

Case No. DSP-11007  
McDonald's Seat Pleasant

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. 12-49, to approve with conditions a detailed site plan for a 4,217-square-foot, one-story, freestanding McDonald's eating and drinking establishment with drive-through service on an existing McDonald's site in the Commercial Shopping Center (C-S-C) Zone and authorizing the demolition of the existing McDonald's restaurant building and replacing it with a new prototype building, on 1.05-acre property, located on the southeast side of Martin Luther King Jr. Highway (MD 704), approximately 160 feet north of its intersection with Cabin Branch Drive in the City of Seat Pleasant, in Planning Area 72, Council District 7, within the Developed Tier, 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. 12-49, as its findings and conclusions in this case.

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

1. Prior to certification of this DSP, the following revisions shall be made to the detailed site plan or the following information shall be provided:
  - a. Provide a cut sheet for the proposed wall sconce fixtures.
  - b. Revise the Photometric Lighting Plan to show an average of two foot-candle reading along the northern and eastern property lines.

- c. Provide the required sign face area calculation on the site plan.
- d. Revise the site plan to show only one McDonald's flag sign.
- e. Provide sign face area information for the McDonald's corporate flag sign under the freestanding sign section on the sign face calculation table.
- f. Provide a standard u-shaped bicycle parking facility close to the main entrance to the building. All bicycle parking shall be on a concrete pad and details shall be provided on the detail site plan.
- g. Add one standard parking space for the physically handicapped adjacent to the two parking spaces for the physically handicapped shown on the site plan.
- h. Revise the site plan to correctly show the centerline of Martin Luther King Jr. Highway.

Ordered this 22nd day of October, 2012, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 8-0

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