

Case No.: SDP-1703
WAWA Adelphi

Applicant: ZP No. 139, LLC

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

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument in this matter, that SDP-1703, for approval to develop a 5,619-square-foot food and beverage store and gas station known as WAWA, located on a triangular property bounded on three sides by the public rights-of-way of MD 212 (Riggs Road) to the south, Edwards Way to the west, and Adelphi Road to the east, and has a street address at 9100 Riggs Road, Hyattsville, Maryland located in Planning Area 65, Councilmanic District 2, be and the same is hereby AFFIRMED.

The District Council finds that the Planning Board's approval of SDP-1703 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 18-126 ("PGCPB No. 18-126").

Approval of SDP-1703, Alternative Compliance AC-18009, and Type 2 Tree Conservation Plan TCP2-011-11-01 for WAWA Adelphi, is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. Obtain certification approval of Comprehensive Design Plan CDP-1702.
 - b. Obtain signature approval of Preliminary Plan of Subdivision 4-17036.

- c. Revise the Section 4.9 schedule to provide required information for evergreen and ornamental trees.
- d. Provide the setbacks of the proposed monument signs.
- e. Provide the dimensions and height for the proposed gas station canopy.
- f. Provide a detail of the proposed bicycle rack, accommodating a minimum of five bicycles, and move it to a location convenient to the building entrance.
- g. Incorporate two additional shade trees in planting islands within the interior of the parking lot, to increase the total number of shade trees in the interior planting area to eight shade trees.
- h. Provide an eight-foot-wide sidepath (or wide sidewalk) along the subject property's entire frontage of Adelphi Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.
- i. Provide site plan notes stating the following:
 - “Full cut-off lighting fixtures will be used throughout the entire development.”
 - “An approved fire suppression system or other fire suppression system, acceptable to the Prince George's County Fire/EMS Department, shall be provided in the building.”
 - “The applicant intends to conform to dust control requirements, as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, and to construction noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, which is adopted by reference to the Code of Maryland Regulations (COMAR).”
- j. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Revise the plan and worksheet to be consistent with the approved Type 1 tree conservation plan.
 - (2) Remove the steep slopes hatching.
 - (3) Show the stream centerline.

- (4) Update the TCP approval block to type-in the assigned plan number (TCP2-011-11) and to type “N/A” for the original approval. The following note shall be added below the TCP approval block: “The original TCP2 was associated with SDP-1001, which was never certified.”
 - (5) Update the QR code approval block to type-in the assigned SDP number (SDP-1703).
 - (6) Update the site statistics table to match the natural resources inventory and the Type 1 tree conservation plan.
 - (7) Update the off-site woodland conservation notes to the current standard note referencing the hierarchy of seeking credits within watersheds.
 - (8) Revise TCP2 Note 1 to remove “ZP No 319 LLC” and to refer to the current SDP number (SDP-1703).
 - (9) Have the revised plan signed and dated by the qualified professional preparing the plan.
- k. Provide a bus shelter for the bus stops on Riggs Road and Adelphi Road, unless modified by the applicable operating agencies (SHA, DPW&T and WMATA).
- l. Change the wording of the proposed gateway sign at the corner of Adelphi Road and Riggs Road from “Welcome to Adelphi” to “Welcome to Northern Gateway - Adelphi”.
2. Prior to approval of a building permit, the applicant shall submit the signal warrant study at the intersection of Adelphi Road and Edwards Way to the Prince George’s County Department of Public Works and Transportation and the Prince George’s County Department of Permitting, Inspections and Enforcement. If installation of the traffic signal is required by these agencies, the applicant shall post a bond for the installation of the traffic signal, obtain a permit for the installation of the signal, and have an agreed-upon timetable for construction with the appropriate permitting agency.
3. Prior to the issuance of grading permits for the subject property, the applicant will host one community information meeting with adjacent District 2 residents. The applicant shall provide proof of notice, of the community information meeting, to the following residents: Jefferson Square, Heritage Park, Racquet Club, Presidential Towers, Cool Spring Civic Association, Adelphi Hills Civic Association, Daniel’s Run, Presidential Park, Coronado, Delano, Greenspire Terrace and Single Family Homes located at 2100 & 2102 Metzert Road, and 9000 Riggs Road. The notice shall include the time, place and purpose of the community information meeting. The applicant shall provide a Spanish translator for the duration of the community information meeting.

4. The applicant shall construct bus shelters on Riggs Road and Adelphi Road if approved by the operating agencies concurrent with the construction of the frontage improvements associated with the initial development of the subject property. Such approval shall include authorization by WMATA to locate a bus shelter along the property frontage on Adelphi Road. If WMATA does not approve a bus stop along the property frontage on Adelphi Road, the applicant shall pay a fee to the Department of Public Works and Transportation for the construction of a sculptural bus shelter for the bus stop on Riggs Road in the amount of \$50,000 prior to the issuance of a building permit. Payment of the fee shall satisfy the applicant's obligation to construct any bus shelter along the property, including along Adelphi Road. If the operating agencies do not approve the construction of a bus shelter on either Riggs Road or Adelphi Road at the time of initial development, the applicant will no longer be obligated to construct the bus shelters or pay the fee.

Ordered this 11th day of March, 2019, by the following vote:

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

Opposed: Council Members Dernoga, Ivey, and Streeter.

Abstained:

Absent: Council Member Franklin.

Vote: 7-3.

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, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council