

Case No.: DSP-19061  
Wawa College Park

Applicant: 10050 Baltimore Avenue, LLC

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 19061 (“DSP-19061”). The District Council finds that Planning Board’s approval of DSP-19061 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by Planning Board in Resolution No. 2020-68 (“PGCPB No. 2020-68”).

PGCPB No. 2020-68, recommending approval of DSP-19061, a 4,736-square-foot food and beverage store and a gas station, located on the west side of US 1 (Baltimore Avenue) in the City of College Park, approximately 215 feet west of the intersection of US 1 and IKEA Center Boulevard, in the Walkable Node of the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (US 1 Corridor Sector Plan and SMA), Planning Area 66, Council District 1, is hereby AFFIRMED.

Approval of DSP-19061 is subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
  - a. Provide the shared parking analysis on the DSP that clearly shows the parking requirements and spaces provided for this application and for the existing hotel, with which the shared uses study was conducted. Within the table, provide a breakdown of handicap-accessible and compact spaces upon the subject property. Show the number of bicycle spaces provided.

- b. Correct the shared parking analysis reference date in General Note 11, to the most recent analysis provided.
- c. Provide a diagram showing where each of the signs, identified as Signs A–E on the sign plan, will be located.
- d. Define the sign material codes and color specifications indicated on the signage information sheet.
- e. Provide the materials for the dumpster and shed enclosure gates.
- f. Remove the southern proposed pylon sign. The one remaining pylon sign shall be permitted at a height of 25 feet, it shall have a stone base and its location shall be directly in front of the convenience store.
- g. Provide a direct sidewalk connection between the sidewalk that runs along the west side of the building and the sidewalk adjacent to IKEA Way.
- h. Consider revisions to the architectural plans to reduce the use of EIFS to not more than 30% of the total surface area of the building, add manufactured stone pilasters to the façade to match the entrance feature, and utilize colors on the façade that more closely match the colors used for the gasoline pump area and canopy.
- i. Revise the E-scooter parking detail to be consistent with the striping detail provided by the City of College Park.
- j. The Landscape and Lighting Plan shall be updated to provide additional screening of the gas pump canopy.

#### CONSIDERATION

- 1. The applicant shall consider the installation of electric vehicle charging stations.

Ordered this 21<sup>st</sup> day of September, 2020, by the following vote:

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

Opposed:

Abstained:


Absent:

Vote: 11-0.

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