

Case No. DSP-10009

Applicant: JFJ, Inc
(d/b/a Mexico Lindo Restaurant)

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 11-93, to approve with conditions a detailed site plan to add "Eating and drinking establishment of any type (except fast food establishments with drive-through windows), including music, and patron dancing past the hour of 12 A.M., excluding adult-oriented uses" to the use table for the Annapolis Road Gateway character area in the Approved Port Towns Sector Plan and Sectional Map Amendment, and deviations from development district standards to allow two freestanding signs for the project and not require streetscape improvements specified for the Annapolis Road Gateway character area, on property described as 3.15 acres of land in the M-X-T/D-D-O zones, located in the northwestern quadrant of the intersection of Annapolis Road (MD 450) and 57th Avenue, Bladensburg, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the following information shall be provided or revisions made:
 - a. The applicant shall add a note to the detailed site plan stating that "all existing structures on the subject site are to remain."

- b. The applicant shall add a note to the plans stating that the applicant shall replace the freestanding sign at the Annapolis Road (MD 450) entrance, remove the signage from the light fixture in the parking lot, and install a second freestanding sign at the 57th Avenue access to the Parkway Shopping Center. The applicant shall add scaled, color details of both signs, with all materials identified, to the plans. Final design of said signage shall be approved by the Urban Design Section as designee of the Planning Board.
- c. The applicant shall reduce the size of the letters of the project signage to a maximum of 18 inches and shall relocate it to the existing sign band that is part of the structure of the covered walkway to the building.
- d. The applicant shall submit a natural resources inventory for the subject site.
- e. The applicant shall add two high-quality inverted "U" style bicycle racks to the site plan. The bicycle racks shall be placed in well-lit areas proximate to the building. Final location of the bicycle racks shall be approved by the Urban Design Section as designee of the Planning Board.
- f. The applicant shall restripe the parking lot, ensure that all of the light fixtures are in working order, and include a note on the plans stating that the building and the bases of the light fixtures shall be repainted in a color that coordinates well with the red color utilized in much of the building-mounted signage and on the pad site gas station along its Annapolis Road (MD 450) frontage. Final paint color selections for paints to be utilized on the building shall be approved by the Urban Design Section as designee of the Planning Board.
- g. The applicant shall submit a request in writing from the Department of Public Works and Transportation (DPW&T) stating either that the subject project conforms to an approved stormwater concept or that it is exempt from stormwater management requirements.
- h. The applicant shall revise the development district standards checklist to reflect its analysis in this resolution and shall include reproduced copy of the same in the plan set.
- i. The applicant shall provide a detail, including elevations drawings, of all four sides of the dumpster enclosure, specifying material and color. The Urban Design Section as designee of the Planning Board shall approve the detail.

Ordered this 27th day of February, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Harrison, Lehman, Olson, Patterson, and Toles

Opposed:

Abstained:

Absent: Council Members Franklin and Turner

Vote: 7-0

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council