

Case No.: DSP-19060  
McDonald's Landover

Applicant: McDonald's Corp

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to the Land Use Article and the Prince George's County Code, the District Council issues the final decision in Detailed Site Plan Application Number 19060 (DSP-19060 or DSP application). The District Council finds that Planning Board's approval of DSP-19060 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by Planning Board in Resolution No. 2020-121 (PGCPB No. 2020-121).

PGCPB No. 2020-121, recommending approval of a request to raze the existing McDonald's eating and drinking establishment with drive-through service and replace it with a new 4,540-square-foot McDonald's eating and drinking establishment with drive-through service, located on the north side of MD 214 (Central Avenue) at its intersection with Brightseat Road in the Mixed Use- Infill zone and Development District Overlay (D-D-O) Zone of the 2010 *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment* (Subregion 4 Master Plan and SMA), Planning Area 72, Council District 5, is hereby AFFIRMED.

The DSP application is approved, subject to the following:

A. Approval of alternative development district standards are as follows:

1. **Building Envelope Standards and Guidelines, B. Mixed-Use, Commercial and Institutional Types (page 540)** - To allow for variable build-to lines of approximately 66 feet to 68 feet from MD 214 and approximately 120 feet to 127 feet from Brightseat Road; to allow side and rear yard setbacks greater than 10 feet, as

provided on the DSP; and to allow a frontage occupancy of 34 percent on MD 214.

2. **Street Type Standards and Guidelines, A. Typical Primary Mixed-Use Street: Sidewalk (page 542)** - To provide a 10-foot-wide landscape strip with a decorative fence and plantings between sidewalks and the drive-through lane, in lieu of required tree pits and dooryard.
3. **Architectural Standards and Guidelines, A. General Architectural Framework (page 546)** - To allow for the building not to be sited to reinforce the build-to line, as provided on the DSP.
4. **Architectural Standards and Guidelines, D. Fenestration, Commercial (page 547)** - To allow for fenestration of 33 percent on the east façade, 13 percent on the south façade, 1.2 percent on the west façade and 3.2 percent on the north façade.
5. **Landscaping Standards and Guidelines, B. Street Trees (page 551)** - To provide eight shade trees and a continuous line of shrub plantings in a landscape strip between the sidewalk and internal drive aisle, in lieu of street trees.
6. **Landscaping Standards and Guidelines, D. Dooryard Area (page 552)** - To provide an outdoor seating area with furnishings, hardscape, and plantings adjacent to the east side of the building, in lieu of within the dooryard area.
7. **Parking and Loading Standards and Guidelines, A. General (page 554)** - To allow for 34 percent frontage occupancy, with no parking between the building and the frontage.
8. **Parking and Loading Standards and Guidelines, D. Loading and Service Areas (page 556)** - To allow for a loading area in the southwest quadrant of the site, instead of interior to the site.

B. Conditions of DSP-19060 (McDonald's Landover) are as follows:

1. Prior to certification, the applicant shall revise the plans as follows or provide the specified documentation:
  - a. Provide a detail for the bike racks, which shall be inverted U-style or a style that provides two points for contact for each bicycle.

- b. Provide a continental style crosswalk across the driveway from Brightseat Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
- c. Provide a continental style crosswalk across the driveway from MD 214 (Central Avenue), unless modified by the Maryland State Highway Administration, with written correspondence.
- d. Revise architectural elevations to provide additional articulation and visual interest on the northern and western façades, in accordance with applicable development district standards.
- e. Provide Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George's County Zoning Ordinance.
- f. Provide pervious pavers in patio associated with outdoor seating area located on the east side of the building.

Ordered this 26<sup>th</sup> day of October, 2020, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 11-0.

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: \_\_\_\_\_  
Todd M. Turner, Council Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council