



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

## Detailed Site Plan

## Departure from Parking and Loading Standards

## Departure from Design Standards

**DSP-11007**

**DPLS-362**

**DDS-607**

Application	General Data	
<b>Project Name:</b> McDonald's (Seat Pleasant)  <b>Location:</b> Southeast side of Martin Luther King, Jr. Highway (MD 704), approximately 160 feet north of its intersection with Cabin Branch Drive.  <b>Applicant/Address:</b> McDonald's Corp. 6903 Rockbridge Drive, Suite #100 Bethesda, MD 20817	Planning Board Hearing Date:	05/10/12
	Memorandum Date:	04/30/12
	Date Accepted:	11/29/11
	Planning Board Action Limit:	Waived
	Plan Acreage:	1.05
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	4,217
	Planning Area:	72
	Tier:	Developed
	Council District:	07
	Election District	18
	Municipality:	Seat Pleasant
	200-Scale Base Map:	202NE06

Purpose of Application	Notice Dates	
To redevelop an existing McDonald's restaurant site, to allow the location of the loading space within 50 of residentially zoned land and to reduce the number of parking spaces	Informational Mailing:	04/19/11
	Acceptance Mailing:	11/21/11
	Sign Posting Deadline:	04/10/12

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> H. Zhang, AICP <b>Phone Number:</b> 301-952-4151 <b>E-mail:</b> Henry.Zhang@ppd.mnccppc.org	
<b>APPROVAL OF REQUEST FOR CONTINUANCE</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			

April 30, 2012

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan (DSP-11007), McDonald's (Seat Pleasant)  
Departure from Parking and Loading Standards (DPLS-362)  
Departure from Design Standards (DDS-607)

The applicant requests a three-week continuance of DSP-11007, McDonald's (Seat Pleasant), DPLS-362, and DDS-607 which are scheduled for the Planning Board hearing date of May 10, 2012 to May 31, 2012.

During the review process it became apparent that additional time was needed to resolve the issue related to the right-of-way width of the roadway that the site is fronted on.

The site was posted on April 10, 2012. By this request for continuance, the applicant has also waived the 70-day review limit for this DSP.

**RECOMMENDATION**

The Urban Design staff recommends that the three-week continuance of the above items be APPROVED and the cases be continued to May 31, 2012.