



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DPLS-22007 **Councilmanic District:** 2
Meeting Date: 6/4/2024 **Zone(s):** LTO-C (Prior; C-S-C)
Case Name: University Place Shopping Center
Applicant: 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.
Companion Case(s): DDS-22005

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with Conditions
Planning Board: Approved with Conditions
Zoning Hearing Examiner:
Municipality:
Opposition:

LEGAL DEADLINES:

Appeal date: 4/25/2024
Review date: 4/25/2024
Action date: 6/7/2024
Comments:

Staff: Todd Price

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/15/2024	approval with conditions
M-NCPPC Planning Board	03/21/2024	approval with conditions
Sitting as the District Council	04/08/2024	elected to review

Notes: Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).

Aye: 7 Ivey, Harrison, Dernoga, Fisher, Olson, Oriadha and Watson

Absent: 4 Blegay, Burroughs, Franklin and Hawkins

Clerk of the Council 04/12/2024 mailed

Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council 05/13/2024 hearing held; case taken under advisement

Notes: *Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Parking and Loading Standards (DPLS) 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. Thomas Haller Esq., attorney for applicant spoke in support. Council took case under advisement.*

Sitting as the District Council 06/03/2024 referred for document

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

Aye: 9 Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin,
Olson and Watson

Absent: 2 Hawkins and Oriadha

Sitting as the District Council 06/04/2024

Document(s): DPLS-22007 Zoning Agenda Item Summary, DPLS-22007 Presentation Slides, DPLS-22007 Notice of Oral Argument, DPLS-22007 Planning Board Resolution, DPLS-22007 PORL, DPLS-22007 Technical Staff Report, DDS-22005 & DPLS-22007 Planning Board Record, DPLS-22007 Transcripts, DPLS-22007 PZC Notice of Intention to Participate District Council 5-13-2024