

Prince George's County Council

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



Zoning Minutes - Draft

Monday, January 13, 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 on video and audio tapes. 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

9:45 AM AGENDA BRIEFING

10:15 AM CALL TO ORDER

The meeting was called to order at 10:15 a.m. with nine members present at roll call.

Present: 9 - Chairman Mel Franklin
 Vice Chair Will Campos
 Council Member Derrick Davis
 Council Member Andrea Harrison
 Council Member Mary Lehman
 Council Member Eric Olson
 Council Member Obie Patterson
 Council Member Karen Toles
 Council Member Ingrid Turner

*Also Present: Rajesh Kumar, Principal Counsel to the District Council
 Stan Brown, People's Zoning Counsel
 Robert J. Williams, Jr., Council Administrator
 William M. Hunt, Deputy Council Administrator
 Redis C. Floyd, Clerk of the Council
 Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC
Henry Zhang, Development Review Division
Meika Fields, Development Review Division*

INVOCATION - Reverend Akil Dickens, Youth Minister, Ebenezer A.M.E. Church, Ft. Washington

Council Member Olson requested prayer to congratulate 15 year old Francis Tiafoe of College Park, who recently became the youngest champion in the World Championship of Tennis. Vice Chair Campos requested prayer for the family of the late Senator Gwendolyn Britt on the one-year anniversary of her passing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Campos.

ORAL ARGUMENTS**CSP-07004-01****Westphalia Center**

Applicant(s): Westphalia Development USA, LLC

Location: Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

Request: Requesting reconsideration of an approved Conceptual Site Plan to revise Condition 2(i) of approved PGCPB Resolution No. 10-59(C) to allow more design flexibility in the number and location of the front-loaded garage residential units

Council District: 6

Appeal by Date: 12/5/2013

Review by Date: 1/6/2014

Action by Date: 3/14/2014

History:

Chairman Franklin announced that the Oral Argument Hearings for CSP-07004/01, DSP-13001, and DSP-13006 would be held in tandem. Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual and Detailed Site Plan applications. William Shipp, Esq., spoke in support on behalf of the applicant. Steven Gang, architect, assisted in the applicant's presentation. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.

This Conceptual Site Plan hearing was held and the case was taken under advisement.

DSP-13001

Westphalia Town Center Umbrella DSP for Residential Architecture

- Applicant(s):** Walton Westphalia Development, LLC
- Location:** Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (478.8 Acres; M-X-T Zone).
- Request:** Requesting approval of a Detailed Site Plan for an Umbrella DSP for Residential Architecture (excluding multifamily buildings)
- Council District:** 6
- Appeal by Date:** 11/2/2013
- Review by Date:** 11/2/2013
- Action by Date:** 3/14/2014
- History:**

Chairman Franklin announced that the Oral Argument Hearings for CSP-07004/01, DSP-13001, and DSP-13006 would be held in tandem. Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual and Detailed Site Plan applications. William Shipp, Esq., spoke in support on behalf of the applicant. Steven Gang, architect, assisted in the applicant's presentation. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.

This Detailed Site Plan hearing was held and the case was taken under advisement.

DSP-13006

Westphalia Town Center, Phase I

- Applicant(s):** Walton Westphalia Development USA, LLC
- Location:** Located north of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue
- Request:** Requesting approval of a Detailed Site Plan for the first phase of the Westphalia Town Center development of 348 townhouse units
- Council District:** 6
- Appeal by Date:** 12/9/2013
- Review by Date:** 1/8/2014
- Action by Date:** 3/14/2014
- History:**

Chairman Franklin announced that the Oral Argument Hearings for CSP-07004/01, DSP-13001, and DSP-13006 would be held in tandem. Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual and Detailed Site Plan applications. William Shipp, Esq., spoke in support on behalf of the applicant. Steven Gang, architect, assisted in the applicant's presentation. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.

This Detailed Site Plan hearing was held and the case was taken under advisement.

DSP-13007**Royal Farms - Allentown Road**

Applicant(s): Two Farms INC d/b/a Royal Farms

Location: Located in the southwest quadrant of the intersection of Allentown Road (MD 337) and Branch Avenue (MD 5) (1.647 Acres; C-M Zone)

Request: Requesting approval of a Detailed Site Plan for construction of a new gas station with ten pumping stations, a 5,125-square-foot food and beverage store and a 1,255-square-foot car wash

Council District: 8

Appeal by Date: 10/17/2013

Review by Date: 10/17/2013

Action by Date: 3/14/2014

History:

Meika Fields, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.

This Detailed Site Plan hearing was held and the case was taken under advisement.

APPROVAL OF DISTRICT COUNCIL MINUTES

A motion was made by Council Member Harrison, seconded by Vice Chair Campos, that the April 15, 2013 and April 22, 2013 Minutes be approved. The motion carried by the following vote:

Aye: 7 - Franklin, Campos, Harrison, Lehman, Patterson, Toles and Turner

Absent: Davis and Olson

ITEM(S) FOR DISCUSSION**CNU-32917-2010 Convenience & Dollar Plus Market**

Applicant(s): Eagle Management Company

Location: Located southeast of Southern Avenue, approximately 1,240 feet northeast of Pennsylvania Avenue (MD 4) (0.043 Acres; R-T Zone)

Request: Requesting approval of a Nonconforming Use Certification for a convenience/retail store in the R-T Zone

Council District: 7

Appeal by Date: 8/1/2013

Review by Date: 9/2/2013

Action by Date: 1/20/2014

History:

Council deferred this item to January 14, 2014.

This Certified Nonconforming Use was deferred to January 14, 2014

DSP-12049

Little Gifts from God Day Care Center

Applicant(s): Karen Williamson

Location: Located on the northeast side of Old Alexandria Ferry Road, at its intersection with Highland Meadows Drive (0.38 Acres; I-1 Zone)

Request: Requesting approval of a Detailed Site Plan for a day care center for 64 children within an existing 2,600-square-foot building and an associated outdoor play area

Council District: 9

Appeal by Date: 8/29/2013

Review by Date: 9/30/2013

Action by Date: 1/27/2014

History:

Council referred this item to staff for the preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Davis and Olson).

A motion was made by Chairman Franklin, seconded by Council Member Turner, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

Aye: 7 - Franklin, Campos, Harrison, Lehman, Patterson, Toles and Turner

Absent: Davis and Olson

ROSP SE-4388-01 Kreative Kids Child Care Center

- Applicant(s):** Monika and Jalindar Mahabare
- Location:** Located on the northeast corner of Collier Road and Cherry Hill Road (0.24 Acres; R-R Zone).
- Request:** Requesting approval of a Revision of Site Plan Special Exception for a major revision to approved Special Exception SE-4388 to increase the child enrollment from 32 children to 62 children and an Alternative Compliance request from Section 4.2 of the Landscape Manual
- Council District:** 1
- Appeal by Date:** 7/29/2013
- Review by Date:** 7/29/2013
- Action by Date:** 1/27/2014
- Municipality:** None
- Opposition:** None
- History:**

Council referred item to staff for the preparation of a disapproving document (Vote: 8-0; Absent: Council Member Olson).

A motion was made by Council Member Lehman, seconded by Council Member Toles, that this Special Exception be referred for document. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

SE-4703

Ace Cash Express

Applicant(s): Ace Cash Express, Inc.

Location: Located east of Baltimore Avenue (US 1) between Locust Grove Drive and Chestnut Ridge Drive (2.14 Acres; C-M & R-55 Zones)

Request: Requesting approval of a Special Exception for a check cashing business in the C-M and R-55 Zones

Council District: 1

Appeal by Date: 7/29/2013

Review by Date: 7/29/2013

Action by Date: 1/27/2014

Municipality: None

Opposition: None

History:

Council referred this item to staff for the preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Olson).

A motion was made by Council Member Lehman, seconded by Council Member Harrison, that this Special Exception be referred for document. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

REV CR-138-2013

SMA Revisory Petition for the Largo Town Center Sectional Map Amendment (CR-138-2013)

Applicant(s): 3510 Inglewood LLC, Petitioner
Norman D. Rivera, Attorney for Petitioner

Location: Located at the northwest quadrant of the area included in the Largo Town Center Sector Plan and Sectional Map Amendment identified as 1220 Caraway Court, 1221 Caraway Court, 9301 Peppercorn Place and 1441 McCormick Drive

Request: Requesting a revision to a portion of the Approved Largo Town Center Sectional Map Amendment to rezone from the C-O (Commercial Office) Zone to the I-3 (Planned Industrial / Employment Park) Zone

Council District: 6

History:

Council referred item to staff for the preparation of a document of denial (Vote: 8-0; Absent: Council Member Olson)..

A motion was made by Council Member Davis, seconded by Vice Chair Campos, that this Revisory Petition be referred for document. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

Council adopted the prepared Order of Denial (Vote: 8-0; Absent: Council Member Olson).

A motion was made by Council Member Davis, seconded by Vice Chair Campos, that this Revisory Petition be denied. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

PENDING FINALITY**(a) ZONING HEARING EXAMINER**

SE-4682

American Legion Post 28

Applicant(s): American Legion Post #28

Location: Located along the northwest side of Powder Mill Road (MD 212), approximately 600 feet northeast of its intersection with Cherry Hill Road (3.15 Acres; R-T Zone).

Request: Requesting approval of a Special Exception to redevelop the property with a new 4,800-square-foot private club on 3.15 acres in the R-T Zone

Council District: 1

Appeal by Date: 1/13/2014

Review by Date: 1/30/2014

Municipality: None

Opposition: None

Council did not elect to make the final decision on this Special Exception.

SE-4729

Clinton Used Auto Parts, LLC

Applicant(s): Clinton Used Auto Parts, LLC

Location: Located at the southeast side of Delano Road, approximately 725 feet northeast of Old Alexandria Ferry Road (.69 Acres; I-1 Zone)

Request: Requesting approval of a Special Exception for a vehicle salvage yard and junk yard in the I-1 Zone, including a variance to the building setback requirement of Section 27-474(a)(1)(b) of the Zoning Ordinance for the setback for a trailer from the street and an eight-foot-high fence on the property line

Council District: 9

Appeal by Date: 1/23/2014

Review by Date: 1/30/2014

Municipality: None

Opposition: Joseph Smith & Sons

Council did not elect to make the final decision on this Special Exception.

(b) PLANNING BOARD

CSP-11003

Cambridge Place at Westphalia

Applicant(s): Cambridge Place at Westphalia, LLC

Location: Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.91 Acres; M-X-T Zone).

Request: Requesting approval of a Conceptual site plan for a mixed use project consisting of up to 325 multifamily units, 175,200 square feet of industrial/office, and 68,221 square feet of commercial uses and a Variance from Section 25-122(b)(1) (G).

Council District: 6

Appeal by Date: 12/19/2013

Review by Date: 1/21/2014

This Conceptual Site Plan was not elected for review by Council.

DDS-621

Temple of Praise International Church

- Applicant(s):** Temple of Praise International Church
- Location:** Located on the east side of Robert Crain Highway (US 301), approximately 1,435 feet north of Queen Anne Bridge Road (22.14 Acres; R-A Zone).
- Request:** Requesting approval of a Departure from Design Standards to allow the vehicular access to the loading space to be located within 50 feet of residentially-zoned property and a driveway street connection of 24 feet in width
- Council District:** 4
- Appeal by Date:** 1/9/2014
- Review by Date:** 1/30/2014

This Departure from Design Standards was not elected for review by Council.

DPLS-392

Friendship Apostolic Church of God, Inc.

- Applicant(s):** Friendship Apostolic Church of God, Inc.
- Location:** Located east of Kenilworth Avenue (MD 201), west of 55th Avenue and Decatur Street, and approximately 600 feet south of Emerson Street and north of John Hanson Highway (US 50) (3.53 Acres; R-80 Zone)
- Request:** Requesting approval of a Departure from Parking and Loading Standards to waive the required one loading space
- Council District:** 5
- Appeal by Date:** 12/19/2013
- Review by Date:** 1/21/2014
- Municipality:** City of Hyattville

This Departure from Parking and Loading Standards was not elected for review by Council.

DSP-04040-05**Waterford**

Location: Located at the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road (261.19 Acres; R-A Zone).

Request: Requesting approval of a Detailed Site Plan for building architecture and siting for Lots 4 and 19, Block A, in accordance with Condition 15 of the District Council Order for DSP-04040, and an update of the landscape plan to meet the requirements of the 2010 Prince George's County Landscape Manual.

Council District: 6

Appeal by Date: 1/27/2014

Review by Date: 1/30/2014

This Detailed Site Plan was not elected for review by Council.

DSP-05011-01**Marlboro Pointe Cluster**

Applicant(s): SM Waterford Estates, LLC

Location: Located on the northeastern side of Ritchie Marlboro Road, approximately 700 feet southeast of its intersection with Foyette Lane.

Request: Requesting approval for a Detailed Site Plan for 101 single-family detached residential units

Council District: 6

Appeal by Date: 1/9/2014

Review by Date: 1/30/2014

This Detailed Site Plan was not elected for review by Council.

DSP-06088-01

Stratford Estates, Section 2

Applicant(s): Dan Ryan Builders Mid-Atlantic, Inc.

Location: Located on the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection with Marlboro Pike

Request: Requesting approval of a Detailed Site Plan to revise the previously approved architectural elevations.

Council District: 6

Appeal by Date: 12/19/2013

Review by Date: 1/21/2014

History:

Council elected to review (Voice Vote: 8-0; Absent: Council Member Olson).

A motion was made by Council Member Davis, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

DSP-12061

Franklin Park at Greenbelt Station

Applicant(s): Franklin Park at Greenbelt Station

Location: Located on the northeast quadrant of the intersection of Breezewood Drive and Cherrywood Lane (151.79 Acres; M-U-I / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan for the addition of two new freestanding monument signs, two new building-mounted banner signs, and 27 freestanding pole banner signs within an existing multifamily residential development in the M-U-I and D-D-O Zones.

Council District: 4

Appeal by Date: 1/9/2014

Review by Date: 1/30/2014

Municipality: City of Greenbelt

History:

Council elected to review (Voice Vote: 9-0).

A motion was made by Council Member Turner, seconded by Vice Chair Campos, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

DSP-13011

Arden Pointe**Applicant(s):** Arden Point, LLP**Location:** Located on the north side of Contee Road, approximately 700 feet west of its intersection with Laurel Bowie Road (45.07 Acres; R-18 Zone).**Request:** Requesting approval of a Detailed Site Plan for a proposed 3,319-square-foot community building to replace an obsolete pool house.**Council District:** 1**Appeal by Date:** 1/9/2014**Review by Date:** 1/30/2014**This Detailed Site Plan was not elected for review by Council.**

DSP-13017

1800 Prosperity Way**Applicant(s):** James F. Schneider**Location:** Located in the southeast quadrant of the intersection of Prosperity Way and Prosperity Court (0.72 Acres; I-1 Zone)**Request:** Requesting approval of a Detailed Site Plan for a contractor's storage yard.**Council District:** 7**Appeal by Date:** 1/9/2014**Review by Date:** 1/30/2014**Municipality:** Capitol Heights**History:***Council elected to review (Voice Vote: 9-0).***A motion was made by Council Member Toles, seconded by Vice Chair Campos, that this Detailed Site Plan be elected to review. The motion carried by the following vote:****Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

DSP-13020

Walker Mill Business Park, Lot 8**Applicant(s):** Wasim and Naira Butt**Location:** Located on the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way (1.58 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan for a proposed vehicle towing company and automobile storage yard.**Council District:** 7**Appeal by Date:** 1/9/2014**Review by Date:** 1/30/2014**Municipality:** Capitol Heights**History:**

Council elected to review (Voice Vote: 9-0).

A motion was made by Council Member Toles, seconded by Council Member Davis, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

DSP-13021

Bible Life Christian Center**Applicant(s):** Bible Life Christian Center**Location:** Located on the east side of Livingston Road, approximately 650 feet north of its intersection with St. Barnabas Road (MD 414) (1.94 Acres; R-55 Zone).**Request:** Requesting approval of a Detailed Site Plan for a 1,702-square-foot addition to an existing church building and associated site improvements and a variance from the requirement of Section 27-441(b), Footnote 52(A).**Council District:** 8**Appeal by Date:** 12/26/2013**Review by Date:** 1/27/2014

This Detailed Site Plan was not elected for review by Council.

DSP-13025**University of Maryland Student Housing at Knox Road**

Applicant(s): Toll Brothers, LLC

Location: Located on the south side of Knox Road, approximately 1,000 feet west of its intersection with Baltimore Avenue (US 1) (6.208 Acres; M-U-I / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan for a mixed-use project with 11,909 square feet of retail development and 445 student housing units, for at total gross area of 655,139 square feet.

Council District: 3

Appeal by Date: 1/9/2014

Review by Date: 1/30/2014

Municipality: College Park

This Detailed Site Plan was not elected for review by Council.

SDP-0320-02**Preserve at Piscataway, Danville Estates**

Applicant(s): NVR MS Cavalier Preserve, LLC

Location: Located on the west side of Danville Road, approximately 4,000 feet southeast of the intersection with Floral Park Road (145.32 Acres; R-L Zone).

Request: Requesting approval of Specific Design Plan for modifications to a previous approval to meet lot, landscape, and tree canopy standards; revise grading; eliminate sewer outfall and on-lot woodland preservation; revise right-of-way width; and add 12 new house types.

Council District: 9

Appeal by Date: 1/9/2014

Review by Date: 1/30/2014

This Specific Design Plan was not elected for review by Council.

SDP-0611-02

Chaddsford, Section 6**Applicant(s):** Chester Willet**Location:** Located northwest of the intersection of Chadds Ford Drive and General Lafayette Boulevard (22.20 Acres; R-M Zone).**Request:** Requesting approval of a Specific Design Plan revision to add six new house models; modify the size of recreational facilities in the preteen and tot lots; and revise the recreational facilities construction schedule.**Council District:** 9**Appeal by Date:** 1/16/2014**Review by Date:** 1/30/2014

This Specific Design Plan was not elected for review by Council.

DPLS-396

Riverdale Road McDonalds**Companion Case(s):** DSP-12059**Applicant(s):** McDonalds USA LLC**Location:** Located on the northeast quadrant of the intersection of Kenilworth Avenue (MD 201) and Riverdale Road (1.11 Acres; C-S-C Zone)**Request:** Requesting approval of a Departure from Parking and Loading Standards (Sections 27-568 and 27-582) to reduce the required number of parking spaces from 52 to 46 and to not provide the required one loading space due to the site's small size**Council District:** 3**Appeal by Date:** 1/9/2014**Review by Date:** 1/30/2014**Municipality:** Town of Riverdale Park**History:**

Council elected to review (Voice Vote: 9-0).

A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Departure from Parking and Loading Standards be elected to review. The motion carried by the following vote:

Aye: 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

DSP-12059

Riverdale Road McDonalds**Companion Case(s):** DPLS-396**Applicant(s):** McDonalds USA LLC**Location:** Located on the northeast quadrant of the intersection of Kenilworth Avenue (MD 201) and Riverdale Road (1.11 Acres; C-S-C Zone).**Request:** Requesting approval of a Detailed Site Plan for a 4,387-square-foot, one-story, freestanding McDonalds eating and drinking establishment with drive-through service on an existing McDonalds site in the Commercial Shopping Center (C-S-C) Zone. The DSP proposes to demolish the existing McDonalds restaurant building and replace it with a new prototype building**Council District:** 3**Appeal by Date:** 1/9/2014**Review by Date:** 1/30/2014**Municipality:** Town of Riverdale Park**History:***Council elected to review (Voice Vote: 9-0).*

A motion was made by Council Member Olson, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

DPLS-387

Comunicar**Applicant(s):** JU DI, LLC.**Location:** Located at the southeast corner of Kenilworth Avenue (MD 201) and Kennedy Street (0.159 Acres; C-O Zone).**Request:** Requesting approval of Departure from Parking and Loading Standards for a waiver of six parking spaces from the required nine parking spaces for a tax and travel service office**Council District:** 3**Appeal by Date:** 12/19/2013**Review by Date:** 1/21/2014**Municipality:** Town of Riverdale Park**History:***Council elected to review (Voice Vote: 9-0).*

A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Departure from Parking and Loading Standards be elected to review. The motion carried by the following vote:

Aye: 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and
Turner

12:48 PM ADJOURN

The meeting was adjourned at 12:48 p.m.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council