

QUEENS CHAPEL TOWN CENTER

Amendment of Condition

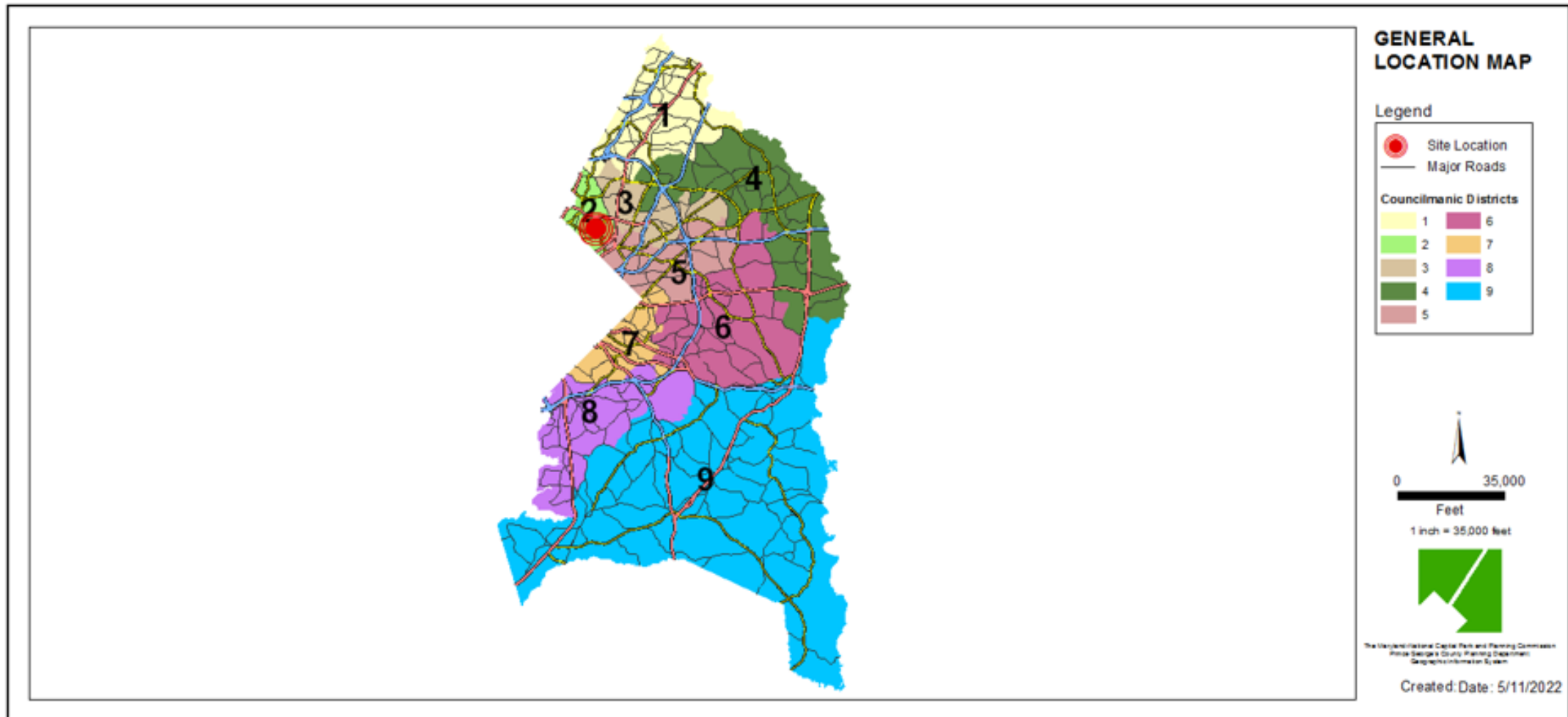
ZHE Recommendation: APPROVAL of revised Condition 3(c)



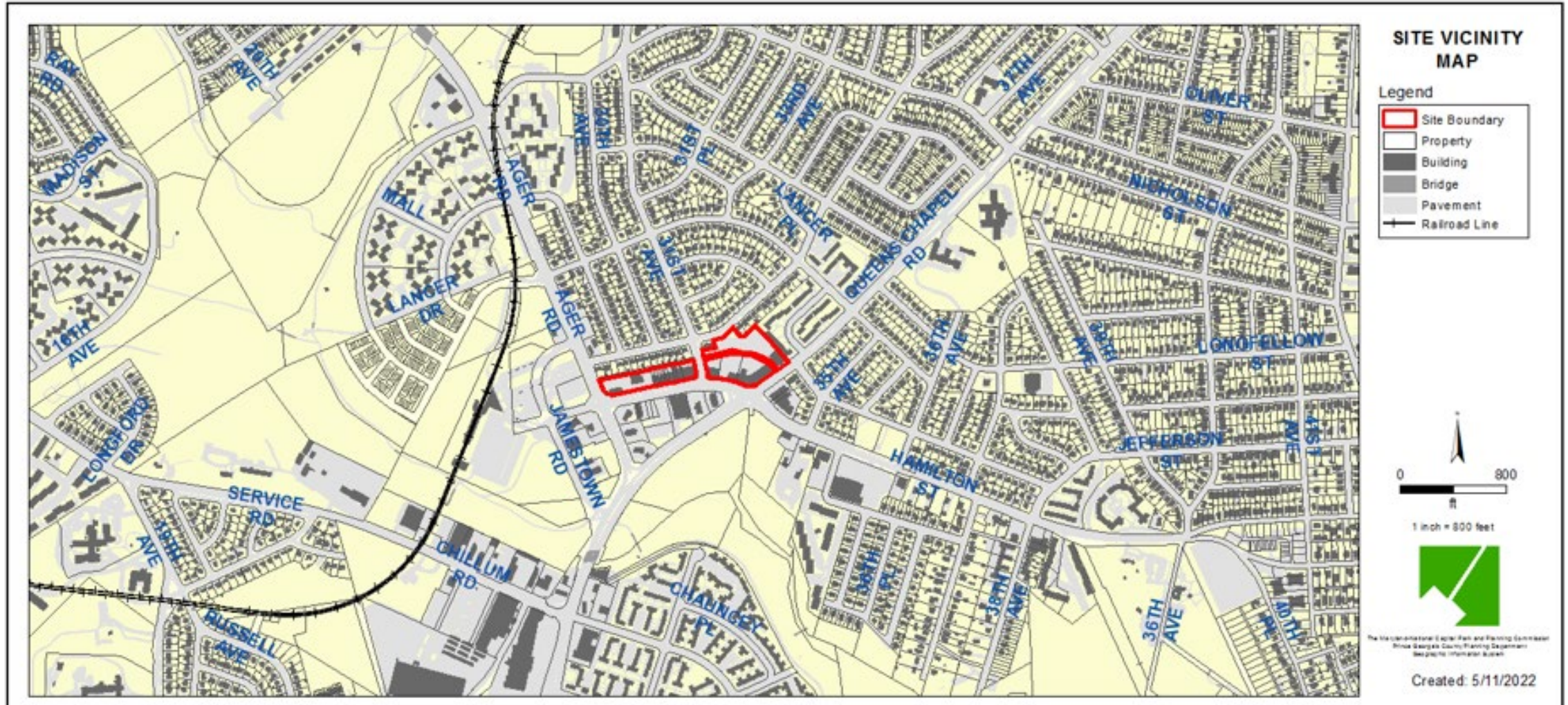
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68



SITE VICINITY MAP



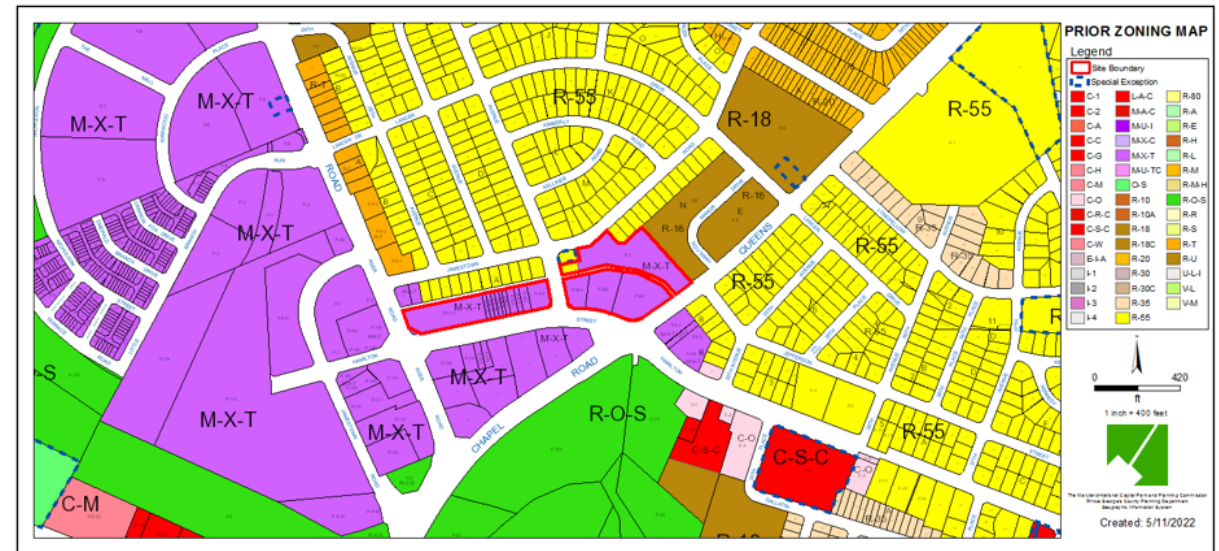
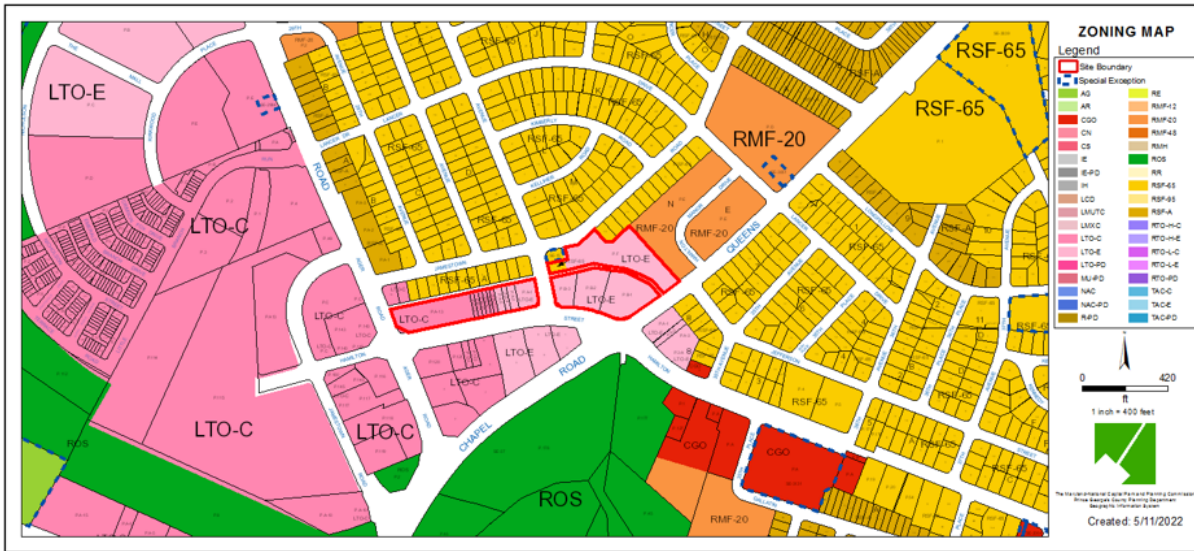
NEW AND PRIOR ZONING MAP

Property Zone: LTO-C/LTO-E

Prior Zone: M-X-T/T-D-O

NEW

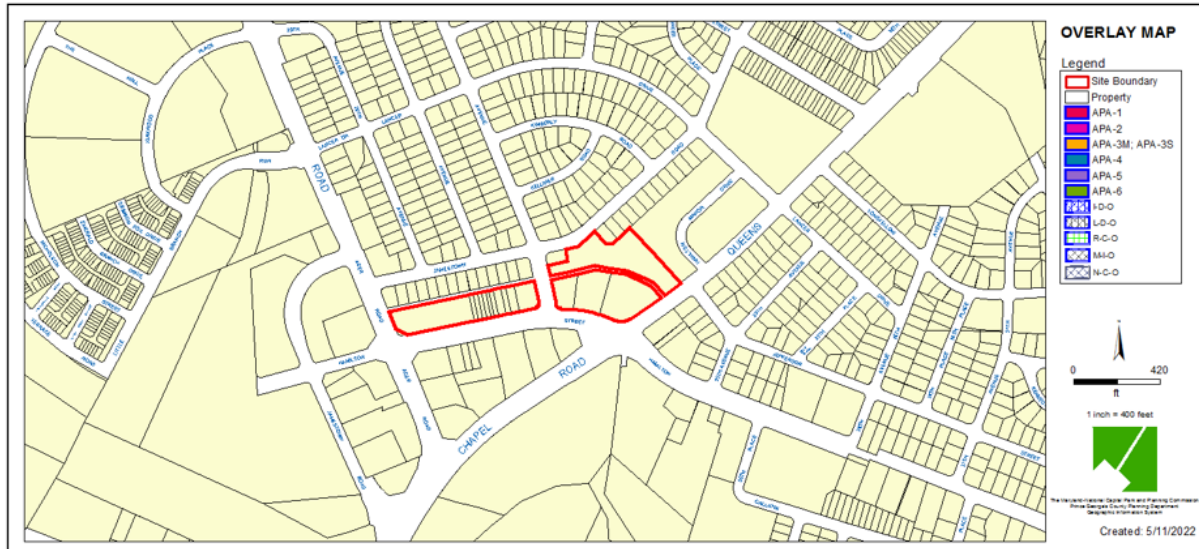
PRIOR



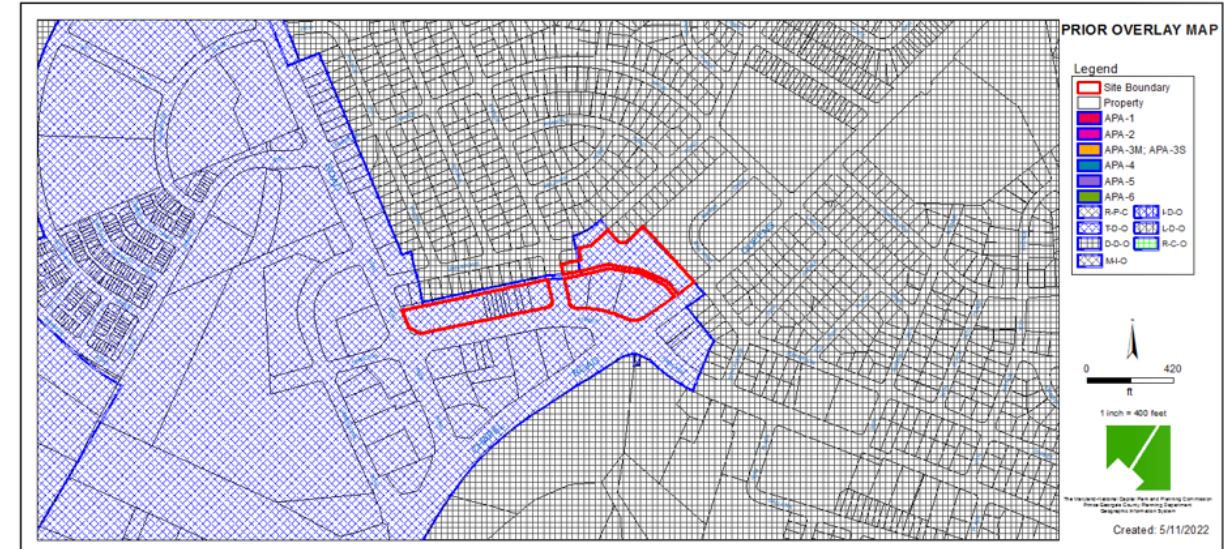
NEW AND PRIOR OVERLAY MAP

Prior Zone: M-X-T/T-D-O

NEW



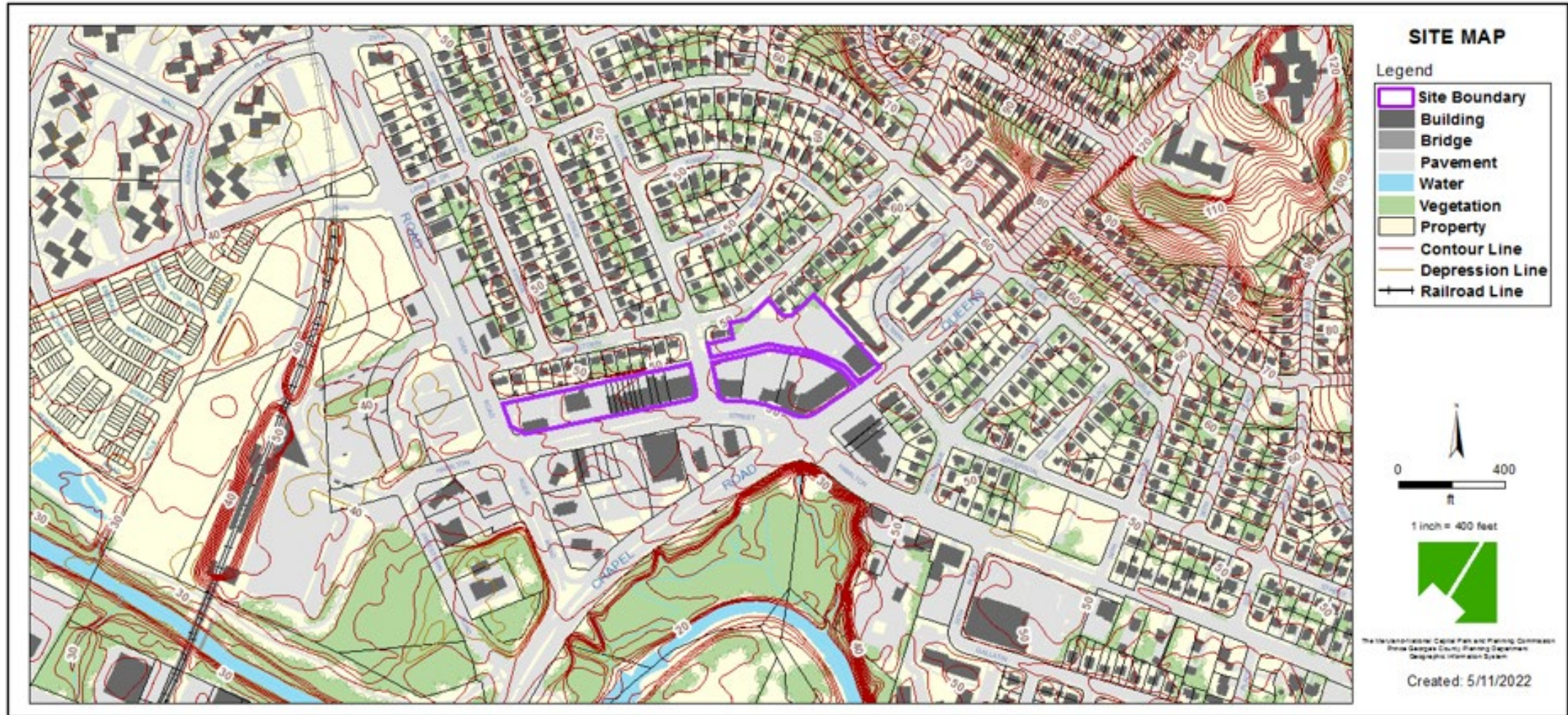
PRIOR



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



PREVIOUS EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH



ZHE RECOMMENDATION

The ZHE recommended APPROVAL of revised Condition 3(c) in CSP-10002-C and DSP-10011-C

Proposed revised condition language:

3.
 - c. Within Queens Chapel Town Center, any eating or drinking establishment, with drive-through service, operating pursuant to an approved detailed site plan as of the effective date of County Council Resolution CR-24-2006, shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Notwithstanding the above, any cessation of the use for a period of time in excess of 180 calendar days that is not caused by permissible renovations to the use nor required to address Code violations shall constitute abandonment of the use. If the use has temporarily ceased operation due to permissible renovation or to address a Code violation it shall be reestablished within one (1) calendar year from the date upon which the use last ceased.

Future redevelopment of the entire Queens Chapel Town Center Property, as shown on CSP-10002-C and DSP-10011-C, shall not include a quick service restaurant with or without drive-through if the use is not permitted in the zone at the time of redevelopment

Appealed by the applicant and the City of Hyattsville