

Case No.: DSP-18027
7-Eleven, Laurel-Baltimore Avenue

Applicant: 7-Eleven, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George's County Code (2011 Ed. & Supp. 2015, or as amended), the District Council issues the final decision in Detailed Site Plan Application Number 18027 ("DSP-18027").

PGCPB No. 19-03, recommending approval of a request to raze a property with an existing used car sales business and to construct a 4,950-square-foot food and beverage store and a gas station on the subject property located on the west side of US 1 (Baltimore Avenue), in the southwest quadrant of its intersection with Academy Lane, in Planning Area 60 and Councilmanic 1, is hereby AFFIRMED. The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 19-03 ("PGCPB No. 19-03").

Having reviewed the record, the District Council finds that conditions are necessary to protect surrounding properties and that conditions would further enhance the coordinated, harmonious, and systematic development of the regional district.

DSP-18027 is subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall:
 - a. Revise the DSP to reflect the reduction of the proposed 25-foot high free-standing sign to an 8-foot high monument sign located outside of the PUE.

The base of the 8-foot monument sign shall be brick and the color and design shall complement the overall design of project.

- b. Revise the landscape plans to show a grouping of groundcover and small and large shrubs that will provide year-round interest at the base of and adjacent to the 8-foot monument sign.
- c. Revise the DSP to remove the three freestanding directional signs or revise them to be only directional, with no commercial copy and no more than 3-feet in height.
- d. Revise the DSP to eliminate the two wall signs on the tower structure at the north end of the proposed convenience store.
- e. Revise the landscape plans to fill-in the planting areas at the northeast corner, and along the US 1 frontage, and the southern boundary of the property. The goal of filling-in these planting areas is to screen the fuel pumps as effectively as possible. Shrubs along the US 1 frontage should be 4-6 foot-high and maintained at that height.
- f. Revise the DSP to move the 8-foot wide trail a few feet further away from US 1.
- g. Revise the DSP to facilitate smart growth along US 1 and install an Electrical Vehicle Charging Device (EVCD). A space containing an EVCD shall be designated as exclusively for use by electric cars and the space shall be created as one of the reserved spaces on the premises.
- h. Prior to certification of the revised DSP, the applicant shall submit the revised DSP to Planning Board or authorized designee and People's Zoning Counsel, for review and approval of the conditions imposed by the District Council. Unless Planning Board or authorized designee and People's Zoning Counsel approve of the revised DSP for conformance with the conditions of DSP approval, certification shall be denied.

ORDERED this 23rd day of April, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Harrison

Vote: 10-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Todd M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council