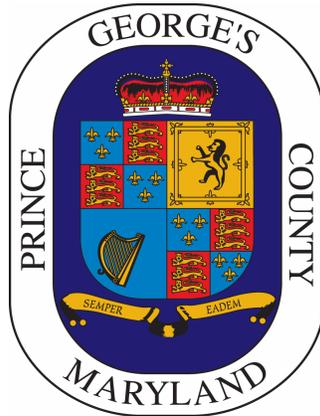


# Prince George's County Council

*Wayne K. Curry Administration Building  
1301 McCormick Dr  
Largo, MD 20774*



## **Zoning Agenda - Revised\***

**Monday, April 8, 2024  
10:00 AM**

**Council Hearing Room**

### **Sitting as the District Council**

*Jolene Ivey, Chair, District 5*

*Sydney J. Harrison, Vice Chair, District 9*

*Wala Blegay, District 6*

*Edward P. Burroughs, III, District 8*

*Thomas E. Dernoga, District 1*

*Wanika Fisher, District 2*

*Mel Franklin, At-Large*

*Calvin S. Hawkins, II, At-Large*

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03182024](#)

**District Council Minutes Dated March 18, 2024**

**Attachment(s):**

[3-18-2024 District Council Minutes Draft](#)

**ORAL ARGUMENTS****SE-2022-002****Glenn Dale Self Storage (Arland Duvall Street)****Applicant(s):**

Arland Property Company, LLC

**Location:**

Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone)).

**Request:**

Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.

**Council District:**

4

**Appeal by Date:**

2/20/2024

**Review by Date:**

2/20/2024

**Action by Date:**

6/7/2024

**Opposition:**

Sean Suhar

**History:**

09/21/2023	M-NCPPC Technical Staff	approval with conditions
01/18/2024	Zoning Hearing Examiner	approval with conditions
02/12/2024	Sitting as the District Council	elected to make the final decision
	<i>Council elected to review this item (Vote: 10-0-1; Abstain: Council Member Franklin).</i>	
02/15/2024	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/22/2024	Applicant	filed
	<i>Matthew Tedesco Esq., attorney for the applicant filed a request to extend the 70-day Oral Argument Hearing action period in order to reschedule the Oral Argument Hearing pursuant to Section 27-3604(d) (10)(F) of the Zoning Ordinance.</i>	
03/05/2024	Sitting as the District Council	granted hearing extension date
	<i>Council extended the time to hold a hearing for up to 45 additional days (Vote: 7-0; (Absent: Council Member Blegay, Fisher, Franklin and Harrison).</i>	

**Attachment(s):**

[SE-2022-002 Zoning Agenda Item Summary](#)

[SE-2022-002 Presentation Slides](#)

[SE-2022-002 Rescheduled Notice of Oral Argument Heari](#)

[SE 2022-002 Tedesco to Brown \(Request for extension &](#)

[SE-2022-002 Notice of Oral Argument Hearing](#)

[SE 2022-002 Notice of ZHE Decision](#)

[SE 2022-002 ZHE Decision](#)

SE-2022-002 PORL

[SE-2022-002 Technical Staff Report](#)

[SE-2022-002 Exhibit List](#)

[SE-2022-002 Transcripts](#)

[PZC Notice of Intention to Participate District Council 4-8](#)

**REFERRED FOR DOCUMENT**[SE-4856](#)**Alexander Landing****Applicant(s):**

ESC 9401 Westphalia L.C.

**Location:**

Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).

**Request:**

Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural ) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.

**Council District:**

6

**Appeal by Date:**

1/22/2024

**Review by Date:**

1/30/2024

**Action by Date:**

5/29/2024

**Opposition:**

Wanda Collins, et. al.

**History:**

04/05/2023	M-NCPPC Technical Staff	approval with conditions
12/22/2023	Zoning Hearing Examiner	approval with conditions
01/16/2024	Sitting as the District Council	elected to make the final decision
	<i>Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).</i>	
01/24/2024	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/26/2024	Sitting as the District Council	announced hearing date
03/05/2024	Sitting as the District Council	announced hearing date

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03/11/2024                      Sitting as the District Council                      hearing held; case taken under advisement

*Natalia Gomez-Rojas, James Hunt and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Christopher L. Hatcher Esq., attorney for applicant and David Nelson spoke in support. (Council took case under advisement).*

03/18/2024                      Sitting as the District Council                      referred for document

*Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Member Dernoga and Hawkins).*

**Attachment(s):**

[SE-4856 Zoning Agenda Item Summary](#)

[SE-4856 Presentation Slides](#)

[SE-4856 Notice of Oral Argument Hearing](#)

[SE-4856 Notice of ZHE Decision](#)

[SE-4856 ZHE Decision](#)

SE-4856 PORL

[SE-4856 Technical Staff Report](#)

[SE-4856 ZHE Exhibit List](#)

[SE-4856 Exhibits #1-83](#)

[SE-4856 ZHE Transcripts 6-21-23](#)

[SE-4856 ZHE Transcripts 8-2-23](#)

[SE-4856 ZHE Transcripts 8-30-23](#)

[PZC Notice of Intention to Participate District Council 3-1](#)

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**(a) ZONING HEARING EXAMINER****SE-2022-005****Muirkirk Warehouses****Applicant(s):**

Muirkirk Enterprises, LLC

**Location:**

Located in the southwest quadrant of the intersection of Konterra Drive and MD 200 (intercounty connector) (24.31 Acres; IE Zone (Prior I-3 Zone).

**Request:**

Requesting approval of a Special Exception (SE) to use approximately 23.99 acres of land in the IE (Industrial, Employment) Zone for a Distribution Warehouse facility.

**Council District:**

1

**Appeal by Date:**

4/11/2024

**Review by Date:**

4/11/2024

**History:**

10/19/2023	M-NCPPC Technical Staff	approval with conditions
03/12/2024	Zoning Hearing Examiner	approval with conditions
03/13/2024	Zoning Hearing Examiner	transmitted
	<i>The Zoning Hearing Examiner transmitted an Errata for the decision filed on March 12, 2024.</i>	
03/18/2024	Sitting as the District Council	deferred

**Attachment(s):**

[SE-2022-005 Zoning Agenda Item Summary](#)  
[SE-2022-005 ZHE Notice of Decision with Errata](#)  
[SE-2022-005 ZHE Notice of Decision](#)  
[SE-2022-005 ZHE Decision](#)  
 SE-2022-005 ZHE POR List  
[SE-2022-005 ZHE Technical Staff Report](#)  
[SE-2022-005 ZHE Exhibit List](#)  
[SE-2022-005 Exhibits #1-52](#)  
[SE-2022-005 ZHE Transcript](#)

**PENDING FINALITY (continued)****SE-22002****Stewart Property****Applicant(s):**

ESC 8215 Springfield, L.C.

**Location:**

Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).

**Request:**

Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.

**Council District:**

4

**Appeal by Date:**

4/25/2024

**Review by Date:**

4/25/2024

**Opposition:**

Howard Aldag, Charles Holman, et. al.

**History:**

09/20/2023

M-NCPPC Technical Staff

approval with conditions

03/26/2024

Zoning Hearing Examiner

remanded

*The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner in order that the Applicant submit a request for a variance to Section 27-395 (a)(3)(B)'s requirement that the subject property contain 12 contiguous acres, and to make any necessary revisions to the Special Exception Site Plan and other applicable documents. Applicant should also reduce the number of dwelling units to the maximum recommended in the 2022 Master Plan or further address why that is unnecessary. The remand may be limited in nature, allowing the incorporation of the prior record.*

**Attachment(s):**[SE-22002 Zoning Agenda Item Summary](#)[SE-22002 Notice ZHE of Decision](#)[SE-22002 ZHE Decision](#)

SE-22002 ZHE POR List

[SE-22002 ZHE Technical Staff Report](#)[SE-22002 ZHE Exhibit List](#)[SE-22002 ZHE Exhibits #1-109](#)[SE-22002 Transcripts 12-20-23](#)

**PENDING FINALITY (continued)**

*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

**(b) PLANNING BOARD****CSP-23001****7011 Chesapeake Road****Applicant(s):**

Landover Hills Development Inc.

**Location:**

Located approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (Prior M-X-T/D-D-O Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) to develop a mixed-use building with approximately 245 to 300 multifamily dwelling units and approximately 1,300 to 2,500 square feet of office space.

**Council District:**

3

**Appeal by Date:**

4/11/2024

**Review by Date:**

4/11/2024

**History:**

02/01/2024

M-NCPPC Technical Staff

approval with conditions

03/07/2024

M-NCPPC Planning Board

approval with conditions

03/18/2024

Sitting as the District Council

deferred

**Attachment(s):**[CSP-23001 Zoning Agenda Item Summary](#)[CSP-23001 Planning Board Resolution](#)

CSP-23001 PORL

[CSP-23001 Technical Staff Report](#)

**PENDING FINALITY (continued)**[DDS-22005](#)**University Place Shopping Center****Companion Case(s):** DPLS-22007**Applicant(s):** University Place Center LLC**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) to reconfigure the front parking lot, due to acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for the construction of the Purple Line light rail. The applicant requested a departure from design standards (DDS), per Section 27-558(a) of the prior Prince George's County Zoning Ordinance. Section 27-558(a) provides design standards for parking space sizes. Standard nonparallel parking spaces are required to measure 19 feet by 9.5 feet. Compact nonparallel parking spaces are required to measure 16.5 feet by 8 feet. The applicant requested that the proposed standard nonparallel spaces be reduced to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**History:**

02/15/2024 M-NCPPC Technical Staff approval with conditions

03/21/2024 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DDS-22005 Zoning Agenda Item Summary](#)[DDS-22005 Planning Board Resolution](#)

DDS-22005 PORL

[DDS-22005 Technical Staff Report](#)

**PENDING FINALITY (continued)**[DPLS-22007](#)**University Place Shopping Center****Companion Case(s):** DDS-22005**Applicant(s):** University Place Center LLC.**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) to reconfigure the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for construction of the Purple Line light rail. The applicant requests a departure from parking and loading standards (DPLS) per Section 27-568 of the prior Zoning Ordinance. Section 27-568 dictates the minimum number of parking spaces required. Accordingly, the site requires 124 parking spaces. The applicant proposes a reduction of 17 spaces, for a proposed total of 107 spaces.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**History:**

02/15/2024 M-NCPPC Technical Staff approval with conditions

03/21/2024 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DPLS-22007 Zoning Agenda Item Summary](#)[DPLS-22007 Planning Board Resolution](#)

DPLS-22007 PORL

[DPLS-22007 Technical Staff Report](#)

**PENDING FINALITY (continued)**[DET-2023-002](#)**Temple Hills Storage****Applicant(s):**

Temple Hills Storage, LLC

**Location:**

Located on the southwest corner of the intersection of MD 5 (Old Branch Avenue) and Beech Road (2.76 Acres; CGO Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for a 119,000-square-foot building consisting of a 117,500-square-foot consolidated storage facility and a 1,500-square-foot community office/meeting space on the 2.76-acre property.

**Council District:**

7

**Appeal by Date:**

4/25/2024

**Review by Date:**

4/25/2024

**History:**

02/15/2024

M-NCPPC Technical Staff

approval with conditions

03/21/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DET-2023-002 Zoning Agenda Item Summary](#)[DET-2023-002 Planning Board Resolution](#)

DET-2023-002 PORL

[DET-2023-002 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-01002-04****Library Apartments****Applicant(s):**

The Bernstein Companies, Inc.

**Location:**

Located on the south side of Toledo Road, approximately 265 feet east of its intersection with Adelphi Road (2.87 Acres; RTO-H-C Zone (Prior; M-X-T / T-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for an amendment to DSP-01002 to allow for the demolition of half of the existing parking garage ("Garage A") and the construction of a seven-story multifamily building with 209 residential units, while retaining the other half of the parking garage.

**Council District:**

2

**Appeal by Date:**

4/18/2024

**Review by Date:**

4/18/2024

**Municipality:**

Hyattsville

**History:**

02/08/2024

M-NCPPC Technical Staff

approval with conditions

03/14/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-01002-04 Zoning Agenda Item Summary](#)[DSP-01002-04 Planning Board Resolution](#)

DSP-01002-04 PORL

[DSP-01002-04 Technical Staff Report](#)

**PENDING FINALITY (continued)**[SDP-0002-H15](#)**Cameron Grove Phase Two, Lot 48, Block A****Applicant(s):**

Lourdes Rodrigues

**Location:**

Located within the development known as the Cameron Grove Phase Two, on the east side of New Acadia Lane, approximately 230 feet north of its intersection with Dunnville Place. (0.17 Acres; LCD Zone (Prior; R-L Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the addition of a 9-foot by 17-foot screened porch, to an existing single-family detached dwelling located in the Cameron Grove development. The screened porch addition would extend 9 feet on the northeast rear side of the subject house, into the previously approved rear building restriction line for this lot. This approval also modifies the rear building restriction line from 10 feet to 4 feet for this lot only, to accommodate the screened porch.

**Council District:**

6

**Appeal by Date:**

5/2/2024

**Review by Date:**

5/2/2024

**History:**

02/21/2024

M-NCPPC Technical Staff

approval

03/28/2024

M-NCPPC Planning Board

approval

**Attachment(s):**[SDP-0002-H15 Zoning Agenda Item Summary](#)[SDP-0002-H15 Planning Board Resolution](#)

SDP-0002-H15 PORL

[SDP-0002-H15 Technical Staff Report](#)**ADJOURN**[ADJ38-24](#)**ADJOURN****1:30 PM EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE***(SEE SEPARATE AGENDA)*