

# Prince George's County Council

*County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland  
20772-3050*



## **Zoning Agenda - Final**

**Tuesday, February 2, 2016**

**11:15 AM**

**Council Hearing Room**

## **Sitting as the District Council**

*Derrick Leon Davis, District 6, Chairman*

*Mel Franklin, District 9*

*Dannielle M. Glaros, District 3, Vice Chairwoman*

*Andrea C. Harrison, District 5*

*Mary A. Lehman, District 1*

*Obie Patterson, District 8*

*Deni L. Taveras, District 2*

*Karen R. Toles, District 7*

*Todd M. Turner, District 4*

*Robert J. Williams, Jr., 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.

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 interpreters 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.

**THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED**

**11:15 AM CONVENE - (APPROXIMATE TIME - FOLLOWING COUNTY COUNCIL SESSION)****APPROVAL OF DISTRICT COUNCIL MINUTES**[MINDC 01112016](#)**District Council Minutes dated January 11, 2016****Attachment(s):**[1-11-2015 District Council Minutes DRAFT](#)**NEW CASE(S)**[ERR-248](#)**Barbara England T/A BJ Folston & Associates, LLC****Validation of Multi-Family Rental Housing License M-0426****Applicant(s):**

Barbara England T/A BJ Folston &amp; Associates, LLC

**Location:**

Located at 3601 Maywood Lane, Suitland, Maryland (14,389 square feet; R-10 Zone).

**Request:**

Requesting approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0426, issued in error on Mary 14, 2015 for eight (8) apartment units.

**Council District:**

7

**Appeal by Date:**

11/19/2015

**Action by Date:**

3/21/2016

**Opposition:**

None

**History:**

10/20/2015

Zoning Hearing Examiner

approval

01/11/2016

Sitting as the District Council

deferred

*Council deferred this item to January 25, 2016.*

01/25/2016

Sitting as the District Council

rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.***Attachment(s):**[ERR-248 Zoning AIS](#)[ERR-248 Zoning Hearing Examiner Decision](#)

ERR-248\_PORL

**NEW CASE(S) (Continued)****[ERR-238 REMAND](#)****Alvin E. Courtney, Jr. (Remand)****Validation of Multifamily Rental Housing License M-1066**

**Companion Case(s):** ERR-238

**Applicant(s):** Alvin Courtney

**Location:** Located at 3505 Varnum Street, Brentwood, Maryland (4.92 Acres; R-55/D-D-O Zones).

**Request:** Requesting approval for validation of Prince George's County's Multifamily Rental Housing License No. M-1066 issued in error on July 6, 2013 for three (3) multifamily dwelling units.

**Council District:** 2

**Appeal by Date:** 1/11/2016

**Action by Date:** 4/29/2016

**Municipality:** Town of Brentwood

**Opposition:** None

**History:**

07/06/2015	Sitting as the District Council	remanded
	<i>Council adopted the prepared Order of Remand to the Zoning Hearing Examiner (Vote: 8-0; Absent: Council Member Glaros).</i>	
12/11/2015	Zoning Hearing Examiner	approval with conditions
01/25/2016	Sitting as the District Council	rescheduled
	<i>Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.</i>	

**Attachment(s):**

**[ERR-238 Remand Zoning AIS](#)**

**[ERR-238 Remand Zoning Hearing Examiner Decision](#)**

**[ERR 238 District Council Decision 07062015](#)**

**NEW CASE(S) (Continued)**[ERR-254](#)**Melvin V. Felix****Validation of Multifamily Rental License No. 6823/Case No. M-791****Applicant(s):**

Melvin V. Felix

**Location:**

Located at 3526 Maywood Lane, Suitland, Maryland.

**Request:**

Requesting approval for validation of Prince George's County Multifamily Rental Housing License No. 6823/ Case No. M-791, issued in error for two additions to a single-family home.

**Council District:**

7

**Appeal by Date:**

12/23/2015

**Action by Date:**

4/22/2016

**Opposition:**

None

**History:**

11/23/2015

Zoning Hearing Examiner

approval with conditions

01/11/2016

Sitting as the District Council

deferred

*Council deferred this item to January 25, 2016.*

01/25/2016

Sitting as the District Council

rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.***Attachment(s):**[ERR-254 Zoning AIS](#)[ERR-254 Zoning Hearing Examiner Decision](#)

ERR-254 PORL

**REFERRED FOR DOCUMENT****[ERR-253](#)****Beltsville Gardens, LLC****Validation of Multifamily Rental Housing License M-0570****Applicant(s):**

Beltsville Gardens Apartments

**Location:**

Located at 4710 St. Mary's Street, Beltsville, Maryland (36,555 square feet; R-18 Zone).

**Request:**

Requesting approval for validation of Prince George's County Multifamily Rental Housing License No. M-0570, issued in error on April 24, 2014 for 12 apartment units.

**Council District:**

1

**Appeal by Date:**

1/7/2016

**Action by Date:**

4/29/2016

**Opposition:**

None

**History:**

12/08/2015

Zoning Hearing Examiner

approval

01/11/2016

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document (Vote: 8-0; Absent: Council Member Franklin).*

01/25/2016

Sitting as the District Council

rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.***Attachment(s):****[ERR-253 Zoning Hearing Examiner Decision](#)**

ERR-253 PORL

**[ERR-253 Zoning AIS](#)**

**ITEM(S) FOR DISCUSSION**[DSP-15029](#)**U.S. Business Interiors (USBI), Parcel N, Largo Centre West****Applicant(s):**

U.S. Business Interior Realty Holdings, Inc. c/o NAI The Michael Companies, Inc.

**Location:**

Located at 8800 Lottsford Road, approximately 770 feet east of the intersection of Harry S. Truman Drive and Largo Drive West, on the west side of Lottsford Road. The site is located within the Transit Oriented Development (TOD) Care Area of the Largo Town Center Sector Plan and SMA.

**Request:**

Requesting approval of a Detailed Site Plan to change the list of allowed uses on the subject property as authorized by Section 27-548.26(b) of the Prince George's County Zoning Ordinance for the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA).

**Council District:**

6

**Appeal by Date:**

12/10/2015

**Action by Date:**

3/11/2016

**Comment(s):**

District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

**History:**

10/14/2015	M-NCPPC Technical Staff	approval with conditions
11/05/2015	M-NCPPC Planning Board	approval with conditions
01/11/2016	Sitting as the District Council	hearing held; case taken under advisement

*Cynthia Fenton, M-NCPPC, provided an overview of the Detailed Site Plan application. Arthur Horne, Jr., Esq., spoke in support on behalf of the applicant. Charles Renninger spoke in opposition on behalf of Largo Civic Association. Stan Brown, People's Zoning Council, spoke to the legalities of the argument presented.*

*After the Mandatory Review Hearing, Council took this case under advisement.*

**Attachment(s):** [DSP-15029 ZAIS](#)  
[DSP-15029 Planning Board Resolution 15-115](#)  
 DSP-15029\_PORL  
[DSP-15029 Technical Staff Report](#)

## **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.*

## **PLANNING BOARD**

### **CNU-21215-2015**

### **House of Prayer Church of God**

**Applicant(s):**

House of Prayer Church of God

**Location:**

Located on Central Avenue (MD 214), approximately 900 feet east of the intersection of Morgan Boulevard and Ritchie Road also identified as 8513 Central Avenue (0.45 Acres; R-R Zone).

**Request:**

Requesting approval for Certification of a Nonconforming use for a church in the R-R Zone. Because zoning regulations were changed or adopted after the permitted use was lawfully established, the use became nonconforming.

**Council District:**

6

**Appeal by Date:**

2/11/2016

**Review by Date:**

2/11/2016

**History:**

11/16/2015	M-NCPPC Technical Staff	approval
01/07/2016	M-NCPPC Planning Board	approval
01/25/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):** [CNU-21215-2015 Planning Board Resolution 15-130](#)  
 CNU-21215-2015 PORL  
[CNU-21215-2015 Technical Staff Report](#)



**PENDING FINALITY (Continued)****[CNU-39600-2015](#)****Addison Chapel Apartments****Applicant(s):**

Addison Chapel, LLC.

**Location:**

Located at the intersection of Addison Road and Elkwood Lane in Capital Heights, Maryland (8.62 Acres; R-18 Zone).

**Request:**

Requesting approval for certification of an existing 320-unit multifamily apartment complex that was constructed in 1949, when the property was subject to the requirements of the "Residence C" Zone classification. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:**

5

**Appeal by Date:**

2/11/2016

**Review by Date:**

2/11/2016

**History:**

12/01/2015	M-NCPPC Technical Staff	approval
01/07/2016	M-NCPPC Planning Board	approval
01/25/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):**[CNU-39600-2015 Planning Board Resolution 15-135](#)

CNU-39600-2015\_PORL

[CNU-39600-2015 Technical Staff Report](#)

**PENDING FINALITY (Continued)****[CNU-43620-2015](#)****Firewood Unlimited****Applicant(s):**

Keith DeMarr

**Location:**

Located on the east side of Piscataway Road and northeast of Delancey Street (15.83 Acres; R-E Zone).

**Request:**

Requesting approval for Certification of a nonconforming use for year-round sales and storage of firewood business with a single-family house in a single-family residential lot in accordance with Subtitle 27 of the Prince George's County Code.

**Council District:**

9

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

10/12/2015 M-NCPPC Technical Staff disapproval

12/10/2015 M-NCPPC Planning Board approval

01/11/2016 Sitting as the District Council deferred

*Council deferred this item to January 25, 2016.*

01/25/2016 Sitting as the District Council rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016 pursuant to Section 27-291 of the Zoning Ordinance.***Attachment(s):**[CNU-43620-2015 Planning Board Resolution 15-125](#)[CNU-43620-2015\\_PORL](#)[CNU-43620-2015 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[CNU-46571-2014-02](#)**Washington Baptist Seminary****Applicant(s):**

Washington Baptist Theological Seminary

**Location:**

The subject properties consist of three lots, identified as Lots 21, 22, and 1, located on the north side of Eastern Avenue, approximately 217 feet west of Varnum Street, in the North Woodridge/Avondale neighborhood (0.4755 Acres; R-55 Zone).

**Request:**

Requesting approval for Certification of a Nonconforming use for a church in the R-55 Zone. Because zoning regulations were changed or adopted after the permitted uses was lawfully established, the use became nonconforming.

**Council District:**

2

**Appeal by Date:**

2/11/2016

**Review by Date:**

2/11/2016

**History:**

12/02/2015	M-NCPPC Technical Staff	approval
01/07/2016	M-NCPPC Planning Board	approval
01/25/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):**

[CNU-46571-2014-02 Planning Board Resolution 15-136](#)

[CNU-46571-2014-02\\_PORL](#)

[CNU-46571-2014-02 Technical Staff Report](#)

**PENDING FINALITY (Continued)****CSP-06001-01****Glenn Dale Commons****Applicant(s):**

Jemal's Greentec

**Location:**

Located west and south of Northern Avenue, east of Glenn Dale Road, and north of Greenbelt Road (MD 193) (74.56 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan for a mixed-use development consisting of approximately 65-70 single-family detached dwelling units; 150-200 townhouse dwelling units; 50-100 two-family (two-over-two) condominiums; 200-300 multifamily dwelling units; approximately 214,969 square feet of existing commercial/office space to remain; and 50,000 square feet of commercial/retail space.

**Council District:**

4

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

11/25/2015 M-NCPPC Technical Staff approval with conditions

12/15/2015 M-NCPPC Planning Board approval with conditions

01/11/2016 Sitting as the District Council deferred

*Council deferred this item to January 25, 2016.*

01/25/2016 Sitting as the District Council rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016 pursuant to Section 27-291 of the Zoning Ordinance.***Attachment(s):**[CSP-06001-01 Zoning AIS](#)[CSP-06001-01 Planning Board Resolution 15-127](#)

CSP-06001-01\_PORL

**PENDING FINALITY (Continued)****DSP-11003****One Town Center****Companion Case(s):** DDS-608**Applicant(s):** One Town Center, LLC.**Location:** Located on the east side of Auth Way, approximately 1,385 feet from the entrance to the Branch Avenue Metro Station platform (10.71 Acres; M-X-T / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan for a four-story office of 581,244 square feet and a five-story parking garage associated with the office building.**Council District:** 9**Appeal by Date:** 2/11/2016**Review by Date:** 2/11/2016**History:**

12/03/2015	M-NCPPC Technical Staff	approval with conditions
01/07/2016	M-NCPPC Planning Board	approval with conditions
01/25/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.***Attachment(s):** [DSP-11003 Planning Board Resolution 15-138](#)

DSP-11003\_ PORL

[DSP-11003 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DDS-608](#)**One Town Center****Companion Case(s):** DSP-11003**Applicant(s):** One Town Center, LLC.**Location:** Located on the east side of Auth Way, approximately 1,385 feet from the entrance to the Branch Avenue Metro Station platform (10.71 Acres; M-X-T / D-D-O Zones).**Request:** Requesting approval of a Departure from Design Standard (DDS) to modify the dimensions of the parking space within the proposed parking garage to allow a reduction of one and one-half feet to the length and one-foot to the width of the parking stall.**Council District:** 9**Appeal by Date:** 2/18/2016**Review by Date:** 2/18/2016**History:**

12/03/2015	M-NCPPC Technical Staff	approval
01/07/2016	M-NCPPC Planning Board	approval
01/25/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.***Attachment(s):** DDS-608\_PORL  
[DDS-608 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-15004****Freestate Shopping Center, Children of America Daycare Center****Applicant(s):**

Federal Realty Investment Trust

**Location:**

Located on the north side of Annapolis Road (MD 450), at its intersection with Superior Lane. Access to the site is via four driveway entrances from MD 450.

**Request:**

Requesting approval of a Detailed Site Plan for a day care center for 232 children. The applicant proposes to demolish the existing 26,344-square-foot bowling alley building, which is currently vacant, and construct a new building in the same location.

**Council District:**

4

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

11/05/2015 M-NCPPC Technical Staff approval with conditions

12/10/2015 M-NCPPC Planning Board approval with conditions

01/11/2016 Sitting as the District Council deferred

*Council deferred this item to January 25, 2016.*

01/25/2016 Sitting as the District Council rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016 pursuant to Section 27-291 of the Zoning Ordinance.*

**Attachment(s):**

[DSP-15004 Zoning AIS](#)

[DSP-15004 Planning Board Resolution 15-122](#)

DSP-15004\_PORL

[DSP-15004 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-15026****Patient First Landover Hills****Applicant(s):**

Rebkee Partners Landover, LLC

**Location:**

Located on the south side of Annapolis Road (MD 450), in the southeast quadrant of the intersection of MD 450 and 62nd Avenue (1.33 Acres; C-S-C Zone).

**Request:**

Requesting approval of a Detailed Site Plane for the construction of an 8,190-square-foot medical clinic for Patient First, with associated parking and other site improvements.

**Council District:**

5

**Appeal by Date:**

2/18/2016

**Review by Date:**

2/18/2016

**Municipality:**

Landover Hills

**History:**

12/18/2015

M-NCPPC Technical Staff

approval with conditions

01/14/2016

M-NCPPC Planning Board

approval with conditions

01/25/2016

Sitting as the District Council

rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):**

[DSP-15026 Planning Board Resolution 16-01](#)

DSP-15026\_PORL

[DSP-15026 Technical Staff Report](#)



**PENDING FINALITY (Continued)**[DSP-89010-03](#)**Doubletree by Hilton Largo Lot 46****Applicant(s):**

Largo Hotel, LLC.

**Location:**

Located in the southeast quadrant of the intersection of Landover Road (MD 202) and the Capital Beltway (I-95 / 495), approximately 920 feet southwest of the intersection of Landover Road (MD 202) and McCormick Drive (8.12 Acres; C-O / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan for a 75-foot-high freestanding sign of 195 square feet in size to advertise a hotel on Lot 46 of the Inglewood Business Park.

**Council District:**

6

**Appeal by Date:**

2/11/2016

**Review by Date:**

2/11/2016

**History:**

12/01/2015	M-NCPPC Technical Staff	approval with conditions
01/07/2016	M-NCPPC Planning Board	approval with conditions
01/25/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):**[DSP-89010-03 Planning Board Resolution 15-140](#)

DSP-89010-03\_PORL

[DSP-89010-03 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

[SDP-1003-06](#)  
[Reconsideration](#)

**Parkside (Formerly Smith Home Farm) (Reconsideration)**

**Companion Case(s):** CDP-0501 Reconsideration

**Applicant(s):** SHF Project Owner, LLC

**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) (250.85 Acres; R-M Zone).

**Request:** Requesting reconsideration of approved Specific Design Plan (SDP) 1003-06, specifically Condition 3 and findings related to the approval of Specific Design Plan SDP-1003-06, for the purpose of addressing the development of the Westphalia Central Park and the issuance of building permits.

**Council District:** 6

**Appeal by Date:** 2/11/2016

**Review by Date:** 2/11/2016

**History:**

11/20/2015 Applicant filed

*Robert J. Antonetti, Jr., attorney for the applicant, filed a request for reconsideration with the Planning Board.*

01/07/2016 M-NCPPC Planning Board approval with conditions

*On December 17, 2015, Planning Board approved the request for reconsideration based on mistake and other good cause in furtherance of substantial public interest.*

01/25/2016 Sitting as the District Council rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):** [SDP-1003-06 Reconsideration Planning Board Resolutior](#)  
[SDP-1003-06 Reconsideration file materials](#)

**PENDING FINALITY (Continued)****[SDP-1003-07](#)****Parkside (formerly Smith Home Farm)****Applicant(s):**

SHF Project Owner, LLC

**Location:**

Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) (250.85 Acres; R-M Zone).

**Request:**

Requesting approval of a Specific Design Plan to revise Section 2 to revise the layout and unit mix; to add one single-family detached unit and 26 townhouses; to add Stanley Martin townhouse architecture; and to adjust the location of the mixed retirement development as proposed in Applicant's Exhibit 2B. No changes are proposed in Sections 1A, 1B, or 3 under this application.

**Council District:**

6

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

11/04/2015	M-NCPPC Technical Staff	approval with conditions
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12/10/2015	M-NCPPC Planning Board	approval with conditions
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01/11/2016	Sitting as the District Council	deferred
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*Council deferred this item to January 25, 2016.*

01/25/2016	Sitting as the District Council	rescheduled
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*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016 pursuant to Section 27-291 of the Zoning Ordinance.*

**Attachment(s):**

[SDP-1003-07 Planning Board Resolution 15-121](#)

SDP-1003-07\_PORL

[SDP-1003-07 Technical Staff Report condensed](#)

**PENDING FINALITY (Continued)****SDP-1501****Oak Creek Club, Phase 5****Applicant(s):**

NVR-MS Cavalier Oak Creek Owner, LLC

**Location:**

Located in the northwestern quadrant of the intersection of Oak Grove Road and Church Road. The specific area of the subject SDP for Phase 5 is located on the north side of Oak Grove Road at the western end of the overall Oak Creek Club development (117.49 Acres; R-L Zone).

**Request:**

Requesting approval of a Specific Design Plan for Phase 5 of the development, which proposes 213 single-family units.

**Council District:**

6

**Appeal by Date:**

2/11/2016

**Review by Date:**

2/11/2016

**History:**

12/02/2015	M-NCPPC Technical Staff	approval with conditions
01/07/2016	M-NCPPC Planning Board	approval with conditions
01/28/2016	Sitting as the District Council	rescheduled

*Due to inclement weather, the District Council Meeting was rescheduled to Tuesday, February 2, 2016.*

**Attachment(s):**

[SDP-1501 Planning Board Resolution 15-141](#)

**ADJOURN**