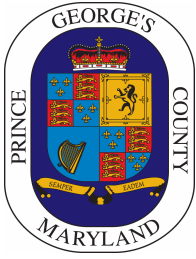


# Zoning Agenda - Final



## Prince George's County Council

# ADDITIONS

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

### Sitting as the District Council

*Mel Franklin, District 9, Chairman*  
*Derrick Leon Davis, District 6, Vice Chair*  
*Dannielle M. Glaros, District 3*  
*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*

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Tuesday, April 28, 2015

1:30 PM

Council Hearing Room

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### DISTRICT COUNCIL ADDITIONS

### CONVENE

### REFERRED FOR DOCUMENT

[DSP-14026](#)

### Ascend Apollo

**Applicant(s):**

Commons at Largo, LLC

**Location:**

Located northwest quadrant of the intersection of Harry S. Truman Drive and Lottsford Road, on both sides of the existing Grand Boulevard which leads to the Largo Town Center Metro Station (19.90 Acres; M-X-T and D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan for a mixed-use project with 846 residential multifamily units and approximately 19,024 square feet of retail and restaurant space.

**Council District:**

6

**Appeal by Date:**

3/20/2015

**Review by Date:**

3/20/2015

**Action by Date:**

5/4/2015

**History:**

01/21/2015

M-NCPPC Technical Staff

approval with conditions

02/12/2015 M-NCPPC Planning Board approval with conditions

02/23/2015 Sitting as the District Council elected to review  
*Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin, Glaros and Patterson).*

04/27/2015 Sitting as the District Council hearing held; referred for document  
*Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan application. Arthur Horne, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Council, spoke to the legalities of the arguments presented and read into the record language to revise condition c(1)(o), as proffered by the applicant.*

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Lehman and Toles).*

**Attachment(s):** [DSP-14026 Planning Board Resolution 15-10](#)

DSP-14026\_PORL

[DSP-14026 Technical Staff Report](#)

[SDP-0610-01](#)

**Oak Creek Club, Phase 4**

**Landbays D, E and N**

**Applicant(s):**

NVR-MS Cavalier Oak Creek Club, LLC.

**Location:**

Located in two segments within the development: Landbay 'N' in the western portion of the development, approximately 2,000 feet west of the intersection of Oak Grove and Church Roads, and Landbays 'D' and 'E' in the eastern portion, approximately 5,000 feet east of the intersection of Church Road and Mary Bowie Parkway (69.68 Acres; R-L Zone).

**Request:**

Requesting approval of a Specific Design Plan to reconfigure Landbay 'N' so as to provide internal access to the 10 lots fronting on Oak Grove Road in Specific Design Plan SDP-0610 and provide a current approval that will supersede SDP-0610.

**Council District:**

6

**Appeal by Date:**

3/12/2015

**Review by Date:**

3/12/2015

**Action by Date:**

5/27/2015

**History:**

12/29/2014 M-NCPPC Technical Staff approval with conditions

02/05/2015 M-NCPPC Planning Board approval with conditions

02/23/2015	Sitting as the District Council	deferred
	<i>Council deferred this item to March 9, 2015.</i>	
03/09/2015	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 9-0).</i>	
04/27/2015	Sitting as the District Council	referred for document
	<i>Ruth Grover, M-NCPPC, provided an overview of the Specific Design Plan application. Norman Rivera, Esq., spoke in support on behalf of the applicant and proffered a condition to address concerns expressed by homeowners regarding the frontage of homes on Oak Grove Road. Stan Brown, People's Zoning Council, spoke to the legalities of the arguments presented.</i>	
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-0; Absent: Council Members Franklin, Lehman and Toles).</i>	

**Attachment(s):**[SDP-0610-01 Planning Board Resolution 15-04](#)

SDP-0610-01\_PORL

[SDP-0610-01 Technical Staff Report](#)**ITEM(S) FOR DISCUSSION**[DSP-12034](#)**Keane Enterprises, Inc.****Applicant(s):**

Keane Enterprises, Inc.

**Location:**

Northeast corner of the intersection of Baltimore Avenue (US 1) and Berwyn House Road (2.86 Acres; M-U-I/R-55/D-D-O)

**Request:**

Approval of a Detailed Site Plan for a mixed-use development with a 156-room hotel, 23,615 square feet of retail, and a parking garage

**Council District:**

3

**Comment(s):**

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

**History:**

04/01/2013	M-NCPPC Technical Staff	approval with conditions
05/02/2013	M-NCPPC Planning Board	approval with conditions
07/08/2013	Sitting as the District Council	referred for document

07/08/2013                      Sitting as the District Council                      hearing held  
*Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Chris Hatcher spoke in support of the application on behalf of the applicant. Terry Schum also spoke in support on behalf of the City of College Park. Stan Brown, People's Zoning Counsel, spoke to the merits of the case and the legalities of the argument presented.*

07/15/2013                      Sitting as the District Council                      approval with conditions  
*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Davis).*

04/07/2015                      Applicant                      transmitted  
*Chris Hatcher, Esquire, on behalf of Keane Enterprises, Inc., Applicant, submitted a request to reconsider the July 15, 2013 adoption of the Order Affirming Planning Board Decision, with Conditions.*

04/27/2015                      Sitting as the District Council                      deferred  
*Council deferred this item.*

**Attachment(s):**

DSP-12034 Reconsideration Letter

[DSP-12034 Planning Board Resolution 13-36](#)

[DSP-12034 MNCPPC Staff Report](#)

**This case is before the District Council to consider whether to grant the applicant's request to adopt an Amended Order Affirming Planning Board Decision, with Conditions as to DSP-12034.**

**ADJOURN**