

Case No. DSP-11006
McDonald's Chavez Lane

Applicant: McDonald's Corporation

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

ORDER AFFIRMING PLANNING BOARD DECISION TO APPROVE
DETAILED SITE PLAN WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 12-67, to approve with conditions a detailed site plan for a 4,326-square-foot, one-story, freestanding eating or drinking establishment with drive-through service on an existing McDonald's site in the Commercial Shopping Center (C-S-C) Zone, located on 1.19-acre property on the northern side of Chavez Lane, approximately 250 feet east of its intersection with Walters Lane, in Planning Area 75A, Council District 6, within the Developed Tier, authorizing the demolition of the existing McDonald's restaurant building and its replacement with a new prototype building, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 12-67, as its findings and conclusions in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall revise the plans as follows:
 - a. The applicant shall replace the tree canopy coverage schedule with the most recent form of the schedule which may be found on the Maryland-National Capital Park and Planning Commission (M-NCPPC) website, and make the following changes:
 - (1) The required tree sizes and calculations of total tree credit shall be corrected as necessary.

- (2) Shade trees shall be referred to as “minor” and “major” instead of “medium” and “large.”
- (3) The schedule shall demonstrate that the tree canopy provided is greater than that required, adding trees to the landscape plan if necessary.

The final form of the tree canopy coverage schedule and the landscape plan shall be approved by the Urban Design Section as designee of the Planning Board.

- b. The applicant shall redesign the plans so as to provide 22 feet behind the loading space, which shall be approved by the Urban Design Section as designee of the Planning Board. Such redesign may involve the elimination of one of the two interspace connections to the gas station to the west of the subject property. The loading space shall be screened in accordance with the requirements of Section 4.4 of the 2010 *Prince George’s County Landscape Manual*. Final design of the screening shall be approved by the Urban Design Section as designee of the Planning Board.
- c. The applicant shall amend the coversheet of the detailed site plan to include in the sheet title “Departure from Parking and Loading Standards DPLS-374” and “Departure from Sign Design Standards DSDS-675.” Additionally, under “Zoning Requirements” on the same sheet, the applicant shall include both the application numbers for the Departure from Parking and Loading Standards DPLS-374 and the Departure from Sign Design Standards DSDS-675, noting that the first departure is to allow 46 instead of the required 60 parking spaces and that the second departure is to allow a freestanding sign on a property where the building is set back ten feet instead of 40 feet from the front property line.
- d. The applicant shall include wheel stops or other appropriate deterrent for those parking spaces located between the two drive aisles on the west side of the building.
- e. The applicant shall amend the parking information for the project provided on Sheet C-1 of the plan set to indicate both required and provided parking spaces and to indicate that a departure from parking and loading standards for the desired reduction is a companion case to the detailed site plan. Additionally, the parking information shall be corrected to indicate that 60 (not 61) parking spaces are required and amended to include loading, indicating that one loading space is required and one provided.
- f. The applicant shall provide photometric data to staff indicating an average of two foot-candle reading along the subject project’s eastern property line so that site lighting will not have negative impacts on the townhouse development to the subject site’s east, and that the foot-candle readings have been reduced along the subject site’s northern (Pennsylvania Avenue (MD 4)) and southern (Chavez

Lane) frontages. Twenty-two foot high luminaries of full cut-off design shall be utilized.

- g. The applicant shall correct Item 9 on Sheet C-2A Landscape Notes and Details to indicate that the “Minimum required width of landscape yard” is 40 feet, indicating that as is allowed, this landscape yard is provided pursuant to Condition 13(b) of PGCPB Resolution No. 95-120 on the adjacent property to the east.
- h. The applicant shall add the three plat notes to the General Notes section.
- i. The applicant shall add the sign elevation sheet, dated April 16, 2012, to the plan set.
- j. Reference to the proposed use shall be corrected throughout the plan set to reflect the proposed use as “an eating and drinking establishment with drive-through service.”
- k. The westernmost commercial entrance into the site shall be widened to a minimum of 30 feet, with a minimum radius of 12 feet, or as otherwise required by the Department of Public Works and Transportation’s (DPW&T).
- l. Reference in the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) Section 4.7 schedule to the required landscape yard shall reflect a 40-foot instead of a ten-foot-yard, and shall indicate that per an allowance permitted per Table 4.7-2, the required buffer has been provided on the adjacent property as part of the Forest Mill townhouse development.
- m. The applicant shall revise the plans so that the detailed site plan is consistent with the landscape plan, except that the landscape plan shall indicate landscaping.
- n. The applicant shall amend the parking requirement under “Zoning Requirements” on Sheet C-1 to indicate that 24, not 25 parking spaces are required on the basis of the 72 seats to be provided in the restaurant. This is in addition to the 35 parking spaces required on the basis of the one parking space required for every 50 square feet the gross floor area exclusive of any areas used for storage, patron seating and exterior patron service (1,759 square feet).
- o. The applicant shall revise the plans to make the two-way driveway to the west of McDonald’s along Chavez Lane a one-, instead of a two-way travelway.

Ordered this 5th day of November, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson,
Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council