



North College Park Citizens Association

c/o Youth and Family Services

4912 Nantucket Road College Park, MD 20740

4901 Niagara Road

College Park, MD 20740

November 21, 2008

The Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

Subject: Autoville (Chic-fil-A) development, DSP-08069

Dear Planning Board Members:

At its November 13 meeting the North College Park Citizens Association heard a presentation on the proposed Chic-fil-A development on Cherry Hill Road (DSP-08069). After a short debate, members unanimously passed a motion that opposed this proposed development. There were many reasons given for this position:

- The proposal calls for a **fast food** restaurant that directly **abuts a residential neighborhood**. Despite the fact that the property is zoned M-U-I, this is an improper use for such a location.
- The **smell** of crease and cooked chicken would be a nuisance nearby residents. There would also be the smell of decaying food, trash, and car fumes from idling cars in the drive-through lane.
- The **noise** caused by the development would intrude into the quiet neighborhood setting: the drive thru window intercom announcing meals, car doors slamming, car horns blaring at backed up traffic, car alarms going off. These are all incompatible with a residential setting.
- The **traffic** along Cherry Hill Road is quite egregious: dangerous illegal left turns and U-turns occur regularly. A fast food restaurant is a heavy traffic generator and would only exacerbate the unsafe conditions. Although a right-in, right-out is planned, there already exists one of these along Cherry Hill Rd., and it is not effective at controlling traffic, so we doubt if this would be, either.
- There are existing **lighting problems** with the Marketplace: lights from the parking lot and the stores are on continuously and intrude into peoples' homes. The proposed development would only worsen the light pollution.
- **Sanitation** problems exist wherever there is a large amount of food being prepared and disposed of, particularly at fast food establishments. Rats would infest the trash that is dumped. Even if disposed food were kept under tight control, trash would be dumped onto the property by those who use the restaurant.

We ask that you also **oppose** this development. Surely we can do better for a key property such as this than yet another fast food chain.

Respectfully,

Lawrence R. Bleau
President, NCPCA