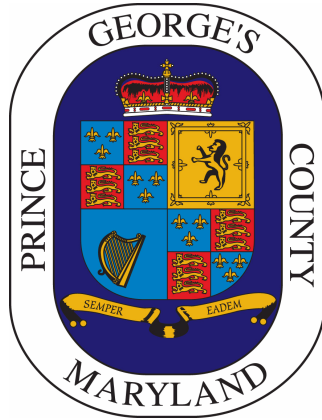


Prince George's County Council

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



Zoning Agenda

Monday, October 6, 2014

10:00 AM

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Will A. Campos, District 2, Vice Chair
Derrick Leon Davis, District 6
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Eric C. Olson, District 3
Obie Patterson, District 8
Karen R. Toles, District 7
Ingrid 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

9:30 AM AGENDA BRIEFING**10:00 AM CALL TO ORDER****APPROVAL OF DISTRICT COUNCIL MINUTES**[MINDC 09222014](#)**District Council Minutes dated September 22, 2014****Attachment(s):** [09-22-2014 District Council Minutes draft](#)**INVOCATION - Angela Rouson, County Employee****PLEDGE OF ALLEGIANCE****MANDATORY REVIEW (Using Oral Argument Procedures)**[CSP-96046-01](#)**Woodstream Church****Companion Case(s):** DPLS-379; DSDS-683; DSP-98001-02**Applicant(s):** Woodstream Church, Inc.**Location:** Located southwestern quadrant of the intersection of Lottsford Road and Ruby Lockahrt Boulevard (15.3 Acres; I-3 Zone).**Request:** Requesting approval of a Conceptual Site Plan for a 69,060-square-foot family life center and building additions to an existing Church with 445 students and a 250-child day care center.**Council District:** 5**Appeal by Date:** 9/4/2014**Review by Date:** 9/30/2014**Action by Date:** 2/4/2015**Comment(s):** District Council review of this case is required by conditions imposed by the District Council on Zoning Case A-9604 (c).**History:**

06/26/2014	M-NCPPC Technical Staff	approval with conditions
07/31/2014	M-NCPPC Planning Board	approval with conditions
09/16/2014	Applicant	transmitted a letter

Ms. Abigale Bruce-Watson, Esquire, on behalf of the applicant, submitted waivers from all Persons of Record waiving the 30-day notice requirement.

Attachment(s): [CSP-96046-01 Planning Board Resolution 14-75](#)
 CSP-96046-01_PORL
[CSP-96046-01 Technical Staff Report](#)

MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)

[DSP-98001-02](#)

Woodstream Church

Companion Case(s): CSP-96046-01; DPLS-379; DSDS-683

Applicant(s): Woodstream Church, Inc.

Location: Located at the southwestern quadrant of the intersection of Lottsford Road and Ruby Lockhart Boulevard (15.3 Acres; I-3 Zone).

Request: Requesting approval of a Detailed Site Plan for a 69,060-square-foot family life center and building additions to an existing Church with 445 students and a 250-child day care center.

Council District: 8

Appeal by Date: 9/4/2014

Review by Date: 9/30/2014

Action by Date: 2/4/2015

Comment(s): District Council review of this case is required by conditions imposed by the District Council on Zoning Case A-9604 (c).

History:

06/26/2014	M-NCPPC Technical Staff	approval with conditions
07/31/2014	M-NCPPC Planning Board	approval
09/16/2014	Applicant	transmitted a letter

Ms. Abigale Bruce-Watson, Esquire, on behalf of the applicant, submitted waivers from all Persons of Record waiving the 30-day notice requirement.

Attachment(s): [DSP-98001-02 Planning Board Resolution 14-76](#)
 DSP-98001-02_PORL
[DSP-98001-02 Technical Staff Report](#)

ITEM FOR DISCUSSION[DSP-04076-04](#)**EYA Hyattsville Redevelopment, Phase I****Applicant(s):**

Gregory Shron

Location:

Located on the west side of Baltimore Avenue (US1), South of its intersection with Madison Street (6.77 Acres; M-U-I / D-D-O Zones).

Request:

Requesting approval for a Detailed Site Plan for the following amendments to the previously approved plans: convert three live/work units to residential units with resulting architectural changes; revise the layout of the tot lot; add 156 square feet of land to the application; revise the Lot 129/130 courtyard, building footprint, lot line and trash enclosure; add a privacy fence to Lot 127; and revise sheets and tables.

Council District:

2

Appeal by Date:

7/24/2014

Action by Date:

1/22/2015

Municipality:

City of Hyattsville

History:

05/30/2014

M-NCPPC Technical Staff

approval with conditions

06/19/2014

M-NCPPC Planning Board

approval with conditions

06/30/2014

Sitting as the District Council

did not elect to review

Council took no action on this item.

07/24/2014

Person of Record

appealed

Ms. Faith Davis appealed the Planning Board's decision in opposition and requested Oral Argument.

09/22/2014

Sitting as the District Council

hearing held; case taken under advisement

*M-NCPPC Planning Staff, Ruth Grover, provided an overview of the Detailed Site Plan application. Faith Davis spoke in opposition. Larry Taub, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.***Attachment(s):**

DSP-04076-04 Appeal Letter

[DSP-04076-04 Planning Board Resolution 14-53](#)

DSP-04076-04 PORL

[DSP-04076-04 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**DSP-14002****Annapolis Road Self Storage Zone****Applicant(s):**

Annapolis Road Self Storage, LLC

Location:

Located on the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450) (4.90 Acres; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan for a 112,990-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units.

Council District:

5

Appeal by Date:

10/30/2014

Review by Date:

10/30/2014

History:

09/02/2014

M-NCPPC Technical Staff

approval with conditions

09/25/2014

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-14002 Planning Board Resolution 14-100](#)

DSP-14002_PORL

[DSP-14002 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-12032****Mills Car Wash****Companion Case(s):** DPLS-395**Applicant(s):** Crain Partners, LLC**Location:** Located on the west side of Robert Crain Highway (US 301) (southbound), approximately 450 feet north of its intersection with Mitchellville Road (4.18 Acres; C-M / R-R Zones).**Request:** Requesting approval of a Detailed Site Plan for 12,871-square-foot car wash.**Council District:** 4**Appeal by Date:** 11/3/2014**Review by Date:** 1/2/2015**Municipality:** City of Bowie**History:**

09/10/2014 M-NCPPC Technical Staff approval with conditions

10/02/2014 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-12032 Planning Board Resolution 14-105](#)

DSP-12032_PORL

[DSP-12032 Technical Staff Report](#)**DPLS-395****Mills Car Wash****Companion Case(s):** DSP-12032**Applicant(s):** Crain Partners, LLC**Location:** Located on the west side of Robert Crain Highway (US 301) (southbound), approximately 450 feet north of its intersection with Mitchellville Road (4.18 Acres; C-M / R-R Zones).**Request:** Requesting approval of a Departure from Parking and Loading Standards for a reduction in the parking requirement by 14 spaces.**Council District:** 4**Appeal by Date:** 11/3/2014**Review by Date:** 1/2/2015**Municipality:** City of Bowie**History:**

09/10/2014 M-NCPPC Technical Staff approval with conditions

10/02/2014

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[DPLS-395 Planning Board Resolution 14-106](#)

DPLS-395_PORL

[DPLS-395 Technical Staff Report](#)

ADJOURN