

Prince George's County Council

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



Zoning Agenda - Final

Monday, February 27, 2017

10:00 AM

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

9:30 AM AGENDA BRIEFING - (ROOM 2027)**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)****INVOCATION**

Edwin H. Brown, Jr., County Employee

PLEDGE OF ALLEGIANCE**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02132017](#)

District Council Minutes dated February 13, 2017

Attachment(s):

[2-13-2017 District Council Minutes DRAFT](#)

ORAL ARGUMENTS

[DSP-15025](#)

6320 Allentown Road Day Care Center

Applicant(s):

ABDOW Family, LLC.

Location:

Located in the northeast quadrant of the intersection of Allentown Road and Allentown Way, at 6320 Allentown Road in Camp Springs (0.46 Acres; C-S-C / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan for a day care center for 78 children. The applicant proposes to locate the daycare center in an existing building that was previously used as a real estate office.

Council District:

8

Appeal by Date:

2/9/2017

Review by Date:

2/9/2017

Action by Date:

3/24/2017

History:

11/30/2016

M-NCPPC Technical Staff

approval with conditions

01/05/2017 M-NCPPC Planning Board approval with conditions

01/23/2017 Sitting as the District Council elected to review

Council elected to review this item (Vote: 7-0; Absent: Council Members Franklin and Patterson).

Attachment(s):

[DSP-15025 Zoning AIS](#)

[DSP-15025 Planning Board Resolution 16-154](#)

DSP-15025_PORL

NEW CASE(S)

[ERR-262](#)

Westwood Place Apartments, LLC

Validation of Multifamily Rental License No. M-1160 Issued in Error

Applicant(s):

Westwood Place Apartments, LLC

Location:

Located in the R-18 (Multifamily Medium Density Residential) Zone, and identified as 7200 Jaywick Avenue, Fort Washington, Maryland (11.65 Acres; R-18 Zone).

Request:

Requesting approval for validation of Prince George's County Multifamily Rental License No. M-1160 issued in error for a 246-unit apartment building located in the R-18 (Multifamily Medium Density Residential) Zone.

Council District:

8

Appeal by Date:

2/10/2017

Action by Date:

5/11/2017

Opposition:

None

History:

01/11/2017 Zoning Hearing Examiner approval with conditions

Attachment(s):

[ERR-262 Zoning AIS](#)

[ERR-262 Zoning Hearing Examiner Decision](#)

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-24691-2016****Hampshire View, Lot 4, Block 2****Applicant(s):**

Aster DeMissie Revocable Trust

Location:

Located on the east side of Red Top Road in Takoma Park, approximately 510 feet south of the intersection of Red Top Road and East-West Highway (MD 410) (0.1240 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing, three-unit multifamily apartment building that was built in 1951. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

3/23/2017

Review by Date:

3/23/2017

History:

12/27/2016

M-NCPPC Technical Staff

approval

02/16/2017

M-NCPPC Planning Board

approval

Attachment(s):[CNU-24691-2016 Zoning AIS](#)

PENDING FINALITY (Continued)**CNU-43544-2015****Langley Terrace Apartments****Applicant(s):**

Zupnik-Langley Park Associates, LLC

Location:

Located on the east side of 14th Avenue and Langley Way (4.507 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing, 106-unit multifamily garden-style apartment complex, that was built in 1950. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

3/23/2017

Review by Date:

3/23/2017

History:

12/27/2016

M-NCPPC Technical Staff

approval

02/16/2017

M-NCPPC Planning Board

approval

Attachment(s):[CNU-43544-2015 Zoning AIS](#)**DDS-635****Dollar General - Livingston Road****Companion Case(s):**

DPLS-431

Applicant(s):

Pace Livingston, LLC.

Location:

Located on the east side of Livingston Road 125 feet north of its intersection with Saint Barnabas Road (MD 414), also identified as 6712 Livingston Road (0.84 Acres: C-S-C Zone).

Request:

Requesting approval of a Departure from Design Standards for a waiver of 38.5 feet from Section 27-579(b) to allow access to the loading space to be located within 50 feet of residentially-zoned property.

Council District:

8

Appeal by Date:

3/2/2017

Review by Date:

3/2/2017

History:

12/21/2016

M-NCPPC Technical Staff

approval with conditions

01/26/2017

M-NCPPC Planning Board

approval with conditions

02/13/2017 Sitting as the District Council deferred
Council deferred this item to February 27, 2017.

Attachment(s): [DDS-635 Zoning AIS](#)

PENDING FINALITY (Continued)

[DPLS-431](#)

Dollar General - Livingston Road

Companion Case(s): DDS-635

Applicant(s): Pace Livingston, LLC.

Location: Located on the east side of Livingston Road 125 feet north of its intersection with Saint Barnabas Road (MD 414), also identified as 6712 Livingston Road (0.84 Acres: C-S-C Zone).

Request: Requesting approval of a Departure from Parking and Loading Standards for a departure of 17 parking spaces from the Zoning Ordinance requirement of 43 parking spaces.

Council District: 8

Appeal by Date: 3/2/2017

Review by Date: 3/2/2017

History:

12/21/2016 M-NCPPC Technical Staff approval with conditions

01/26/2017 M-NCPPC Planning Board approval with conditions

02/13/2017 Sitting as the District Council deferred

Council deferred this item to February 27, 2017.

Attachment(s): [DPLS-431 Zoning AIS](#)

PENDING FINALITY (Continued)[DSP-16020](#)**Allentown Andrews Gateway****Companion Case(s):** DDS-638**Applicant(s):** Camp Springs Allentown, LLC.**Location:** Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a mixed-use project consisting of 55,600 square-foot commercial development including one 36,000-square-foot grocery store (LIDL), one 5,600 square-foot gas station with food and beverage store (WAWA), one 14,000 square-foot in-line commercial building, of which 500 square feet is to be used for community meeting space, and 59 townhouse units.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**History:**

01/05/2017	M-NCPPC Technical Staff	approval with conditions
02/02/2017	M-NCPPC Planning Board	approval with conditions
02/13/2017	Sitting as the District Council	deferred

*Council deferred this item to February 27, 2017.***Attachment(s):** [DSP-16020 Zoning AIS](#)

PENDING FINALITY (Continued)[DDS-638](#)**Allentown Andrews Gateway****Companion Case(s):** DSP-16020**Applicant(s):** Camp Springs Allentown, LLC.**Location:** Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for three departures from Section 27-579(b) of the Prince George's County Zoning Ordinance which prohibits loading spaces and access to a loading space to be located less than 50 feet from property proposed to be used for residential purposes.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**History:**

01/05/2017	M-NCPPC Technical Staff	approval with conditions
02/02/2017	M-NCPPC Planning Board	approval with conditions
02/13/2017	Sitting as the District Council	deferred

*Council deferred this item to February 27, 2017.***Attachment(s):** [DDS-638 Zoning AIS](#)

PENDING FINALITY (Continued)**[SDP-1604](#)****Brandywine Village Commercial Outlots 6, 7, & 8****Applicant(s):**

Brandywine Partners, LLC

Location:

Located in the northwestern quadrant of the intersection of Chadds Ford Drive and Robert Crain Highway (US 301) (24.06 Acres; L-A-C Zones).

Request:

Requesting approval of a Specific Design Plan for an infrastructure specific design plan (SDP) for grading and installation of one stormwater management pond for the commercial portion of the Brandywine Village development.

Council District:

9

Appeal by Date:

3/23/2017

Review by Date:

3/23/2017

History:

01/31/2017

M-NCPPC Technical Staff

approval with conditions

02/16/2017

M-NCPPC Planning Board

approval with conditions

Attachment(s):**[SDP-1604 Zoning AIS](#)****ADJOURN**