



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

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|---------------------------|--|--------------------------------------|
| Case No.: | DDS-22005 | 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 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. | |
| Companion Case(s): | DPLS-22007 | |

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