



Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

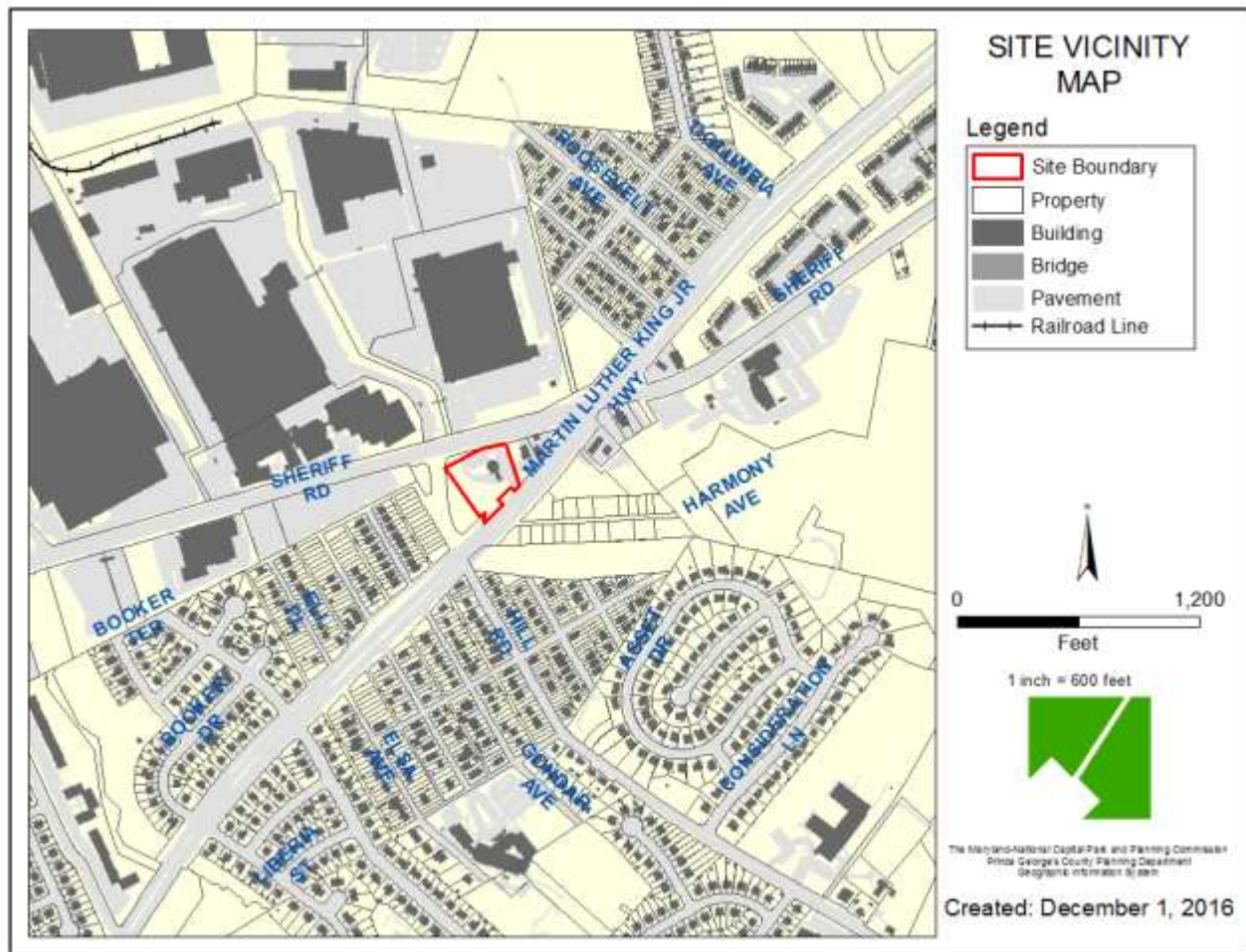
## Detailed Site Plan

## DSP-16058

| Application   | General Data                 |               |
|---|------------------------------|---------------|
| <b>Project Name:</b><br>7-Eleven at Sheriff Road<br><br><b>Location:</b><br>On the south side of Sheriff Road, approximately 350 feet west of its intersection with MD 704 (Martin Luther King Jr Highway)<br><br><b>Applicant/Address:</b><br>7-Eleven, Inc.<br>1722 Routh Street, Suite 1000<br>Dallas, TX 75201<br><br><b>Owner/Address:</b><br>Words of Life Fellowship Church, Inc.<br>6501 Sheriff Road<br>Landover, MD 20785 | Planning Board Hearing Date: | 11/02/17      |
|   | Staff Report Date:           | 10/27/17      |
|   | Date Accepted:               | 07/10/17      |
|   | Planning Board Action Limit: | 11/16/17      |
|   | Plan Acreage:                | 1.77          |
|   | Zone:                        | M-U-I/D-D-O   |
|   | Dwelling Units:              | N/A           |
|   | Gross Floor Area:            | 2,958 sq. ft. |
|   | Planning Area:               | 72            |
|   | Council District:            | 05            |
|   | Election District            | 18            |
|   | Municipality:                | N/A           |
|   | 200-Scale Base Map:          | 202NE06       |

| Purpose of Application  | Notice Dates           |          |
|---|------------------------|----------|
| A request for a continuance of the Planning Board hearing date of November 2, 2017 to November 16, 2017.<br>To construct a 2,958-square-foot food or beverage store, in combination with a gas station. Amendment to the use table of the 2010 <i>Approved Subregion 4 Master Plan and Sectional Map Amendment</i> to permit a gas station, in combination with a food or beverage store use. | Informational Mailing: | 02/16/17 |
|   | Acceptance Mailing:    | 07/07/17 |
|   | Sign Posting Deadline: | 10/03/17 |

|                             |                         |  |            |
|-----------------------------|-------------------------|--|------------|
| <b>Staff Recommendation</b> |                         | <b>Staff Reviewer:</b> Jill Kosack, RLA, ASLA<br><b>Phone Number:</b> 301-952-4689<br><b>E-mail:</b> Jill.Kosack@ppd.mnppc.org |            |
| APPROVAL                    | APPROVAL OF CONTINUANCE | DISAPPROVAL  | DISCUSSION |
|                             | X                       |  |            |



October 27, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Acting Division Chief, Development Review Division

FROM: Jill Kosack, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-16058  
7-Eleven at Sheriff Road  
Parcel A, Citizens Bank of Maryland Property

In a letter dated October 27, 2017, the applicant's representative requested a continuance of the Planning Board hearing date for the above referenced case from November 2, 2017 to November 16, 2017. The continuance is necessary to provide the applicant sufficient time to respond to the technical staff report, agency referrals, and continue to work with citizens.

In a letter dated October 26, 2017, Traci Scudder, the legal representative of the Tri-City Civic Association, requested a continuance of the Planning Board hearing as well, due to insufficient time to review the staff report. Per Section 27-125.05(a), the Planning Board shall publish on its website, a copy of the technical staff report, no less than two weeks prior to the scheduled public hearing on the application. The technical staff report for this case was published to the website on October 26, 2017, which is only one-week prior to the originally scheduled hearing date. However, with the applicant's requested continuance until November 16, 2017, the publishing requirement will be met, allowing for sufficient review of the staff report.

The site was originally posted on October 3, 2017 as required by the Prince George's County Zoning Ordinance. The 70-day review period has been waived to November 16, 2017.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this case on the Planning Board hearing date of November 16, 2017.