.84 Acres; C-O / D-D-O Zones). Request: Requesting approval of a Detailed Site Plan to (1) To change the underlying zoning of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed. Companion Case(s): DECISIONS/RECOMMENDATION: LEGAL DEADLINES: Approval, with Conditions Appeal date: 9/3/2018 Planning Board: Approval, with Conditions Review date: 9/30/2018 Action date: Comments: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Applicant:	5200 Auth Road, LLC	
of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed. Companion Case(s): DECISIONS/RECOMMENDATION: LEGAL DEADLINES: Technical Staff: Approval, with Conditions Appeal date: 9/3/2018 Review date: 9/30/2018 Zoning Hearing Examiner: Municipality: Comments: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Location:	with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA	
Case(s): DECISIONS/RECOMMENDATION: Technical Staff: Approval, with Conditions Planning Board: Approval, with Conditions Zoning Hearing Examiner: Municipality: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance		of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with	
Technical Staff: Approval, with Conditions Planning Board: Approval, with Conditions Zoning Hearing Examiner: Municipality: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance			
Planning Board: Approval, with Conditions Zoning Hearing Examiner: Municipality: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	DECISIONS/RE	COMMENDATION:	LEGAL DEADLINES:
Zoning Hearing Examiner: Municipality: Comments: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Technical Staff:	Approval, with Conditions	Appeal date: 9/3/2018
Municipality: Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Planning Board:	Approval, with Conditions	Review date: 9/30/2018
Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Zoning Hearing Examiner:		Action date:
Opposition: Mandatory Review: District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance	Municipality:		Comments:
Staff: H. Zhang, AICP, LEED AP	= -		District Council review of this case is required by
	Staff:	H. Zhang, AICP, LEED AP	

Date:

Action:

DSP-17041 Page 2 of 2

M-NCPPC Technical Staff 07/20/2018 approval with conditions M-NCPPC Planning Board 07/26/2018 approval with conditions

Document(s):