



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Revision of Site Plan

NCFFR-9

Application	General Data	
Project Name: McDonald's–Chillum Location: On the northeast intersection of New Hampshire Avenue and Eastern Avenue. Applicant/Address: McDonald's Corporation One MacDonald's Plaza Oak Brook IL 60523 Property Owner: McDonald's Corporation One MacDonald's Plaza Oak Brook IL 60523	Planning Board Hearing Date:	N/A
	Staff Report Date:	12/06/16
	Date Accepted:	11/15/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	.54 acres
	Zone:	C-S-C
	Gross Floor Area:	2,215 sq. ft.
	Lots:	1
	Parcels:	N/A
	Planning Area:	65
	Council District:	02
	Election District	17
	Municipality:	N/A
200-Scale Base Map:	207NE01	

Purpose of Application	Notice Dates	
Certified Nonconforming fast-food restaurant (NCFR). Revision of site plan for a 27-square-foot addition and dual drive through.	Informational Mailing	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	Waived

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



PLANNING DIRECTOR DECISION Revisions to Approved Plans

Application No.: Nonconforming Fast-Food Restaurant NCFFR-9

Project Name: McDonald's–Chillum

Reviewer's Name: Ivy Thompson, Senior Planner

A. **Nature of the Applicant's Request:** The applicant is requesting approval to construct a 199-square-foot addition to the existing fast-food restaurant for tandem drive-through booths along the northern edge of the building, a reconfiguration of the drive-through lane along the eastern edge of the property, new menu boards, a 58-square-foot expansion in the southwest corner of the building to enclose a vestibule, expansion and improvement to the trash corral, interior and exterior façade renovations, an expansion of the exterior cooler/freezer, milling, repaving and restriping of the entire parking compound, as well as reorienting some of the parking spaces.

B. **Required Findings:**

Section 27-242(b)(4)(A). Drive-in and fast-food restaurants.

(A) **The following modifications of a certified nonconforming drive-in or fast-food restaurant may be permitted by the Planning Board without a Special Exception (Section 27-384)**

- (i) **The addition, relocation, or modification of a freezer on the sides or rear of the restaurant building;**
- (ii) **The addition, relocation, or modification of gross floor area in order to provide rest rooms to serve the physically handicapped;**
- (iii) **The addition, relocation, or modification of vestibules above and around points of access to the restaurant building; or**
- (iv) **The addition, relocation, or modification of a fence, storage area, or trash enclosure.**

Comment: The proposed changes meet the requirements of this section and are limited in scope and nature, and thus will not have a significant impact on adjacent properties.

C. FINDINGS

1. **Location and Field Inspection:** The property is located at the northeast quadrant of the intersection of New Hampshire Avenue and Eastern Avenue. It comprises approximately 23,737 square feet (0.54 acre) of land and is currently improved with a one-story brick building which houses a McDonald's fast-food restaurant. The property is zoned C-S-C and it has approximately 175 feet of frontage on New Hampshire Avenue and approximately 137 feet of frontage on Eastern Avenue.
2. **History:** The use opened for business in 1965 and operated as a matter of right as an eating and drinking establishment. With the enactment of County Council Bill CB-27-1978, the use became nonconforming and was later certified by Permit No. 9727-86-U. With the adoption of the 1990 Sectional Map Amendment for Langley Park-College Park-Greenbelt, the zoning of the subject property was changed from C-2 to C-S-C. Permit No. 9727-86-U certified this development as a nonconforming use. In 1998, NCFFR-6 was approved for the property to construct a 60-square-foot addition to renovate the restrooms, relocate the trash dumpster, the addition of two booths and a drive-through aisle. In conjunction with this application, Departure from Parking and Loading Standards DPLS-242 was approved for a departure of three parking spaces; Departure from Design Standards DDS-497 was approved for a Section 4.3(b), Parking Lot Perimeter Strip along the northern property line, and the requirements of driveway width and driveway distance from point of curvature in Section 27-563; and Alternative Compliance AC-98043 was approved for a reduction of the Section 4.3(a) Landscape Strip along Eastern Avenue and New Hampshire Avenue and the Section 4.3(b) Parking Lot Perimeter Strip along the eastern property line.
3. **Master Plan Recommendation:** The proposed project is located in the Established Communities policy area of the Prince George's County Growth Policy Map in the *Plan Prince George's 2035 Approved General Plan*. The 1993 *Approved Master Plan for Langley Park-College Park-Greenbelt* recommends the subject site for retail commercial land use. The subsequent Sectional Map Amendment rezoned the subject property from the C-2 Zone to the C-S-C Zone. A fast-food restaurant is permitted as a special exception in the C-S-C Zone. The subject use is consistent with the Plans recommendations and will not impair the integrity of the Master Plan. The 1990 Master Plan for Langley Park-College Park-Greenbelt recommends the site for retail-commercial land use.
4. **Surrounding Uses:** The immediate area surrounding the site is characterized by a mixture of commercial and residential uses. The property abuts an integrated shopping center to the northeast and southeast in the C-S-C Zone. Other commercial uses in the C-S-C and C-O Zones and multifamily residential uses in the R-55, R-18 and R-10 Zones are located along both sides of New Hampshire Avenue, in the area between Eastern Avenue and East-West Highway (MD 410). The area south and southeast of the subject property and north of Riggs Road is predominantly residential, developed with one-family detached houses in the R-55 Zone. Across Eastern Avenue to the southwest, in the District of Columbia is a gas station.
5. **Landscape Manual:** The proposal is also subject to the following sections of the Prince George's County Zoning Ordinance:

Section 27-328.02(a) of the Zoning Ordinance, Landscaping, buffering and screening: The application for renovations to an existing developed site, with more than ten percent increase in gross floor area and no increase of impervious surface for parking or loading spaces, is subject to the following requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual):

Section 1.7–Certificate of Landscape Maintenance

Comment: The property was previously subject to the 1990 *Prince George's County Landscape Manual* with the NCFFR-6 application approved in 1998, and is now subject to specific sections of the 2010 *Prince George's County Landscape Manual* because of the amount of increase in gross floor area (GFA). Therefore, a Certificate of Landscape Maintenance, signed by a registered landscape architect in the State of Maryland, was submitted as required on the landscape plan indicating healthy plant materials exist or replacement of dead or dying plant materials.

Section 4.2–Requirements for Landscape Strips Along Street

Comment: The proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets, for the frontages of Eastern Avenue and New Hampshire Avenue because of an increase of more than 10 percent of gross floor area (GFA). However, an Alternative Compliance, AC-98043, was previously approved from the requirements (which were previously under Section 4.3 of the 1990 Landscape Manual). This application does not propose any changes that affect the site's compliance with the approved AC-98043, and a Certificate of Landscape Maintenance has been submitted indicating that the plants have either been maintained or will be replaced.

Section 4.3–Parking Lot Requirements

Comment: The subject application is exempt from this section as there is no increase in impervious area for parking and/or loading spaces. NCFFR-6 was subject to the requirements of Section 4.3 in the 1990 Landscape Manual, AC-98043 and DDS-497 offered relief from specific requirements. This application does not propose any changes that affect the site's compliance with the previously approved AC-98043 and DDS-497.

Section 4.4–Screening Requirements

Comment: The subject property conformed to the requirements of this section in the approval of NCFFR-6. This application does not propose any changes that affect the site's compliance with the requirements of this section as previously approved, except that an improvement to the trash enclosure is proposed and found to be acceptable.

Section 4.7–Buffering Incompatible Uses

Comment: The proposed special exception (SE) is not subject to the requirements of Section 4.7 of the or 2010 *Prince George's County Landscape Manual* because the adjacent use is compatible.

Section 4.9–Sustainable Landscaping Requirements

Comment: The site is subject to the requirements of Section 4.9 for all proposed plants. A schedule was provided on the plan showing the requirements of this section being met.

Tree Canopy Coverage: This application is not subject to the Tree Canopy Coverage Ordinance (TCC) because it does not propose disturbance of 5,000 square feet or greater.

Section 27-613, Signs: Elevations of the proposed façade renovations were provided for review. These elevations show multiple building-mounted signs, but do not provide any details or sizes for them. Therefore, the proposed signage was not evaluated with this application and conformance to Zoning Ordinance requirements for building-mounted signage must be demonstrated at the time of permit review.

D. RECOMMENDATIONS

Based in the above findings, it is recommended that Nonconforming Fast-Food Restaurant NCFFR-9 be APPROVED with the following conditions:

- 1. Prior to the issuance of permits, the applicant shall provide evidence that the signage meets the requirements of Section 27-613 and 27-614 of the Prince George’s County Zoning Ordinance

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**APPROVED BY AUTHORITY OF:
Debra Borden, Acting Planning Director**

Date: _____

By: _____

Jimi Jones, Zoning Supervisor

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