

Queens Chapel Town Center
DSP10011/02

APPLICANT: Queens Chapel Town Center, LLC
8627 16th Street
Suite 400
Silver Spring, Maryland 20910

CORRESPONDENT: Daniel F. Lynch, Esq.
McNamee Hosea
6411 Ivy Lane
Suite 200
Greenbelt, Maryland 20770
301 441-2420 Office
301 982-9450 Fax
dlynch@mhlawyers.com

REQUEST: The subject application requests an amendment to the Transit District Development Plan for West Hyattsville to allow an eating and drinking establishment with drive through service

I. DESCRIPTION OF PROPERTY

1. Address - 3110 Hamilton Street, Hyattsville, Maryland
2. Proposed Use - Commercial Shopping Center
3. Election District - 17
4. Parcel - A-1 through A-5, A-7 through A-2, the residue of A-13, the residue of B-1, B-2, B-3 and the residue of Parcel F, Section 3
5. Total Area - 6.05 acres
6. Tax Map - 041/F-4
7. Location - Northwest quadrant of Queens Chapel Road and Hamilton Street
8. Zoned - M-X-T/TDO/R-55
9. Owner - Queens Chapel Town Center, LLC

10. Zoning Map - 207NE03

11. Incorporated Area -Hyattsville

II. NATURE OF REQUEST

Queens Chapel Town Center, LLC (the "Applicants") in accordance with the *Approved Transit District Development Plan for West Hyattsville* (the "TDDP"), hereby requests an amendment through a Detailed Site Plan for the property commonly referred to as Queens Chapel Town Center (the "Shopping Center"). The specific nature of this request is to amend the TDDP to allow an eating and drinking establishment with drive-through service. The applicant is requesting this amendment to validate the existing eating and drinking establishment operating from the Subject Property.

III. DEVELOPMENT DATA SUMMARY

	EXISTING	PROPOSED
Zone	M-X-T/R-55/T-D-O	M-X-T/R-55/T-D-O
Use(s)	Shopping Center Shopping Center	
Acreage	6.05	6.05
Parcels	15	15
Building Square Footage/GFA	64,740	64,740

ON-SITE PARKING DATA	EXISTING
Standard Spaces	229
Parallel Spaces	3
Handicapped Spaces	11 (6 Van Accessible)
Total	243 (11 Handicapped)

IV. PROJECT SUMMARY

The subject property is currently developed with an existing shopping center. It is in close proximity to the West Hyattsville Metro Station. The shopping center is surrounded by other commercial uses in the area. Specifically, the subject property is surrounded by the following uses:

North: Single-family homes located in the R-55 Zone.

South: Hamilton Street, across Hamilton Street is commercially developed property in the M-X-T Zone

East: Queens Chapel Road, across Queens Chapel Road is commercially developed property in the M-X-T Zone

West: WMATA parking in the M-X-T Zone

As noted above, the Preferred Land Use Plan found on page 36 of the TDDP, places the shopping center in the Retail/Commercial category of the Table of Uses. This Table of Uses controls the uses permitted in the West Hyattsville TDOZ and supersedes the underlying Table of Uses listed in the Zoning Ordinance.

V. PREVIOUS APPROVALS

The existing buildings on-site were mostly built prior to 1965 and have been the subject of various permits over the years. Detailed Site Plan DSP-00040 for Residue Parcel A-13 was approved by the Planning Board on December 21, 2000 (PGCPB Resolution No. 00-230) under the previous 1998 West Hyattsville Approved Transit District Development Plan for the Transit District Overlay Zone, with six conditions. These conditions are no longer outstanding as they were complied with and completed through the certification, permit, and construction processes. That approval was for a eating and drinking establishment with drive-through service. Conceptual Site Plan CSP-10002 and Detailed Site Plan DSP-10011, to allow an amendment to the Table of Uses of the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* for the subject property, were approved by the Planning Board on January 27, 2011 subject to three conditions. Subsequently, the Prince George's County District Council reviewed both of these cases on June 13, 2011 and adopted the Planning Board's resolutions, with one modification and three conditions. Condition 3c of those approvals provides:

Within Queens Chapel Town Center, any eating or drinking establishment, with drive-through service, operating pursuant to an approved detailed site plan as of the effective date of County Council Resolution CR-24-2006, shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such eating or drinking establishments, with drive-through service, and their underlying detailed site plans may be modified pursuant to the existing provisions relating to revisions or amendments to detailed site plans generally as they exist in the Zoning Ordinance. If the

use is discontinued for a period of 180 or more consecutive calendar days, unless the conditions of non-operation were beyond the control of the owner or holder of the use and occupancy permit, then the use shall no longer be considered a legal use.

Finally, DSP-10011/01 was approved by the Planning Board on February 21, 2013 (PGCPB Resolution No. 13-11) for the purpose of amending the mandatory development requirements building mounted signs to be internally illuminated.

The purpose of this application is to amend the Table of Uses so that the existing eating and drinking establishment may continue to operate as a permitted use on the property without the 180 day restriction contained in Condition 3c of DSP-10011/01. Said condition imposes an unreasonable restriction on the use which is not imposed on other permitted uses in the Center.

VI. CRITERIA FOR APPROVAL

A. Required Findings for a Detailed Site Plan

The required findings for a Detailed Site Plan in the TDOZ are stated in Section 27-548.08(c)(1) of the Zoning Ordinance. As will be demonstrated below, the Applicant complies with the criteria as follows:

- 1. The proposed development is in conformance with the purposes and other provisions of this Division.**

Comment: With the exception of the amendment being proposed as part of this application, the Applicant is not proposing any changes to the existing shopping center as a part of this application. The applicant is seeking to validate an existing use on the Subject Property.

- 2. For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

Comment: This section does not apply. The property was placed in the M-X-T Zone with the approval of CR-24-2006 in May of 2006.

- 3. The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation.**

Comment: Again, with the exception of the amendment being proposed as part of this application, the Applicant is not proposing any changes to the existing shopping center as a part of this application. The applicant is seeking to validate and existing use on the Subject Property.

- 4. The proposed development is compatible with existing and proposed development in the vicinity.**

Comment: The shopping center was renovated in 2001, 2006 and 2007 to create a unique, urban appearance that is complimentary to other development in the transit district. This location of the shopping center enhances the urban nature of the development, establishes a lively street presence, and creates a transition between the commercial uses to the south and east and the residential community located on the north of the shopping center. The photographs of the existing conditions submitted in conjunction with this plan demonstrate that the Applicant has accomplished these goals. The requested amendment would validate the existing restaurant on the subject property. This restaurant will remain in its existing configuration and any changes that are proposed in the future will be subject to the review and approval of a detailed site plan.

- 5. The mix of uses and the arrangement of design of buildings and other improvements reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.**

Comment: The existing shopping center is supported by the residential community of West Hyattsville. The location of this commercial space along Queens Chapel Road provides visibility, a lively street presence, and therefore, the ability to attract customers from outside the community. The requested amendment will validate an existing use and the configuration of that use was subject to a previously approved detailed site plan. It should be noted that the layout of the restaurant site was configured in a manner that situates the building at the build-to-line and the drive-through component and parking behind the building. This configuration helps maintain the urban appearance of the center.

- 6. If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases.**

Comment: The site already has an existing shopping center. No additional development is proposed at this time.

- 7. The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity with the development.**

Comment: The shopping center is located across Ager Road from the West Hyattsville Metro Station. There are sidewalks along the property's Queens Chapel Road and Hamilton Street frontages which provide connections to the pedestrian system within the TDOZ and therefore convenient access to the metro station.

- 8. On the Detailed Site Plan, in areas of development which are to be used**

for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design and other amenities, such as types and textures of materials, landscaping and screening, street furniture and lighting (natural and artificial).

Comment: The applicant is not proposing any additional development at the present time. Should additional development be proposed, the applicant will submit a detailed site plan.

- 9. On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

Comment: This Detailed Site Plan does not propose any additional development on the subject property. The sole purpose of this Detailed Site Plan is to request an amendment to the TDDP.

- 10. On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.**

Comment: This section does not apply.

- 11. On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

Comment: This section does not apply. The subject property does not meet the minimum two hundred fifty (250) acres. It is 6.05 acres in size.

B. Required Findings for Amendment to Table of Uses

The proposed amendment to the Table of Uses under the TDDP is subject to findings set forth in Section 27-548.09.01 of the Zoning Ordinance. Under Section 27-548.09.01(b), an applicant may seek an amendment to the list of uses allowed under the TDDP from the District Council by submitting a Detailed Site Plan for the property. The applicant believes that this request complies with the criteria set forth in Section 27-548.09.01 as will be demonstrated below:

The goal of the West Hyattsville TDDP is to provide a clear and predictable path for transit-oriented development (TOD) within the West Hyattsville TDOZ. The 2002 Prince George's County Approved General Plan (page 44) defines TOD as development that actively seeks to increase the transit use and decrease automobile dependency by:

1. Locating homes, jobs, and shopping closer to transit services.

Comment: The shopping center is located across Ager Road from the West Hyattsville Metro Station. The applicant's goal is to amend the Table of Uses and maintain an existing use which will in turn encourage additional commercial and residential development within close proximity to the metro.

- **Locating the mix of critical land uses (living/working/shopping) in closer proximity to one another; and**

Comment: This Detailed Site Plan is not proposing any changes to the shopping center. The sole purpose of this Detailed Site Plan is to amend the Table of Uses contained in the TDDP. As mentioned above, the approval of this amendment will validate and existing use on the property which helps maintain a successful mix of uses in the center.

- **Establishing land use/transit linkages that make it easier to use transit (rail and bus).**

Comment: As mentioned above, the existing shopping center is in close proximity to the West Hyattsville Metro Station, which makes it easily accessible from the trains and the buses on route to and from the Metro Station.

The main purpose of this plan is to maximize the public benefits from the West Hyattsville Metro Station. The plan sets out primary goals emphasizing the neighborhood, environment, transportation, and low-impact development (LID):

- **Promote TOD near the Metro Station and create a sense of place consistent with the neighborhood character areas.**

Comment: The existing shopping center includes a grocery store, a post office and restaurants. Maintaining the existing mix of uses will be consistent with the neighborhood character area. Furthermore, and as indicated above, this shopping center

was renovated in 2001, 2006 and 2007 to create a unique, urban appearance that is complimentary to other development in the transit district. This location of the shopping center enhances the urban nature of the development, establishes a lively street presence, and creates a transition between the commercial uses to the south and east and the residential community located on the north of the shopping center.

- **Ensure that all new development or redevelopment in the transit district is pedestrian-oriented.**

Comment: The Applicant is not proposing any redevelopment to the existing shopping center.

- **Restore, protect, and enhance the environment by protecting environmentally sensitive areas, minimizing impacts of development, and expanding recreational opportunities and trail and bikeway connections**

Comment: The shopping center is located across Ager Road from the West Hyattsville Metro Station. There are sidewalks along the property's Queens Chapel Road and Hamilton Street frontages which provide connections to the pedestrian system within the TDOZ and therefore convenient access to the metro station. The applicant is not proposing any additional development at this time and therefore there will be no environmental impacts associated with this application.

- **Maximize residential development opportunities within walking distance of the Metro Station.**

Comment: Again, the applicant is not proposing any additional development as part of this application, but requesting an amendment to the Table of Uses to validate and existing use on the Subject Property.

In addition to the purpose of the West Hyattsville TDDP mentioned above, the general purposes of the TDOZ are contained Section 27-548.03 of the Zoning Ordinance. The Applicant believes that the amending the Table of Uses under the TDDP complies with the purposes as follows:

- (1) **To enhance the development opportunities in the vicinity of transit stations;**

Comment: The intent of the TDDP for this area is development of the property in manner that creates a clear and a predictable path for Transit Oriented Development that includes shopping areas closer to transit services. The shopping center is located across Ager Road from the West Hyattsville Metro Station. The Applicant has already developed the property with an existing shopping center and is only amending the Table of Uses to validate an existing eating and drinking establishment on the property.

(2) To promote the use of transit facilities;

Comment: The shopping center is located across Ager Road from the West Hyattsville Metro Station. Further, the site is located between major Maryland and Washington, D.C. employment centers which are accessible via the Metro transit system. The Applicant believes validating this use will allow it to continue to operate and should it be renovated in the future, that renovation will be subject to the District Development Standards.

(3) To increase the return on investment in a transit system and improve local tax revenues;

Comment: Amending the Table of Uses will maintain the choices available for food establishments and retail stores and it will draw in new tenants to the shopping center. A successful commercial center will generate greater tax revenues for the County.

(4) To create a process which coordinates public policy decisions, supports regional and local growth and development strategies, and creates conditions which make joint development possible;

Comment: The site is developed with an existing shopping center. The Applicant is not proposing any additional development at this time.

(5) To create a process which overcomes deficiencies in ordinary planning processes and removes obstacles not addressed in those processes;

Comment: The TDOZ allows for flexibility in the development process through the use of amendments to the TDDP. In this case, amending the Table of Uses under the TDDP to validate an existing use on the Subject Property will allow that use to be renovated and maintained in a manner that is more conducive to a changing market and to the proposed development of other subareas in the transit district.

(6) To minimize the costs of extending or expanding public services and facilities, by encouraging appropriate development in the vicinity of transit stations;

Comment: This request falls squarely within this criterion. Validating the existing use will not require the expansion of any public services or facilities.

(7) To provide mechanisms to assist in financing public and private costs associated with development;

Comment: There is not public financing proposed as part of this application

(8) To provide for convenient and efficient pedestrian and vehicular access to Metro stations;

Comment: The shopping center is located across Ager Road from the West Hyattsville Metro Station. There are sidewalks along the property's Queens Chapel Road and Hamilton Street frontages which provide connections to the pedestrian system within the TDOZ and therefore convenient access to the metro station.

(9) To attract an appropriate mix of land uses;

Comment: The Applicant believes that the existing restaurant that is successful helps attract other uses to the center and therefore allows the applicant to provide a mix of uses that serves the surrounding community.

(10) To encourage uses which complement and enhance the character of the area;

Comment: The vision statement of TDDP on page 7 encourages high quality, compact development that will create the economic base of new shops and stores that will enhance the quality of life for everyone in Hyattsville and its immediate neighbors. The site design implemented for the existing restaurant is urban in nature. The building meets the build-to-line requirement while the parking and drive-through are located behind the building.

(11) To insure that developments within the Transit District possess a desirable urban design relationship with one another, the Metro station, and adjoining areas; and

Comment: The shopping center was renovated in 2001, 2006 and 2007 to create a unique, urban appearance that is complimentary to other development in the transit district. This location of the shopping center enhances the urban nature of the development, establishes a lively street presence, and creates a transition between the commercial uses to the south and east and the residential community located on the north of the shopping center. The photographs of the existing conditions submitted in conjunction with this plan demonstrate that the Applicant has accomplished these goals. The requested amendment would validate the existing restaurant on the subject property. This restaurant will remain in its existing configuration and any changes that are proposed in the future will be subject to the review and approval of a detailed site plan.

(12) To provide flexibility in the design and layout of buildings and structures, and to promote a coordinated and integrated development scheme.

Comment: The applicant is not proposing any new development as part of this Detailed Site Plan and therefore this purpose is not applicable.

VII. CONCLUSION

The Applicants are proposing to amend the Table of Uses for the West Hyattsville TDDP to validate an existing eating and drinking establishment with drive-through service. The Applicant believes that this request conforms to the purposes and recommendations for West Hyattsville TDDP and it conforms to the requirements set forth in Section 27-548.09.01 of

the Prince George's County Zoning Ordinance, and therefore, Queens Chapel Town Center, LLC, respectfully request the approval of this application.

Respectfully submitted,

McNAMEE HOSEA

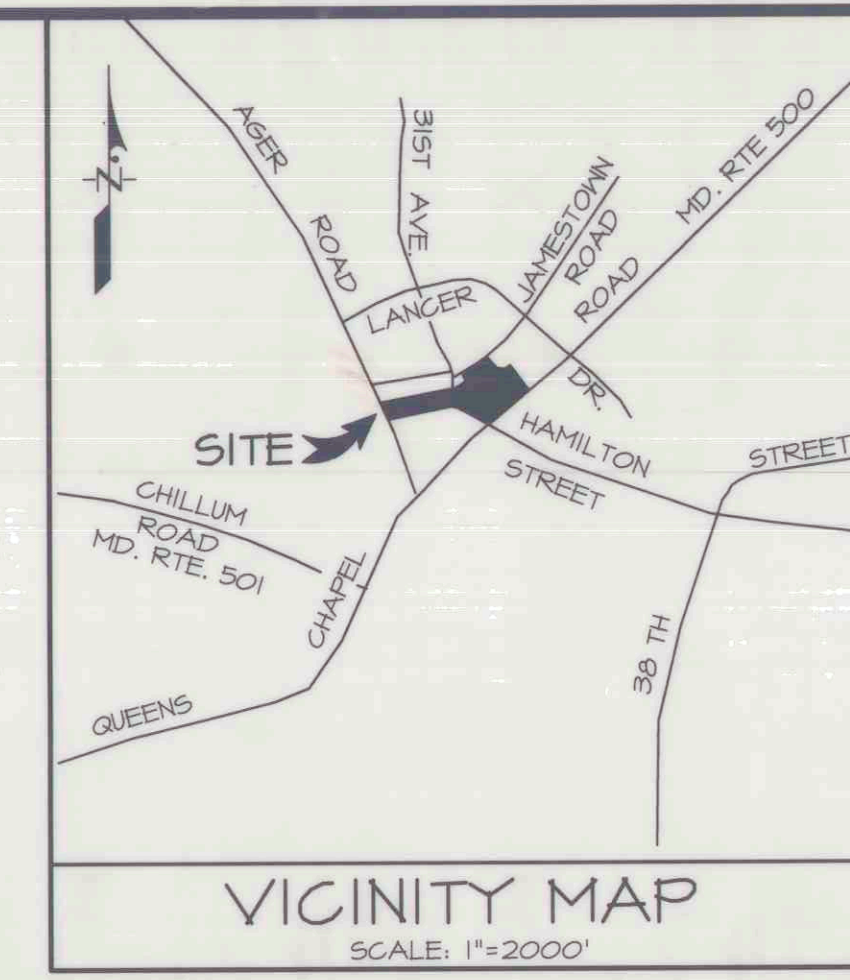
By:



Daniel F. Lynch

DETAILED SITE PLAN FOR QUEENS CHAPEL MANOR

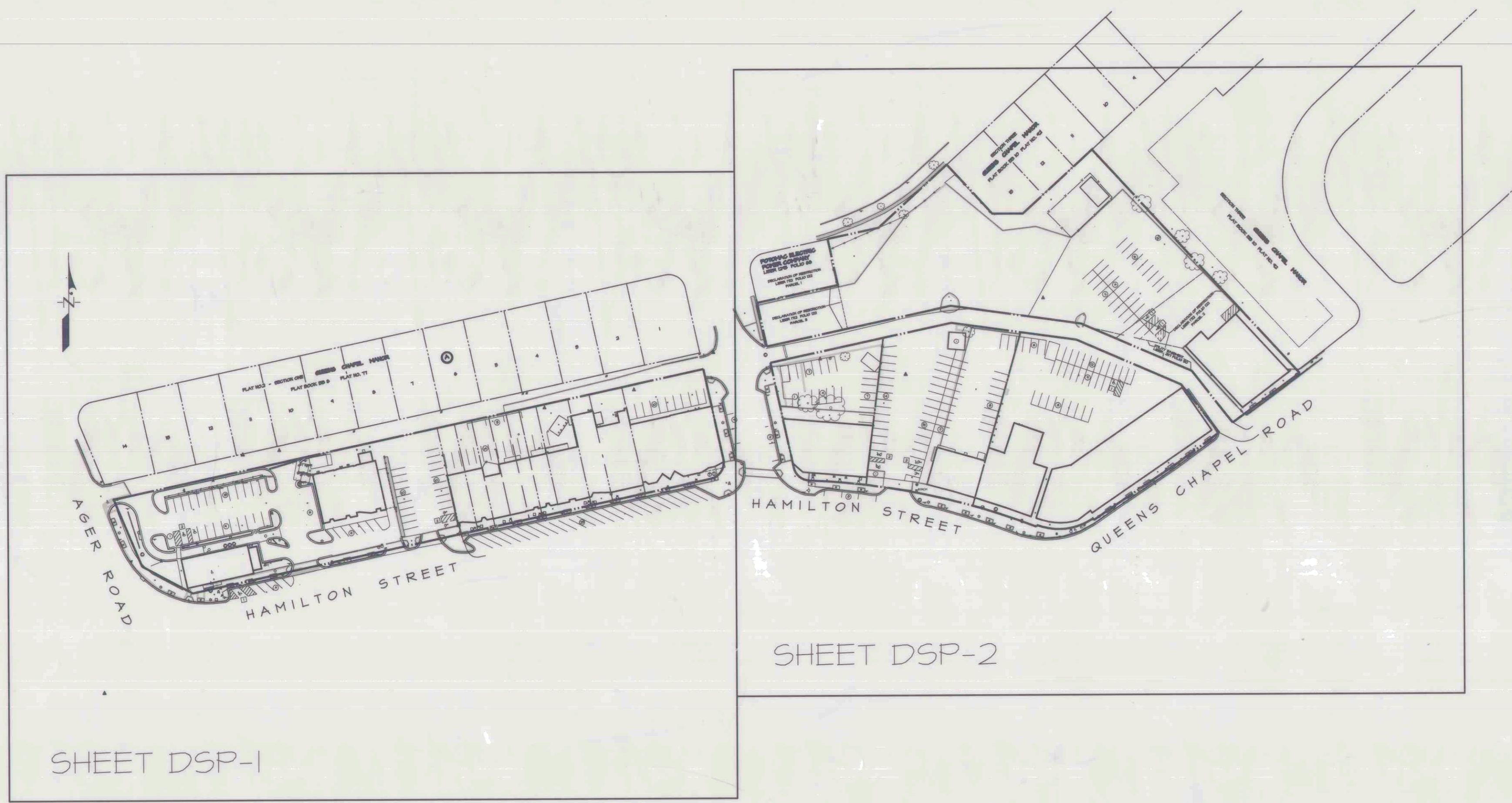
DSP-10011-02



M-NCPPC APPROVALS		
Project Name	Project Number	Approval Date
Queens Chapel Manor	DSP-10011	5/23/12
For Questions of Approval, See Site Plan, Cover Sheet, or Approval Sheet. For Questions of Scale, See Note 400 to this sheet.		
Approval of	Approval	Approval's Signature
		J.K.

INDEX OF DRAWINGS		
SHEET .	SHEET NAME	DRAWING NO.
CS	COVER SHEET	6.011-Z
AS	APPROVAL SHEET	6.012-Z
DSP-1	SITE PLAN & LANDSCAPE PLAN 1 of 2	6.013-Z
DSP-2	SITE PLAN AND LANDSCAPE PLAN 2 of 2	6.014-Z

2 NOTE REVISION



KEY MAP
SCALE: 1" = 100'

PREPARED BY
BOHLER //
CONTACT: NICHOLAS SPEACH
EMAIL: NSPEACH@BOHLERENG.COM

COVER SHEET
DETAILED SITE PLAN
PARCELS A-7 THRU A-12 AND THE RESIDUE OF A-13, SECTION ONE,
PARCELS A-1, A-2, A-4 AND A-5,
RESIDUE OF PARCEL F, SECTION THREE
AND
PARCELS B-2, B-3 AND THE RESIDUE OF B-1
QUEENS CHAPEL MANOR
HYATTSVILLE DISTRICT NO. 16
PRINCE GEORGE'S COUNTY, MARYLAND

2

N. B. SPEACH

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
EXPIRES 12/31/2021

LANDSCAPE ARCHITECTURE
PROFESSIONAL CERTIFICATION
EXPIRES 12/31/2021

LANDSCAPE ARCHITECTURE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4550 APPROVATION 8/2017

OWNER/ APPLICANT
Queens Chapel Town Center LLC
8627 16th Street
Silver Spring, MD 20910-2261
attn: Michael Hollins
Phone: (301) 588-8885

STATE OF MARYLAND
LANDSCAPE ARCHITECTURE

11721 WOODMORE ROAD, SUITE 201
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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DRAWN BY: NS
DATE: JULY, 2010
DRAWING NO.: 6.011-Z

See Sheet DSP-1 for General Notes.

ADDENDUM TO DISTRICT COUNCIL DECISIONS

Project Name: QUEENS CHAPEL TOWN CENTER

The Subject (case #): DSP-10011

Is composed of: 1 Cover Sheet, 1 Approval Sheet, 2 Site and Landscape Plans

The validity period of this application is: 06 years

The expiration date is: June 13, 2017

THE PRINCE GEORGE'S COUNTY GOVERNMENT, Office of the Clerk of the Council (301) 952-3600

September 19, 2011

developed commercial shopping center on 15 separate parcels, as described in the Planning Board's resolution, PGCPB No. 11-08; and

WHEREAS, to protect adjacent properties and the neighborhood, this rezoning (change of use table) and site plan approval are granted subject to conditions; and

WHEREAS, as the basis for this action, the District Council adopts the determinations of the Planning Board in its resolution, PGCPB No. 11-08, as its findings of fact and conclusions of law for this case. The District Council concludes, however, that a carpet or floor covering store should not be permitted, as the use is inconsistent with the retail-commercial character of the shopping center on the subject property.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by changing the use table for the M-X-TT-D-O and R-55T-D-O zoned property that is the subject of Application No. DSP-10011, to permit the following uses, in addition to those listed in the July 2006 Approved Transit District Development Plan for the West Hyattsville Transit District, for the subdistrict in which the subject property is located:

- (1) Eating or drinking establishment, without drive-through service
(2) Pizza delivery service
(3) Clothing, dry goods
(4) Confectioner
(5) Florist
(6) Food or beverage goods preparation on the premises of a food and beverage store
(7) Sporting goods shop
(8) Stationery or office supply store
(9) Video game or tape store

DSP-10011-C

SECTION 2. Approval of the change of uses and conceptual site plan is subject to the following conditions:

- 1. Prior to certification of the plan, the applicant shall:
a. Relabel the existing conditions plan as the natural resources inventory (NRI) for the property and submit it for approval.
b. Submit a copy of a standard letter of exemption for the property.
c. Revise the landscape plan and tree canopy coverage worksheet to show, as a minimum, an additional 8 proposed shade trees, and five proposed evergreen trees in open tree wells and planting areas throughout the site.
d. Revise the plan to list the additional permitted uses, use limitations, and note the provisions regarding the existing eating or drinking establishment, with drive-through service, per Condition 1.
2. Prior to issuance of any use and occupancy permits within the entire property, the proposed uses, as shown on the certified detailed site plan (DSP), shall be planted.
3. The following modifications shall be made to the applicant's request and to the Table of Uses for the commercial/retail section of the July 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District:
a. The following uses shall be added as permitted uses (P):
(1) Eating or drinking establishment, without drive-through service
(2) Pizza delivery service
(3) Clothing, dry goods
(4) Confectioner
(5) Florist
(6) Food or beverage goods preparation on the premises of a food and beverage store
(7) Sporting goods shop
(8) Stationery or office supply store
(9) Video game or tape store
b. The use table changes hereby approved for Queens Chapel Town Center are subject to the following limitations:
(1) Pizza delivery service is permitted if and only if an additional parking space, over and above the required number of parking spaces, is provided

Redis C. Floyd, Clerk of the Council

(10/97)

County Administration Building - Upper Marlboro, Maryland 20772

THE PRINCE GEORGE'S COUNTY GOVERNMENT, Office of the Clerk of the Council (301) 952-3600

June 15, 2011

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 3 - 2011 granting preliminary conditional zoning approval of DSP-10011-C Queens Chapel Town Center, is attached.

In compliance with the provisions of Section 27-157(b) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on September 12, 2011.

CERTIFICATE OF SERVICE

This is to certify that on June 15, 2011, this notice and attached Council order were mailed, postage prepaid, to the attorneys/agent and applicant(s). Notice of final approval will be sent to all persons of record.

Redis C. Floyd, Clerk of the Council

County Administration Building - Upper Marlboro, Maryland 20772

Case No. DSP-10011-C

Applicant: Queens Chapel Town Center, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 3 - 2011

AN ORDINANCE to amend the use table of the July 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone, as to a specific Transit District property, and to approve a detailed site plan, with conditions.

WHEREAS, Application No. DSP-10011 was filed for the Queens Chapel Town Center, on property described as approximately 6.05 acres of land in the M-X-TT-D-O and R-55T-D-O zones, located in the northwest quadrant of the intersection of Queens Chapel Road and Hamilton Street, Hyattsville; and

WHEREAS, the Technical Staff reviewed the application and filed recommendations with the Planning Board and District Council; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the Planning Board held a public hearing on the application and filed recommendations with the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that the application should be approved, to change the use table for the Approved Transit District Development Plan and approve a Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone, with a detailed site plan showing an existing and

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

Ingrid M. Turner, Chair

Redis C. Floyd, Clerk of the Council

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL APPROVAL

AN ORDER to incorporate the applicant's acceptance of conditions, and to grant final conditional approval of a detailed site plan.

WHEREAS, the District Council in approving DSP-10011-C, to amend the use table of the July 2006 Approved Transit District Development Plan and Transit District Overlay Zone, and to approve a detailed site plan, attached conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to approve DSP-10011-C.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval of DSP-10011-C is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein, to revoke use and occupancy permits, to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

DSP-10011-C

developed commercial shopping center on 15 separate parcels, as described in the Planning Board's resolution, PGCPB No. 11-08; and

WHEREAS, to protect adjacent properties and the neighborhood, this rezoning (change of use table) and site plan approval are granted subject to conditions; and

WHEREAS, as the basis for this action, the District Council adopts the determinations of the Planning Board in its resolution, PGCPB No. 11-08, as its findings of fact and conclusions of law for this case. The District Council concludes, however, that a carpet or floor covering store should not be permitted, as the use is inconsistent with the retail-commercial character of the shopping center on the subject property.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by changing the use table for the M-X-TT-D-O and R-55T-D-O zoned property that is the subject of Application No. DSP-10011, to permit the following uses, in addition to those listed in the July 2006 Approved Transit District Development Plan for the West Hyattsville Transit District, for the subdistrict in which the subject property is located:

- (1) Eating or drinking establishment, without drive-through service
(2) Pizza delivery service
(3) Clothing, dry goods
(4) Confectioner
(5) Florist
(6) Food or beverage goods preparation on the premises of a food and beverage store
(7) Sporting goods shop
(8) Stationery or office supply store
(9) Video game or tape store

CERTIFICATE OF APPROVAL

QUEENS CHAPEL TOWN CENTER DSP-10011-C

The resolution for this Detailed Site Plan was approved on February 21, 2013 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 13-11, which contains the conditions listed below:

- 1. Existing building-mounted signage may be replaced with internally illuminated signage until such time as the property is internally illuminated signage until such time as the property is competently redesigned per the TDDP or a comprehensive conceptual site plan, which would relabel the entire shopping center takes place, which would comprise no less than 75 percent of the total front facade of the center. Individual letters attached to a wall or roadway may be employed, with each letter not exceeding 18 inches in height and width. "Crawl" signs incorporating attractive design may also be employed, with the total sign area not to exceed 40 square feet. All signage shall be approved by the Planning Board or its Designator, which may include the Permit Review office of the Development Review Division. The applicant will work with the City of Hyattsville to develop a 5-year schedule for replacement of all signs in the shopping center in accordance with the above provisions.

This approval includes:

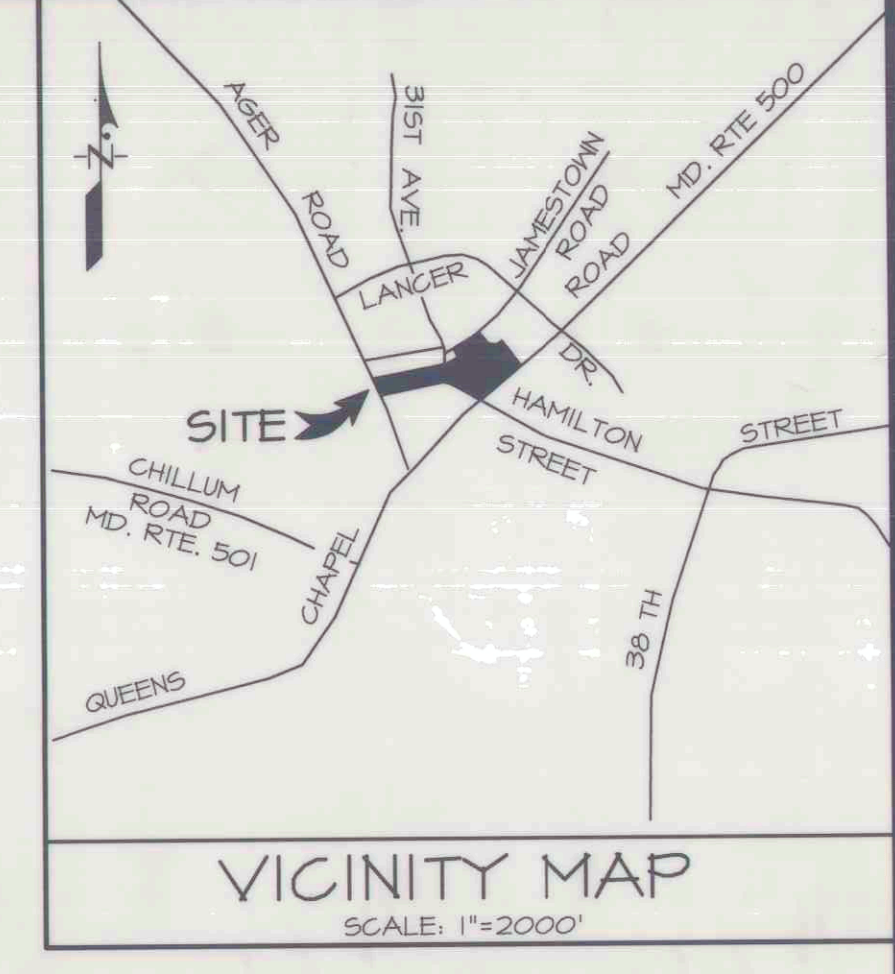
- 1 Cover Sheet
1 Approval Sheet
2 Detailed Site & Landscape Plans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 6 years, until February 21, 2019, or as provided for in Section 27-548.08 (TDDPs).

CERTIFIED BY AUTHORITY OF: The Prince George's County Planning Board

Signed: Steven D. Adams, Urban Design Supervisor



PREPARED BY

BOHLER //

CONTACT: NICHOLAS SPEACH, EMAIL: NSPEACH@BOHLERENG.COM

APPROVAL SHEET, DETAILED SITE PLAN

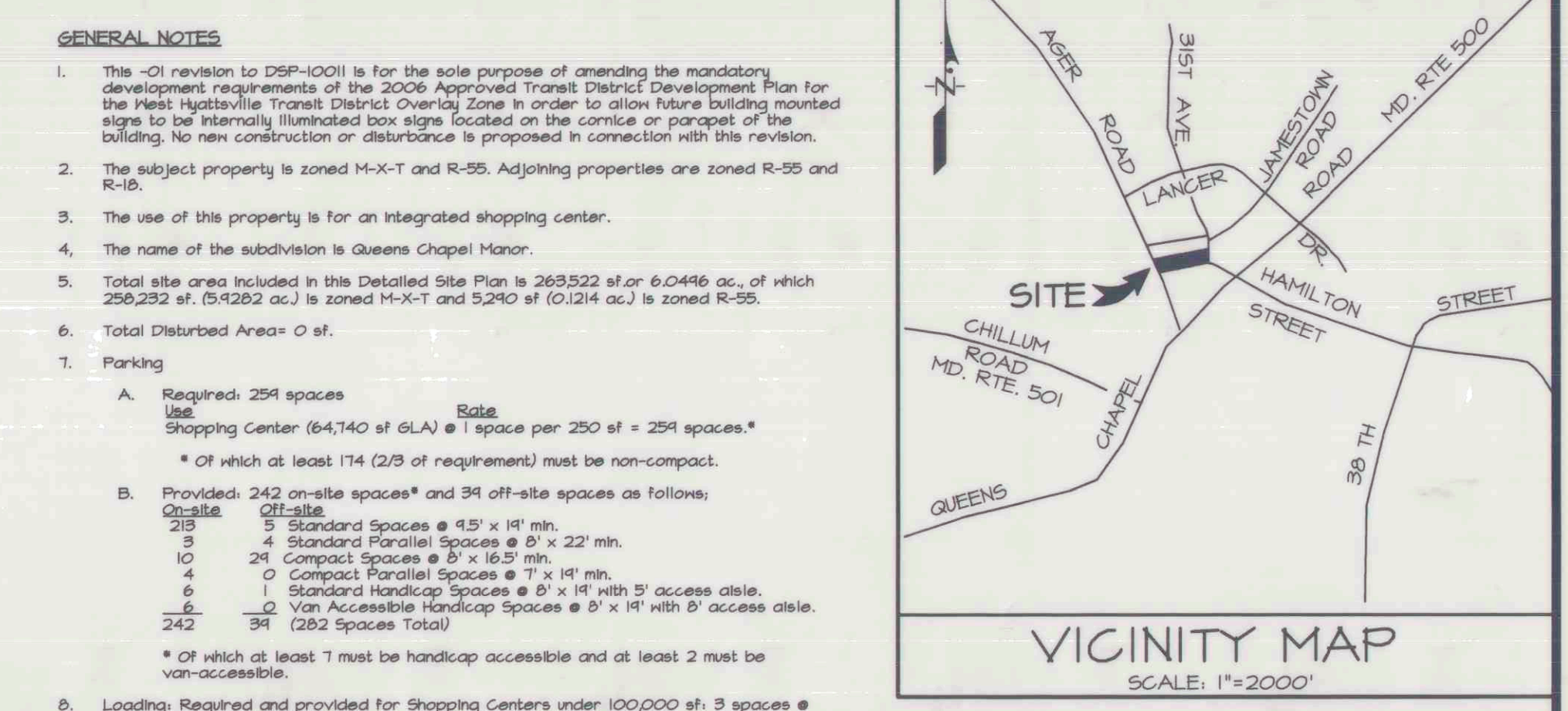
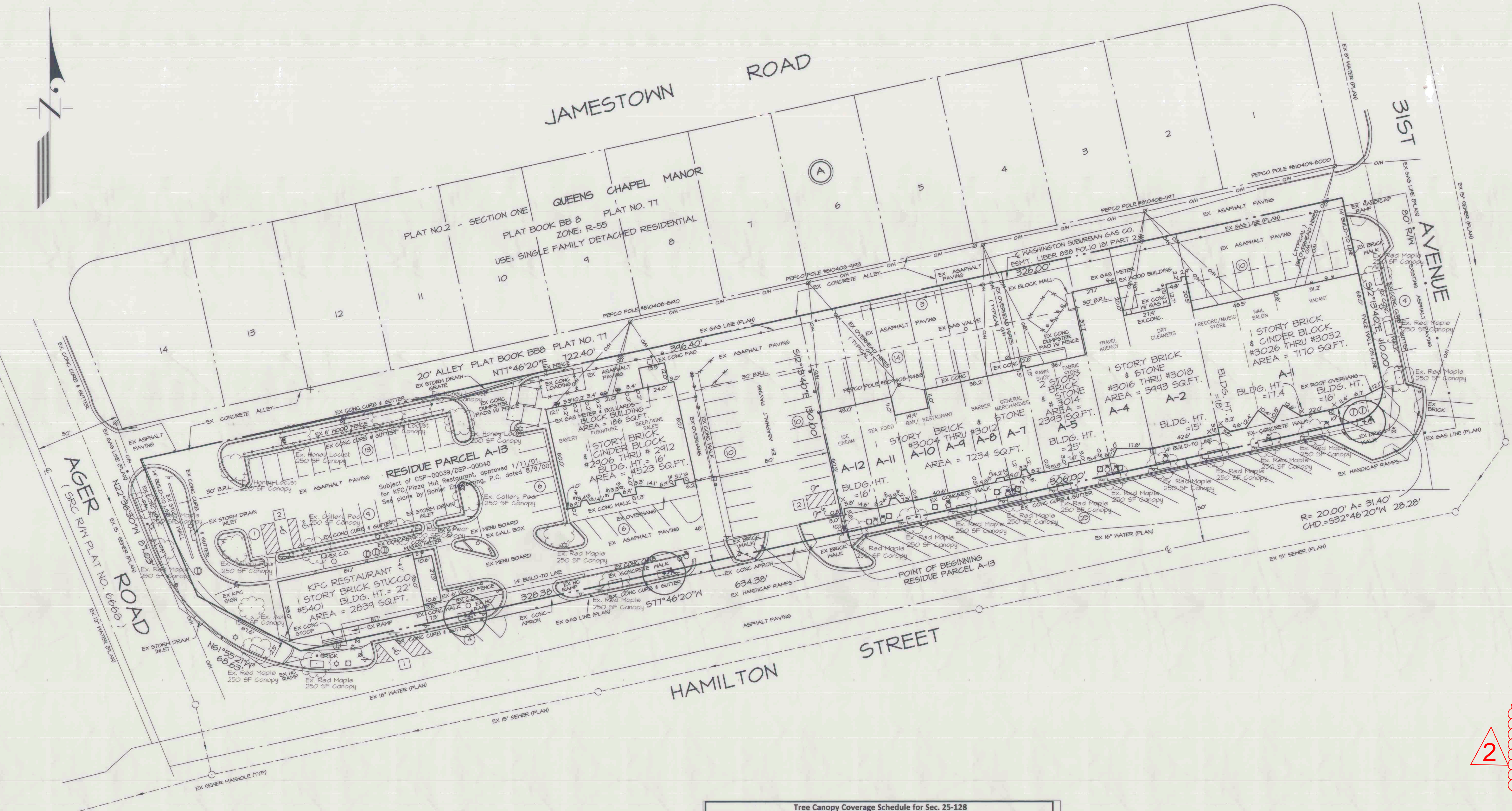
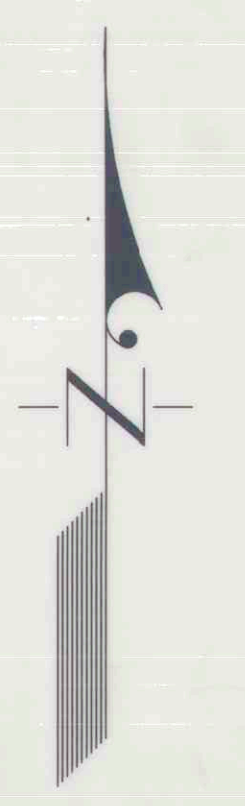
PARCELS A-7 THRU A-12 AND THE RESIDUE OF A-13, SECTION ONE, PARCELS A-1, A-2, A-4 AND A-5, RESIDUE OF PARCEL F, SECTION THREE AND PARCELS B-2, B-3 AND THE RESIDUE OF B-1 QUEENS CHAPEL MANOR, HYATTSVILLE DISTRICT NO. 16, PRINCE GEORGE'S COUNTY, MARYLAND

2

N. B. SPEACH, PROFESSIONAL ENGINEER, LICENSE NO. 4850, EXPIRATION DATE 6/4/21

OWNER/APPLICANT: Queens Chapel Town Center LLC, 2627 16th Street, Silver Spring, MD 20910-2261, attn: Michael Hollins, Phone: (301) 586-8885

Table with columns: DATE, DESCRIPTION, REVISIONS, SCALE, BY, DATE. Includes project info and revision table.



M-NCPPC APPROVALS

Version	Approval Date	Reviewer's Signature	Approval Date
00	8/13/11	J.K.	5/23/12
01	2/21/13	J.K.	4/11/13

PARCEL AREA AND PLAT REFERENCES

PARCEL NO.	AREA	PLAT REFERENCE
PARCEL A-1	12,914 S.F.	PLAT BOOK BB 10 PLAT NO. 22
PARCEL A-2	5,200 S.F.	PLAT BOOK BB 10 PLAT NO. 26
PARCEL A-4	3,380 S.F.	PLAT BOOK BB 10 PLAT NO. 26
PARCEL A-5	5,070 S.F.	PLAT BOOK BB 10 PLAT NO. 26
PARCEL A-7	2,730 S.F.	PLAT BOOK BB 10 PLAT NO. 47
PARCEL A-8	2,080 S.F.	PLAT BOOK BB 10 PLAT NO. 47
PARCEL A-9	2,730 S.F.	PLAT BOOK BB 10 PLAT NO. 47
PARCEL A-10	2,730 S.F.	PLAT BOOK BB 10 PLAT NO. 47
PARCEL A-11	2,730 S.F.	PLAT BOOK BB 10 PLAT NO. 47
PARCEL A-12	2,730 S.F.	PLAT BOOK BB 10 PLAT NO. 47
RESIDUE PARCEL A-13	44,003 S.F.	

LEGEND

- EXISTING PLANTING AREA W/TREE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING TELEPHONE
- EXISTING BOLLARDS
- EXISTING STORM DRAIN MANHOLE
- EXISTING OVERHEAD LINES
- EXISTING GAS LINES
- EXISTING SEWER LINES
- EXISTING WATER LINES
- EXISTING CLEAN OUT

PARKING TABULATION

STANDARD B2 (ON SITE)	HANDICAP 4 (ON SITE)	HANDICAP 1 (OFF SITE)	99 SPACES (OFF SITE)
10	4	1	99

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP28:	DRD Case #:	Area (acres)
Queen's Chapel Manor	exempt	DSP-10011	
Site Calculations:			
Zone 1:	M-X-T		5.93
Zone 2:	R-55		0.12
Zone 3:			
Zone 4:			
Total Acres:			6.05

TCC Required

Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
6.05	10.1%	0.61103	26616
A. TOTAL ON-SITE WC PROVIDED (acres) =		0.000	0
B. TOTAL AREA EXISTING TREES (non-WC acres) =		0.48	19000
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			3350
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			21350
E. TOTAL SQUARE FOOTAGE REQUIRED =			26616
Shortage			5,266

Credit Categories for Landscape Trees

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2-1/2" - 3" = 65	0	0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7'-9" in height	3-1/2" = 75	0	0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8'-10" in height	2-1/2" - 3" = 100	0	0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2" - 3" = 110	0	0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2" - 3" = 150	0	0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3-3 1/2" = 175	14	3150
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3-3 1/2" = 250	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6-8" = 40	5	200
Evergreen - columnar tree (less than 30' height with spread less than 15')	8-10" = 50	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	10-12" = 75	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6-8" = 75	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	8-10" = 100	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	10-12" = 125	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	6-8" = 125	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	8-10" = 150	0	0
Evergreen - medium tree (40-50' height with spread of 20-30')	10-12" = 175	0	0
Evergreen - medium tree (40-50' height with spread of 20-30')	6-8" = 150	0	0
Evergreen - medium tree (40-50' height with spread of 20-30')	8-10" = 200	0	0
Evergreen - large tree (50' height or greater with spread of over 30')	10-12" = 250	0	0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		19	3350

Prepared by: *John R. P... RLA # 754* Date: 5-21-13

EXISTING TREE TABULATION

Sheet 1	Sheet 2	TOTAL
10 Street trees @ 250 SF	10 Street trees @ 250 SF	10,000 SF
10 on-site trees (see plan for canopy size)	10 on-site trees (see plan for canopy size)	10,000 SF
Subtotal	Subtotal	20,000 SF
10 Street trees @ 250 SF	10 on-site trees (see plan for canopy size)	10,000 SF
Subtotal	Subtotal	10,000 SF
TOTAL	TOTAL	30,000 SF

81% COVERAGE
= 5,266 SF, permitted by approved variance (see Note 25)

- GENERAL NOTES**
- The -C1 revision to DSP-10011 is for the sole purpose of amending the mandatory development requirements of the 2009 Approved Transit Oriented Development Plan for the Hyattsville Transit District Overlay Zone in order to allow future building mounted signs to be internally illuminated base signs located on the cornice or parapet of the building. No new construction or disturbance is proposed in connection with this revision.
 - The subject property is zoned M-X-T and R-55. Adjoining properties are zoned R-55 and R-55.
 - The use of this property is for an integrated shopping center.
 - The name of the subdivision is Queens Chapel Manor.
 - Total site area included in this Detailed Site Plan is 269,522 sq. ft. or 6.0446 ac., of which 258,292 sq. ft. (5.1262 ac.) is zoned M-X-T and 5,290 sq. ft. (0.1214 ac.) is zoned R-55.
 - Total Disturbed Area is 0.
 - Parking:
 - Required: 254 spaces
 - Shopping Center (64,140 sq. ft.) @ 4 spaces per 250 sq. ft. = 254 spaces.*
 - * Of which at least 114 (23% of requirement) must be non-compact.
 - Provided: 242 on-site spaces* and 94 off-site spaces as follows:
 - Standard Spaces @ 4.5' x 14' min.
 - Standard Parallel Spaces @ 8' x 22' min.
 - Compact Spaces @ 8' x 16.5' min.
 - Compact Parallel Spaces @ 7' x 14' min.
 - Standard Handicap Spaces @ 8' x 14' with 5' access aisle.
 - Van Accessible Handicap Spaces @ 8' x 14' with 8' access aisle.
 - 1200 Spaces Total
 - Of which at least 7 must be handicap accessible and at least 2 must be van-accessible.
 - Loading: Required and provided for Shopping Centers under 100,000 sq. ft. 3 spaces @ 1200 sq. ft.
 - MSDC Ord. 207 NE 03
 - Tax Map 41 Grid E4
 - Aviation Policy Area: None
 - Water/Sewer Category: HWS3
 - Public Utility Easements are provided as shown.
 - There is no evidence of a cemetery or contiguous to the subject property.
 - There are no historic structures on or near the subject property.
 - There are no wetlands or waters of the United States on the subject property.
 - There is no 100 year floodplain on the subject property.
 - The subject property is not located within the Chesapeake Bay Critical Area.
 - This plan is based on ALTA/ACSM survey prepared by Ben Dyer Associates, Inc. J-45599, Drawing No. A-000-07 and J-45599-01, dated March 1988, latest revision 12/16/04.
 - Applicant: Queens Chapel Town Center LLC, 8627 16th Street, Silver Spring, MD 20910-2261, attn: Michael Hollins, Phone: (301) 568-8885
 - Dimensions shown in the parking and drive areas are to face of curb, where applicable.
 - The following additional uses shall be permitted in the Shopping Center, per Zoning Ordinance No. 3-2011, approved by the District Council on September 12, 2011:
 - Food or beverage establishment, without drive-through service
 - Food or beverage establishment, with drive-through service
 - Clothing, dry goods
 - Florist
 - Food or beverage goods preparation on the premises of a food and beverage store
 - Sporting goods shop
 - Video game or tape store
 - These uses are subject to the following limitations:
 - Pizza delivery service is permitted if and only if an additional parking space, over and above the required number of parking spaces, is provided at the rear of the building for each vehicle to be used for delivery. No more than six vehicles shall be permitted for the delivery service.
 - A contractor shall be for retail use only and shall not exceed 3,000 square feet.
 - Food or beverage goods preparation on the premises of a food and beverage store is permitted provided the goods are sold only on the premises and at retail.
 - A sporting goods shop shall be permitted provided that there is no outside storage or display of products and the sale of firearms and ammunition is prohibited.
 - Video game or tape store uses shall not include adult, X-rated, nude or semi-nude scenes of any type, including but not limited to, film, digital, hologram and similar technology, and live performance.
 - Landscaping: This site is subject to the landscaping standards contained in the Transit District Development Plan, which supersedes the Prince George's County Landscape Manual in the Hyattsville Transit District Overlay Zone. Since this plan proposes no new construction or disturbance, no new landscaping is proposed, except for 11 shade trees and 5 evergreen trees that are intended to address tree canopy requirements. All existing landscaping is to remain. Existing interior landscaping on Parcel A-13 complies with the landscape plan approved under DSP-00040 for the KFC/Philly's site. Street tree planting as shown herein has been installed in accordance with the street tree standards and landscaping standards of the County Code. The 11 shade trees and 5 evergreen trees shall remain in place. The 11 shade trees and 5 evergreen trees shall be replaced with the same species and size as shown in the plan. The 11 shade trees and 5 evergreen trees shall be replaced with the same species and size as shown in the plan. The 11 shade trees and 5 evergreen trees shall be replaced with the same species and size as shown in the plan. The 11 shade trees and 5 evergreen trees shall be replaced with the same species and size as shown in the plan.

2

2

N. B. SPEACH
PROFESSIONAL ENGINEER
LICENSE NO. 4582 EXPIRATION DATE 6/1/21

OWNER/APPLICANT
Queens Chapel Town Center LLC
8627 16th Street
Silver Spring, MD 20910-2261
attn: Michael Hollins
Phone: (301) 568-8885

QUEENS CHAPEL MANOR
HYATTSVILLE DISTRICT NO. 16
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1" = 30'

DATE: 5-21-13

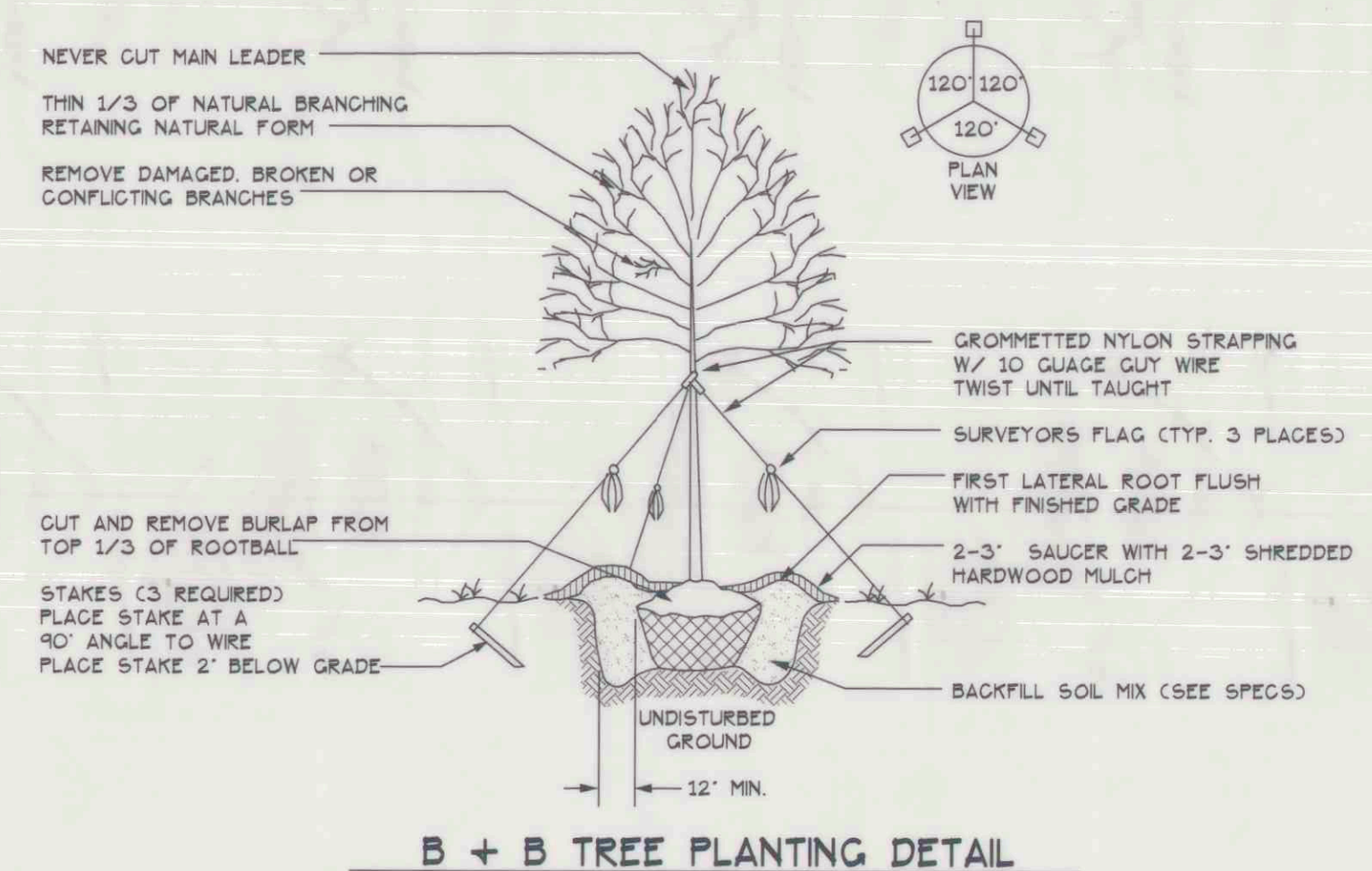
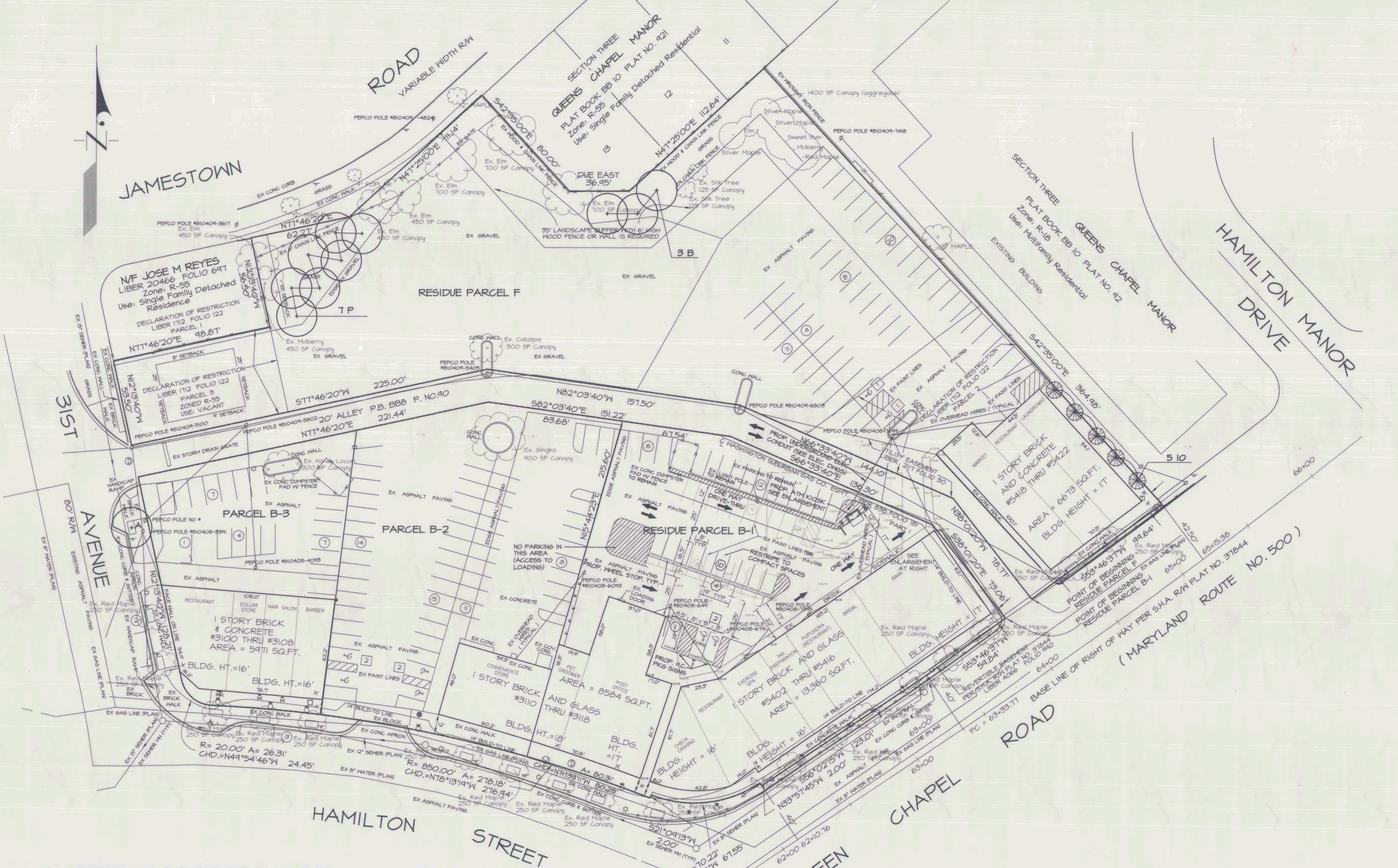
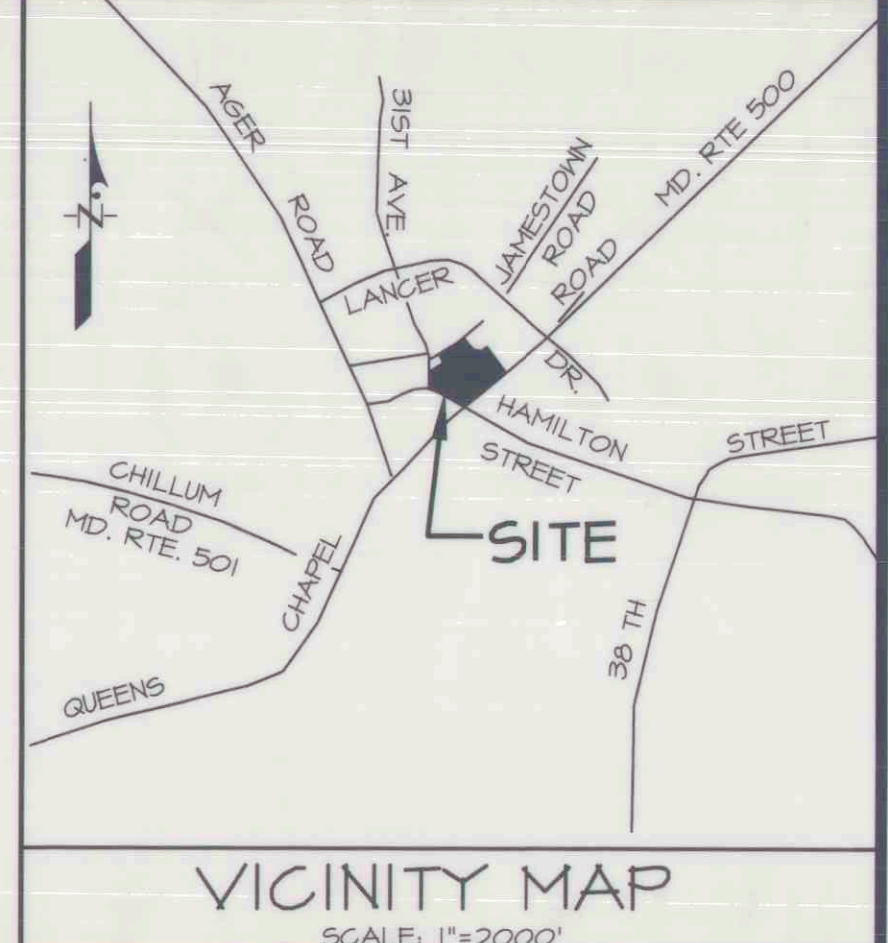
REVISIONS

PREPARED BY
BOHLER
CONTACT: NICHOLAS SPEACH
EMAIL: NSPEACH@BOHLERENG.COM

DETAILED SITE PLAN
AND
LANDSCAPE AND LIGHTING PLAN
PARCELS A-1 THRU A-12 AND THE RESIDUE OF A-13, SECTION ONE,
PARCELS A-1, A-2, A-4 AND A-5,
RESIDUE OF PARCEL F, SECTION THREE
AND
PARCELS B-2, B-3 AND THE RESIDUE OF B-1

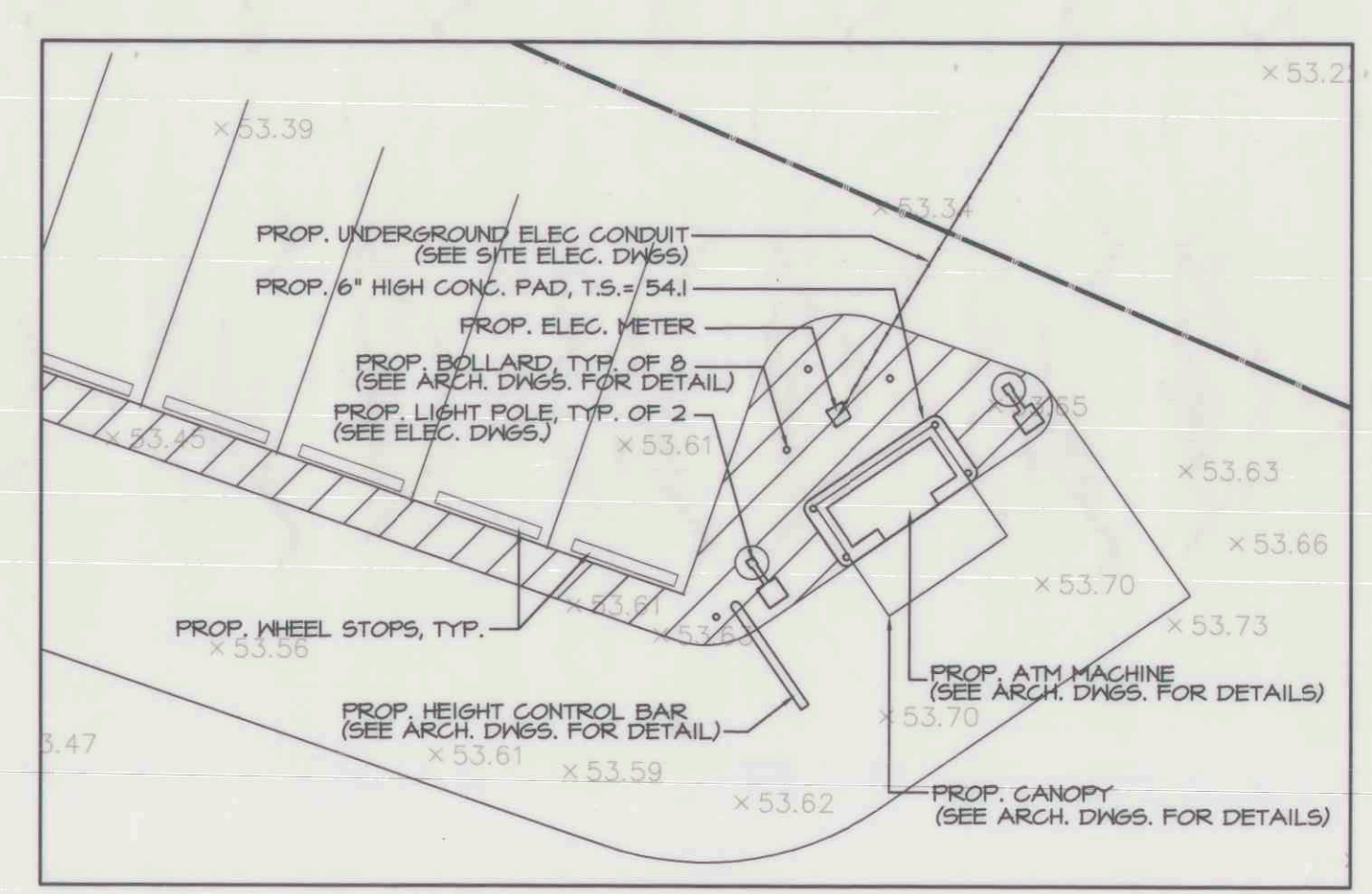
QUEENS CHAPEL MANOR
HYATTSVILLE DISTRICT NO. 16
PRINCE GEORGE'S COUNTY, MARYLAND

M-NCPPC APPROVALS			
PROJECT NAME: Queens Chapel Manor			
PROJECT NUMBER: DSP-10011			
For Certificate of Approval on this form, check or sign and date the following as they apply to this project:			
Approval #	Approval Date	Reviewer's Signature	Approval Date
00	6/13/11	J.K.	5/23/12
01	2/21/13	J.K.	4/11/13



NOTE: ALL PROPOSED PLANT MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1996).

ALL PLANTING METHODS AND SUPPLEMENTAL MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL OR TO LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF M.D., VA (LATEST EDITION).

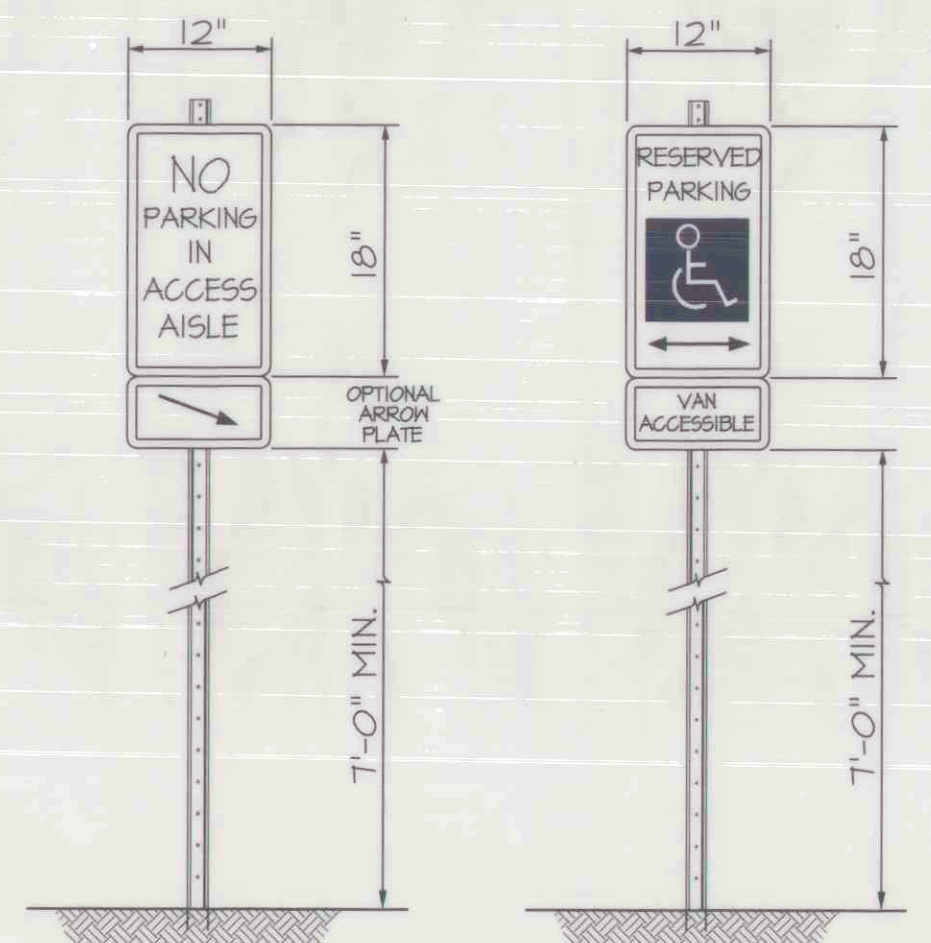


PLAN ENLARGEMENT AT ATM KIOSK
SCALE: 1"=10'

PARCEL NO.	AREA	PLAT REFERENCE
RESIDUE PARCEL B-1	43,850 S.F. OR 1,006.7 AC.	PLAT BOOK BB 8 PLAT NO. 90
PARCEL B-2	24,325 S.F.	PLAT BOOK BB 8 PLAT NO. 90
PARCEL B-3	17,141 S.F.	PLAT BOOK BB 8 PLAT NO. 90
RESIDUE PARCEL F	81,884 S.F. OR 1,874.9 AC.	PLAT BOOK BB 10 PLAT NO. 92

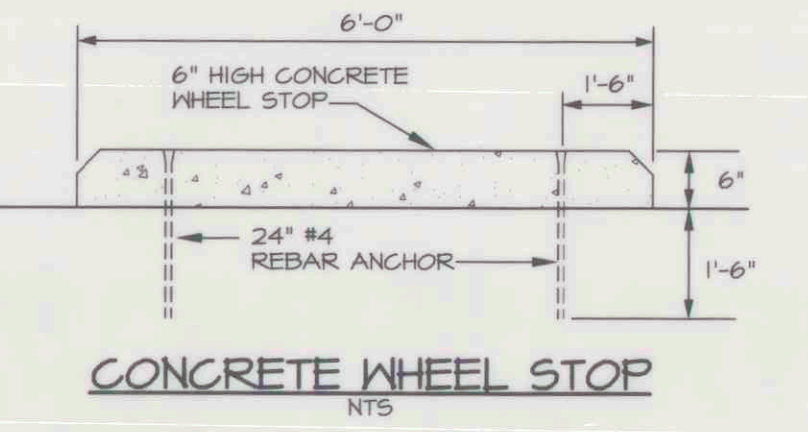
- LEGEND**
- EXISTING PLANTING AREA W/TREE
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING GAS VALVE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING TELEPHONE
 - EXISTING BOLLARDS
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING OVERHEAD LINES
 - EXISTING GAS LINES
 - EXISTING SEWER LINES
 - EXISTING WATER LINES
 - EXISTING CLEAN OUT

PARKING TABULATION
STANDARD 150 (ON-SITE)
HANDICAP 7 (ON-SITE)
STANDARD 5 (OFF-SITE)



HANDICAPPED PARKING AND ACCESS AISLE SIGN
LEGEND: B BORDER - RED BACKGROUND - WHITE
NOTE: APPROXIMATE SIGN COLOR MAY BE USED WHEN IT IS NECESSARY TO OBTAIN INSTALLATION LOCATION DUE TO ACCESS RAMP.

HANDICAP PARKING SIGN COLORS:
LEGEND: B BORDER - GREEN WHITE SYMBOL OR BLUE BACKGROUND BACKGROUND - WHITE
1 SIGN PER PARKING SPACE

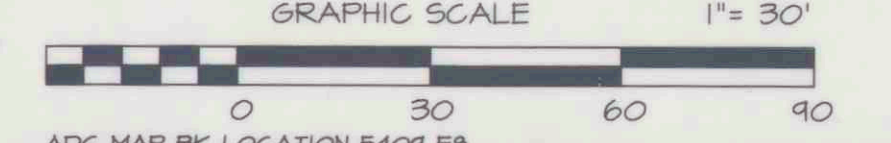


PREPARED BY
BOHLER
CONTACT: NICHOLAS SPEACH
EMAIL: NSPEACH@BOHLERENG.COM

DETAILED SITE PLAN AND LANDSCAPE AND LIGHTING PLAN
PARCELS A-7 THRU A-12 AND THE RESIDUE OF A-13, SECTION ONE, PARCELS A-1, A-2, A-4 AND A-5, RESIDUE OF PARCEL F, SECTION THREE AND PARCELS B-2, B-3 AND THE RESIDUE OF B-1

N. B. SPEACH
PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MARYLAND
LICENSE NO. 21167
1200 WOODBINE ROAD, SUITE 201
SILVER SPRING, MD 20910-2261
OFFICE: MICHAEL HOLLIS
PHONE: (301) 588-8885

QUEENS CHAPEL MANOR
HYATTSVILLE DISTRICT NO. 16
PRINCE GEORGE'S COUNTY, MARYLAND



SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHADE TREES						
A	4	Acer rubrum "Red Sunset"	Red Sunset Red Maple	2.5"-3" cal	As shown	B4B
B	3	Betula nigra "Heritage"	Heritage River Birch	2.5"-3" cal	As shown	B4B
P	7	Platanus x acerifolia "Bloodgood"	Bloodgood London Plane Tree	2.5"-3" cal	As shown	B4B
EVERGREEN TREES						
IO	5	Ilex opaca	American Holly	6'-8" Ht.	As shown	B4B/Container
ORNAMENTALS						
NONE USED						
SHRUBS, GROUNDCOVERS & BULBS						
NONE USED						
GRASSES						
NONE USED						



OWNER/APPLICANT
Queens Chapel Town Center LLC
2627 16th Street
Silver Spring, MD 20910-2261
Attn: Michael Hollis
Phone: (301) 588-8885

DATE	DESCRIPTION	BY	SCALE	DATE	DWG. NO.
4-20-13	Added U.G. Elec. Conduit & Meter per request	J.B.	1"=30'	5/23/12	J-55052
5-21-13	Added ATM kiosk and revised parking	J.B.	1"=30'	5/23/12	J-55052
5-21-13	Added ATM kiosk and revised parking	J.B.	1"=30'	5/23/12	J-55052
5-21-13	Added ATM kiosk and revised parking	J.B.	1"=30'	5/23/12	J-55052
5-21-13	Added ATM kiosk and revised parking	J.B.	1"=30'	5/23/12	J-55052

See Sheet DSP-1 for General Notes and Tree Canopy Worksheet

April 20, 2021

Via Electronic Delivery

Adam Bossi
Development Review Division
M-NCPPC
County Administration Building
Upper Marlboro, MD 20772

Re: *DSP-10011/02*
Queens Chapel Town Center

Dear Adam:

In response to the Pre-Review Comments provided to applicant on March 3, 2021, please accept the following as the applicant's point-by-point response:

Technician Comments

1. Please provide a property boundary survey outlined in red with bearings and distances

Response: An ALTA survey is included in this submission.

2. Please provide a Point-by-Point Response to all staff comments

Response: Acknowledged.

Supervisor Comments

1. SOJ should address previous DSP conditions of approval. It is unclear why Condition 3.c. of DSP-10011 does not work currently or why it should be deleted.

Response: The SOJ has been revised accordingly.

2. This application will require mandatory Council review for the use and parking issues.

Response: Acknowledged.

3. SOJ needs to summarize proposed changes in the parking and reasoning for it.

Response: The applicant has revised the DSP to reflect a revision that occurred to the parking area with the addition of the drive-through ATM as reflected in the attached letter

dated July 2, 2013 to Steve Adams of the Urban Design Section. Any parking spaces shown on this DSP and not on the previously approved DSP will be removed.

4. All dumpsters must be screened per Section 4.4 of the Landscape Manual

Response: Acknowledged.

Reviewer Comments:

1. The DSP is incomplete. The full extent of work proposed by this DSP amendment is not clearly presented nor are all applicable requirements acknowledged or discussed. All proposed DSP revisions require discussion, provision of adequate design details, etc.

Response: Please see attached letter from Steve Adams dated July 2, 2013. The applicant assumed the updated Detailed Site Plan associated with this letter was in the file and therefore did not address those changes in this submission.

2. The DSP amendment SOJ speaks solely to validation of an existing restaurant with drive-through service use and does not address physical site changes shown on plans, including parking layout changes, increasing the number of parking spaces, pedestrian and vehicular circulation changes (including adding new parking directly abutting an existing single family dwelling, with no buffering shown), the addition of an ATM kiosk, multiple new or relocated trash and dumpster enclosures, and removal of trees and landscape changes.

Response: Please see attached letter from Steve Adams dated July 2, 2013. The applicant assumed the updated Detailed Site Plan associated with this letter was in the file and therefore did not address those changes in this submission.

3. Details are needed regarding the ATM kiosk. How does a drive-through ATM conform with vision/requirements of the transit district?

Response: Please see attached letter from Steve Adams dated July 2, 2013. The applicant assumed the updated Detailed Site Plan associated with this letter was in the file and therefore did not address those changes in this submission.

4. Identify on the DSP the single existing building/lot this amendment is requesting validation of the existing use.

Response: The DSP shows a KFC located on Parcel A-13.

Subdivision Section: The subject property was platted prior to 1970, and is exempt from subdivision per Section 24-111(c)(3). No new construction or GFA are proposed with this amendment.

Response: Acknowledged.

Environmental Planning Section: This application is currently inadequate for acceptance. The following is required: Submit an approved stormwater management plan and associated letter from DPIE.

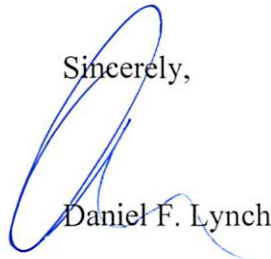
Response: The applicant is not proposing any additional buildings or construction with this application and is therefore not subject to stormwater management.

Transportation Planning Section: 1. The additional parking provided by the subject application exceeds the maximum parking permitted by the Approved West Hyattsville Transit District Development Plan and TDOZMA for the Transit District Overlay. Please provide parking that is consistent with the TDDP requirements and revise the statement of justification to include a discussion of the parking provision consistent with the requirements of an M-X-T zone, Sec. 27-574. 2. Please revise the statement of justification, or propose new facilities, to further discuss how the subject site ensures pedestrian oriented development and promotes the use of transit facilities

Response: Any parking spaces shown on this DSP and not on the previously approved DSP will be removed.

Thank you for your time and consideration to this matter. Please let me know if you have any questions or comments.

Sincerely,



Daniel F. Lynch

Enclosures