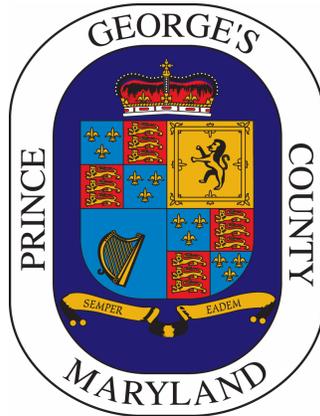


Prince George's County Council

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



Zoning Agenda - Final

Accessible in a Hybrid Manner -- Both Virtually and In-Person

**Monday, May 9, 2022
10:30 AM**

Council Hearing Room

Sitting as the District Council

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

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, Vice Chair, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Vacant - District 6 (effective: 4/15/2022)

Robert J. Williams, Jr., Council Administrator

RULES OF COURTESY (VIRTUAL)

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 ensure 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.

VIRTUAL DISTRICT COUNCIL MEETINGS

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

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. State your name and address for the record and 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/LIVE>
PLEASE SILENCE ALL CELLULAR PHONES DURING THE MEETING.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

10:30 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04252022](#)

District Council Minutes Dated April 25, 2022

Attachment(s):

[4-25-2022 District Council Minutes Draft](#)

NEW CASE(S)[A-9968-C-03](#)**National Capitol Business Park****Applicant(s):**

National Capitol Business Park

Location:

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (441.30 Acres; R-S / I-1 / R-A Zones).

Request:

Requesting approval to amend the Basic Plan for National Capitol Business Park to increase employment and industrial uses by 2 million square feet, and to revise conditions and considerations of Basic Plan approval.

Council District:

4

Appeal by Date:

5/13/2022

Action by Date:

6/13/2022

Opposition:

None

History:

01/26/2022	M-NCPPC Technical Staff	approval with conditions
02/15/2022	M-NCPPC Planning Board	no motion to consider
04/28/2022	Zoning Hearing Examiner	approval with conditions

Attachment(s):[A-9968-C-03 Zoning Agenda Item Summary](#)[A-9968-C-03 - Notice of ZHE Decision](#)[A-9968-C-03- ZHE Decison](#)

A-9968-C-03 - PORL

[A-9968-C-03 Technical Staff Report](#)[A-9968-C-03 - Exhibit List](#)[A-9968-C-03 - Exhibit 1-48](#)[A-9968-03 Transcripts 02-23-2022](#)

NEW CASE(S) (Continued)[A-10060](#)**Saddle Ridge****Applicant(s):**

D.R. Horton, Inc. /Saddle Ridge

Location:

Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).

Request:

Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Council District:

9

Appeal by Date:

6/2/2022

Action by Date:

10/3/2022

Opposition:

Mr. Mark Calhoun

History:

06/03/2021

M-NCPPC Technical Staff

approval

05/03/2022

Zoning Hearing Examiner

approval

*Approval of the R-S Zone.***Attachment(s):**[A-10060 Zoning Agenda Item Summary](#)[A-10060 Notice of ZHE Decision](#)[A-10060 ZHE Decision](#)

A-10060 PORL

[A-10060 Technical Staff Report](#)[A-10060 Exhibits](#)[A-10060 Exhibit List](#)[A-10060 10-27-2021 Transcript](#)

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.

(a) PLANNING BOARD

PENDING FINALITY

[DDS-687](#)

Dash In at Marlboro Pike #1552

Companion Case(s): DSP-21009

Applicant(s): Dash in Food Stores, Inc.

Location: Located in the southwest quadrant of the intersection of MD 725 (Marlboro Pike) and US 301 (Robert Crain Highway)(2.60 Acres; I-1 Zone).

Request: Requesting approval of a Departure from Design Standards (DDS) for a reduction to the requirements of Section 4.6 of the 2010 Prince George's County Landscape Manual (Landscape Manual).

Council District: 9

Appeal by Date: 4/21/2022

Review by Date: 5/25/2022

History:

02/10/2022 M-NCPPC Technical Staff approval

03/17/2022 M-NCPPC Planning Board approval

Attachment(s): [DDS-687 Zoning Agenda Item Summary](#)
[DDS-687 Planning Board Resolution 2022-27 - Signed](#)
 DDS-687_PORL
[DDS-687 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20003****Mill Branch Road Crossing****Applicant(s):**

Green Branch, LLC

Location:

Located in the northeast quadrant of the intersection of US 301 (Robert Crain Highway) and Mill Branch Road (70.11 Acres; C-S-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for construction of 190 single-family attached (townhouses) and 408 multifamily dwelling units in six buildings as part of an overall mixed-use development. Infrastructure improvements are proposed on the remainder of the site for the future commercial component.

Council District:

4

Appeal by Date:

5/12/2022

Review by Date:

5/12/2022

Municipality:

Bowie

History:

03/09/2022	M-NCPPC Technical Staff	approval with conditions
04/07/2022	M-NCPPC Planning Board	approval with conditions
04/25/2022	Sitting as the District Council	deferred

*Deferred to the next District Council meeting on May 9, 2022.***Attachment(s):**[DSP-20003 Zoning Agenda Item Summary](#)[DSP-20003 Planning Board Resolution 2022-35 - Signed](#)

DSP-20003_PORL

[DSP-20003 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20050****Stephen's Crossing at Brandywine****Applicant(s):**

Route 301 Industrial/CPI Ltd. Partnership

Location:

Located east of US 301 (Robert Crain Highway) at its intersection with Mattawoman Drive (89.53 Acres; M-X-T / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) is for residential development consisting of 431 single-family attached (townhouse) and 116 two-family attached (two-over-two) dwelling units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

Council District:

9

Appeal by Date:

5/26/2022

Review by Date:

5/26/2022

History:

03/17/2022

M-NCPPC Technical Staff

approval with conditions

04/21/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20050 Zoning Agenda Item Summary](#)[DSP-20050 Planning Board Resolution 2022-38 - Signed](#)

DSP-20050_PORL

[DSP-20050 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***CSP-10002 Amend
Conditions****Queens Chapel Town Center
(CSP-10002 / DSP-10011)****Companion Case(s):** DSP-10011 Amend Conditions**Applicant(s):** Queens Chapel Town Center, LLC**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.**Council District:** 2**Appeal by Date:** 4/11/2022**Action by Date:** 9/22/2022**Opposition:** The City of Hyattsville, et. al.**History:**

03/25/2022 Zoning Hearing Examiner approval with conditions

04/08/2022 Applicant appealed

Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.

04/08/2022 Person of Record appealed

E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.

04/11/2022 Sitting as the District Council elected to review

Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

04/13/2022 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[CSP-10002 Amend Conditions Zoning Agenda Item Sumr](#)
[CSP-10002 Amend Conditions Notice of Oral Argument I](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown /](#)
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04](#)
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal em](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions POR](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***DSP-10011 Amend
Conditions****Queens Chapel Town Center
(CSP-10002 / DSP-10011)****Companion Case(s):** CSP-10002 Amend Conditions**Applicant(s):** Queens Chapel Town Center, LLC**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.**Council District:** 2**Appeal by Date:** 4/11/2022**Action by Date:** 9/22/2022**Opposition:** The City of Hyattsville, et. al.**History:**

03/25/2022 Zoning Hearing Examiner approval with conditions

04/08/2022 Applicant appealed

Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.

04/08/2022 Person of Record appealed

E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.

04/11/2022 Sitting as the District Council elected to review

Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

04/13/2022 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[DSP-10011 Amend Conditions Agenda Item Summary](#)
[DSP-10011 Amend Conditions Notice of Oral Argument F](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter](#)
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal e](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
CSP 10002 & DSP-10011 Amend Conditions POR
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

[ADJ63-22](#)

ADJOURNED

11:00 A.M. COMMITTEE OF THE WHOLE - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

(SEE SEPARATE AGENDA)