

Case No.: DSP-19031
7-Eleven Branch 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 the Land Use Article and the Prince George's County Code, the District Council issues the final decision in Detailed Site Plan Application Number 19031 (DSP-19031). The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by Planning Board in Resolution No. 2020-132 (PGCPB No. 2020-132).

PGCPB No. 2020-132, recommending approval of DSP-19031 and Type 2 Tree Conservation Plan (TCP2-026-2018-01), to develop a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash, located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 381 (Brandywine Road), and to the west of MD 631 (Old Brandywine Road), in Planning Area 85A, Councilmanic District 9, is hereby AFFIRMED.

DSP-19031 and TCP2-026-2018-01 are subject to the following conditions:

1. Prior to certificate approval, the applicant shall:
 - a. Provide the correct number of compact parking spaces and allowable spaces in the columns in the General Notes table, consistent with the number shown on the plan.
 - b. Show the air/vacuum machine(s) on the plan and provide a detail.
 - c. Demonstrate in a table on the DSP that the sign area and fuel price display on the canopy are in conformance with signage requirements.
 - d. Provide the setbacks for each freestanding sign on the DSP.
 - e. Provide a table on the DSP demonstrating conformance for each freestanding and building-mounted sign with the allowable and proposed

height, area, and setback, as applicable, and code reference(s). Remove or revise any signs from the DSP that are not in conformance.

- f. Relocate the northern (one-way) access point to conform to the requirement in Section 27-358(a)(5) of the Prince George's County Zoning Ordinance, which requires that the driveway begin 20-feet from the point of curvature of the curb return of the adjacent intersection.
 - g. In the references box on the cover sheet, provide the associated natural resources inventory, tree conservation plan, and preliminary plan of subdivision numbers being referenced, as was provided on the Site Development Concept Plan.
 - h. Call out the canopy and provide the length on the plan.
 - i. Include area of proposed car wash on the plan.
 - j. In the Section 4.7-1, Buffering Incompatible Uses schedule, remove the "HIGH" impact designation from adjoining Parcel 2 and refer to the lot as vacant, which does not require a bufferyard.
 - k. Show the widths of both driveway entrances along Old Brandywine Road on the landscape plan, to justify the calculations provided in Schedule 4.2-1.
 - l. Provide the locations of proposed, or existing fire hydrants, showing that all proposed buildings meet the requirement for a fire hydrant within 500-feet of the most remote portion of the building, as hose is laid by the Fire/EMS Department.
 - m. Prior to certification of the DSP, the tree conservation plan shall be revised as follows:
 - (1) Complete the previous approval information into the TCP2 approval block.
 - (2) Remove the two woodland preservation signs from the boundary of the area of woodland retained not credited that is contiguous with the southern property boundary.
2. Prior to the approval of the first grading permit, the TCP2 Standard Type 2 Tree Conservation Plan Note 11 must be revised with the liber and folio information for the woodland conservation easement once it is recorded.

3. Prior to the approval of the first building permit, the applicant, applicant's heirs, successors and/or assignees shall provide a financial contribution of \$420.00 to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of a bikeway sign along Accokeek Road, unless modified by DPIE, with written correspondence.

Ordered this 16th day of November, 2020, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Hawkins.

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, Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council