

**Town of Riverdale Park
Resolution 2007-R-06 07**

**Recommending to Reject a Special Exception Permit to Install Gasoline
Pumping Facilities at 5731 Baltimore Avenue**

WHEREAS, Jeyakody Edward and Suprabha Edward have applied for a special exception permit from the Prince George's County Planning Board to install gasoline pumping facilities at 5731 Baltimore Avenue in Riverdale Park; and

WHEREAS, The Special Exception Plan for Jey's Auto Care, dated May 2007, (The Plan) has been received by the Town and reviewed by the Mixed-Use Town Center Design Review Committee (The M-UTC Committee); and

WHEREAS, The Riverdale Park Town Council has reviewed the Plan, and reviewed the proceedings of the M-UTC Committee regarding the Plan, and received an oral report from the M-UTC Committee regarding the proposed project, and received a thorough presentation from the property owners; and

WHEREAS, The building renovation proposed under the Plan is less than 250 square feet and therefore was not subject to full design review by the M-UTC Committee; and

WHEREAS, The M-UTC Committee restricted its comments on the Plan to materials and screening, and did not take up the question of a special exception permit for gasoline pumping facilities; and

WHEREAS, Gasoline pumping facilities are not a permitted use at the proposed site unless a special exception permit is approved by the Prince George's County Planning Board; and

WHEREAS, the Mixed-Use Town Center Zone Development Plan designates 5731 Baltimore Avenue as a prominent Gateway Signature parcel significant to the continued revitalization of Route 1 and; and

WHEREAS, a gas station use for this site would impose an adverse impact, different in character than would be caused elsewhere within the M-UTC Zone by establishment of a gas station; now therefore be it

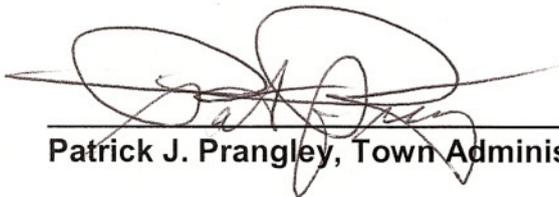
RESOLVED, that the Town of Riverdale Park place on file with the Prince George's County Planning Board a copy of this resolution recommending to

reject the pending special exception permit for installation of gasoline pumping facilities at 5731 Baltimore Avenue.

Introduced: 9-4-07

Adopted: 9-4-07

Effective: 9-4-07



Patrick J. Prangley, Town Administrator



Vernon S. Archer, Mayor