



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

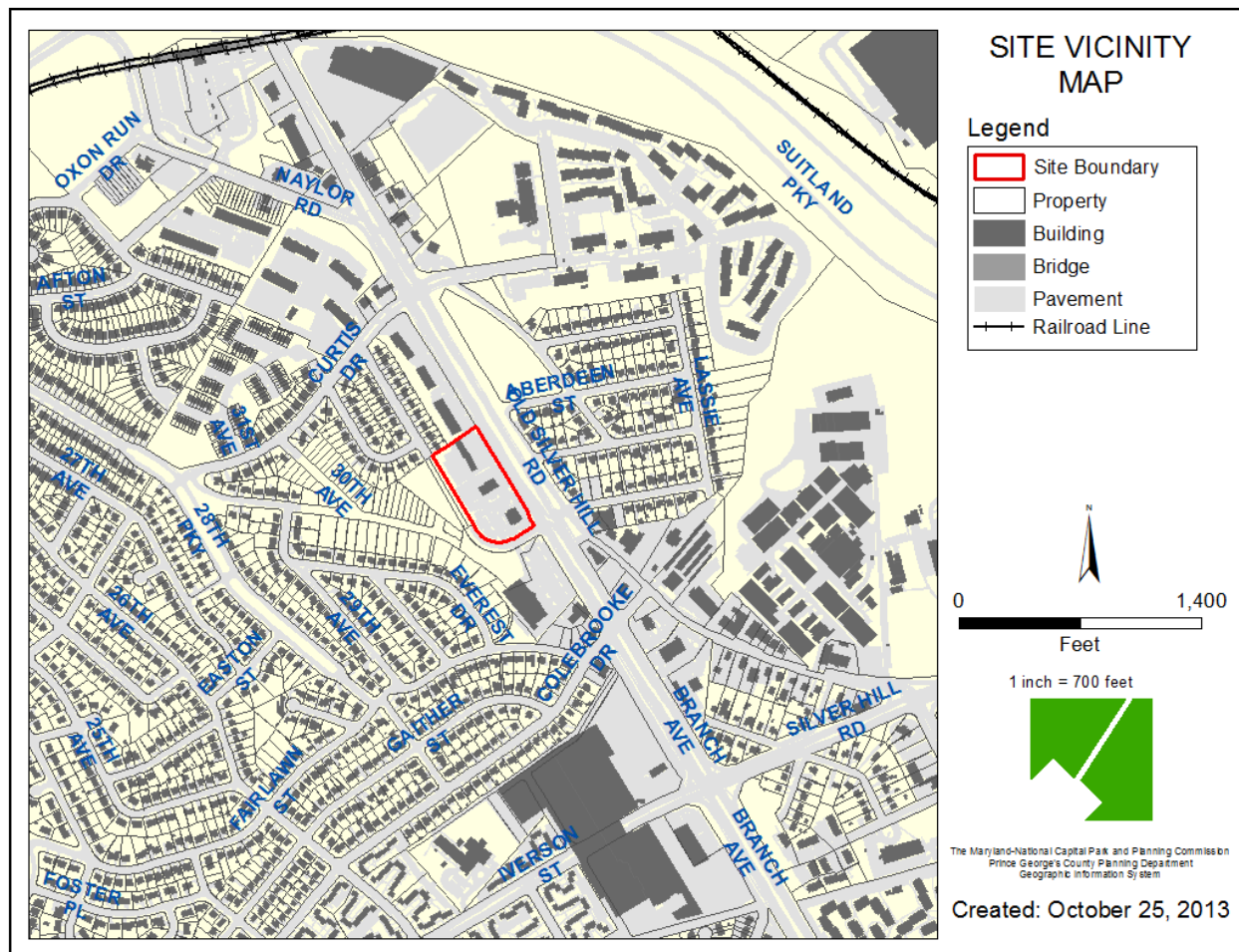
## Conceptual Site Plan Detailed Site Plan

**CSP-13005**  
**DSP-13029**

Application	General Data	
<b>Project Name:</b> McDonalds's Hillcrest Heights  <b>Location:</b> Northwestern corner of the intersection of Branch Avenue (MD 5) and 32nd Street.  <b>Applicant/Address:</b> McDonald's USA, LLC 6903 Rockledge Drive, Suite 1900 Bethesda, MD 20817	Planning Board Hearing Date:	02/13/14
	Staff Report Date:	02/05/14
	Date Accepted:	11/27/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	4.32
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	4,388 sq. ft.
	Planning Area:	76A
	Tier:	Developed
	Council District:	07
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	205SE03

Purpose of Application	Notice Dates	
The applicant's representative, by letter received February 4, 2014, is requesting a continuance of the Planning Board hearing date of February 13, 2014 to March 6, 2014.  Request for 4,388-square-foot eating and drinking establishment with drive-through service and a future office pad site.	Informational Mailing:	07/19/13
	Acceptance Mailing:	11/26/13
	Sign Posting Deadline:	01/14/14

<b>Staff Recommendation</b>			<b>Staff Reviewer:</b> Meika Fields <b>Phone Number:</b> 301-780-2458 <b>E-mail:</b> Meika.Fields@ppd.mncppc.org
<b>APPROVAL</b>	<b>APPROVAL OF CONTINUANCE</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



February 5, 2014

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Steve Adams, Supervisor, Urban Design Section, Development Review Division

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Conceptual Site Plan CSP-13005  
Detailed Site Plan DSP-13029  
McDonald's Hillcrest Heights

In a letter received February 4, 2014, the applicant's representative requests a three-week continuance of the Planning Board hearing date. The continuance is necessary to afford time to further evaluate conformance of the site to the requirements of the Mixed Used-Transportation Oriented (M-X-T) Zone, and to evaluate the possible effect of the pending *Southern Green Line Station Area Sector Plan and Endorsed Sectional Map Amendment* (Southern Green Line Station Sector Plan and SMA) on the subject site. The Southern Green Line Station Sector Plan and SMA was adopted by the Prince George's County Planning Board on September 26, 2013 and is scheduled for consideration of approval by the District Council on February 25, 2014. The adopted plan recommends rezoning of the subject site to the Commercial Shopping Center (C-S-C) Zone.

The matter had originally been set in for a public hearing on February 13, 2014 and the site was posted as required by the Zoning Ordinance on January 14, 2014.

The 70-day limit for the review of these applications has been waived.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and set the matter in for a public hearing on March 6, 2014.