



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-22001 **Councilmanic District:** 2
Meeting Date: 4/22/2025 **Zone(s):** CGO (Prior; C-S-C)
Case Name: McDonalds Ager Road
Applicant: MCDONALDS USA, LLC
Location: Located in the northeast quadrant of the intersection of MD 410 (East West Highway) and Van Buren Street, and on the south of Ager Road (4.17 Acres; CGO Zone (Prior; C-S-C Zone)).
Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,683-square-foot eating and drinking establishment with drive-through service.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 3/13/2025

Review date: 3/13/2025

Action date: 4/25/2025

Comments:

Staff: Natalia Gomez Rojas

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/12/2024	approval with conditions
M-NCPPC Planning Board	02/06/2025	approval with conditions
Sitting as the District Council	02/24/2025	elected to review
Notes: Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Harrison, and Olson).		
Aye:	7	Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson
Absent:	3	Harrison, Blegay and Olson
Office of the Clerk of the Council	02/28/2025	mailed
Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.		
Sitting as the District Council	03/24/2025	

Person of Record 03/25/2025 filed
Notes: *Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed request to reschedule Oral Argument Hearing.*

Person of Record 03/25/2025 filed
Notes: *Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed written testimony.*

Person of Record 03/25/2025 filed
Notes: *Melissa Schweisguth, Person of Record, filed written testimony.*

Person of Record 03/25/2025 filed
Notes: *Lisa Entzminger, Person of Record, filed written testimony.*

Applicant 03/25/2025 filed
Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant filed written testimony.*

Person of Record 03/25/2025 filed
Notes: *Ilse Catalan, Person of Record, filed written testimony.*

Person of Record 03/26/2025 filed
Notes: *Greg Smith, Person of Record, filed written testimony.*

Applicant 03/27/2025 filed
Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant filed a Response to the Request to Reschedule Oral Arguments filed by Persons of Record.*

Sitting as the District Council 04/01/2025 hearing held; case taken under advisement
Notes: *Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward Gibbs Esq., attorney for applicant spoke in support. Ilse Catalan, Alexi Boado, Jeff Cronin and Greg Smith spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 04/14/2025 referred for document
Notes: *Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0; Absent: Council Member Fisher).*
Aye: 9 Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey
Absent: 1 Fisher

Sitting as the District Council 04/22/2025 remanded
Notes: *Council adopted prepared order of remand (Vote: 9-0; Absent: Council Member Hawkins).*

Aye: 9 Harrison, Blegay, Dernoga, Fisher, Olson, Watson, Burroughs,
Oriadha and Ivey
Absent: 1 Hawkins

Clerk of the Council 04/25/2025 mailed

Notes: *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

Office of the Clerk of the Council 04/28/2025 transmitted

Notes: *Memo transmitted to Sherri Conner, Acting Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.*

Clerk of the Council 04/28/2025 mailed

Notes: *The Notice of Administrative Correction was mailed to Persons of Record.*

Document(s): DSP-22001-Administrative Correction Memo, DSP-22001-Notice of Decision of the District Council, DSP-22001-Presentation Slides, DSP-22001-Gibbs Response to Request to Reschedule Oral Arguments (03-27-2025), DSP-22001-Smith Written Testimony (03-26-2025), DSP 22001-Smith et al. Request to Reschedule Oral Arguments (03-25-2025), DSP-22001-Smith et al. Written Testimony (03-25-2025), DSP-22001-Catalan Written Testimony (03-25-2025), DSP-22001-Gibbs Written Testimony (03-25-2025), DSP-22001-Entzminger Written Testimony (03-25-2025), DSP-22001-Schweigsuth Written Testimony (03-25-2025), DSP-22001-Notice of Oral Argument, DSP-22001-Planning Board Resolution, DSP-22001-PORLrv, DSP-22001-Technical Staff Report, DSP-22001-Transcripts 1-16-2025, DSP-22001-Transcripts 11-21-2024, DSP-22001-Transcripts 10-24-2024, DSP-22001-Transcripts 10-17-2024, DSP-22001-Transcripts 10-3-2024, DSP-22001-Transcripts 9-26-2024, DSP-22001-Planning Board Record - Part 1, DSP-22001-Planning Board Record - Part 2, DSP-22001-PZC Notice of Intention to Participate District Council 4-1-2025