

Case No.: DSP-03012-04
ALDI, Inc., Hyattsville

Applicant: ALDI, Inc.

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2018) and Section 27-290 of the Prince George's County Code (2011 Ed. & Supp. 2015, or as amended), the District Council issues the final decision in Detailed Site Plan Application Number 03012-04 ("DSP-03012-04"). The District Council finds that the Planning Board's approval of DSP-03012-04 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 18-78 ("PGCPB No. 18-78").

PGCPB No. 18-78, recommending approval of DSP-03012-04, a request for approval to construct a 3,161-square-foot addition to an existing food and beverage store and the addition of new building-mounted signage, for the subject property located within the southwest quadrant of the intersection of Hamilton Street and MD 500 (Queens Chapel Road), approximately 400 feet west of the intersection, within the City of Hyattsville, in Councilmanic 2, is hereby AFFIRMED.

Approval of DSP-03012-04 is subject to the following conditions:

A. APPROVAL of the alternative transit district development standards for:

1. Building Facades-Materials: To allow for faux wood grain panels on the front elevation of the building.
2. Signage-Sign lighting: To allow for two internally illuminated building-mounted signs.

3. Parking Standards-Pedestrian Access to Off-Street Parking: To allow the existing pedestrian walkways in the parking area to remain.

4. Bikeway and Bicycle Parking-Bike Parking Security: To allow for no bicycle lockers.

B. APPROVAL of Detailed Site Plan DSP-03012-04 for ALDI, Inc., Hyattsville, is subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the plans shall be revised, as follows:

- a. Update the parking table to reflect the proposed use, the number of required and proposed parking spaces, and parking space types.
- b. Provide additional information showing that the proposed signage meets the requirements of the 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone.
- c. Provide a schedule showing conformance to the Prince George's County Tree Canopy Coverage Ordinance.
- d. Add the following site plan notes:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

- e. Provide Americans with Disabilities Act (ADA) ramps at appropriate locations along the pedestrian connection from MD 500 (Queens Chapel Road) to the building entrance.

2. The applicant shall install additional bike rack(s) with a minimum of seven (7) additional bicycle parking spaces at a location convenient to the main entrance of the building.

The location and number of bicycle rack(s) shall be approved by the Urban Design Section of the Prince George's County Planning Department.

3. The applicant shall incorporate a public art feature or design (e.g., a mural or sculpture) on the subject Property. The applicant shall include input from the Prince George's Arts and Humanities Council to utilize a feature or design that will enhance the character of the building's main entrance, front façade, and exterior building side facing Hamilton Street. The final design shall not require an amendment to the site plan.

ORDERED this 15th day of January, 2019, 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, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council