



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 14-13

File No. DSP-13029

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 6, 2014, regarding Detailed Site Plan DSP-13029 for McDonald's Hillcrest Heights, the Planning Board finds:

1. **Request:** The subject application is for a 4,388-square-foot eating and drinking establishment with drive-through service on a site developed with an existing eating and drinking establishment with drive-through, restaurant, and car wash.
2. **Development Data Summary:**

Zone Use(s)	EXISTING C-S-C/D-D-O	APPROVED C-S-C/D-D-O
	Eating and Drinking Establishment with Drive- Through, Restaurant, and Car Wash	Eating and Drinking Establishment with Drive- Through, Restaurant, and Car Wash
Acreage	4.32	4.32
Parcels	1	1
Total Building Square Footage/GFA	16,232	16,260
McDonald's	4,360	4,388
Restaurant	5,228	5,228
Car Wash	6,644	6,644

OTHER DEVELOPMENT DATA

Parking Spaces Required	132 spaces
Proposed Eating and Drinking Establishment with Drive-Through	55 spaces
87 seats @ 1 space/3 seats	
1,300 sq. ft. @ 1 space/50 sq. ft.	
Proposed Eating and Drinking Establishment without Drive-Through	63 spaces
188 seats @ 1 space/3 seats	
Car Wash	14 spaces
6,644 sq. ft. @ 1 space/500 sq. ft.	

Parking Spaces Provided	154 spaces
Standard Spaces	134 spaces
Compact Spaces	11 spaces
ADA Spaces	9 spaces
ADA Spaces (Van-Accessible)	2 spaces
Loading Spaces Required	3 spaces
Loading Spaces Provided	3 spaces**

**Each of the provided loading spaces should be clearly labeled on the DSP.

3. **Location:** The site is located in Planning Area 76A and Council District 7. More specifically, it is located in the northwestern corner of the intersection of Branch Avenue (MD 5) and 32nd Avenue.
4. **Surrounding Uses:** The subject property is bounded to the east by the right-of-way of Branch Avenue (MD 5) and to the south by 32nd Avenue. To the west where 32nd Avenue has been vacated, the subject property abuts undeveloped property owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), beyond which is residential development in the R-35 One-Family Semidetached, and Two-Family Detached, Residential Zone. To the north is commercial development along Branch Avenue, with single-family semi-attached units behind.
5. **Previous Approvals:** The property is the subject of previous permit applications, a special exception (SE), and a departure from design standards application (DDS). The property was initially developed with a McDonald's Restaurant in 1975. In 1988, Special Exception SE-3803 and Departure from Design Standards DDS-294 were approved to allow the expansion of the fast-food restaurant on the property and to waive the required six-foot-wide landscape strip along the property's Branch Avenue (MD 5) street frontage. In 2008, the property was rezoned from the Commercial Miscellaneous (C-M) Zone to the Mixed-Use Transportation-Oriented (M-X-T) Zone with the September 2008 *Approved Branch Avenue Corridor Sector Plan and Sectional Map Amendment*. In 2014, the property was rezoned from the M-X-T Zone to the Commercial Shopping Center (C-S-C) Zone with the approval of the 2014 *Adopted Southern Green Line Station Area Sector Plan and Endorsed Sectional Map Amendment (SMA)*. A development district overlay zone was also applied to the subject property pursuant to the SMA.
6. **Design Features:** The applicant proposes to raze the existing 4,360-square-foot eating and drinking establishment with drive-through service and reconstruct a more modern 4,388-square-foot eating and drinking establishment with drive-through service. The pad site for the proposed McDonald's is located in the southwestern portion of the subject property where Branch Avenue intersects with 32nd Avenue. The parking area directly associated with this use will be reconfigured to accommodate the reoriented building. Whereas a single drive-through for the McDonald's

currently exists, the applicant proposes dual drive-through service for the new building. An outdoor seating area is proposed on the southeast side of the proposed building.

No additional improvements to the area of the property occupied by the other existing restaurant and car wash are proposed, with the exception of landscape improvements proposed along the entire site frontage.

Architecture

The proposed McDonald's restaurant building is a standard example of one of the franchise's newer architectural models and has a contemporary appearance. The design is of a one-story, red brick and stone veneer building with a flat roof. The building is mostly red brick with horizontal bands of a brick reveal. Stone veneer is proposed mostly in the area of the dining room with stone treatments oriented towards the intersection of Branch Avenue and 32nd Avenue. Metal canopies are proposed above the dining room windows.

Signage

A total of approximately 94 square feet of building-mounted signage for the McDonald's and 168 square feet of site signage have been proposed with this DSP. The signage includes an existing McDonald's golden arch pylon sign; three flag poles with the United States, State of Maryland, and McDonald's flags; one existing pylon sign for the existing non-drive through restaurant; and directional signs for the proposed McDonald's, including menu boards with ordering systems for the drive-through.

Lighting

The lighting fixtures proposed include pole lights for the site and building-mounted wall sconce fixtures for the building. The existing lamp posts and lighting is to be upgraded to provide new onsite lighting. The pole lights include cut-off luminaires. The height of the lamp posts is, however, not indicated on the DSP, and shall be provided.

Public Space

The proposal includes an outdoor dining area on the southeast side of the proposed building. The outdoor dining area is approximately 450 square feet. A 1:5 scale drawing of this area has been provided that shows the proposed layout. The seating area includes: herringbone-patterned stamped concrete to define the space, four tables with seating, and a low wall with fencing that provides some separation between the seating area and the adjacent drive-through lane and parking. Site details for the features within this area including the proposed fencing, walls, seating, and trash receptacles shall be provided. These features shall be durable, attractive, and coordinated in design.

7. **Prince George's County Zoning Ordinance:** The Planning Board finds that the subject application complies with the requirements of the C-S-C and D-D-O Zones and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The Planning Board finds that the subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed eating or drinking establishment, with drive-through service, is permitted in the C-S-C Zone subject to Footnote 24, which states:

24 Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. The requirement for Detailed Site Plan approval does not apply to eating or drinking establishments within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area.

The subject DSP application has been submitted to meet the above requirement. While the existing McDonald's was previously the subject of a special exception, the new McDonald's building is a permitted use in the C-S-C Zone without special exception approval. While the applicant had the option of modifying the site in accordance with special exception procedures, the applicant has opted instead to have the application reviewed in accordance with DSP procedures and regulations.

- b. The DSP shows a site layout that is consistent with Section 27-462 (b), regarding building setbacks; however a general note shall be provided that states the required and provided building setbacks for the proposal. Additionally, the provided building setbacks shall be delineated on the DSP.
- c. The DSP is in general conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274. The following discussion is offered:
- (1) The proposed double drive-through has been designed to provide adequate space for queuing lanes.
 - (2) Pedestrian access is generally proposed into the site and through parking lots to major destinations, as recommended in Section 27-274(2)(c). One existing sidewalk connection from Branch Avenue to the McDonald's building entrance is proposed to be eliminated. The primary pedestrian route is proposed from the existing sidewalk on 32nd Avenue, through the access aisles of the handicap-accessible parking spaces, to the restaurant entrance. This access route is accomplished through pavement striping. The Planning Board finds that a more desirable location for a pedestrian connection would be along the site's Branch

avenue frontage for the benefit of pedestrians walking to or from the Naylor Road Metro, or nearer the intersection of Branch Avenue (MD 5) and 32nd Avenue. Aerial images indicate that an informal pedestrian access route has been established near the intersection of Branch Avenue (MD 5) and 32nd Avenue. The applicant shall evaluate the feasibility of providing a permanent pedestrian connection shall in either of these locations. If determined to be feasible, the site plan shall be revised to provide sidewalk connection to or near Branch Avenue and appropriate pavement markings delineating a clearly marked pedestrian route across the drive aisle to the southeast side of the building. If this new connection cannot be provided, then alternatively the currently proposed pedestrian access across the drive aisle to the building shall be modified to include either a raised or textured treatment. The textured or raised treatment will make motorists more mindful of pedestrians while backing out of proposed parking spaces adjacent to the crossings. The final treatment must be Americans with Disabilities Act (ADA) compliant.

While better pedestrian links may be provided, they will not be entirely separated from vehicular circulation routes. To reduce pedestrian and vehicular conflicts, the applicant proposes one-way circulation through the restaurant's drive-aisle, which will add additional predictability to vehicular movements and allow for safer pedestrian movement across the parking lot and drive-aisle into the main restaurant entrances. The Planning Board finds that with the provision of a sidewalk connection to Branch Avenue, or the Branch Avenue and 32nd Avenue intersection, and/or pavement marking improvements, the on-site circulation will be consistent with the design guidelines for parking, loading, and circulation.

- (3) One additional loading space is proposed for the McDonald's. The loading space, as designed, will be clearly marked and will be separated from parking areas.
- d. The proposal includes building-mounted signs and directional signage (also known as regulatory signage). The signs, as approved with conditions, conform to the C-S-C Zone regulations with regard to signs.

In accordance with Section 27-613, the width of the front of the building determines how much commercial building-mounted signage may be permitted. For the McDonald's building, 188 square feet of building-mounted signage may be permitted, and 94 square feet of building-mounted signage is proposed, which complies with Section 27-613.

In accordance with Section 27-614(d)(2)(B), two freestanding signs may erected on the subject property, which includes three businesses and has frontage on two streets. The existing two pylon signs are the maximum permitted. The McDonald's flag on a flag pole is considered another type of freestanding sign, and shall be removed from the proposal. Further, no flag, banners, or large inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one

standard size flag of any nation, county, state, or city. The site plan shall be modified to reflect the location of one flag pole only.

- e. The Planning Board finds that the Development District standards, in particular the design standards, do not apply to the subject site. The design standards of the D-D-O Zone only apply to properties with ½ mile of the metro station. The furthest edge of the subject property does not fall within the ½ mile boundary; therefore, no design standards of the recently approved Southern Green Line Station Area Sector Plan apply.
8. **The 2010 Prince George's County Landscape Manual:** The new construction subjects the site to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The requirements apply as follows:
- a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The subject site demonstrates a landscape strip along the entire site frontage of Branch Avenue, and the dedicated portion of 32nd Avenue. The provided landscaping appears to meet the full requirements of Section 4.2; however the minimum ten-foot-wide strip shall be more clearly delineated prior to signature approval. Any areas less than ten feet in width will result in the need for Alternative Compliance approval.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that proposed parking lots larger than 7,000 square feet provide planting islands throughout the parking lot to provide shade and visual relief within parking lots. Per County Council Bill CB-17-2013, Section 4.3 applies to the limit of disturbance within the parking lot. The subject application conforms to this requirement.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The submitted site plan shows the proposed dumpster being fully screened per this section with a brick-faced dumpster enclosure. The loading space is sited in a location that is not highly visible; however its location appears to be in conflict with the location of a dumpster enclosure shown on a site plan. This inconsistency shall be addressed prior to certificate approval of the plan.
 - d. **Section 4.7, Buffering Incompatible Uses**—The DSP application is subject to the requirements of this section because it involves the construction of a new building. Section 4.7 schedules shall be provided along the north property line and western property lines.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—This DSP application conforms to Section 4.9, which requires that a percentage of the proposed plant materials be native plants.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The Planning Board finds that this site is not subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because it contains less than 10,000 square feet of existing woodland and has no previously approved tree conservation plans. A standard letter of exemption was issued and is valid until August 31, 2014.
10. **Prince George's County Tree Canopy Coverage Ordinance:** This property is subject to the requirements of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC). The ten percent tree canopy coverage requirement shall be demonstrated for the area of the limit of disturbance (LOD). Since the limit of disturbance is 51,243 square feet, 5,125 square feet of tree canopy is required. A tree canopy coverage schedule is not provided on the detailed site plan and shall be provided prior to signature approval, and demonstrate conformance to this requirement. The provided plant schedule indicates that 40 shade trees are proposed on the site, which will satisfy the tree canopy coverage requirements for the subject site located in the C-S-C Zone.
11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—This application is consistent with the 2002 General Plan Development Pattern policies for centers in the Developed Tier. This DSP application also conforms to the land use recommendations of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*. The following information was also provided:
 - (1) The application as proposed is consistent with the land use recommendations of the sector plan at this location. The plan rezoned the property on the west side of Branch Avenue south of Curtis Drive to the C-S-C from the M-X-T Zone. This encourages any mixed use development to cluster around the Naylor Road metro station; implements the recommendation to concentrate commercial uses along Branch Avenue (MD 5), and creates consistency between the zoning and the existing commercial uses. The C-S-C Zone permits eating and drinking establishments (with or without drive-through service).
 - (2) This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height Limit of 500 feet above the runway surface. This property is outside of the 65 and above dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. While these categories do not prevent any of the proposed development, they shall be noted on the DSP.

- (3) Branch Avenue in Bloom (BAIB), a community organization dedicated to reinvigorating the Branch Avenue (MD 5) and St. Barnabas Road commercial corridors in Prince George's County, Maryland, is pursuing a community garden plan for the right-of-way (ROW) of 32nd Avenue directly southwest of the McDonald's site. BAIB is sponsored by the Maryland Small Business Technology and Development Center (MDSBTDC) and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The Planning Board has reviewed the community garden plans, which abut the rear of the McDonald's parking lot on 32nd Avenue, and does not see any inherent conflict between the McDonald's site and the future community garden, which is proposed within this developed commercial area. A minimum ten-foot-wide landscape strip with maple trees and shrub varieties will be provided adjacent to the right-of-way of 32nd Avenue on the subject property. This landscape strip will provide some separation between these uses. A brick enclosure will screen the dumpster and loading locations from the future community garden. The site lighting at the edge of the parking lot may also serve to improve visibility and surveillance of the garden in the future.

b. **Transportation Planning**—The Planning Board adopts the following:

The proposed side-by-side drive-through system will include two separate ordering boards. The drive-through lanes then merge into one lane. No changes are proposed to the single access point on 32nd Avenue. Patrons (vehicles) may enter and exit the site from an adjoining restaurant. Stacking space for queuing vehicles at the drive-through service is similar to existing conditions, with additional space added by the second ordering station. Any queuing of vehicles will occur on-site and will not affect 32nd Avenue. Outdoor seating is being proposed on the southeast end of the building near 32nd Avenue. There are no issues with on-site parking and vehicular circulation.

The proposed dual drive-through service should improve on-site vehicular circulation and traffic flow. Based on a parking analysis for a similar application, sixty-five percent of sales at these fast-food restaurants use drive-through service instead of parking and walking into the restaurant to order.

Branch Avenue (MD 5) is an arterial roadway with 120 to 150 feet of right-of-way. Thirty-Second Avenue is shown with 60 feet of right-of-way. No further dedication is required.

c. **Subdivision Review**—The subject property is composed of Parcel 1, Hillcrest Gardens, recorded on November 12, 1969, in Plat Book WWW 72-77 in the Land Records of Prince George's County. The property is located on Tax Map 80 in Grid A-4, and is 4.32 acres in total. The property is improved with a 4,360-square-foot McDonald's, another eating and drinking establishment, and a car wash.

Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed five thousand (5,000) square feet of gross floor area.

Prior to certification of the DSP, the plans shall be revised to clarify the proposed gross floor area for the McDonalds's. Final site plans shall not include bearings and distances for the lease lines. The site is a single 4.32-acre parcel (Parcel 1), which is improved with multiple buildings.

- d. **Trails**—The subject application has been reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The Planning Board adopts the following:

Both the area master plan and the MPOT recommend pedestrian and bicycle accommodations along Branch Avenue (MD 5). The MPOT includes the following description of the facilities planned along MD 5:

- **Branch Avenue Bicycle and Pedestrian Improvements:** The Branch Avenue Corridor Sector Plan highlights the importance of improving pedestrian safety along and across Branch Avenue inside the Capital Beltway. In conjunction with other streetscape improvements, a shared-use side path or standard/wide sidewalks should be provided in conjunction with designated bike lanes. Safety improvements for pedestrians should also be incorporated into future intersection improvements. There may also be opportunities to construct an urban linear park along some sections of the corridor, as discussed in the sector plan (MPOT, page 30).

The subsequent area master plan reaffirmed these recommendations and emphasized the importance of providing multimodal connections to Naylor Road metro station to the north of the subject site. The Maryland State Highway Administration (SHA) currently has a capital improvement project for Branch Avenue to the north of the subject site. This project (Contract No. PG 7825184) is funded for construction and includes continuous sidewalks and designated bike lanes along MD 5 and Naylor Road north of Curtis Drive. This project will greatly improve multimodal access to the Naylor Road Metro from surrounding communities, and will connect to the existing sidewalk along the frontage of the subject site. Currently, there is an existing sidewalk and a wide outside curb lane along the site's frontage of MD 5. The provision of full bike lanes can be considered by SHA at the time of road resurfacing or improvement, consistent with the bike lanes planned to the north.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Thirty-Second Avenue runs along the southern edge of the subject property and then extends to the west of the site. Only a portion of the road is currently constructed. A sidewalk exists along the subject site's frontage of 32nd Avenue between MD 5 and the ingress/egress point off 32nd Avenue.

One pedestrian walkway is indicated through the site from the adjoining public right-of-way. This walkway connects 32nd Avenue with the building pad. A small amount of bicycle parking is also recommended on the site to accommodate bicyclists coming from the surrounding communities on the planned bike lanes along Branch Avenue. A crosswalk is also recommended along Branch Avenue at 32nd Avenue to delineate the pedestrian crossing from the sidewalk along the subject site to the existing sidewalk on the south side of 32nd Avenue.

- e. **Permit Review**—The Planning Board adopts the Permit Review Section's recommendations. The following revisions to the plans are needed:

- (1) The parking schedule shall be revised to clearly label the sizes, types, and total number of parking spaces proposed on the site. A loading schedule shall also be provided on the plan. Since three separate uses are included in the parking schedule, the street address and/or the name of each of the uses shall be designated in the parking schedule.

The parking schedule assumes that the seat count for the restaurant located at 3443 Branch Avenue is 100 seats, therefore, requiring 34 parking spaces. In order to prevent a future parking deficiency for this use, and the property as a whole, the seat count for the restaurant shall be based on the use's last issued use and occupancy permit. Permit 15016-2009-CU was approved on June 25, 2009 for the Tender Rib Restaurant. It appears that the seat count remained at 188 seats as what was previously shown in prior approved Permits 15909-2007-U and 1635-

1998-U. The parking schedule shall be revised to account for the number of seats that are reflected on the current tenant's use and occupancy permit.

- (2) The plan shall be revised to show the limits of the access easement that provides all the uses on this property and beyond with direct access to a public street. The Declaration of Easement Agreement was required to be submitted during the review of prior approved Permit 15016-2009-CU.
 - (3) The setbacks for the freestanding sign from the MD 5 and 32nd Avenue rights-of-way shall be provided on the plan.
- f. **Environmental Planning**—The Planning Board finds that there are no environmental issues with the proposal. There are no woodlands, regulated environmental features, streams, or specimen trees on the subject site.
 - g. **Historic Preservation**—The Planning Board finds that the subject application for the replacement of the existing building will have no effect on identified Historic Sites, Resources, or Districts.
 - h. **Prince George's County Fire/EMS Department**—In a memorandum dated December 23, 2013, the Fire Department issued standard comments for the subject application. All portions the proposed building shall be within 500 feet of a fire hydrant.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 16, 2013, DPIE offered standard comments regarding frontage improvements and storm drainage systems. The proposed DSP is consistent with approved Stormwater Management Concept Plan 24637-2012-00, dated March 18, 2013. Additionally, DPIE requires that the existing four-foot-wide sidewalks along 32nd Avenue be replaced with five-foot-wide sidewalks.
 - j. **Prince George's County Police Department**—In a memorandum dated January 2, 2014, the Police Department stated that there are no crime prevention through environmental design (CPTED) concerns at this time with the subject application.
 - k. **Prince George's County Health Department**—In a memorandum dated December 24, 2013, the Environmental Engineering Program of the Health Department offered the following comment:
 - (1) There are eight existing carry-out and fast-food facilities within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

The McDonald's is a type of fast-food restaurant.

- l. **Maryland State Highway Administration (SHA)**—In a memorandum dated December 20, 2013, SHA indicated that they had no issues with the subject proposal. Sidewalk upgrades are required to the existing sidewalk along the site's frontage, and all sidewalks shall be Americans with Disabilities Act (ADA) compliant. Improvements within the MD 5 right-of-way require an SHA Access Permit.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In correspondence provided on December 9, 2013, WSSC provided detailed comment on the subject detailed site plan. WSSC indicates that some existing and proposed structures are indicated within the existing WSSC easement and shall be relocated. All pertinent comments shall be addressed between the applicant and WSSC at time of permit.
 - n. **Verizon**—Verizon indicated that the public utility easement (PUE) should remain clear of all structures. The location of the PUE shall be clearly shown on the plan.
 - o. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of the technical staff report, PEPCO had not provided comments on the subject application.
12. Based on the foregoing and as required by Section 27-285 of the Zoning Ordinance, the detailed site plan (DSP), if approved, with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.

As the site does not contain any regulated environmental features, this finding is not applicable.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-13029, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall:
 - a. Provide plan notes to indicate that the site is located in the C-S-C Zone. All incorrect references to the M-X-T Zone shall be removed.
 - b. Delineate the required C-S-C Zone setbacks, as modified by the 2010 *Prince George's County Landscape Manual*.

- c. Indicate the provision of five-foot-wide sidewalks along 32nd Avenue. The final sidewalk width and location is subject to modification by the Department of Permitting, Inspections and Enforcement (DPIE).
- d. Indicate the location of a marked crosswalk along Branch Avenue (MD 5) at 32nd Avenue. The proposed sidewalk design and location are subject to modification by the Maryland State Highway Administration (SHA).
- e. Indicate the location of bicycle rack(s) accommodating a minimum of five bicycle parking spaces at a location convenient to the building entrance, and provide a detail of the proposed rack(s).
- f. Provide details for features within the outdoor seating area including fencing, walls, seating and tables, and trash receptacles. These features shall be attractive, durable and coordinated in design. The final details shall be approved by the Urban Design Section, as designee of the Planning Board.
- g. Freestanding signage shall be limited to two signs, as the site has frontage on two roadways.
- h. Add a note to the plan to indicate that:

"No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one standard size flag of any nation, county, state, or city."
- i. The site plan shall be modified to reflect the location of one flag pole only.
- j. Label the location of the public utility easement (PUE).
- k. Provide a loading schedule on the site plan.
- l. Label the location and dimensions of all existing and proposed loading spaces. Any conflicts between loading and dumpster locations shall be resolved.
- m. Provide the dimensions of parking spaces within the parking schedule.
- n. Indicate the height of the proposed lamp posts.
- o. Provide setback information for existing freestanding signage.

- p. Provide a note to indicate the property's position relative to the Joint Base Andrews Interim Land Use Controls (ILUC) Study area. The ILUC Imaginary Surface boundaries and development limits associated with those boundaries shall be shown on the plan.
 - q. Revise the plan to show the limits of existing access easements on the site, and/or reference the existing Declaration of Easement Agreement.
2. Prior to certification of the detailed site plan the applicant shall:
- a. Evaluate the feasibility of providing a pedestrian connection from the McDonald's building more directly to the intersection of Branch Avenue and 32nd Avenue, or Branch Avenue. If determined to be feasible, the site plan shall be revised to provide a sidewalk connection in this area and appropriate pavement markings delineating this route across the drive aisle to the southeast side of the McDonald's building. If this new connection cannot be provided, then;
 - b. Alternatively, modify the currently proposed pedestrian access routes across the drive aisle to the building to include either a raised or textured treatment. The final treatment must be Americans with Disabilities Act (ADA) compliant.
3. Prior to certification of the detailed site plan (DSP), the landscape plan shall be revised as follows:
- a. Provide a completed tree canopy coverage schedule on the landscape plan demonstrating conformance to the ten percent tree canopy coverage requirement for the area of disturbance.
 - b. Delineate the required ten-foot-wide, Section 4.2 landscape strip. If the landscape plan cannot be revised to provide the requirements of Section 4.2, then the applicant shall obtain Alternative Compliance or a Departure from Design Standards (DDS) prior to signature approval.
 - c. Demonstrate conformance to Section 4.7 of the 2010 *Prince George's County Landscape Manual*. Section 4.7 schedules shall be provided along the north property line and western property lines.

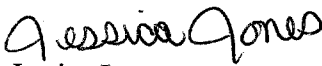
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

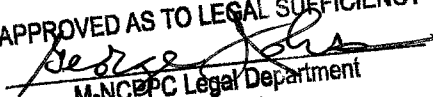
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Geraldo, with Commissioners Bailey, Geraldo and Hewlett voting in favor of the motion, with Commissioner Shoaff temporarily absent, and with Commissioner Washington absent at its regular meeting held on Thursday, March 6, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of March 2014.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:MF:arj

APPROVED AS TO LEGAL SUFFICIENCY

M-NCP&C Legal Department
Date 3/12/14