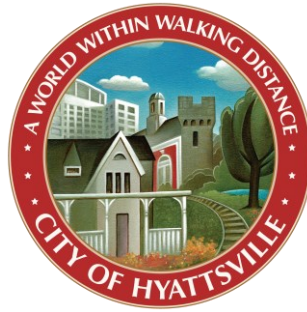


Kevin Ward
Mayor



Tracey E. Douglas
City Administrator

December 8, 2021

Ms. Maurene Epps McNeil
Zoning Hearing Examiner
Prince George's County Office of Zoning Hearing Examiner
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Former Kentucky Fried Chicken at Queens Chapel Town Center – Amendment to Conditions of Approval for CSP-10002 and DSP-10011

Dear Ms. Epps McNeil:

On Monday, December 8, 2021, the Hyattsville City Council reviewed the applicant's requested amendment to the condition of approval for CSP-10002 and DSP-10011. The subject property is the former Kentucky Fried Chicken at 5401 Ager Road within Queens Chapel Town Center, Hyattsville.

The Hyattsville City Council voted in opposition to the applicant's request to eliminate Condition 3c of Planning Board Resolutions N. 11-07 and No. 11-08. The Subject Property is less than 0.25 miles from the West Hyattsville Metro Station and a continuation of the drive-through use is in direct contradiction to the vision and guidelines of the West Hyattsville Transit District Development Plan.

In its most recent vote to oppose the applicant's request, the City Council reaffirmed its May 16, 2011 vote in opposition DSP-10011 and CSP-10002, a prior request for amendment to the Table of Uses in the West Hyattsville Transit District Development Plan (TDDP). In its letter of opposition, the City stated that the proposed uses contradicted the intent of the main street commercial districts which should provide for a more pedestrian and non-motorized vehicle-oriented environment. The City also requested the District Council consider specifically prohibiting the pre-existing non-compliant use of drive-thru establishments when a property becomes vacant and/or transfers ownership.

Kevin Ward
Mayor



Tracey E. Douglas
City Administrator

The City Council, nor the community it is elected to represent, support the applicant's request, due in part because land-use policies explicitly do not support restaurant with drive-through uses because as an auto-centric use, it undermines, and in no way furthers the goal of, both the current and new West Hyattsville Transit District Development Plan.

We thank the Zoning Hearing Examiner in advance for consideration of these comments and look forward to your decision.

Sincerely,

Kevin Ward
Mayor

cc: City Council
Dan Lynch, Attorney for Applicant
Harvey Maisel, Applicant