Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: **ROSP-4196-01** **Councilmanic District:** 8

Meeting Date: 3/28/2022 **Zone(s):** C-M

Case Name: McDonald's Forest Heights

Applicant: McDonalds Forest Heights, LLC.

Location: Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).

Request: Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.

Companion Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Disapproval

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: None

LEGAL DEADLINES:

Appeal date: 2/15/2022

Review date:

Action date: 5/31/2022

Comments:

Staff: DeAndrae Spradley

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/30/2021	disapproval
Zoning Hearing Examiner	01/31/2022	approval with conditions
Sitting as the District Council	02/14/2022	deferred

Notes: *Council deferred item to February 28, 2022 agenda.*

Sitting as the District Council 02/28/2022 deferred

Notes: *Council deferred item to March 14, 2022 agenda.*

Sitting as the District Council 03/14/2022 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions*
(Vote: 9-0; Absent Council Member Franklin and Harrison)

Aye: 10 Hawkins, Davis, Dernoga, Franklin, Glaros, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: 1 Harrison

Sitting as the District Council 03/28/2022 approval with conditions

Notes: *Council adopted the prepared Order of Approval, with conditions (Vote: 9-0: Absent: Council Members Davis and Glaros).*

Aye: 9 Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: 2 Davis and Glaros

Clerk of the Council 04/06/2022 mailed

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

Document(s): ROSP-4196-01- ZHE Notice of Decision, ROSP 4196-01- ZHE Decision, ROSP-4196-01- PORL, ROSP-4196-01 Technical Staff Report, ROSP-4196-01-Exhibit List, ROSP-4196-01-Exhibit 1-39, ROSP-4196-01 Transcripts 12-01-2021