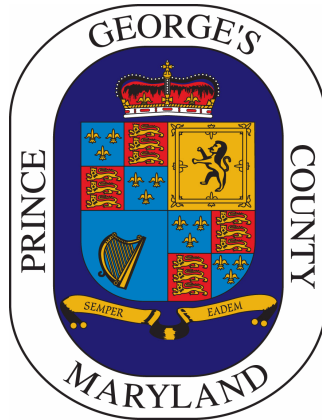


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Revised*

**Monday, May 13, 2024
10:00 AM**

Committee Room 2027

Sitting as the District Council

Jolene Ivey, Chair, District 5

Sydney J. Harrison, Vice Chair, District 9

Wala Blegay, District 6

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Mel Franklin, At-Large

Calvin S. Hawkins, II, At-Large

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

Jennifer A. Jenkins, 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)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04302024](#)

District Council Minutes Dated April 30, 2024

Attachment(s):

[4-30-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS[DDS-22005](#)**University Place Shopping Center****Companion Case(s):** DPLS-22007**Applicant(s):** University Place Center LLC**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) to reconfigure the front parking lot, due to acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for the construction of the Purple Line light rail. The applicant requested a departure from design standards (DDS), per Section 27-558(a) of the prior Prince George's County Zoning Ordinance. Section 27-558(a) provides design standards for parking space sizes. Standard nonparallel parking spaces are required to measure 19 feet by 9.5 feet. Compact nonparallel parking spaces are required to measure 16.5 feet by 8 feet. The applicant requested that the proposed standard nonparallel spaces be reduced to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

02/15/2024 M-NCPPC Technical Staff approval with conditions

03/21/2024 M-NCPPC Planning Board approval with conditions

04/08/2024 Sitting as the District Council elected to review

Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).

04/12/2024 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[DDS-22005 Zoning Agenda Item Summary](#)

[DDS-22005 PZC Notice of Intention to Participate District](#)

[DDS-22005 Presentation Slides](#)

[DDS-22005 Notice of Oral Argument](#)

[DDS-22005 Planning Board Resolution](#)

DDS-22005 PORL

[DDS-22005 Technical Staff Report](#)

[DDS-22005 & DPLS-22007 Planning Board Record](#)

[DDS-22005 Transcripts](#)

ORAL ARGUMENTS (continued)[DPLS-22007](#)**University Place Shopping Center****Companion Case(s):** DDS-22005**Applicant(s):** University Place Center LLC.**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) to reconfigure the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for construction of the Purple Line light rail. The applicant requests a departure from parking and loading standards (DPLS) per Section 27-568 of the prior Zoning Ordinance. Section 27-568 dictates the minimum number of parking spaces required. Accordingly, the site requires 124 parking spaces. The applicant proposes a reduction of 17 spaces, for a proposed total of 107 spaces.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

02/15/2024 M-NCPPC Technical Staff approval with conditions

03/21/2024 M-NCPPC Planning Board approval with conditions

04/08/2024 Sitting as the District Council elected to review

Council elected to review this item (Vote:7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).

04/12/2024 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[DPLS-22007 Zoning Agenda Item Summary](#)

[DPLS-22007 PZC Notice of Intention to Participate Distri](#)

[DPLS-22007 Presentation Slides](#)

[DPLS-22007 Notice of Oral Argument](#)

[DPLS-22007 Planning Board Resolution](#)

DPLS-22007 PORL

[DPLS-22007 Technical Staff Report](#)

[DDS-22005 & DPLS-22007 Planning Board Record](#)

[DPLS-22007 Transcripts](#)

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**CSP-11006-01****Salubria Center****Applicant(s):**

Pinnacle Harbor L.L.C.

Location:

Located on the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210, in Planning Area 80 and Council District 8 (50.04 Acres; I E Zone (Prior; M-X-T).

Request:

Requesting approval of a Conceptual Site Plan (CSP) to amend CSP-11006 to add a ±7.4-acre lot with an existing office building, and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.

Council District:

8

Appeal by Date:

6/6/2024

Review by Date:

6/6/2024

History:

02/29/2024

M-NCPPC Technical Staff

approval with conditions

05/02/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-11006-01 Zoning Agenda Item Summary](#)[CSP-11006-01 Planning Board Resolution](#)

CSP-11006-01 PORL

[CSP-11006-01 Technical Staff Report](#)

PENDING FINALITY (continued)[CSP-98012-02](#)[Amended](#)**National Harbor (Amended)****Applicant(s):**

The Peterson Companies L. C.

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, in Planning Area 80 and Council District 8. 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; RTO-L-C/RTO-L-E/RR Zones (Prior; M-X-T/R-M/R-R Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) 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:

5/16/2024

Review by Date:

5/16/2024

History:

02/08/2024

M-NCPPC Technical Staff

approval with conditions

04/11/2024

M-NCPPC Planning Board

approval with conditions

04/30/2024

Sitting as the District Council

deferred

Council deferred this item to May 13, 2024.

Attachment(s):[CSP-98012-02 Zoning Agenda Item Summary](#)[CSP-98012-02 Planning Board Resolution \(Amended\)](#)

CSP-98012-02 PORL (Amended)

[CSP-98012-02 Technical Staff Report \(Amended\)](#)

PENDING FINALITY (continued)**DSP-20005****Washington Pentecostal Assembly****Applicant(s):**

Washington Pentecostal Assembly, Inc.

Location:

Located northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street (.58 Acres; I E / IDO Zone (Prior; M-X-T / D-D-O / I-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to approve the conversion of a building, including architectural modifications, to operate a place of worship.

Council District:

5

Appeal by Date:

6/6/2024

Review by Date:

6/6/2024

Municipality:

Town of Bladensburg

History:

03/28/2024

M-NCPPC Technical Staff

approval with conditions

05/02/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20005 Zoning Agenda Item Summary](#)[DSP-20005 Planning Board Resolution](#)

DSP-20005 PORL

[DSP-20005 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-22040](#)**Walker Mill Business Park, Lots 6 & 7****Applicant(s):**

Sagres Land Development LLC

Location:

Located on the west side of Walker Mill Road, approximately 650 feet north of its intersection with Rochelle Avenue. Specifically, the address is 6541 and 6562 Prosperity Court, Capitol Heights, Maryland 20743, in Planning Area 75B and Council District 07 (3.68 Acres; I E Zone (Prior I-1 Zone)).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the retention of the existing temporary structures on-site and construction of a new 4,900-square-foot contractor office building, with both indoor and outdoor storage capabilities, as well as repair and maintenance of equipment.

Council District:

7

Appeal by Date:

5/23/2024

Review by Date:

5/23/2024

Municipality:

Capitol Heights

History:

| | | |
|------------|---------------------------------|--------------------------|
| 03/14/2024 | M-NCPPC Technical Staff | approval with conditions |
| 04/18/2024 | M-NCPPC Planning Board | approval with conditions |
| 04/30/2024 | Sitting as the District Council | deferred |

Council deferred this item to May 13, 2024.

Attachment(s):

[DSP-22040 Zoning Agenda Item Summary](#)

[DSP-22040 Planning Board Resolution](#)

DSP-22040 PORL

[DSP-22040 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 3, 2024 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***SE-22002****Stewart Property****Applicant(s):**

ESC 8215 Springfield, L.C.

Location:

Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).

Request:

Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.

Council District:

4

Appeal by Date:

4/25/2024

Review by Date:

4/25/2024

Action by Date:

9/23/2024

Opposition:

Howard Aldag, Charles Holman, et. al.

History:

09/20/2023

M-NCPPC Technical Staff

approval with conditions

03/26/2024

Zoning Hearing Examiner

remanded

The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner in order that the Applicant submit a request for a variance to Section 27-395 (a)(3)(B)'s requirement that the subject property contain 12 contiguous acres, and to make any necessary revisions to the Special Exception Site Plan and other applicable documents. Applicant should also reduce the number of dwelling units to the maximum recommended in the 2022 Master Plan or further address why that is unnecessary. The remand may be limited in nature, allowing the incorporation of the prior record.

04/08/2024

Sitting as the District Council

elected to make the final decision

Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).

04/19/2024

Office of the Clerk of the Council

mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

04/24/2024 Applicant filed
Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.

04/25/2024 Person of Record filed
Sean Suhar Esq., attorney for the Persons of Record (Wingate Homeowners Association, Inc) filed Exceptions and Request for Oral Argument Hearing.

05/09/2024 Person of Record filed
Howard Adlag, Person of Record filed written testimony.

Attachment(s):

[SE-22002 Zoning Agenda Item Summary](#)
[SE-22002 Aldag to Brown \(Testimony\) 5-9-2024](#)
[SE-22002 Suhar to Brown \(Exceptions & Request for Oral](#)
[SE-22002 Hatcher to Brown \(Exceptions & Request for O](#)
[SE-22002 Notice of Oral Argument Hearing](#)
[SE-22002 Notice ZHE of Decision](#)
[SE-22002 ZHE Decision](#)
 SE-22002 ZHE POR List
[SE-22002 ZHE Technical Staff Report](#)
[SE-22002 ZHE Exhibit List](#)
[SE-22002 ZHE Exhibits #1-109](#)
[SE-22002 Transcripts 12-20-23](#)

ADJOURN[ADJ48-24](#)**ADJOURN**