



# Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development  
Kate Powers, City Planner

Date: July 9, 2021

Re: Queens Chapel Town Center – Detailed Site Plan (DSP 10011-02) Presentation

Attachments: Applicant's Presentation  
Statement of Justification  
CIVP-DSP-10011-02  
DSP-10011-02 - Pre-Review Point-by-Point Response

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The purpose of this memorandum is to provide the City Council with a summary of DSP 10011-02 for Queens Chapel Town Center, specifically the Kentucky Fried Chicken Restaurant at 5401 Ager Road.

## **Project Summary**

- The applicant is requesting an amendment to the Transit District Development Plan for West Hyattsville to allow an eating and drinking establishment with drive-through service within Queens Chapel Town Center.
- The property is located within the West Hyattsville Transit District Overlay Zone.
- This application is requesting validation of the existing Kentucky Fried Chicken Drive-through Restaurant at 5401 Ager Road.

## **Project Location Details**

The Subject Property is within the Queens Chapel Town Shopping Center, located in the northwest quadrant of Queens Chapel Road and Hamilton Street with a total area of 6.05 acres. The property is zoned M-X-T/TDO/R-55 and is located within the boundaries of the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone.

The property is currently developed with an existing commercial shopping center and located near the West Hyattsville Metro Station.

### **Summary of Development Proposal**

The applicant is requesting an amendment to the TDDP to allow an eating and drinking establishment with drive-through service. The amendment has been requested to validate an existing establishment operating from the Subject Property (Kentucky Fried Chicken Restaurant at 5401 Ager Road).

The applicant's Statement of Justification states that they are not proposing any changes to the existing shopping center as part of this application.

### **Timeline**

The applicant's presentation to the City Council is scheduled for July 19, 2021. The applicant will present to the Planning Committee on July 20, 2021.

This item will return for discussion and action at the Council's August 2<sup>nd</sup> meeting.

The Prince George's County Planning Board hearing for this application is scheduled for September 16, 2021.