

# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, January 11, 2016**

**1:30 PM**

**Council Hearing Room**

## **Sitting as the District Council**

*Derrick Leon Davis, District 6, Chairman*

*Mel Franklin, District 9*

*Dannielle M. Glaros, District 3, Vice Chairwoman*

*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*

**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**

**1:00 PM AGENDA BRIEFING - (ROOM 2027)****1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)****INVOCATION**

*Pastor Barry N. Wade, Sr.*

*The Body of Christ Christian Church, Capitol Heights, MD 20720*

**PLEDGE OF ALLEGIANCE****APPROVAL OF DISTRICT COUNCIL MINUTES****ORAL ARGUMENTS****[CDP-9601-01](#)****Springdale Estates****Applicant(s):**

Klein Bellehaven, LLC

**Location:**

Located on the southeast side of St. Joseph's Drive and the south side of Ardwick-Ardmore Road, approximately 1,000 feet southwest of its intersection with Lottsford Vista Road in Landover, Maryland.

**Request:**

Requesting approval of a Comprehensive Design Plan for an amendment to Comprehensive Design Plan CDP-9601 for approval of 65 single-family attached (townhouse) units, replacing 55,756 square feet of approved commercial uses with an expansion of the existing townhouse community.

**Council District:**

5

**Appeal by Date:**

11/19/2015

**Review by Date:**

11/19/2015

**Action by Date:**

3/11/2016

**History:**

09/10/2015 M-NCPPC Technical Staff approval with conditions

10/15/2015 M-NCPPC Planning Board approval with conditions

11/09/2015 Sitting as the District Council elected to review

*Council elected to review this item (Vote: 9-0).*

**Attachment(s):**

[CDP-9601-01\\_Zoning\\_AIS](#)

[CDP-9601-01 Planning Board Resolution 15-99](#)

CDP-9601-01\_PORL

[CDP-9601-01 Technical Staff Report](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)**[DSP-15029](#)**U.S. Business Interiors (USBI), Parcel N, Largo Centre West****Applicant(s):**

U.S. Business Interior Realty Holdings, Inc. c/o NAI The Michael Companies, Inc.

**Location:**

Located at 8800 Lottsford Road, approximately 770 feet east of the intersection of Harry S. Truman Drive and Largo Drive West, on the west side of Lottsford Road. The site is located within the Transit Oriented Development (TOD) Care Area of the Largo Town Center Sector Plan and SMA.

**Request:**

Requesting approval of a Detailed Site Plan to change the list of allowed uses on the subject property as authorized by Section 27-548.26(b) of the Prince George's County Zoning Ordinance for the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA).

**Council District:**

6

**Appeal by Date:**

12/10/2015

**Action by Date:**

3/11/2016

**Comment(s):**

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

**History:**

10/14/2015

M-NCPPC Technical Staff

approval with conditions

11/05/2015

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**

[DSP-15029\\_ZAIS](#)

[DSP-15029 Planning Board Resolution 15-115](#)

DSP-15029\_PORL

[DSP-15029 Technical Staff Report](#)

**NEW CASE(S)****ERR-248****Barbara England T/A BJ Folston & Associates, LLC****Validation of Multi-Family Rental Housing License M-0426****Applicant(s):**

Barbara England T/A BJ Folston &amp; Associates, LLC

**Location:**

Located at 3601 Maywood Lane, Suitland, Maryland (14,389 square feet; R-10 Zone).

**Request:**

Requesting approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0426, issued in error on Mary 14, 2015 for eight (8) apartment units.

**Council District:**

7

**Appeal by Date:**

11/19/2015

**Action by Date:**

3/21/2016

**Opposition:**

None

**History:**

10/20/2015

Zoning Hearing Examiner

approval

**ERR-253****Beltsville Gardens, LLC****Validation of Multifamily Rental Housing License M-0570****Applicant(s):**

Beltsville Gardens Apartments

**Location:**

Located at 4710 St. Mary's Street, Beltsville, Maryland (36,555 square feet; R-18 Zone).

**Request:**

Requesting approval for validation of Prince George's County Multifamily Rental Housing License No. M-0570, issued in error on April 24, 2014 for 12 apartment units.

**Council District:**

1

**Appeal by Date:**

1/7/2016

**Action by Date:**

4/29/2016

**Opposition:**

None

**History:**

12/08/2015

Zoning Hearing Examiner

approval

**NEW CASE(S) (Continued)**[ERR-254](#)**Melvin V. Felix****Validation of Multifamily Rental License No. 6823/Case No. M-791****Applicant(s):**

Marilyn V. Felix

**Location:**

Located at 3526 Maywood Lane, Suitland, Maryland.

**Request:**

Requesting approval for validation of Prince George's County Multifamily Rental Housing License No. 6823/ Case No. M-791, issued in error for two additions to a single-family home.

**Council District:**

7

**Appeal by Date:**

12/23/2015

**Action by Date:**

4/22/2016

**Opposition:**

None

**History:**

11/23/2015

Zoning Hearing Examiner

approval with conditions

**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**[CNU-43620-2015](#)**Firewood Unlimited****Applicant(s):**

Keith DeMarr

**Location:**

Located on the east side of Piscataway Road and northeast of Delancey Street (15.83 Acres; R-E Zone).

**Request:**

Requesting approval for Certification of a nonconforming use for year-round sales and storage of firewood business with a single-family house in a single-family residential lot in accordance with Subtitle 27 of the Prince George's County Code.

**Council District:**

9

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

10/12/2015

M-NCPPC Technical Staff

disapproval

12/10/2015

M-NCPPC Planning Board

approval

**PENDING FINALITY (Continued)****CSP-06001-01****Glenn Dale Commons****Applicant(s):**

Jemal's Greentec

**Location:**

Located west and south of Northern Avenue, east of Glenn Dale Road, and north of Greenbelt Road (MD 193) (74.56 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan for a mixed-use development consisting of approximately 65-70 single-family detached dwelling units; 150-200 townhouse dwelling units; 50-100 two-family (two-over-two) condominiums; 200-300 multifamily dwelling units; approximately 214,969 square feet of existing commercial/office space to remain; and 50,000 square feet of commercial/retail space.

**Council District:**

4

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

11/25/2015

M-NCPPC Technical Staff

approval with conditions

**CSP-98012-02****National Harbor****Applicant(s):**

The Peterson Companies

**Location:**

Located southwest of the intersection of the Capital Beltway (I-95 / 495) and Indian Head Highway (MD 210), west of Oxon Hill Road, and north of Fort Foote Road. The specified parcels being added to the development are located on the west side of Oxon Hill Road, opposite its intersection with Careybrook Lane (537.17 Acres; M-X-T / R-M / R-R Zones).

**Request:**

Requesting approval of a Conceptual Site Plan to add 3.14 acres of land (Parcels 41, 42, and 71) to the National Harbor waterfront entertainment/retail complex for the purpose of expanding the complex.

**Council District:**

8

**Appeal by Date:**

1/7/2016

**Review by Date:**

1/30/2016

**History:**

10/22/2015

M-NCPPC Technical Staff

approval with conditions

12/03/2015

M-NCPPC Planning Board

approval with conditions

**PENDING FINALITY (Continued)****DSP-15004****Freestate Shopping Center, Children of America Daycare Center****Applicant(s):**

Federal Realty Investment Trust

**Location:**

Located on the north side of Annapolis Road (MD 450), at its intersection with Superior Lane. Access to the site is via four driveway entrances from MD 450.

**Request:**

Requesting approval of a Detailed Site Plan for a day care center for 232 children. The applicant proposes to demolish the existing 26,344-square-foot bowling alley building, which is currently vacant, and construct a new building in the same location.

**Council District:**

4

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

11/05/2015

M-NCPPC Technical Staff

approval with conditions

12/10/2015

M-NCPPC Planning Board

approval with conditions

**SDP-1003-07****Parkside (formerly Smith Home Farm)****Applicant(s):**

SHF Project Owner, LLC

**Location:**

Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) (250.85 Acres; R-M Zone).

**Request:**

Requesting approval of a Specific Design Plan to revise Section 2 to revise the layout and unit mix; to add one single-family detached unit and 26 townhouses; to add Stanley Martin townhouse architecture; and to adjust the location of the mixed retirement development as proposed in Applicant's Exhibit 2B. No changes are proposed in Sections 1A, 1B, or 3 under this application.

**Council District:**

6

**Appeal by Date:**

1/14/2016

**Review by Date:**

1/30/2016

**History:**

11/04/2015

M-NCPPC Technical Staff

approval with conditions

12/10/2015

M-NCPPC Planning Board

approval with conditions



**ADJOURN**

**BRIEFING - (ROOM 2027)**

[BR 01112016](#)

**CONTINUOUS BUSINESS PROCESS IMPROVEMENT STUDY  
(Prince George's County Public School System Performance Audit)**

**Facilitator:**

Chris J. Librizzi, Managing Partner, Ernst & Young, LLP

**EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**

[EX 01112016](#)

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.