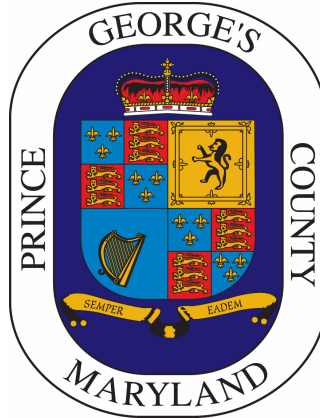


Prince George's County Council

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



Zoning Agenda - Final

**Monday, February 3, 2020
10:00 AM**

Council Hearing Room

Sitting as the District Council

Todd M. Turner, Council Chair, District 4

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

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

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

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. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

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 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>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION

Ms. Christine A. Osei, M-NCPPC Employee

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01282020](#)

District Council Minutes dated January 28, 2020

Attachment(s):

[01-28-2020 District Council Minutes DRAFT](#)

REFERRED FOR DOCUMENT**A-10054****Callicott Property****Applicant(s):**

Brian D. Callicott

Location:

Located on the north side of Church Street, approximately 260 feet west of its intersection with Water Street (0.5547 Acres; C-S-C Zone).

Request:

Requesting approval of a Zoning Map Amendment to rezone approximately 24,164 square feet of land, in the C-S-C (Commercial Shopping Center) Zone to the R-80 (One-Family Detached Residential) Zone.

Council District:

9

Appeal by Date:

11/7/2019

Action by Date:

3/9/2020

History:

05/09/2019

M-NCPPC Technical Staff

disapproval

10/08/2019

Zoning Hearing Examiner

approval

11/18/2019

Sitting as the District Council

deferred

Council deferred this item to a later date.

01/06/2020

Sitting as the District Council

deferred

Council deferred this item to January 14, 2020.

01/28/2020

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 9-0; Absent: Council Members Ivey and Glaros).***Attachment(s):**[A-10054 Zoning Agenda Item Summary](#)[A-10054 Zoning Hearing Examiner Decision](#)

A-10054-PORL

[A-10054 Technical Staff Report_with backup](#)

REFERRED FOR DOCUMENT (Continued)[DSP-18052](#)**Swan Creek Club Development, Lot 9C****Applicant(s):**

AMSB

Location:

Located at 12311 Hatton Point Road, approximately 1,500 feet southwest of its intersection with Riverview Road, in Fort Washington, Maryland (1.02 Acres; R-E / L-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for construction of a 5,900-square-foot, single-family detached dwelling with a garage, pool, and patio on a vacant and partially wooded property within the Limited Development Overlay (L-D-O) Zone of the Chesapeake Bay Critical Area (CBCA) Ordinance.

Council District:

8

Appeal by Date:

11/14/2019

Review by Date:

11/14/2019

Action by Date:

2/3/2020

History:

08/30/2019 M-NCPPC Technical Staff approval with conditions

10/10/2019 M-NCPPC Planning Board approval with conditions

10/28/2019 Sitting as the District Council deferred

Council deferred this item to November 4, 2019.

11/04/2019 Sitting as the District Council elected to review

Council election to review this item (Vote: 10-0; Absent: Council Member Hawkins).

11/18/2019 Sitting as the District Council announced hearing date

01/06/2020 Sitting as the District Council continued at a later date

After reading in the case number, name and description, Chair Turner requested a continuance of the hearing on behalf of Council Member Anderson-Walker. Council voted to continue the hearing to January 14, 2020 at 2:30pm (Vote: 10-0; Absent: Council Member Anderson-Walker).

01/14/2020 Sitting as the District Council hearing held; case taken under advisement

Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan application. Traci Scudder, Esq., attorney for the applicant, along with Kevin Campion, Kamel Daviate, Richard Leoste, and Matthew Tippett spoke on behalf of the applicant. Mr. James Garrett also spoke in support as a neighbor. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council took this case under advisement.

01/28/2020 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Glaros).

Attachment(s):

[DSP-18052 Planning Board Resolution 19-101](#)

DSP-18052 PORL

[DSP-18052 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.

(a) PLANNING BOARD**DSP-07073-12****National Harbor Beltway Parcel, Parcel 7**

Companion Case(s): DDS-654

Applicant(s): National Harbor Beltway, LC

Location: Located approximately one mile east of the Woodrow Wilson Bridge, in the southwest quadrant of the intersection of I-95/495 (Capital Beltway) and MD 210 (Indian Head Highway) (49.79 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a 2,467-space parking garage and a 150-room hotel consisting of a total of 82,000-square-feet on Parcel 7 of the National Harbor, Beltway Parcel.

Council District: 8

Appeal by Date: 2/20/2020

Review by Date: 2/20/2020

History:

12/20/2019 M-NCPPC Technical Staff approval with conditions

01/16/2020 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-07073-12 Planning Board Resolution 20-03](#)

[DSP-07073-12_PORL](#)

[DSP-07073-12 Technical Staff Report](#)

PENDING FINALITY**(a) PLANNING BOARD (Continued)****DDS-654****National Harbor Beltway Parcel, Parcel 7****Companion Case(s):** DSP-07073-12**Applicant(s):** National Harbor Beltway, LC**Location:** Located approximately one mile east of the Woodrow Wilson Bridge, in the southwest quadrant of the intersection of I-95/495 (Capital Beltway) and MD 210 (Indian Head Highway) (49.79 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) requested from the requirements of the Prince George's County Zoning Ordinance, to allow the reduction of the standard parking space size to 9 feet by 18 feet and the driveway width to 18 feet.**Council District:** 8**Appeal by Date:** 2/20/2020**Review by Date:** 2/20/2020**History:**

12/20/2019

M-NCPPC Technical Staff approval

Approval of a Departure from Design Standards (DDS) to allow a standard, nonparallel, parking space size of 9 feet in width by 18 feet in length within the parking garage on Parcel 7 only.

12/20/2019

M-NCPPC Technical Staff disapproval

Disapproval of Departure from Design Standards (DDS) to allow a standard 17-foot 10-inch parking drive aisle width as the needed information was not provided at the time of the report.

01/16/2020

M-NCPPC Planning Board approval

*Approval to allow a standard, nonparallel, parking space size of 9 feet in width by 18 feet in length and an 18-foot-wide parking drive aisle width within the parking garage on Parcel 7 only.***Attachment(s):**[DDS-654 Planning Board Resolution 20-04](#)

DDS-654_PORL

[DDS-654 Technical Staff Report](#)

PENDING FINALITY**(a) PLANNING BOARD (Continued)****DSP-19014****Greenbelt Metro****Applicant(s):**

Greenbelt Apartments, LLC

Location:

Located on the north side of Cherrywood Lane, approximately 800 feet west of its intersection with MD 201 (Kenilworth Avenue) (15.89 Acres; C-O / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for a multifamily development with 354 dwelling units and a clubhouse on 15.89 acres.

Council District:

4

Appeal by Date:

2/20/2020

Review by Date:

2/20/2020

Municipality:

City of Greenbelt

History:

12/20/2019

M-NCPPC Technical Staff

approval with conditions

01/16/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19014 Planning Board Resolution 20-02](#)

DSP-19014_PORL

[DSP-19014 Technical Staff Report](#)

(b) PLANNING BOARD'S REPRESENTATIVE

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

[CNU-48754-2019-U](#)

4103 Rhode Island Ave Brentwood

Applicant(s):

April Mackoff

Location:

Located on the east side of Rhode Island Avenue running north, approximately 210 feet northeast of the intersection with Bunker Hill Road (0.58 Acres; U-L-I Zone).

Request:

Requesting Certification of Nonconforming Use for an existing outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1984.

Council District:

2

Review by Date:

2/20/2020

Comment(s):

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

Municipality:

Town of Brentwood

History:

01/21/2020

M-NCPPC Administrative Certification approval

01/28/2020

Sitting as the District Council deferred

Council deferred this item.

Attachment(s):

[CNU-48754-2019-U File Materials](#)

ADJOURN

[ADJ10-20](#)

ADJOURN

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)

[EX 02032020](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.

11:00 AM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)