

THE PRINCE GEORGE'S COUNTY PLANNING BOARD
OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION
MCDONALD'S LANDOVER
DETAILED SITE PLAN DSP-19060
IN THE MATTER OF: ITEM 7
TRANSCRIPT
OF
PROCEEDINGS
VIRTUAL REGULAR MEETING

July 9, 2020

BEFORE:

Elizabeth M. Hewlett, Chair
Dorothy F. Bailey, Vice Chair
William M. Doerner, Commissioner
Manuel R. Geraldo, Commissioner
A. Shuanise Washington, Commissioner

PROCEEDINGS

CHAIR HEWLETT: Next, we have Item 7, which is Detailed Site Plan 19060 for McDonald's Landover. I am going to do a check to make sure we have everyone. Adam Bossi?

MR. BOSSI: Yes, Madam Chairwoman, present.

CHAIR HEWLETT: OK, wonderful. Jill Kosack?

MS. KOSACK: Good morning, present.

CHAIR HEWLETT: Thank you. Dan Lynch?

MR. LYNCH: Present.

CHAIR HEWLETT: OK, we do have Chuck Schneider signed up on this one. Mr. Schneider?

MR. SCHNEIDER: Present.

CHAIR HEWLETT: OK. Ben Ryan?

MR. RYAN: Good morning, I am present.

CHAIR HEWLETT: Chris Howell?

MR. HOWELL: Present.

CHAIR HEWLETT: Joseph Curto? Hold on...Mr. Curto?

MR. CURTO: Good morning, present.

CHAIR HEWLETT: OK, did I pronounce it correctly?

MR. CURTO: Yes, you did.

CHAIR HEWLETT: OK, thank you. John Eidberger?

MR. EIDBERGER: Yes, present. Thank you.

CHAIR HEWLETT: OK, Karen Peter?

MS. PETER: Yes, present.

CHAIR HEWLETT: OK, that concludes the signup list for us for today.

Mr. Bossi, you are on.

MR. BOSSI: Good morning, Madam Chairwoman, and members of the Planning Board. For the record, again, I am Adam Bossi, with the Urban Design Section. Before you this morning is Item No. 7, Detailed Site Plan DSP-19060 for McDonald's Landover. This DSP proposes to raze the existing eating and drinking establishment with drive-through service, and replace it with a new slightly large McDonald's restaurant. Slide two, please.

The subject property is in Planning Area 72, Council District 5. Slide three, please.

The subject site shown here in red...is shown here in red, excuse me. The 1.17-acre site is located in the northwest quadrant of the intersection of MD 214, that is Central Avenue, and Brightseat Road. Slide four, please.

The site is located...or excuse me...the site is zoned Mixed-Use-Infill, the M-U-I Zone, with single-family residential development located to the north, and commercial development on Mixed-Use and Industrial zoned properties to the west and south. Beyond Brightseat Road to the east is undeveloped land in the I-3 Zone. Slide five, please.

The site is also within two overlay zones, the Military Installation Overlay

Zone for height associated with Joint Base Andrews, and one of the Development District Overlay Zones associated with the Subregion 4 Master Plan and Sectional Map Amendment. The site is within the Development District Overlay Zone focus area for Central Avenue between Norair Avenue and Brightseat Road. Slide six, please.

This aerial photo shows the existing McDonald's building located in the western half of the subject site and oriented perpendicular to Central Avenue. This McDonald's was built on the site over 30 years ago. Since that time, the zoning of the site changed in a manner that no longer allowed eating and drinking establishment use, and it was certified as nonconforming through a Special Exception approved in 1987. Somewhat unique to this case is that while the DSP proposes to raze and construct a new eating and drinking establishment, the Subregion 4 Master Plan includes an exemption that provides as long as the legally existing establish use is not discontinued for 180 days or more, it is not subject to the development district standards or site plan review. Here, the applicant has indicated that they intend to discontinue the use for less than that 180-day period to redevelop the site. That being said, this DSP focusses only on the physical changes proposed to the site, as the use is legally established and intended to be continued. A detailed note about this master plan exemption is included in the development data summary on the top of page 4 of the technical staff report. Slide seven, please.

As shown here on the top of the graphic map, the subject site is relatively

flat. Slide eight, please.

Here, we have Central Avenue, shown to the south of site, in red, which is an arterial road, and Brightseat Road to the east of the site is shown in green, and is classified as a collector roadway. Slide nine, please.

As shown here, the exiting McDonald's site includes three driveways, two connecting to Central Avenue which are essentially planking the building, and a third in the northeast corner of the site connecting to Brightseat Road. There is also two sidewalk connections to Central Avenue adjacent to the building. Drive-through services routed to the north of the building with a service window on the west side of it. To the north, you can see that there is an existing wooden fence along the property line between this development and the adjacent residential dwellings. Slide ten, please.

The overall development plan for the site provides for razing of the exiting building and constructing a new McDonald's. The new building will be 4,540 square feet, which is 178 square feet larger than the existing structure. The orientation of the proposed structure has its length parallel to Central Avenue. The Development District Overlay Zone includes a number of design guidelines and requirements geared toward the establishment of vibrant pedestrian-friendly mixed-use environments. For the proposed project generally conforms with the Development District Overlay Zone requirements, the applicant has requested amendments to certain requirements, specifically those pertaining to building envelope, siting of the structure, street scape and loading space. For example, the

proposed McDonald's, site does not conform with the overlay zones 18-foot build-to line requirement. As visible in this image the building is setback farther than 18 feet from either of the adjacent roadways, and this is to accommodate the drive-through service lane and a bypass lane to the south and east of the building, which we believe is appropriate for this type of development. Other features, such as an outdoor dining space with clear pedestrian connections to Brightseat and Central Avenue which are located on the east side of the building and the orientation of the building parallel with Central Avenue are in line with the intent of the Development District Overlay guidelines. The defining street scape, and again, looking to improve the area for use by pedestrians. This McDonald's site is at the eastern terminus of the Development District Overly Zone so the provision of theses pedestrian friendly elements, again, on the east side of the site, are particularly important here with this site acts as a entrance, if you will, to the development district where these types of features are ultimately desired by the Master Plan. Excuse me...the DDOZ amendments requested by the applicant are discussed in detail on pages 6 through 9 of the technical staff report. Slide 11, please.

This rendered site plan provides a clearer view of the proposed development and key design features. The proposed building is shown in tan, with the double drive-through and ordering line located on the west side of the building and continuing to the service window on its south side. As shown, one of the site's driveway connections to Central Avenue has been removed. And as

previously noted, on the east side of the building, the DSP does provide the outdoor eating area, bike racks and crosswalk connections to Brightseat Road and Central Avenue. Which are pedestrian friendly site features encouraged by the Developed District Overlay. A total of 48 parking spaces are provided to the north and west of the building with a single loading space located west of the McDonald's building and north of the driveway connection to Central Avenue. Slide 12, please.

Site planning is proposed to be updated as part of the CSP. As shown in the photometric plans, efficient lighting will be provided on site, while limiting off-site glare. Slide 13, please.

As shown here, the single-story McDonald's building is a total of 19 feet tall, again with that area of 4,540 square feet. This is again, slightly larger than the existing building. The façades are to be primarily flat with brick veneer and Hardie plank siding in the complimentary color scheme as shown in gray, brown and black. Slide 14, please.

A series of small directional signs is proposed for utilization around the site. An exiting pylon sign located at the southeast corner of the site is proposed to be maintained. Three building mounting signs – identity signs, excuse me – are also provided.

Madam Chairwoman, in conclusion, this detailed site plan for the redevelopment of this McDonald's eating and drinking establishment with drive-through service conforms with the applicable requirements of the Zoning

Ordinance and Development District Overlay Zone, subject to the conditions and findings recommended in the technical staff report. Additionally, it is noted in the presentation and detailed in the staff report, staff does support the applicants requested amendments to the Development District Overlay Zone requirements. It is our understanding that the applicant's team is in full concurrence with the findings and conditions of the staff report. And with that, Madam Chairwoman, staff is pleased, once again, to recommend the Planning Board approve DSP-19060 for McDonald's Landover, with the conditions included in the staff report. That concludes our presentation. Thank you.

CHAIR HEWLETT: Thank you, Mr. Bossi. It was a great flight. OK.
Mr. Lynch?

MR. LYNCH: Good morning, Madam Chair.

CHAIR HEWLETT: Good morning.

MR. LYNCH: For the record, Dan Lynch, with the law firm of McNamee Hosea, here on behalf of the McDonald's Corporation. With me I have Joe Curto, McDonald's; John Eidberger with Sevan, and then also Chris Howell, our civil engineer with Kimley-Horn. As indicated by Mr. Bossi, McDonald's Corporation is in concurrence with the staff's findings and the proposed conditions and recommendations. As you know, you've seen many of these applications come through. This is part of an overall modernization program that McDonald's in the various sites throughout Prince George's County and nationally throughout the entire Country. I would like to thank Mr. Bossi. He

came up with some excellent suggestions which we ended up incorporating into our overall site plan and I think it has led to a much better plan in the end. With that, we are here to answer any questions you have. Again, we have both representatives of McDonald's and the civil engineering firm in the event that there are any questions or comments from the Board. Thank you.

CHAIR HEWLETT: Thank you. Ok, I...thank you, Mr. Lynch. I am going to see if the Board has any questions of either Mr. Bossi, or you, Mr. Lynch. Madam Vice Chair?

VICE CHAIR BAILEY: Not at this time. Thank you.

CHAIR HEWLETT: Commissioner Washington?

COMMISSIONER WASHINGTON: No questions.

CHAIR HEWLETT: Commissioner Geraldo?

COMMISSIONER GERALDO: No, Madam Chair, I have no questions.

Thank you.

CHAIR HEWLETT: Commissioner Doerner?

COMMISSIONER DOERNER: No questions.

CHAIR HEWLETT: OK. So, lets see...and Mr. Eidberger?

MR. EIDBERGER: Yes, this is John Eidberger, and I am representing the applicant.

CHAIR HEWLETT: OK, so all of you...and Ms. Peter and Mr. Curto and Mr. Howell are all here if there are any questions, is that correct? (voices inaudible) OK, I think that is what Mr. Lynch said.

CHAIR HEWLETT: OK, so if the Board does not have any questions and Mr. Bossi, you have nothing else to add?

MR. BOSSI: No, mam. That is it.

CHAIR HEWLETT: OK, so let's go. Is there a motion?

COMMISSIONER WASHINGTON: Madam Chair, I move that we adopt the findings of staff and approve the alternative development district standards as outlined in staff's report, items A.1 through 8, in addition to approving DSP-19060, along with the conditions as outlined in staff's report.

VICE CHAIR BAILEY: Second, Bailey.

CHAIR HEWLETT: OK, so Madam Vice Chair – motion by Commissioner Washington, seconded by Madam Vice Chair. Madam Vice Chair?

VICE CHAIR BAILEY: I vote aye.

CHAIR HEWLETT: Commissioner Washington?

COMMISSIONER WASHINGTON: Aye.

CHAIR HEWLETT: Commissioner Doerner?

COMMISSIONER DOERNER: I vote aye.

CHAIR HEWLETT: Commissioner Geraldo?

COMMISSIONER GERALDO: Vote aye.

CHAIR HEWLETT: OK, the ayes have it, 5-0.

MR. LYNCH: Thank you.

CHAIR HEWLETT: Thank you.

CERTIFICATION

This is to certify that the foregoing 9-page transcript was typed by me as heard from the recording made at the time of said hearing. Any omissions or errors may be due to the inability of the Reporter/Transcriber to clearly understand said recording in the matter of McDonald's Landover, Detailed Site Plan DSP-19060.

Leigh E. Kratka
Senior Technical Writer/Editor
The Maryland-National Capital
Park and Planning Commission

September 28, 2020
Date