

ITEM:

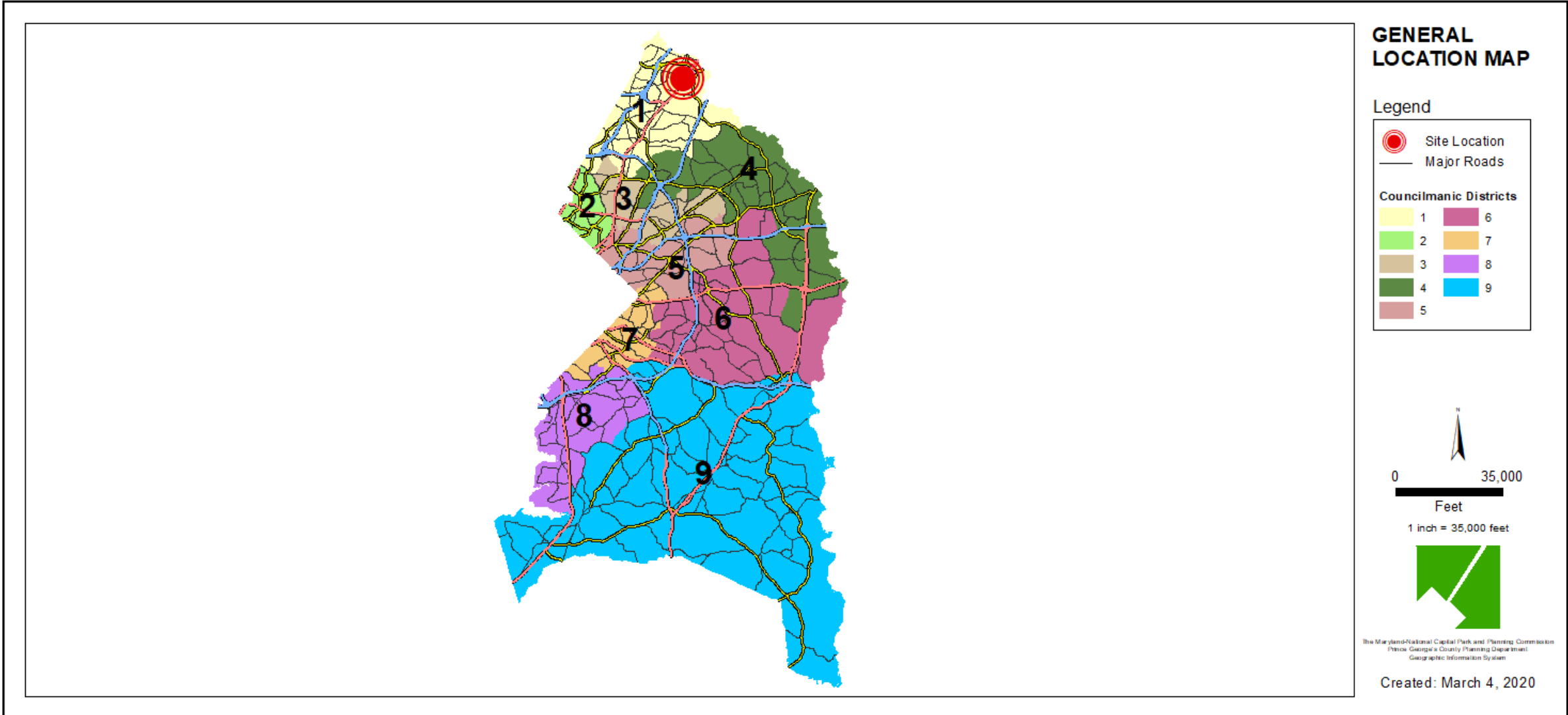
CASE: DSP-20006

CHECKERS LAUREL REMAND HEARING

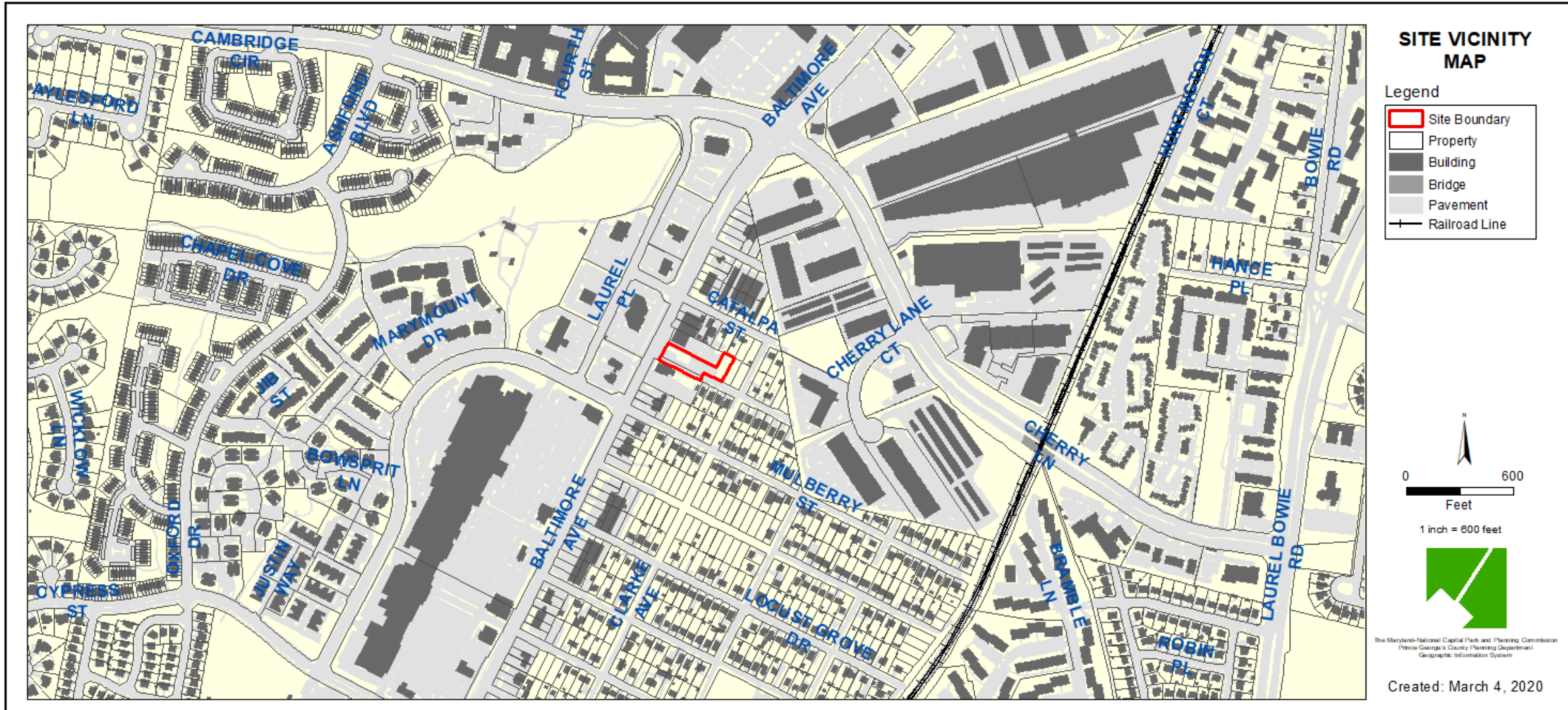
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



GENERAL LOCATION MAP



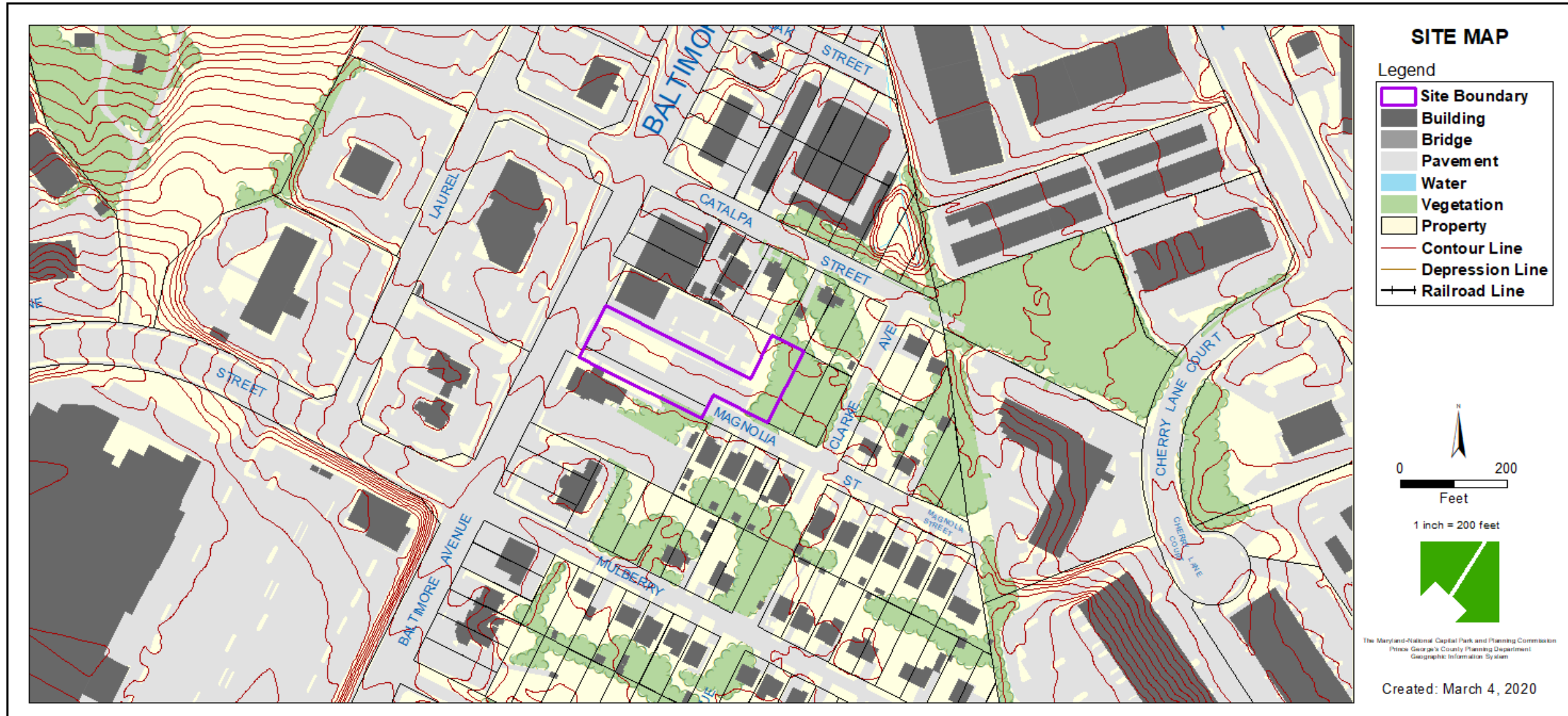
SITE VICINITY



AERIAL MAP



SITE MAP



ORDER OF REMAND - 5 ITEMS TO ADDRESS

Planning Board shall reopen the record to take further testimony or evidence on:

1. The revised site plan's compliance with the setback requirements of the C-S-C zone;
2. The revised site plan's compliance with the requirements of the 2010 Landscape Manual for incompatible uses;
3. The revised site plan's inclusion of residential property to satisfy the 2010 Landscape Manual standards to serve a commercial zone or use;
4. The revised site plan's compliance with Conditions 1. c. and 1. d. in Zoning Ordinance No. 3 – 1996; and
5. The gross acreage and zone classifications of Lot 23, including the 25-foot wide portion of the Magnolia Street right-of-way.

ORDER OF REMAND - ITEM 1

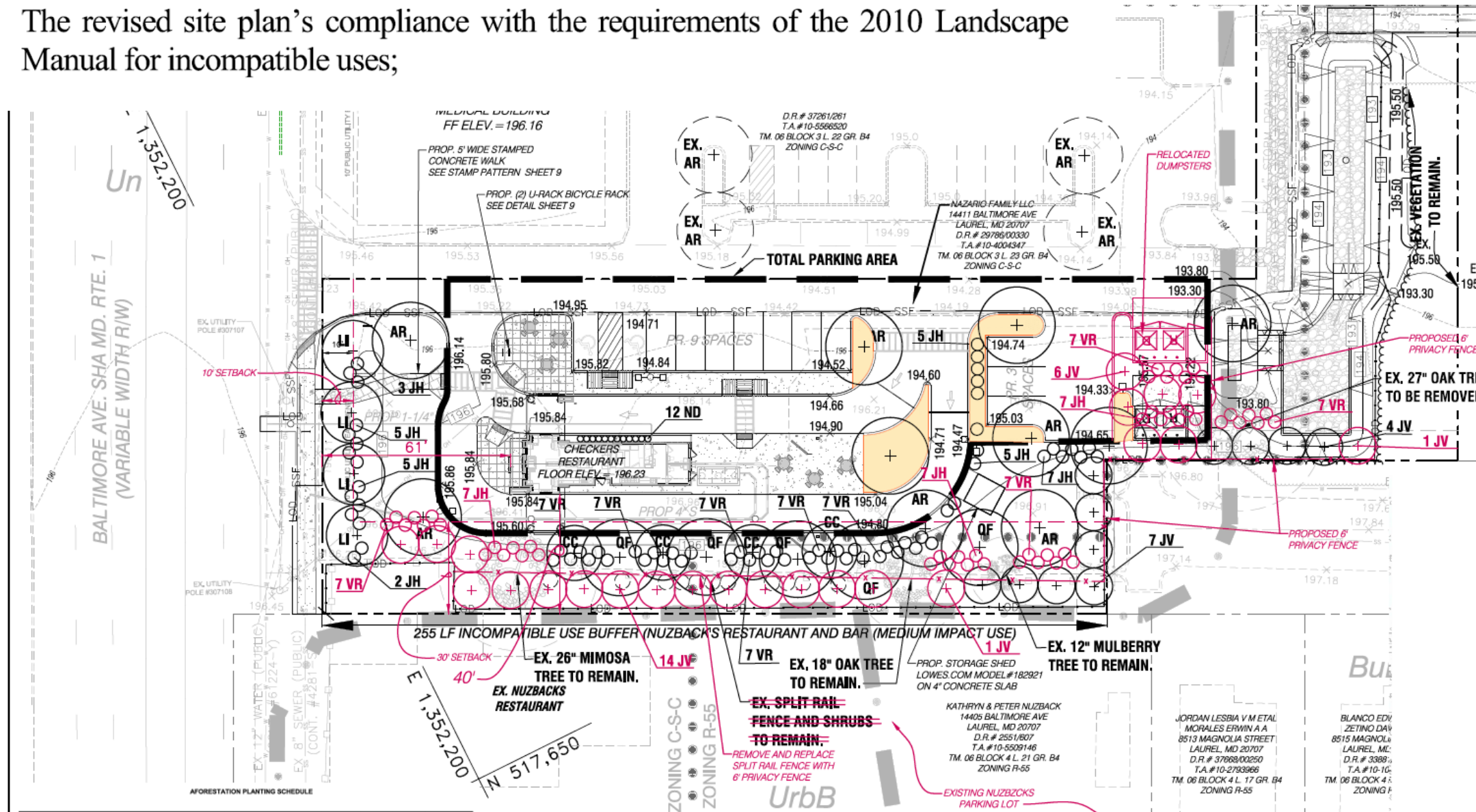
- The revised site plan's compliance with the setback requirements of the C-S-C zone;

SETBACK CALCULATIONS (SECTION 27-462)

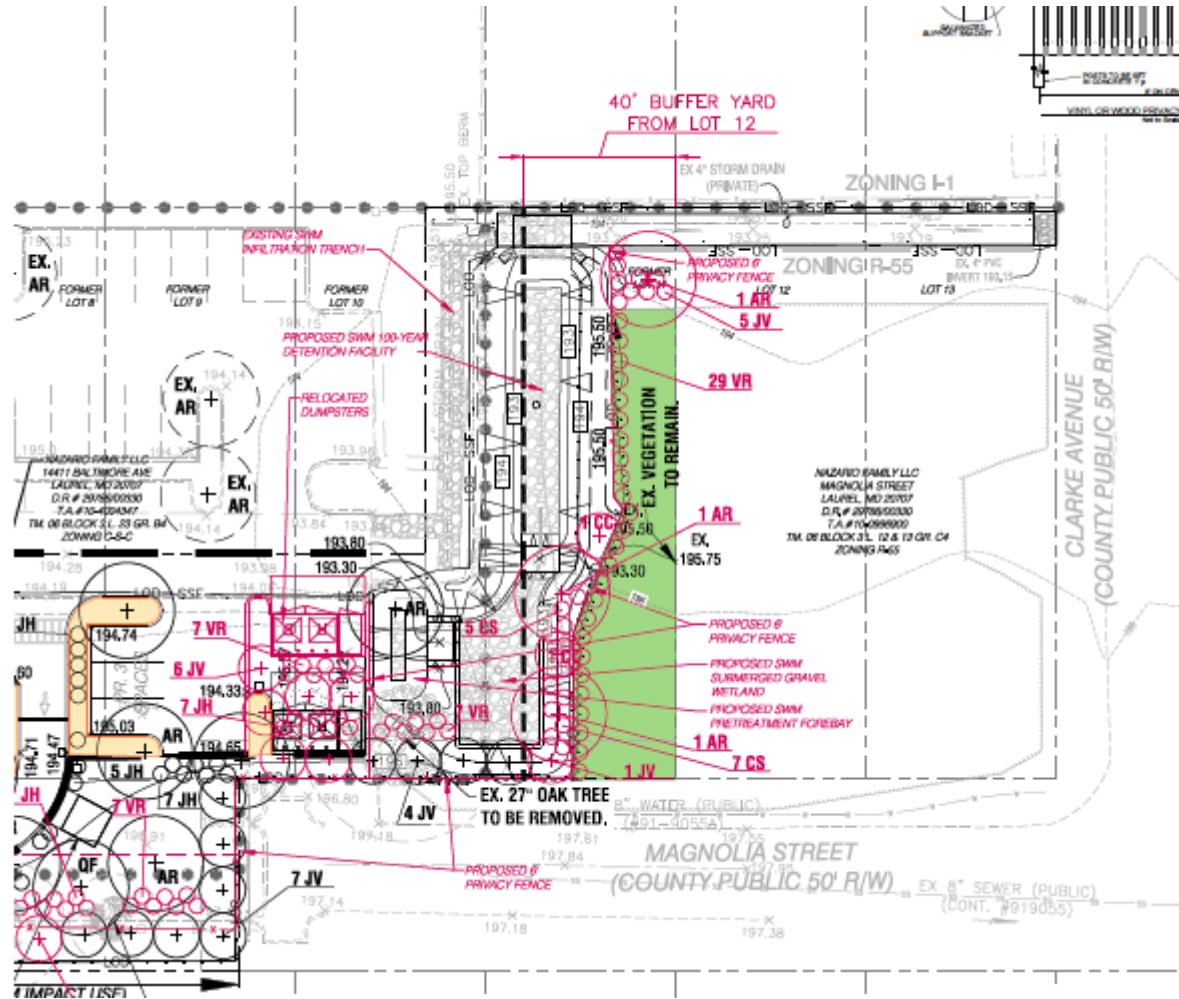
SETBACK	REQUIREMENT	NOTES
FROM STREET	10'	PROVIDED 60'
FROM SIDE LOT LINE OF ADJOINING LAND IN ANY RESIDENTIAL ZONE:		
SIDE YARD	12' OR BUFFER REQUIRED BY LANDSCAPE MANUAL, WHICHEVER IS GREATER 30'	PROVIDED 40'
REAR YARD	25' OR BUFFER REQUIRED BY LANDSCAPE MANUAL, WHICHEVER IS GREATER 30'	PROVIDED 40'
FROM REAR LOT LINE OF ADJOINING LAND IN ANY RESIDENTIAL ZONE:		
SIDE YARD	12' OR BUFFER REQUIRED BY LANDSCAPE MANUAL, WHICHEVER IS GREATER 30'	PROVIDED 40'
REAR YARD	25' OR BUFFER REQUIRED BY LANDSCAPE MANUAL, WHICHEVER IS GREATER 30'	PROVIDED 40'
FROM ADJOINING LAND IN ANY NONRESIDENTIAL ZONE	NONE, EXCEPT WHERE BUILDING IS 30 FEET HIGH, A DISTANCE EQUAL TO 1/3 THE TOTAL BUILDING HEIGHT OR BUFFER REQUIRED BY LANDSCAPE MANUAL, WHICHEVER IS GREATER	PROVIDED 40'

ORDER OF REMAND - ITEM 2

- The revised site plan's compliance with the requirements of the 2010 Landscape Manual for incompatible uses;



ALTERNATIVE COMPLIANCE REQUEST



REQUIRED: Section 4.7-2 Buffering Incompatible Uses, adjacent to vacant residentially zoned Lot 12

Total length of bufferyard	147 feet
Building setback	50 feet
Landscape yard	40 feet
Plant units (160 per 100 linear feet)	68

PROVIDED: Section 4.7-2 Buffering Incompatible Uses, adjacent to vacant residentially zoned Lot 12

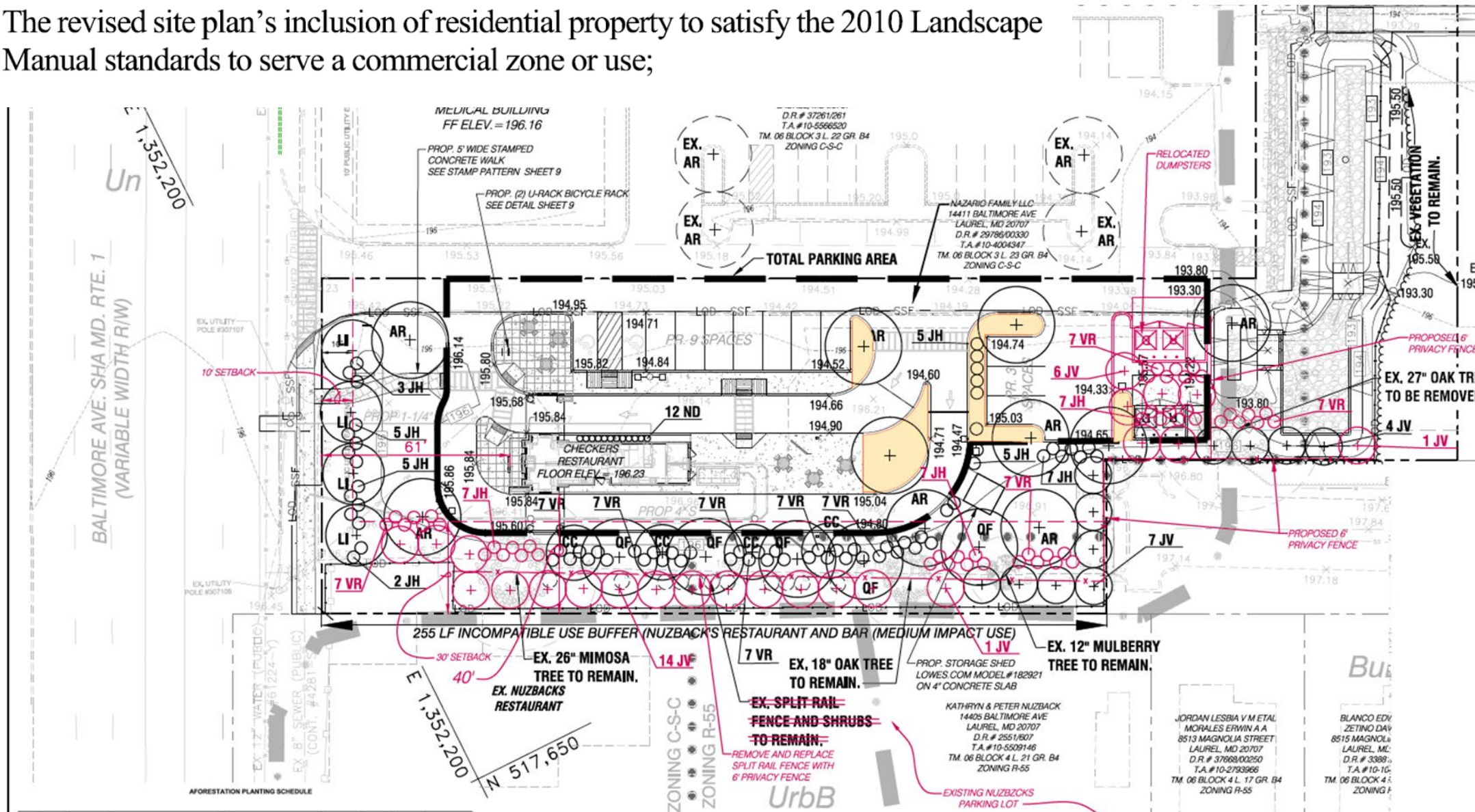
Length of bufferyard	147 feet
Building setback	251 feet
Landscape yard	17-27 feet
Percentage of bufferyard occupied by existing trees	42 percent*
Fence or wall	Yes, 6-foot-high**
Plant units (160 per 100 linear feet)	86

Notes: * When existing trees are located in part of the landscaped yard, the number of plant units required may be reduced in proportion to the percentage of the area of the landscaped yard occupied by existing trees. Invasive species should be removed from the buffer area.

**The plant unit requirement can be reduced by 50 percent by installation of a 6-foot-high, sight-tight fence.

ORDER OF REMAND - ITEM 3

- 3. The revised site plan's inclusion of residential property to satisfy the 2010 Landscape Manual standards to serve a commercial zone or use;



ORDER OF REMAND - ITEM 4

4. The revised site plan's compliance with Conditions 1. c. and 1. d. in Zoning Ordinance No. 3 – 1996; and

Condition 1.c.

Screening and buffering shall be provided for Lot 11, Block 3 and for Lots 14 through 17, Block 4 in accordance with the provisions of the Landscape Manual; a portion of Lots 8 and 9 on the subject site shall also be used for landscaping and screening.

Condition 1.d.

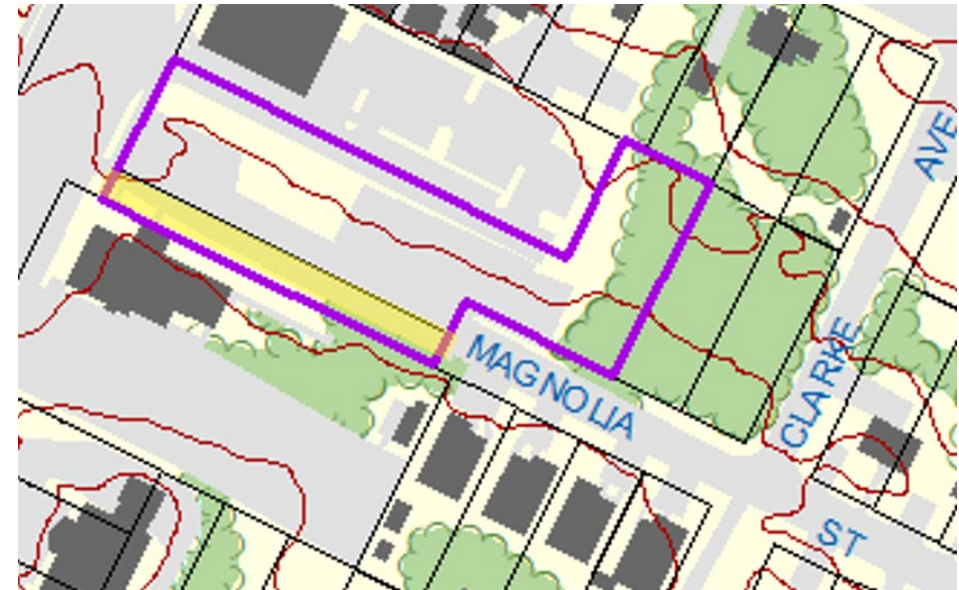
The landscape plan shall also show the preservation of the large tree shown on Lot 10 of the applicant's survey of January 1994, if feasible.

ORDER OF REMAND - ITEM 5

5. The gross acreage and zone classifications of Lot 23, including the 25-foot wide portion of the Magnolia Street right-of-way.

GENERAL NOTES:

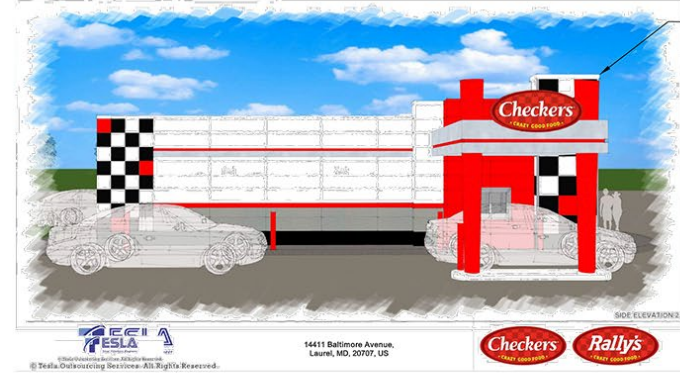
1. TOPOGRAPHY SURVEY PERFORMED BY MESSICK & ASSOCIATES, FEBRUARY 2019. (NAD 83 HORIZONTAL DATUM & NGVD 29 VERTICAL DATUM)
2. ZONING: C-S-C (25,705 S.F.) & R-55 (10,885 S.F.), SUBDIVISION: OAK CREST
3. TAX MAP: 006, GRID B-4, LOT 23, BLOCK 3
4. LIBER/FOLIO: 29786/00330
5. ELECTION DISTRICT: 10
6. WSSC GRID: 219 NE 08
7. P.G. Co. STREET MAP: PAGE 8, MAP 5169, GRID C-6&7
8. THERE IS NO FLOODPLAIN ON SITE ACCORDING TO THE FLOODPLAIN INSURANCE RATE MAP COMMUNITY PANEL #2452080010 C.
9. TOTAL SITE AREA: 0.84 Ac. ±
10. PROPOSED USE: CHECKERS RESTAURANT
11. EXISTING WATER AND SEWER CATEGORIES: W-3 AND S-3
12. THERE ARE NO CEMETERIES OR HISTORIC FEATURES ON SITE.
13. URGENT CARE SITE CASE #10737-2010.
14. DISTURBED AREA: 30,866 SQ. FT. or 0.71 AC.
15. STORMWATER MANAGEMENT CONCEPT PLAN #15567-2019-00



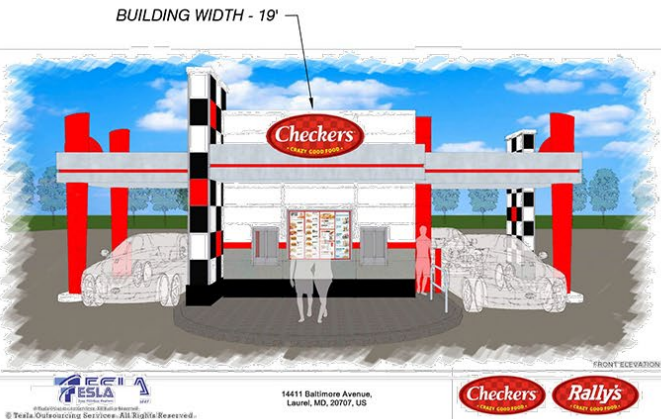
ELEVATIONS



BUILDING LENGTH - 55'



BUILDING HEIGHT - 14'-8 3/8"



BUILDING WIDTH - 19'



BUILDING FAÇADE MATERIALS ARE FIBER CEMENT PANELING AND EIFS, EXTERIOR INSULATION AND FINISH SYSTEMS (SYNTHETIC STUCCO)

BUILDING DIMENSIONS:
 WIDTH - 19'
 LENGTH - 55'
 HEIGHT - 14'-8 3/8"