



June 24, 2026

Landover Sandwiches, LLC
3640 Martins Dairy Circle
Olney, MD 20832



Re: Notification of Planning Board Action on
Detailed Site Plan DSP-2026-0004
Capital Plaza Eastern Pad Site

Dear Applicant:

This is to advise you that, on **June 18, 2026**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**June 24, 2026**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days, the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: Quincy Langford
Reviewer

Attachment: PGCPB Resolution No. **2026-031**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

PGCPB No. 2026-031

File No. DSP-2026-0004

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022;

WHEREAS, the applicant, Landover Sandwiches, LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, pursuant to Section 27-1704(a) of the Prince George's County Zoning Ordinance, development approvals approved under the prior Zoning Ordinance prior to April 1, 2022 remain valid for the period of time specified in the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-1704(e) of the Zoning Ordinance, subsequent amendments to development approvals or permits shall be reviewed and decided under the prior Zoning Ordinance, unless the applicant elects to have the proposed amendment reviewed under the current Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on May 28, 2026, regarding Detailed Site Plan DSP-2026-0004 for Capital Plaza Eastern Pad Site, the Planning Board finds:

- Request:** The subject detailed site plan (DSP) is for construction of a 1,910-square-foot building and associated improvements for an eating and drinking establishment, with drive-through service, on a 1.33-acre area within a 43.81-acre integrated shopping center, on property known as Parcel I. This is an amendment to DSP-15020 for Eastern Pad Site C. DSP amendment DSP-15020-03 specifically included approval of the building on Eastern Pad Site C, which is now approved for amendment with the subject application.
- Development Data Summary:**

	APPROVED	EXISTING	EVALUATED
Zone (s)	C-S-C/D-D-O		
Use(s)	Integrated Shopping Center		
Gross tract acreage	43.81		
Eastern Pad Site C*	1.33		
Parcels	1 (Parcel I)		
Gross floor area of Eastern Pad Site C	10,000 sq. ft	vacant	1,910 sq. ft
Total GFA of Parcel I	182,649 sq. ft.	173,530 sq. ft.	175,440 sq. ft.

Note: *Area of amendment

Parking Requirements

Parking	Number of Parking Spaces Required	Number of Parking Spaces Provided
Integrated Shopping Center 175,440 sq. ft. (1 space/250 sq. ft.*)	702	1,588**
Loading	4	8
ADA Accessible	26	40

Notes: *Parking required by Section 27-568 of the Prince George’s County Zoning Ordinance

**DSP-15020-05 approved a modification to D-D-O standard IV.C.2 (page 166), to allow the applicant to exceed the maximum parking permitted by the 2010 *Approved Central Annapolis Road Sector Plan*, allowing up to 1,994 parking spaces.

Bicycle Spaces

Page 180 of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment* (sector plan) notes, “Bicycle parking is not required for non-residential and multi-family developments under 10,000 square feet of GFA in the Glenridge Transit Village and Retail Town Center character areas.” The subject DSP includes one U-shaped bicycle rack, providing two bicycle parking spaces, to be located in front of the approved eating and drinking establishment building entrance. The Planning Board finds that the location and number of approved racks are appropriate for the development.

- Location:** The Capital Plaza shopping center is located on the north side of MD 450 (Annapolis Road), approximately 1,150 feet east of its intersection with MD 295 (Baltimore-Washington Parkway). The approved eating and drinking establishment, with a drive-through, is located in the southeast portion of the Capital Plaza shopping center, with frontage on MD 450. The property is also located in Planning Area 69 and Council District 3.
- Surrounding Uses:** The subject area approved for an eating and drinking establishment is within an existing integrated shopping center containing retail and other eating and drinking establishment uses. The larger Capital Plaza shopping center is surrounded to the north and west by commercial development and MD 295; to the east by single-family detached dwellings and commercial development; and to the south by MD 450.
- Previous Approvals:** The site was developed in the 1960s as the Capital Plaza Mall with approximately 395,000 square feet of development, most of which has been subsequently demolished, except for the asphalt parking lot. The C-S-C-zoned property was overlaid with the Development District Overlay (D-D-O) Zone by the sector plan in 2010. The plan was originally adopted without a use table, but a use table was later added through a minor amendment to the sector plan, adopted by Prince George’s County Council Resolution CR-28-2017, on May 2, 2017.

Preliminary Plan of Subdivision (PPS) 4-86033 was approved by Prince George's County Planning Board on May 8, 1986. The site is also subject to the requirements of a final plat entitled "Parcels I, J, and K, The Capital Plaza, Inc.," recorded in the Land Records of Prince George's County in Plat Book SJH at page 28, which established a maximum gross floor area (GFA) of 493,913 square feet of development on Parcels I, J, and K. Development more than that will require a new PPS and a new analysis for adequate public facilities.

Detailed Site Plan DSP-15020 was approved by the Planning Board on April 7, 2016 (PGCPB Resolution No. 16-45) for construction of a 2,757-square-foot eating and drinking establishment, with drive-through service, including additional outdoor seating, associated parking, and other site improvements on Parcel I.

Detailed Site Plan DSP-15020-01 was approved by the Planning Board on May 26, 2016 for construction of a 35,287-square-foot addition to the existing 144,227-square-foot department store, modifications to the associated parking area, and other site improvements. The Prince George's County District Council elected to review this DSP and ultimately disapproved it on September 19, 2016.

Detailed Site Plan DSP-15020-02 was approved by the Planning Board on October 19, 2017 (PGCPB Resolution No. 17-137) and adopted on November 9, 2017, for a food and beverage store in combination with a gas station. DSP-15020-02 was approved by the Planning Director for architectural modifications to the food and beverage store, which is west of the subject area of amendment.

Detailed Site Plan DSP-15020-03 was approved on July 19, 2018 by the Planning Board (PGCPB No. 18-77(C)) to develop 24,840 square feet of retail and restaurant development in three buildings, including the building on Eastern Pad Site C, now being amendment under the subject application. DSP-15020-03 also approved four amendments to the D-D-O Zone standards, none of which are relevant to the current request.

Detailed Site Plan DSP-15020-04 was approved on January 30, 2019 by the Planning Director for a reduction in the size of the previously approved food and beverage store building, from 5,371 square feet to 4,649 square feet, and a reduction in outdoor seating from 29 seats to 18 seats.

Detailed Site Plan DSP-15020-05 was approved on October 14, 2021 by the Planning Board (PGCPB No. 2021-116) for construction of a 4,996-square-foot eating and drinking establishment, with drive through service in the southwestern part of Parcel I. The DSP approved five amendments to the D-D-O Zone standards, none of which affect the current request.

Detailed Site Plan DSP-15020-06 was approved on June 24, 2022 by the Planning Director for a modification to the building footprint and elevations of Building B within the Eastern Pad Site.

6. **Design Features:** The subject application proposes to develop a 1,910-square-foot eating and drinking establishment, with drive-through service, including outdoor seating, associated parking, and other site improvements, as part of an integrated shopping center.

The eastern pad site is located in the southeastern corner of the larger Capital Plaza shopping center. Three buildings were approved for the eastern pad site, Buildings A, B, and C, with Buildings A and B having already been built (per DSP-15020-03). Only Building C, located on the eastern pad site, will be developed under this DSP amendment, with the remainder portions of the property being previously reviewed as part of DSP-15020 and its subsequent amendments. Pad Site C is accessed by drive aisles internal to the shopping center to the west and north. Direct access onto MD 450 is not proposed from Pad Site C. The approved layout results in minimal conflicts between pedestrians and motorists accessing the site. The DSP proposes an approximately 30-foot-wide drive aisle leading to the drive through. Although parking is for the overall shopping center, the eating and drinking establishment is served by approximately 35 surface parking spaces, which are located on the north and west sides of the building to ensure safe and efficient on-site circulation. The approved layout creates a safe environment for patrons and pedestrians utilizing the other stores within the Capital Plaza shopping center. The approved building is set back approximately 43 feet from the adjacent private driveway situated to the east of the site, and 192 feet from Building B, the closest building which is currently utilized as an eating and drinking establishment with drive-through service. The outdoor dining is located on the north side of the building facing the internal drive aisle and buffered by landscaping to enhance the patron experience.

Architecture

The approved development is designed to reflect a modern aesthetic which is the trademark of the restaurant. The approved one-story building is rectangular in shape and has a flat roof. The building design incorporates metal coping, canopies, brick finish, aluminum storefront windows, and fiber cement siding displayed in lava, cotton, and cedar tones. Building-mounted signage includes the restaurant's logo and associated trademarked images. The main entrance projects from the rest of the building and features a full brick façade. The front elevation, facing the internal parking lot, is further accented with a metal canopy with an accent band over the main entrance and over-sized windows that help break up the horizontal mass. The drive through elevation, which faces a private driveway interior to the Capital Plaza shopping center, also presents a brick façade and horizontal paneling.

Signage

The subject DSP includes three building-mounted signs for the approved eating and drinking building with drive through. These signs are located on the north, east, and west elevations, respectively. The submitted plans also include directional signage, pre-order menu board, a mounted illuminated drive-through sign, a clearance bar, and order point canopy. The signs included with this DSP, located on Sheet C41, are in conformance with the development district standards and Part 12 of the prior Zoning Ordinance.

Lighting

The subject DSP includes both building-mounted and pole-mounted lighting throughout the site, with details. The Planning Board finds that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating drive aisles and building entryways.

The photometric plan demonstrates that the lighting fixtures included are full cut-off and directed downward to reduce glare and light spill-over.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2010 Approved Central Annapolis Road Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The subject project is located within the boundaries of the Retail Town Center Character Area within the sector plan. In accordance with the goals of the sector plan, the Retail Town Center Character Area is intended to create a pedestrian-friendly retail center oriented toward MD 450. It is further found that the center accommodates a mix of regional-serving retailers and neighborhood-oriented businesses. The sector plan's Table of Uses indicates that the approved use is permitted within the C-S-C Zone.

The subject application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan 2035) vision for Established Communities areas and, specifically, the 2035 Land Use Goal which is to, "Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources" (page 93). The subject application proposes development of a restaurant establishment, with drive-through service, which will utilize existing infrastructure and capitalize on the overall economic viability of a long-standing commercial center within an Established Communities area; Capital Plaza.

The Planning Board finds that, pursuant to Section 27-548.25(b) of the prior Zoning Ordinance, this development, within the Retail Town Center Character Area of the sector plan, complies with the D-D-O standards in the sector plan.

The approved development conforms with the Retail Town Center Character Area requirements and the landscape standards in the sector plan, as shown on the site plan and described on Sheet C3 of the DSP. Certain updates to Sheet C3 are needed, as follows:

- Front building placement line
- Parking and access management
- Building design guidelines
- Transit, bicycle, and pedestrian mobility
- Signage
- Landscape standards

8. **Prince George's County Zoning Ordinance:** The subject site plan has been reviewed for conformance with the applicable requirements of the C-S-C and D-D-O Zones and the site design guidelines. The following discussion is offered regarding these requirements:
- a. **Commercial Shopping Center (C-S-C) Zone**—Per the sector plan (page 139), "The Central Annapolis Road Development District includes properties classified in the C-A, C-M, C-O, C-S-C, R-20, R-35, R-55, R-T, M-U-I and M-X-T. The uses allowed on these properties shall be the same as those allowed in the underlying zone in which the

property is classified, except as modified by these development district standards.” Section 27-461 of the prior Zoning Ordinance governs permitted uses in the C-S-C Zone. The D-D-O use table adopted, per CR-028-2017, does not supersede the status of the approved use in the underlying C-S-C Zone. An eating and drinking establishment with drive through service is permitted, subject to Footnote 24, which provides:

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 requirement for detailed site plan approval does not apply to the subject site, as this development is an eating or drinking establishment 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. A detailed site plan is nonetheless required, per the property’s location in the D-D-O Zone.

- b. Per page 138 of the sector plan, for development standards not covered by the DDOZ, the other applicable sections of the Zoning Ordinance and the Landscape Manual shall serve as the requirement. Therefore, the following sections of Part 6 of the prior Zoning Ordinance apply.

Section 27-447. Fences and walls.

- (a) **Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings.**

The approved retaining wall is 3 feet high, as such (a) does not apply for this development.

- (b) **Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be considered structures requiring building permits.**

The approved retaining wall is 3 feet high, as such (b) does not apply for this development.

- (c) **Stranded barbed and/or razor wire are prohibited on all fences and walls, except for land that is assessed for agricultural use, and land used for installation and operation of high-voltage equipment at substations for electrical generation, transmission, and distribution in connection with providing public utility service in the County by a regulated public utility.**

Stranded barbed and/or razor wire is not approved for this development.

- (d) **Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot.**

Approved fences and walls conform with Section 27-447 of the prior Zoning Ordinance, regarding all applicable standards. In particular, the applicant proposes a retaining wall of 3 feet in height, southeast of the building, between the drive-through lane and approved landscaping,

Section 27-448.01. Frontage.

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

The approved development conforms with Section 27-448.01 of the prior Zoning Ordinance, regarding all applicable standards. The subject property has frontage on MD 450 (Annapolis Road). Direct access to Annapolis Road is provided via a private driveway.

Section 27-449. Extensions and projections.

- (a) **General projections.**

- (1) **No projections from building walls (including show windows, but not including signs) shall extend beyond building lines.**

The approved architectural elevations propose canopies that project from the building walls, however, the canopies do not extend beyond building lines.

- (2) **Notwithstanding any other requirement of this Subtitle, a tent that covers an approved patio that is affixed to the side building wall of an Eating or Drinking Establishment and used as accessory patron**

seating for the use shall be permitted, provided that the use is located within the boundaries of an incorporated municipality, a temporary permit was previously granted for the usage of an affixed tent for such purposes, the affixed tent is approved by the Department of Permitting, Inspections and Enforcement, and the usage of the affixed tent does not conflict with any applicable sector plan, master plan, or district development standards.

A tent that covers an approved patio that is affixed to the side building wall of an eating or drinking establishment is not proposed.

(b) Canopies.

(1) Canopies may not extend beyond the building line along a street.

The applicant proposes canopies along the building's front and side elevations, which face north, northeast, and southwest. No canopy extends beyond the building line along Annapolis Road.

Section 27-450. Landscaping, screening, and buffering.

Landscaping, screening, and buffering of all development in the Commercial Zones shall be in accordance with the provisions of the Landscape Manual.

The approved development conforms with Section 27-450 of the prior Zoning Ordinance, regarding all applicable standards.

Section 27-462 of the prior Zoning Ordinance provides regulations for development in commercial zones. These consist of yard requirements. However, the development district standards (sector plan, page 164) also contain yard requirements, which supersede the yard requirements listed within section 27-462. Accordingly, compliance with Section 27-462 is not required.

c. Development District Overlay (D-D-O) Zone Required Findings—

Section 27-548.25(a), (b), (c), (d), and (e) of the prior Zoning Ordinance are applicable to the review of this DSP, as follows:

Section 27-548.25 Site Plan Approval

- (a) Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt**

from site plan review or limit the review of specific types of development or areas of the Development District.

The subject application has been submitted, in fulfillment of this requirement.

- (b) In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**

All applicable development district standards are being met with this approved development.

- (c) If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

The applicant has not requested that the Planning Board apply development standards which differ from the applicable development district standards.

- (d) Special Exception procedures shall apply to uses within a Development District as provided herein. Uses which would normally require a Special Exception in the underlying zone shall be permitted uses only if the Development District Standards so provide within a table of uses, and such uses shall instead be subject to site plan review by the Planning Board. Development District Standards may restrict or prohibit any such uses. The Planning Board shall find in its approval of the site plan that the use complies with all applicable Development District Standards, meets the general Special Exception standards in Section 27-317 (a)(1), (4), (5), and (6), and conforms to the recommendations in the Master Plan, Master Plan Amendment or Sector Plan.**

The uses allowed in the sector plan are the same as those permitted by the Zoning Ordinance (page 139). The eating and drinking establishment with drive-through is permitted in the C-S-C Zone, subject to a DSP. Therefore, subsection (d) does not apply.

- (e) If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

There is no variance or departure required with this application.

- d. Per Section 27-283(a) of the prior Zoning Ordinance, a DSP shall be designed in accordance with the design guidelines in Section 27-274(a). The applicable design guidelines are described, as follows:

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

This application is for a detailed site plan. Therefore, this design guideline is inapplicable.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

- (i) Parking lots should generally be provided to the rear or sides of structures;**
- (ii) Parking spaces should be located as near as possible to the uses they serve;**
- (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;**
- (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and**
- (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.**

The submitted plans demonstrate safe and adequate vehicular and pedestrian circulation. A surface parking lot is located to the side and rear of the development. The surface parking lot is then screened from MD 450 by landscaping. Parking spaces are arranged along drive aisles,

west and north of the approved building, with internal crosswalks for safe access to the building.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

- (i) Loading docks should be oriented toward service roads and away from major streets or public view; and**
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

No loading spaces are provided on-site, since the overall loading requirements are exceeded by the integrated shopping center, as a whole (four spaces required and eight spaces provided). In addition, a loading space for the retail sales and service is not required for a development with less than 2,000 square feet of GFA.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
- (ii) Entrance drives should provide adequate space for queuing;**
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**
- (iv) Parking areas should be designed to discourage their use as through-access drives;**
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**

- (vii) **Parcel pick-up areas should be coordinated with other on-site traffic flows;**
- (viii) **Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
- (ix) **Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) **Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) **Barrier-free pathways to accommodate the handicapped should be provided.**

Vehicles will enter the site from an internal drive within the Capital Plaza shopping center. There are two existing vehicle access points located in the rear and side of the property that will be maintained with this DSP. No vehicular access is provided from MD 450. The surface parking area is located directly adjacent to the eating and drinking establishment building, providing easy access via 6-foot-wide sidewalks and crosswalks. Bicycle parking is also provided via one bicycle rack, located adjacent to the entrance and outdoor dining area.

Pedestrian access is provided via 6-foot-wide sidewalks, shown along the private driveway and internal drive aisle, that connect to the approved development. These sidewalks provide safe and efficient pedestrian access to the site.

The drive aisles have been designed to allow the efficient movement of vehicles throughout the site. The minimum drive aisle width provided is 22 feet and the maximum drive aisle width provided is 30 feet, as shown on the DSP. The submitted plans show both vehicular and pedestrian circulation to be safe, efficient, and convenient for both pedestrians and drivers, because vehicular and pedestrian routes are separated, where feasible.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site design's character. To fulfill this goal, the following guidelines should be observed:**

- (i) **If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
- (ii) **Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
- (iii) **The pattern of light pooling should be directed on-site;**
- (iv) **Light fixtures fulfilling similar functions should provide a consistent quality of light;**
- (v) **Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
- (vi) **If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

A photometric plan was submitted, demonstrating the lighting fixtures that are approved for the development. The lighting fixtures have been designed to provide adequate site lighting that encourages pedestrian and vehicular safety. All lighting fixtures will be durable, full cut-off appliances. Lighting will be directed on-site to avoid spilling over to adjacent properties.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The approved eating and drinking establishment is designed to be landscaped and aesthetically enhanced from the viewpoint of MD 450. The submitted elevations show that the approved eating and drinking establishment building design incorporates metal coping, canopies, brick finish, aluminum storefront windows, and fiber cement siding displayed in lava, cotton, and cedar tones. The main entrance projects from the rest of the building and features a full brick façade. The front elevation, facing the internal parking lot, is further accented with a metal canopy with an accent band over the main entrance and over-sized windows that help break up the horizontal mass. The drive-through elevation, which faces a private driveway interior to the Capital Plaza shopping center, also presents a brick façade and horizontal paneling.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. As a means of achieving these objectives, the following guidelines should be observed:**
- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
 - (ii) Green area should link major site destinations such as buildings and parking areas;**
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**
 - (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**
 - (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
 - (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
 - (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**
- (B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

There are no regulated environmental features (REF) present on the site.

A landscape plan was submitted that depicts landscaping located on all sides of the subject property. The landscaping along the northern side of the property, which faces the shopping center drive aisle, provides screening and privacy for the approved outdoor seating area. The landscaping along the eastern side of the property, which faces a private driveway, provides sufficient screening between the drive through and vehicles entering the shopping center. The landscaping along the western side of the property, which faces an existing drive-aisle

connecting to other commercial uses, enhances the physical and visual character of the site. Finally, the landscaping along the western side of the property, which faces MD 450, enhances the physical and visual character of the roadway by providing screening of the parking lot.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. As a means of achieving these objectives, the following guidelines should be observed:**
- (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**
 - (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**
 - (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;**
 - (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;**
 - (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;**
 - (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and**
 - (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.**

Site and streetscape amenities are emphasized through the provision of an outdoor seating area adjacent to the eating and drinking establishment building. This outdoor seating area will be screened via landscaping from the surrounding roadways, to create an enclosed and comfortable area. The outdoor seating area may be accessed directly through the food or beverage store or via the approved 6-foot-wide sidewalk in front of the building. Trash receptacles will be located nearby, to dispose of waste, and adequate lighting will ensure the safety of all patrons.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. As a means of achieving these objectives, the following guidelines should be observed:**
- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
 - (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
 - (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
 - (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
 - (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

The subject property is an infill site that has been previously graded. However, any additional grading necessary to develop the project will be minimized, to the maximum extent possible. There are no REF present on-site.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
- (i) Service areas should be located away from primary roads, when possible;**
 - (ii) Service areas should be located conveniently to all buildings served;**
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**

- (iv) **Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

The submitted plans show that the location of the approved dumpster is accessible, but unobtrusive. While the dumpster is screened with landscaping, it is also enclosed with a dumpster enclosure.

(9) Public Spaces.

- (A) **A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
 - (ii) **The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
 - (iii) **Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
 - (iv) **Public spaces should be readily accessible to potential users; and**
 - (v) **Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

The submitted DSP shows improvement of the MD 450 frontage with landscaping. The existing sidewalk, within this frontage, extends to the east side of the private driveway, which accesses the Capital Plaza shopping center, and then connects to an approved 6-foot-wide walkway to the entrance of the approved building (that will house an eating and drinking establishment). Such improvement enhances the public space system within the area. Although the outdoor seating area, included in this DSP, is mainly for patrons, it could potentially serve as additional quasi-public space to the area.

(10) Architecture.

- (A) **When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) **These guidelines may be modified in accordance with Section 27-277.**

A detailed discussion regarding architecture has been addressed in Finding 6 above. The architectural design of the approved development is consistent and compatible with the existing Capital Plaza shopping center and the development district standards of the sector plan.

(11) Townhouses and three-family dwellings.

This requirement is not applicable to this DSP because it does not include any townhouse or three-story units.

9. **Preliminary Plan of Subdivision 4-86033 and Record Plat Book SJH 246 at page 28:** The site is the subject of PPS 4-86033, that was approved by the Planning Board and by recorded Plat Book NLP 131 at page 6 as Parcels E and F. The property was resubdivided in 2016, reflecting the established development cap of 493,913 square feet of development for Parcels I, J, and K (Book SJH 246 at page 28). The PPS was approved, subject to two conditions, neither of which are applicable to the subject review. The record plat contains the following two notes, which are relevant to this review:

1. **The property included in this plat of subdivision is limited to the 493,913 square feet of gross floor area of development. Additional development will require a new preliminary plan.**

Parcels I, J, and K are currently developed with a total of 213,112 square feet of commercial GFA. An additional 7,980 square feet of GFA has been approved under various amendments to DSP-15020 for Parcel I. The approved development of a 1,910-square-foot restaurant building, in addition to the existing and approved development, are within the limitation of the GFA established for all three parcels by this plat.

2. **Any residential development will require a new preliminary plan of subdivision.**

This amendment to DSP-15020 proposes an eating and drinking establishment with drive-through service and, therefore, this note is not applicable.

10. Detailed Site Plan DSP-15020 and its amendments:

- a. Detailed Site Plan DSP-15020 was approved by the Planning Board on April 7, 2016 (PGCPB Resolution No. 16-45), subject to 12 conditions. None of the conditions are relevant to the subject DSP application.
- b. Detailed Site Plan DSP-15020-03 was approved by the Planning Board on July 19, 2018 (PGCPB No. 18-77(C)), subject to one condition, which is not relevant to the subject DSP application.
- c. Detailed Site Plan DSP-15020-06, Eastern Pad Site, was approved on June 24, 2022 by the Planning Director, with no conditions. As such, no conditions are relevant to the subject DSP application.
- d. Detailed Site Plans DSP-15020-01, -02, -04, and -05 were reviewed; however, these DSP applications are not relevant to the Eastern Pad Site. As such, none of the conditions of approval are relevant to the subject DSP application.

11. 2010 Prince George's County Landscape Manual: Page 182 of the sector plan states that the regulations and requirements of the Landscape Manual shall apply to the D-D-O Zone, unless the sector plan specifies otherwise. The D-D-O Zone landscape standards include requirements for street trees, parking lots, buffering, and screening (page 182). These supersede Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual, which would otherwise apply. The sector plan does not include any standards that modify Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The DSP has been reviewed for conformance with the standards and conforms to the requirements.

12. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The project is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance because it does not have a minimum of 10,000 square feet of woodlands, or any prior approved tree conservation plans, and was issued a Standard Letter of Exemption (WCO-SE-2026-0011) on January 27, 2026.

13. Prince George's County Tree Canopy Coverage Ordinance: Per Section 25-127(a)(4) of the Tree Canopy Coverage Ordinance, landscape plans demonstrating conformance to this division, approved as part of entitlement cases subject to the Transitional Provisions of the Zoning Ordinance (Section 27-1700), shall be subject to the regulations in place at the time of approval of any grandfathered development application. DSP-15020 and subsequent amendments were approved and grandfathers the property into the 10 percent tree canopy coverage (TCC) requirement for the prior C-S-C Zone. Per Section 25-128(c), redevelopment of a previously developed site is subject to the TCC requirements, based on the area within the limits of disturbance, which is approximately 1.33 acres for this DSP. The required TCC is 0.13 acre, or 5,793 square feet. A total of 8,150 square feet of TCC is approved, which satisfies the requirement.

14. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference.

- a. **Historic Preservation and Archeological Review**—In a memorandum dated April 10, 2026 (Stabler, Smith, and Chisholm to Langford), it was noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. No Prince George’s County historic sites or resources are on or adjacent to the subject property.
- b. **Subdivision**—In a memorandum dated April 29, 2026 (Vatandoost to Langford), an analysis was provided of the subject DSP’s conformance with the prior approvals, as included in Findings 9 and 10 above, and noted that the DSP is in conformance with the approved PPS.
- c. **Community Planning**—In a memorandum dated April 24, 2026 (Parks to Langford), an analysis was provided of the subject DSP’s conformance with the recommendations of Plan 2035, the applicable aviation policy area, and the sector plan, as included in Findings 7 and 8 above.
- d. **Transportation Planning**—In a memorandum dated April 24, 2026 (Marino to Langford), it was stated that access and circulation are acceptable. The number and locations of points of access are sufficient, and the total number of trips approved with this application are within the trip cap for the site, per the ITE Trip Generation Manual (11th Edition). From the standpoint of transportation, and in consideration of the findings contained herein, it is determined that this plan is acceptable, if the application is approved with a condition to revise the site plan to provide a dimension from the right-of-way centerline of MD 450 (Annapolis Road) to the property line.
- e. **Environmental Planning**—In a memorandum dated April 24, 2026 (Rea to Langford), the following summarized comments were offered:

Natural Resources Inventory/Existing Conditions

The site has a Natural Resources Inventory Equivalency Letter (NRI-132-12-04), which was issued on April 7, 2022. The site is currently developed with pavement. No woodland or REF are located on this site.

Soils

According to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, the site contains Urban land-Christiana-Downer complex, Urban land-Russett-Christiana complex, Christiana-Downer complex, and Russett-Christiana-Urban land complex. Christiana clay is mapped on the site, but no geotechnical issues have been identified, at this time.

Stormwater Management

The site has an approved Stormwater Management Concept Plan, 38515-2017-02, which is valid until January 30, 2027. The approved plan proposes the use of micro-bioretenion facilities.

- f. **Permit Review Section**—In a memorandum dated April 6, 2026 (Greenwell to Langford), no additional comments were offered on this application.
 - g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 27, 2026 (Abdullah to Langford), DPIE offered traffic, water, and sewer comments, to be addressed at the building permit stage.
 - h. **Price George’s County Police Department**—The Police Department did not offer comments on the subject DSP.
 - i. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject DSP.
 - j. **Prince George’s County Health Department**—In a memorandum dated April 13, 2026 (Adepoju to Langford), the Health Department indicated that there are 12 existing carry-out/convenience store food facilities and two markets/grocery stores within a 0.5-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. Healthy food access is being addressed more broadly through various County initiatives.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated April 13, 2026 (Sathyanadhan to Langford), WSSC provided water and sewer comments, to be addressed at the time of permit.
 - l. **Public Utilities**—On March 23, 2026, the subject application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company (PEPCO), and Washington Gas for review and comments. No correspondence has been received from these public utility companies.
 - m. **Town of Bladensburg. Town of Cheverly, City of Hyattsville, and the Town of Landover Hills**—The DSP application was referred to the listed municipalities for review on March 23, 2026. The aforementioned municipalities did not offer comments on the subject DSP.
15. **Community Feedback:** The Prince George’s County Planning Department did not receive any written correspondence from the community for this subject application.
16. Based on the foregoing and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, as revised in accordance with the conditions of this approval, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince

George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the approved development for its intended use.

17. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
18. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
19. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP, if it finds that the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the prior Subdivision Regulations. There is no REF on the subject property. Accordingly, this finding is met.

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 Detailed Site Plan DSP-2026-0004 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan (DSP), the following revisions shall be made, or information should be provided:
 - a. Revise the overall site plan sheet to accurately reflect square footage and use classifications in an itemized format, demonstrating compliance with the required parking standards for the integrated shopping center.
 - b. Revise the landscape plan to show Commercial Shopping Center (C-S-C) zoning as the applicable zone in the Tree Canopy Coverage schedule.
 - c. Provide a detail sheet, with exhibits, of the outdoor furniture.
 - d. Revise the site plan to provide a dimension from the right-of-way centerline of MD 450 (Annapolis Road) to the property line.
 - e. Revise the site plan to accurately demonstrate existing retaining walls previously approved and proposed retaining walls for this development.
 - f. Provide an updated retaining wall or fence detail that conforms with previous approvals or the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*.
 - g. Update the table on Sheet C3 of the DSP, per the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*, as follows:

- (1) Revise the compliance for the front building placement line as part of the Retail Town Center Bulk and Yard requirements.
- (2) Revise the compliance for the minimum and maximum parking capacity regulations, and add a note indicating the approved amendment from previous approvals.
- (3) Revise the compliance indicated for sustainable paving materials.
- (4) Revise the compliance indicated for externally lit signage.
- (5) Revise the compliance indicated for a 4-foot-wide landscape strip, and add a note indicating the approved amendment from previous approvals.

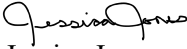
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Geraldo, seconded by Commissioner Matthews, with Commissioners Geraldo, Matthews, Jenkins, and Okoye voting in favor of the motion at its regular meeting held on Thursday, May 28, 2026, in Largo, Maryland.

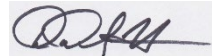
Adopted by the Prince George's County Planning Board this 18th day of June 2026.

Billy Okoye
Vice Chairman

By 
Jessica Jones
Planning Board Administrator

BO:JJ:QL:ac

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 12, 2026