

Case No. DSP-99006-01  
McDonald's Hyattsville

Applicant: McDonald's Corporation

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. 13-47, to approve with conditions a detailed site plan to amend the Table of Uses of the 1998 *Approved Transit District Development Plan for the Prince George's Plaza Transit District Overlay Zone* (TDDP), to permit a 4,197-square-foot freestanding fast food eating and drinking establishment with drive-through, specifically a McDonald's, in the Commercial Shopping Center (C-S-C) and Transit District Overlay (T-D-O) Zones located on the south side of East-West Highway (MD 410) at its intersection with Toledo Terrace, within Planning Area 68, Council District 2, in the Developed Tier, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-47, as modified, as its findings and conclusions in this case.

1. The modifications proposed by the applicant as reflected in Applicant's Circulation Exhibit, submitted April 4, 2013, addresses the drive-through queuing issues, parking lot circulation issues and creates a more pedestrian friendly environment and therefore conforms to the purposes and recommendations for the Transit Development District, and meets applicable site plan requirements.

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

1. Prior to signature approval of the plans, the applicant shall revise the detailed site plan or provide additional information as follows:
  - a. Revise the Detailed Site Plan to conform to the Applicant's Circulation Exhibit, submitted April 4, 2013, to address drive-

through queuing and parking lot circulation issues.

- b. Revise the DSP to show an expanded paved area in the front of the restaurant, to the east, to include specialty paving, tables and chairs for customer use and decorative plantings.
- c. Submit a copy of an approved Stormwater Management Concept plan and letter consistent with the proposed layout.
- d. The sidewalk connecting the McDonald's to the streetscape along East-West Highway (MD 410) shall be revised to provide special paving to be approved by the Urban Design Section as designee of the Planning Board.
- e. Revise the DSP to include notes and a detail regarding the stenciling of storm drain inlets with "Do Not Dump – Chesapeake Bay Drainage." A copy of the sediment and erosion control plan containing notes and details regarding the same stenciling shall be submitted.
- f. Remove the Section 4.3(c)(1) Parking Lot Perimeter Landscape Strip schedules from the DSP.
- g. Revise the Section 4.3(c)(2) schedules to match the one in the 2010 *Prince George's County Landscape Manual* (Landscape Manual) .
- h. Revise the DSP to note the exemption from Section 4.7 of the 2010 *Prince George's County Landscape Manual*.
- i. Revise the Section 4.9 schedule on the DSP to match the number of plants in the plant schedule and revise the plant schedule to designate which plants are native species to be in conformance with the 2010 *Prince George's County Landscape Manual*.
- j. Revise the Type II Tree Conservation Plan TCPII-046-99 as follows:
  - (1) Show the proposed building and parking lot layout for the proposed application.
  - (2) Show the previous TCP approval and add "01" to the approval block.
  - (3) Have the revised plan signed and dated by the qualified professional preparing the plan.

- k. Revise the DSP to indicate how many trash receptacles are within the corral area and where proposed individual trash receptacles, at least two, will be located throughout the proposed seating and parking areas adjacent to the McDonald's.
  - l. Revise the DSP to show how the area of existing trees credited in the tree canopy coverage schedule was calculated.
  - m. Revise the DSP to show and label the entire acreage for Parcel A
  - n. Revise the DSP to clearly show and label the access easement, Liber 13408 Folio 634, and the Potomac Electric Power Company (PEPCO) easement, Liber 6909 Folio 325, as reflected on the record plat.
  - o. Revise the DSP to show a minimum of two u-shaped bicycle parking spaces, anchored into a concrete base, close to the main entrance of the building and provide details of the bicycle parking and signage (MUTCD D4-3).
  - p. Revise the photometric plan to indicate that all proposed exterior light fixtures will be shielded and fixed in the full cut-off position and footcandle levels throughout the proposed area of improvement will be minimized to the maximum extent practicable.
  - q. Provide a plan note that indicates conformance to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
  - r. Provide a plan note that indicates the applicant's intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
2. Prior to issuance of a Use and Occupancy Permit, the applicant shall ensure that the pedestrian lighting located along the East-West Highway frontage of the property are illuminated during evening hours.

Ordered this 28<sup>th</sup> day of October, 2013, 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: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council