



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

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

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

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, April 13, 2021

10:45 AM

VIRTUAL MEETING

ADDITIONS TO THE AGENDA

CONVENE DISTRICT COUNCIL

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:46 a.m. with ten members present at roll call. Council Member Franklin arrived at 10:49 a.m.

Present: 11 - Chair Calvin S. Hawkins
Council Member Monique Anderson-Walker
Council Member Derrick Davis
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Council Member Sydney Harrison
Council Member Jolene Ivey
Council Member Rodney Streeter
Vice Chair Deni Taveras
Council Member Todd Turner

Also Present: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy Council Administrator
Colette R. Gresham, Associate Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Donna J. Brown, Clerk of the Council
Leonard Moses, Zoning Assistant, Office of the Clerk
James Walker-Bey, Zoning Reference Aide, Office of the Clerk
Theresa Myers, Legislative Assistant, Office of the Clerk
Dinora Hernandez, Legislative Officer
Ellis Watson, Legislative Officer

REFERRED FOR DOCUMENT

[DSP-19062](#)

Westphalia Town Center North

Companion Case(s): CSP-07004-01 Amended

Applicant(s): D.R. Horton

Location: Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).

Request: Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.

Council District: 6

Appeal by Date: 3/4/2021

Review by Date: 3/4/2021

Action by Date: 4/23/2021

History:

Council adopted the prepared order of approval, with conditions (Vote: 11-0).

A motion was made by Council Member Davis, seconded by Council Member Streeter, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

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- Attachment(s):** [DSP-19062 Zoning Agenda Item Summary](#)
[DSP-19062 Planning Board Resolution](#)
DSP-19062 PORL
[DSP-19062 Technical Staff Report](#)
[DSP-19062 Presentation Slides](#)
[DSP-19062 Planning Board Record](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)

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[CSP-07004-01](#)**Westphalia Center (Amended)**[Amended](#)**Companion Case(s):** DSP-19062**Applicant(s):** Evangel Cathedral**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 approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.**Council District:** 6**Appeal by Date:** 3/4/2021**Review by Date:** 3/4/2021**Action by Date:** 4/23/2021**History:**

Council took no action on this item since the Council order for DSP-19062 amended CSP-07004-01.

This Conceptual Site Plan was not acted on.

Attachment(s): [CSP-07004-01 Zoning Agenda Item Summary](#)
[CSP-07004-01 Amended Presentation Slides](#)
[CSP-07004-01 Planning Board Resolution](#)
[CSP-07004-01_PORL](#)
[CSP-07004-01 Technical Staff Report](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Planning Board Record](#)

[ADJ16-21](#)

ADJOURN

History:

The District Council meeting was adjourned at 10:53 a.m. (Vote: 11-0).

This meeting was adjourned.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council

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