

Case No. DSP-12059
Riverdale Road McDonalds

Applicant: McDonalds USA LLC

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. 13-133, to approve with conditions a detailed site plan for a 4,387-square-foot, one-story, freestanding McDonalds eating and drinking establishment with drive-through service on an existing McDonalds site in the Commercial Shopping Center (C-S-C) Zone, demolishing the existing McDonalds restaurant building and replacing it with a new prototype building, located on 1.11-acre property at 5600 Riverdale Road, in the northeastern quadrant of its intersection with Kenilworth Avenue (MD 201), in Planning Area 69, Council District 3, within the Developed Tier, in the town of Riverdale Park, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and its authority to modify the decision of the Planning Board pursuant to 27-290(d) of the Zoning Ordinance.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and §27-290 of the Zoning Ordinance, adopts and incorporates the findings and conclusions of the Planning Board in its Resolution, PGCPB No. 13-133.

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

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Provide a cut sheet for the proposed wall sconce fixtures.

- b. Provide another marked and striped pedestrian route to connect to sidewalks along Riverdale Road.
 - c. Provide the “required” sign face area information along with the “provided” sign face area information in the sign table on Sheet SAP-1.
 - d. Provide a site plan note as follows:
 - “Truck deliveries to the site shall be restricted to Mondays, Wednesdays, Fridays and Saturdays and shall further be restricted to 30-minute intervals, during the restaurant’s non-peak hours, at the rear of the building where the drive-through service is located.”
 - e. Revise the landscape plan to provide the required minimum percentage of native species and/or cultivars for each stated plant category in a Section 4.9 landscape schedule.
 - f. Revise the site plan to provide one more standard parking space for the physically-handicapped located as close as possible to the western entrance of the building fronting Kenilworth Avenue (MD 201) to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - g. Revise the site plan to provide for an 8 foot wide concrete paver crosswalk across the driveway access aprons on Riverdale Road, Kenilworth Avenue and 57th Avenue. The crosswalk shall consist of concrete pavers installed in an alternating white and red striped pattern. The white pavers shall include reflective glass beads. The same crosswalk shall be provided across Riverdale Road from the site subject to approval by State Highway Administration and the Department of Public Works and Transportation.
2. The applicant shall provide and maintain trash receptacles at locations near the drive-through menu board, near the last/final drive-through window, near each entrance/exit to the site and near both ends of all crosswalks.

Ordered this 12th day of May, 2014, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council