



# 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

*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*

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**Monday, July 27, 2020**

**10:00 AM**

**VIRTUAL MEETING**

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### **10:00 AM CALL TO ORDER**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Turner at 10:01 a.m. with eleven members present at roll call.*

**Present:** 11 - Council Chair Todd Turner  
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  
Vice Chair Calvin S. Hawkins  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Council Member Deni Taveras

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*Also Present: Stan Brown, People's Zoning Counsel*

*Robert J. Williams, Jr., 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*

*Terry Myers, Legislative Assistant, Office of the Clerk*

*Dinora Hernandez, Legislative Officer*

*M-NCPPC*

*Adam Bossi, Development Review Division*

*Jill Kosack, Supervisor, Development Review Division*

### **INVOCATION / MOMENT OF SILENCE**

*Council Member Deni Taveras requested prayer for David Jordan who lost his wife last week and Ms. Sharron Hill from the Chillum community who was a great friend and constituent along with prayers for her husband who will be by himself and is a burn victim. She also requested prayers for her family and aunt who lost her husband to COVID-19 which is the 5th death in her family due to the pandemic. Council Chair Turner recognized the loss of Congressman John Louis and all who were lost since the last time Council met. There was also a moment of silence.*

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

**MINDC 03092020**

**District Council Minutes dated March 9, 2020**

**A motion was made by Council Member Davis, seconded by Council Member Taveras, that this Minutes be approved. The motion carried by the following vote:**

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

**Attachment(s):** [03-09-2020 District Council Minutes DRAFT](#)

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**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-19001****JSF Annapolis Road****Applicant(s):** JSF Management, LLC**Location:** Located on the south side of MD 450 (Annapolis Road) at its intersection with 68th Avenue (1.09 Acres; M-U-I / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to allow a consolidated storage use and construct a 133,000-square-foot building, with associated approximately 1,830 square feet of office/retail use.**Council District:** 5**Appeal by Date:** 3/18/2020**Action by Date:** 9/21/2020**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.**Municipality:** Town of Landover Hills**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan application. Edward Gibbs, Esq., attorney for the applicant, spoke on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document (Vote: 11-0).*

**A motion was made by Council Member Ivey, seconded by Council Member Streeter, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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

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

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

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

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**Attachment(s):**    [DSP-19001 Zoning Agenda Item Summary](#)  
DSP-19001 Appicant Ltr to Clerk  
[DSP-19001 Color Power Point Presentation](#)  
DSP-19001 exhibits entered at PB  
DSP-19001 back up images  
DSP 19001 Notice of Mandatory Review  
DSP-19001 POR Waiver letters  
DSP-19001 POR Waiver letters\_2  
[DSP-19001 Planning Board Resolution 20-11](#)  
[Updated](#)  
DSP-19001\_PORL  
[DSP-19001 Technical Staff Report](#)

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**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-20004****Riverfront at West Hyattsville Metro-Parcel 1 ETOD****Applicant(s):** Robert Gilbane Jr.**Location:** Located on the west side of Ager Road, at its intersection with Little Branch Run, 135 feet north of Jamestown Road and the West Hyattsville Metro Station (2.02 Acres; M-X-T / T-D-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 44,362-square-foot medical office building with a parking garage with up to 238 parking spaces. Amend the Land Use category to Mixed-Use Residential and add medical laboratory and eating and drinking establishment as allowed uses on the subject property.**Council District:** 2**Appeal by Date:** 9/17/2020**Action by Date:** 9/3/2020**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.**Municipality:** City of Hyattsville**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan application. Thomas Haller, Esq., attorney for the applicant, spoke on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document (Vote: 11-0)*

**A motion was made by Council Member Taveras, seconded by Council Member Streeter, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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

*Council adopted the prepared Order of approval, with conditions in accordance with the Planning Board's decision (Vote: 11-0).*

**A motion was made by Council Member Taveras that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

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

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**Attachment(s):** [DSP-20004 Zoning Agenda Item Summary](#)  
[DSP-20004 Color Power Point Presentation](#)  
DSP 20004 Notice of Mandatory Review  
DSP-20004 POR Waivers  
DSP-20004\_POR Waiver2  
[DSP-20004 Planning Board Resolution No. 2020-88](#)  
DSP-20004\_POR List  
[DSP-20004 Technical Staff Report](#)

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**REFERRED FOR DOCUMENT****A-10050****Bowman Property**

**Applicant(s):** Roma S. Bowman Living Trust, et al; and Marsha J. Bowman Living Trust  
**Location:** Located on the south side of Prince George's Avenue, 4935 and 4937 Prince George's Avenue, Beltsville, Maryland (1.0255 Acres; R-R / R-10 Zones).  
**Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 33,502-square-feet of R-10 (Multifamily High Density Residential) zoned land to the C-S-C (Commercial Shopping Center) Zone.

**Council District:** 1**Appeal by Date:** 10/28/2019**Action by Date:** 7/27/2020**Opposition:** None**History:**

*Council adopted the prepared Zoning Ordinance No. 3 - 2020 of approval with conditions (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Zoning Map Amendment be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [A-10050 Zoning Agenda Item Summary](#)  
 A-10050-C Bowman Draft Conditional Document

A-10050-C Bowman Draft Document

[A-10050 ZHE Decision](#)

A-10050 Bowman PORL

[A-10050 Technical Staff Report](#)

**CDP-1201-01****Brandywine Village****Applicant(s):** Brandywine Partners, LLC

**Location:** Located in the northwest quadrant of the intersection of US 301 (Robert Crain Highway) and Chadds Ford Drive, east of General Lafayette Boulevard (44.33 Acres; L-A-C Zone).

**Request:** Requesting approval of a Comprehensive Design Plan for an increase of 2,000 square feet from the previously approved 218,500 square feet of commercial/retail space, to a total of 220,500 square feet, and to add a new location of a commercial building.

**Council District:** 9



**Appeal by Date:** 1/9/2020  
**Review by Date:** 1/30/2020  
**Action by Date:** 7/30/2020

**History:**

*Council adopted the prepared Order of approval, with conditions in accordance with the Planning Board's decision (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Comprehensive Design Plan be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [CDP-1201-01 Zoning Agenda Item Summary](#)  
 CDP-1201-01 Brandywine Village Draft Document

[CDP-1201-01 Planning Board Resolution 9-124](#)

CDP-1201-01\_PORL

[CDP-1201-01 Technical Staff Report](#)

**ROW-12790****Cherry Associates, Limited Partnership/Janjer Enterprises, Inc.**

**Applicant(s):** Cherry Associates, Limited Partnership/Janjer Enterprises, Inc.

**Location:** Located in the southeastern quadrant of the intersection of Old Fort Road South and Indian Head Highway (MD 210) (0.545 Acres; C-S-C zone).

**Request:** Requesting approval for to authorize the issuance of permits (5920-2018-CCGN and 4494-2018-G) for C-S-C (Commercial Shopping Center) zoned property within the proposed right-of-way for Indian Head Highway (MD 210).

**Council District:** 9

**Appeal by Date:** 11/4/2019

**Action by Date:** 9/2/2020

**History:**

*Council adopted the prepared Order of denial (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Authorization to Build in the Right of Way be disapproved. The motion carried by the following vote:**

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

**Attachment(s):** [ROW-12790 Zoning Agenda Item Summary](#)

ROW -12790 PORL

[ROW-12790 ZHE Decision](#)

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**ITEM(S) FOR DISCUSSION****CSP-18003****Calm Retreat****Applicant(s):** Calm Retreat, LLC**Location:** Located at 15111 and 15207 US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive (72.10 Acres; M-X-T Zone).**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of 550-650 one-family, attached (townhouse) dwelling units; 100-200 two-family, attached dwelling units; and 10,000-20,000 square feet of commercial/retail uses.**Council District:** 9**Appeal by Date:** 12/26/2019**Review by Date:** 1/30/2020**Action by Date:** 7/30/2020**Comment(s):** Although Planning Board's decision regarding CSP-18003 was transmitted to all persons of record on November 26, 2019. The application case file was returned to the Planning Board to comply with State Ethics Law. The case was retransmitted to the District Council after compliance on December 5, 2019.**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

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

*Council adopted the prepared Order of approval, with conditions in accordance with the Planning Board's decision (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Conceptual Site Plan be approval with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-18003 Zoning Agenda Item Summary](#)  
 CSP-18003 Calm Retreat Draft Document  
[CSP-18003 Planning Board Resolution 19-125](#)  
 CSP-18003\_PORL  
[CSP-18003 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.*

### **(b) PLANNING BOARD**

**CDP-0501-02**

#### **Parkside**

**Applicant(s):** SHF Project Owner, LLC

**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue) (757 Acres; L-A-C / R-M Zones).

**Request:** Requesting approval of a Comprehensive Design Plan (CDP) to amend Condition 25 of the Prince George's County District Council's Order approving Comprehensive Design Plan CDP-0501, as it relates to the timing for commercial development in the Local Activity Center (L-A-C) zoned portion of the property.

**Council District:** 6

**Appeal by Date:** 7/27/2020

**Review by Date:** 7/27/2020

#### **History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Franklin, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:**

**Aye:** 10 - Turner, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

**Absent:** Anderson-Walker

**Attachment(s):** [CDP-0501-02 Zoning Agenda Item Summary](#)  
[CDP-0501-02 Planning Board Resolution 20-12](#)  
 CDP-0501-02\_PORL  
[CDP-0501-02 Technical Staff](#)

**CDP-0902-01**

#### **The Villages at Timothy Branch**

**Applicant(s):** Timothy Branch, Inc.

**Location:** Located on the east side of US 301 (Robert Crain Highway), southeast of its intersection with MD 381 (Brandywine Road) (261.75 Acres; R-M / M-I-O Zones).

**Request:** Requesting approval of a Comprehensive Design Plan (CDP) that requests amendments to certain residential development standards and recreational facilities of the previously approved Comprehensive Design Plan (CDP).

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Franklin, that Council waive election to review for this Comprehensive Design Plan.. The motion carried by the following vote:**

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

**Attachment(s):** [CDP-0902-01 Zoning Agenda Item Summary](#)  
[CDP-0902-01 Planning Board Resolution No. 2020-64](#)

CDP-0902-01\_POR List

[CDP-0902-01 Technical Staff Report](#)

**SDP-1701-03**

**Timothy Branch**

**Applicant(s):** Timothy Branch Inc

**Location:** The subject pods, RM-3 and RM-4, are located in the middle of the larger development known as the Villages at Timothy Branch, which is located on the south side of MD 381 (Brandywine Road), approximately 1,000 feet east of its intersection with Short Cut Road (322.41 Acres; L-A-C / R-M / M-I-O Zones).

**Request:** Requesting approval of a Specific Design Plan (SDP) for the development of 251 dwelling units in the RM-3 and a portion of the RM-4 pods, as the second phase of residential development of the Villages of Timothy Branch. These dwelling units consist of 96 single-family attached (townhouses), 30 single-family semidetached (duplexes), and 125 single-family detached dwelling units.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

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

**Attachment(s):** [SDP-1701-03 Zoning Agenda Item Summary](#)  
[SDP-1701-03 Planning Board Resolution NO. 2020-102](#)

SDP-1701-03\_POR List

[SDP-1701-03 Technical Staff Report](#)

**SDP-1701-04**

**Timothy Branch - Allora Crossing**

**Companion Case(s):** DPLS-477

**Applicant(s):** Maple Multi-Family Land SE, L.P

**Location:** The subject pod, RM-5, is located in the southwestern corner of a larger development known as the Villages at Timothy Branch, which is located on the south side of MD 381 (Brandywine Road), approximately 1,000 feet east of its intersection with Short Cut Road (322.41 Acres; L-A-C/R-M/M-I-O Zones).

**Request:** Requesting approval of a Specific Design Plan (SDP) for development of 243 multifamily dwelling units in residential module RM-5, as the third phase of residential development of the Villages of Timothy Branch.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

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

**Attachment(s):** [SDP-1701-04 Zoning Agenda Item Summary](#)  
[SDP-1701-04 Planning Board Resolution NO. 2020-103 Updated 2](#)

SDP-1701-04 POR List

[SDP-1701-04 Technical Staff Report](#)

**DPLS-477**

**Timothy Branch - Allora Crossing**

**Applicant(s):** Maple Multi-Family Land SE, L.P.

**Location:** The subject pod, RM-5, is located in the southwestern corner of a larger

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development known as the Villages at Timothy Branch, which is located on the south side of MD 381 (Brandywine Road), approximately 1,000 feet east of its intersection with Short Cut Road (322.41 Acres; L-A-C / R-M / M-I-O Zones).

**Request:** Requesting approval of a Specific Design Plan (SDP) for development of 243 multifamily dwelling units in residential module RM-5, as the third phase of residential development of the Villages of Timothy Branch.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Departure from Parking and Loading Standards.**

**The motion carried by the following vote:**

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

**Attachment(s):** [DPLS-477 Zoning Agenda Item Summary](#)  
DPLS-477\_POR List  
[DPLS-477 Technical Staff Report](#)  
[DPLS-477 Planning Board Resolution NO. 2020-104 Updated 2](#)

**CDP-9306-H1**

**Glassford Village, Lot 6, Block F (Key Project)**

**Applicant(s):** Eric Key

**Location:** Located at 14303 Lightfoot Street, on the west side of Lightfoot Street, approximately 80 feet south of Pollin Street (0.15 Acres; R-L Zone).

**Request:** Requesting approval of a Comprehensive Design Plan (CDP) is a request to construct a 20-foot by 20-foot open deck to the rear of an existing single-family detached dwelling, within the rear yard setback.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:**

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



**Attachment(s):** [CDP-9306-H1 Zoning Agenda Item Summary](#)  
[CDP-9306-H1 Planning Board Resolution](#)  
 CDP-9306-H1\_POR List  
[CDP-9306-H1 Technical Staff Report](#)

**CNU-26029-2019****E&K International Food Market**

**Applicant(s):** Ebrima Jallow  
**Location:** Located on the west side of Livingston Road, approximately 0.3 miles north of Oxon Hill Road (0.25 Acres; C-M Zone).  
**Request:** Requesting approval of a Certification of a Nonconforming Use (CNU) for a food or beverage store.  
**Council District:** 8  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Action by Date:** 10/26/2020

**History:**

*Council elected to review (Vote: 11-0).*

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that this Certification of a Nonconforming Use be elected to review. The motion carried by the following vote:**

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

**Attachment(s):** [CNU-26029-2019 Zoning Agenda Item Summary](#)  
[CNU-26029-2019 Planning Board Resolution](#)  
 CNU-26029-2019\_POR List  
[CNU-26029-2019 Technical Staff Report](#)  
 CNU-26029-2019 Hearing Notice October 5th

**CNU-51768-2019****Crescent Square Apartments**

**Applicant(s):** Crescent Square Apartments  
**Location:** Located on the south side of Parkway Road, west of its intersection with Crescent Road (0.63 Acres; R-18 / R-P-C Zones).  
**Request:** Requesting Certification of a Nonconforming Use (CNU) for a 24-unit multifamily building constructed in 1937, when the property was not subject to the requirements of the Zoning Ordinance.  
**Council District:** 4  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Municipality:** Greenbelt

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Dernoga, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

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

**Attachment(s):** [CNU-51768-2019 Zoning Agenda Item Summary](#)

[CNU-51768-2019 Planning Board Resolution](#)

CNU-51768-2019\_POR List

[CNU-51768-2019 Technical Staff Report](#)

**CNU-53400-2019****Crescent Square Apartments**

**Applicant(s):** Crescent Square Apartments

**Location:** Located on the south side of Crescent Road, west of its intersection with Gardenway Court (1.17 Acres; R-18 / R-T / R-P-C Zones).

**Request:** Requesting Certification of a Nonconforming Use (CNU) for a 2 multifamily building constructed in 1937, when the property was not subject to the requirements of the Zoning Ordinance.

**Council District:** 4

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Municipality:** Greenbelt

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Dernoga, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

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

**Attachment(s):** [CNU-53400-2019 Zoning Agenda Item Summary](#)

[CNU-53400-2019 Planning Board Resolution](#)

CNU-53400-2019\_POR List

[CNU-53400-2019 Technical Staff Report](#)

**CSP-02004****South Lake**

**Companion Case(s):** DSP-19023

**Applicant(s):** South Lake Partners LLC

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- Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway) (282.98 Acres; E-I-A Zone).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for residential, retail and office uses.
- Council District:** 4
- Appeal by Date:** 8/17/2020
- Review by Date:** 9/21/2020
- Municipality:** Bowie

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Davis, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:**

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

- Attachment(s):** [CSP-02004 Zoning Agenda Item Summary](#)  
[CSP-02004 Planning Board Resolution](#)  
 CSP-02004\_POR List  
[CSP-02004 Technical Staff Report](#)

**DSP-19023****South Lake**

**Companion Case(s):** CSP-02004

**Applicant(s):** South Lake Partners LLC

**Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway) (282.98 Acres; E-I-A).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for 1,035 single-family dwelling units consisting of 128 two-family attached units, 562 single-family attached (townhouse) units, and 345 single family detached units on 866 lots as part of a Mixed-Use Planned Community. The Detail Site Plan (DSP) also requests to amend the previously approved Conceptual Site Plan, CSP-02004 as part of this process.

**Council District:** 4

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Municipality:** Bowie

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Davis,**

that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

**Attachment(s):** [DSP-19023 Zoning Agenda Item Summary](#)  
[DSP-19023 Planning Board Resolution No. 2020-38](#)

DSP-19023\_POR List

[DSP-19023 Technical Staff Report](#)

#### DSP-19024

#### **Umbrella Architecture for South Lake**

**Applicant(s):** South Lake Partners, LLC

**Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert Crain Highway) (282.97 Acres; E-I-A Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) Umbrella Architecture for 27 single-family detached models and 13 single-family attached (townhouse).

**Council District:** 4

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

#### **History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19024 Zoning Agenda Item Summary](#)  
[DSP-19024 Planning Board Resolution No. 2020-39](#)

DSP-19024\_POR List

[DSP-19024 Technical Staff Report](#)

#### CSP-11003 Amended **Cambridge at Westphalia**

**Companion Case(s):** DSP-18020

**Applicant(s):** TC MidAtlantic Development

**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.94 Acres; M-X-T / M-I-O).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for approximately 38,400 square feet of office space, and 324,480 square feet of warehouse space in the M-X-T (Mixed Use-Transportation Oriented) Zone.

**Council District:** 6  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Vice Chair Hawkins, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-11003 Zoning Agenda Item Summary](#)  
[CSP-11003 Planning Board Resolution No. 13-122 \(A\)](#)  
 CSP-11003\_POR List  
[CSP-11003 Technical Staff Report](#)

**DSP-18020****Cambridge at Westphalia**

**Companion Case(s):** CSP-11003 Amended

**Applicant(s):** TC MidAtlantic Development

**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with MD 4 (Pennsylvania Avenue) (68.94 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a detailed site plan (DSP) to redevelop Parcel 1 for approximately 38,400 square feet of office space and up to 324,480 square feet of warehouse space in the M-X-T (Mixed Use-Transportation Oriented) Zone. This application also requests an amendment to Conceptual Site Plan CSP-11003 (PGCPB Resolution No. 13-122(A)), to eliminate the previously proposed 325-unit multifamily residential development.

**Council District:** 6  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

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**Attachment(s):** [DSP-18020 Zoning Agenda Item Summary](#)  
[DSP-18020 Planning Board Resolution NO. 2020-74](#)  
 DSP-18020\_POR List  
[DSP-18020 Technical Staff Report](#)

**CSP-18007****Hope Village Center**

**Applicant(s):** VMD-Upper Marlboro, LLC

**Location:** Located in the southeast corner of the intersection of MD 223 (Woodyard Road) and Marlboro Pike (37.59 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development with 38 single-family, attached residential units and 181,950 square feet of commercial and institutional uses, including a hotel, gas station, assisted living facility, and church.

**Council District:** 9

**Appeal by Date:** 8/3/2020

**Review by Date:** 9/2/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-18007 Zoning Agenda Item Summary](#)  
[CSP-18007 Planning Board Resolution 2020-19](#)  
 CSP-18007\_PORL  
[CSP-18007 Technical Staff Report](#)

**CSP-19002****St.Barnabas Mixed Use Park**

**Applicant(s):** 1323 E Street SE, LLC

**Location:** Located in the southwest quadrant of the intersection of MD 414 (St. Barnabas Road) and Cremen Road (11.06 Acres; M-X-T Zone).

**Request:** Requesting approval of Conceptual Site Plan (CSP) for development of 40 to 60 one-family attached(townhouse) dwelling units; 180 to 250 multifamily dwelling units; and 75,000 to 94,000 square feet of commercial/retail space.

**Council District:** 7

**Appeal by Date:** 8/16/2020

**Review by Date:** 9/21/2020

**History:**



*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Streeter, seconded by Council Member Franklin, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-19002 Zoning Agenda Item Summary](#)  
[CSP-19002 Planning Board Resolution NO. 2020-56](#)  
 CSP-19002\_POR List  
[CSP-19002 Technical Staff Report](#)

#### **CSP-19004**

#### **The Enclave at Westphalia**

**Applicant(s):** Braveheart, LLC

**Location:** Located on the eastern side of Melwood Road, approximately 3,900 feet north of its intersection with MD 4 (Pennsylvania Avenue) (68.70 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for the development of 475 one-family attached (townhouse) dwelling units.

**Council District:** 6

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

#### **History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-19004 Zoning Agenda Item Summary](#)  
[CSP-19004 Planning Board Resolution No. 2020-62](#)  
 CSP-19004\_POR List  
[CSP-19004 Technical Staff Report](#)

#### **CSP-19008**

#### **Woodyard Station**

**Applicant(s):** TAC Woodyards, LLC

**Location:** Located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue) (21.82 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use

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development consisting of 119 one-family attached (townhouse) dwelling units, 46 multifamily dwelling units, a 112-unit apartment housing for the elderly (senior multifamily), and 1,000 square feet of commercial/retail uses.

**Council District:** 9  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council deferred this item.*

**This Conceptual Site Plan was deferred**

**Attachment(s):** [CSP-19008 Zoning Agenda Item Summary](#)  
[CSP-19008 Planning Board Resolution No. 2020-34](#)  
 CSP-19008\_POR List  
[CSP-19008 Technical Staff Report](#)

**CSP-19010****LIW Ironworks**

**Applicant(s):** LIW Ironworks, Inc.  
**Location:** Located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210)(1.5 Acres; I-3 Zone).  
**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.

**Council District:** 8  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Action by Date:** 10/26/2020

**History:**

*Council elected to review this item (Vote: 11-0).*

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that this Conceptual Site Plan be elected to review. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-19010 Zoning Agenda Item Summary](#)  
[CSP-19010 Planning Board Resolution No. 2020-92](#)  
 CSP-19010\_POR List  
[CSP-19010 Technical Staff Report](#)  
 CSP-19010 District Council Notice of Hearing

DDS-656

**McDonald's at University Boulevard****Companion Case(s):** DPLS-472; DSDS-700**Applicant(s):** McDonald's Real Estate Company**Location:** Located on the north side of MD 193, approximately 0.5 mile east of its intersection with Riggs Road (1.08 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS-656), in order to allow a lesser standard of landscaping than required for conformance with Section 4.2, Requirements for Landscape Strips Along Streets, of the 2010 Prince George's County Landscape Manual (Landscape Manual).**Council District:** 2**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**History:***Council waived election to review for this item (Vote: 11-0).***A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:****Aye:** 11 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras**Attachment(s):** [DDS-656 Zoning Agenda Item Summary](#)  
[DDS-656 Planning Board Resolution No. 2020-86](#)

DDS-656 POR List

[DDS-656 Technical Staff Report](#)

DPLS-472

**McDonald's at University Boulevard****Companion Case(s):** DDS-656; DSDS-700**Applicant(s):** McDonald's Real Estate Company**Location:** Located on the north side of MD 193, approximately 0.5 mile east of its intersection with Riggs Road (1.08 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS), in order to allow a reduction in the number of parking spaces required, pursuant to Section 27-568(a) of the Prince George's County Zoning Ordinance- Schedule of spaces required.**Council District:** 2**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**History:***Council waived election to review for this item (Vote: 11-0).*

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**A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DPLS-472 Zoning Agenda Item Summary](#)  
[DPLS-472 Planning Board Resolution 2020-85](#)  
 DPLS-472\_POR List  
[DPLS-472 Technical Staff Report](#)

**DSDS-700****McDonald's at University Boulevard**

**Companion Case(s):** DDS-656; DPLS-472

**Applicant(s):** McDonald's Real Estate Company

**Location:** Located on the north side of MD 193, approximately 0.5 mile east of its intersection with Riggs Road (1.08 Acres; C-S-C Zone).

**Request:** Requesting this Departure from Sign Design Standards (DSDS), in order to allow relocation of the existing freestanding sign 5 feet behind the new post-condemnation right-of-way line. Section 27-614 of the Zoning Ordinance- Freestanding signs, requires a 10-foot setback from the right-of-way line.

**Council District:** 2

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign Design Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DSDS-700 Zoning Agenda Item Summary](#)  
[DSDS-700 Planning Board Resolution NO. 2020-87](#)  
 DSDS-700 POR List  
[DSDS-700 Technical Staff Report](#)

**DDS-661****Chick-Fil-A Brandywine**

**Applicant(s):** CHICK-FIL-A

**Location:** Located in the northwest quadrant of the intersection of US 301 (Crain Highway) and Albert Road (1.04 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) for a

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three-foot-high masonry wall within a four-foot-wide landscapistrip, without any plantings.

**Council District:** 9  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Streeter, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-661 Zoning Agenda Item Summary](#)  
[DDS-661 Planning Board Resolution No. 2020-49](#)

DDS-661\_POR List

[DDS-661 Technical Staff Report](#)

**DDS-666**

**Hyatt Addition to Hyattsville, Lot 50**

**Applicant(s):** Werrlein Property, c/o Karl Granzow

**Location:** Located on the northeast side of Crittenden Street, approximately 100 feet south of its intersection with 40th Place (0.21 Acres; R-55 / I-D-O / D-D-O Zones).

**Request:** Requesting approval a Departure from Design Standards (DDS) for a reduction to the required Section 4.7 bufferyard, in accordance with the 2010 Prince George's County Landscape Manual (Landscape Manual), along the southeast property line abutting the Wheelock House historic site.

**Council District:** 2  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Municipality:** Hyattsville

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

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



**Attachment(s):** [DDS-666 Zoning Agenda Item Summary](#)  
[DDS-666 Planning Board Resolution No. 2020-61](#)

DDS-666\_POR List

[DDS-666 Technical Staff Report](#)

#### DSDS-696

#### **Collingbrook at Rodenhauser**

**Applicant(s):** Collingbrook Development, LLC

**Location:** Located on the east side of Church Road, at the intersection of Youderian Drive (2.29 Acres; R-E Zone).

**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) for the construction of two gateway signs, with accompanying brick wall entrance features, at the entrance to the subdivision.

**Council District:** 4

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

#### **History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign Design Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DSDS-696 Zoning Agenda Item Summary](#)  
[DSDS-696 Planning Board Resolution NO. 2020-30](#)

DSDS-696\_POR List

[DSDS-696 Technical Staff Report](#)

#### DSDS-702

#### **Iverson Mall**

**Applicant(s):** AWE AR Iverson Mall, LLC

**Location:** Located on the west side of MD 5 (Branch Avenue), on the north and south sides of Iverson Street (20.24 Acres; C-S-C / D-D-O Zones).

**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) of Section 27-614(b) of the Zoning Ordinance to allow a 40-foot-tall sign.

**Council District:** 7

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

#### **History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign Design Standards. The motion carried by the following vote:

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

**Attachment(s):** [DSDS-702 Zoning Agenda Item Summary](#)  
[DSDS-702 Planning Board Resolution NO. 2020-97](#)  
 DSDS-702\_POR List  
[DSDS-702 Technical Staff Report](#)

**DSP-04013-01** **EZ Storage Capitol Heights**

**Companion Case(s):** DPLS-465

**Applicant(s):** Capitol Heights Land LLLP

**Location:** Located on the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive (3.94 Acres; I-1 / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 50,000-square-foot, 430-unit addition to an existing consolidated storage facility on 3.94 acres.

**Council District:** 6

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Davis, seconded by Council Member Harrison, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

**Attachment(s):** [DSP-04013-01 Zoning Agenda Item Summary](#)  
[DSP-04013-01 Planning Board Resolution No. 2020-42](#)  
 DSP-04013-01 POR List  
[DSP-04013-01 Technical Staff Report](#)

**DPLS-465** **EZ Storage Capitol Heights**

**Companion Case(s):** DSP-04013-01

**Applicant(s):** Capitol Heights Land LLLP

**Location:** Located on the east side of Ritchie Road, approximately 700 feet south of its intersection with Edgeworth Drive (3.94 Acres; I-1 / M-I-O Zones).

**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS) which is requested from the

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requirements of Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of parking and loading spaces.

**Council District:** 6  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Harrison, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DPLS-465 Zoning Agenda Item Summary](#)  
[DPLS-465 Planning Board Resolution NO. 2020-43](#)

DPLS-465\_POR List

[DPLS-465 Technical Staff Report](#)

**DSP-06079-04**

**Westridge (Formerly D'Arcy South)**

**Applicant(s):** Arundel Land Group, LLC

**Location:** Located in the southeastern quadrant of the intersection of the I-95/I-495 (Capital Beltway) and D'Arcy Road (56.19 Acres; R-R / M-I-O Zones).

**Request:** The subject amendment to a Detailed Site Plan (DSP) which proposes conversion of previously approved 176 multifamily dwelling units to 157 single-family attached (townhouse) condominium dwelling units. The application also proposes to replace the noise wall with a landscape berm and add three new architectural models.

**Council District:** 6  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Franklin, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-06079-04 Zoning Agenda Item Summary](#)  
[DSP 06079-04 Planning Board Resolution NO. 2020-100](#)  
 DSP-06079-04\_POR List  
[DSP-06079-04 Technical Staff](#)

**DSP-08035-02**      **Norbourne Property**

**Applicant(s):** Ryan Homes

**Location:** Located in the northwestern quadrant of the intersection of MD 725 (Marlboro Pike) and MD 223 (Woodyard Road) (27.50 Acres; R-T & M-I-O Zones).

**Request:** The subject amendment to a detailed site plan (DSP) requests the addition of three new Ryan Homes architectural models. This DSP was originally accepted as a Planning Director level limited minor amendment, pursuant to Section 27-289(c) of the Prince George's County Zoning Ordinance. Posting of the subject property was required and a written request for a public hearing was submitted within the posted time period.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-08035-02 Zoning Agenda Item Summary](#)  
[DSP-08035-02 Planning Board Resolution NO. 2020-115](#)  
 DSP-08035-02\_PORL  
[DSP-08035-02 Technical Staff Report](#)

**DSP-16037-01**      **Brooks Drive Property**

**Applicant(s):** Oakcrest West, LLC

**Location:** Located in the northwest quadrant of the intersection of Brooks Drive and MD 4 (Pennsylvania Avenue) (11.04 Acres; R-10 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a 5,619-square-foot food and beverage store and a gas station on Parcel 2.

**Council District:** 7

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-16037-01 Zoning Agenda Item Summary](#)  
[DSP-16037-01 Planning Board Resolution No. 2020-73](#)  
 DSP-16037-01\_POR  
[DSP-16037-01 Technical Staff Report](#)

**DSP-18005**

**Magruder Pointe**

**Applicant(s):** Werrlein WSSC, LLC

**Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (8.26 Acres; R-55 / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) application proposes to develop 15 single-family attached units and 16 single-family detached units on the upper parcel, where the former Washington Suburban Sanitary Commission (WSSC) Headquarters building was located.

**Council District:** 2

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 10/16/2020

**Municipality:** Hyattsville

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

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**Attachment(s):** [DSP-18005 Zoning Agenda Item Summary](#)  
 Letter from Smith to Brown corrected (appeal)  
 Letter from Smith to Brown original (appeal)  
 DSP-18005 District Council Notice of Hearing  
 DSP-18005 Hold Withdrawal from Rivera to Brown  
 DSP-18005 Withdrawal Letter from Rivera to Brown  
 DSP-18005 Appeal Letter from Rivera to Brown  
[DSP-18005 Planning Board Resolution NO. 2020-105](#)  
 DSP-18005\_PORL  
[DSP-18005 Technical Staff Report](#)

**DSP-18029****PMG 4755 Allentown Road**

**Companion Case(s):** DDS-671

**Applicant(s):** PMIG 1002, LLC

**Location:** Located on the west side of MD 337 (Allentown Road), 200 feet north of its intersection with Suitland Road (0.59 Acres; C-M / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) proposes to build a 342-square-foot addition to an existing 580-square-foot food and beverage store, for the ultimate construction of a 922-square-foot building, on a 0.59-acre parcel, which includes a gas station with a 60-square-foot kiosk.

**Council District:** 7

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-18029 Zoning Agenda Item Summary](#)  
[DSP-18029 Planning Board Resolution NO. 2020-95](#)  
 DSP-18029 POR List  
[DSP-18029 Technical Staff Report](#)

**DDS-671****PMG 4755 Allentown Road**



**Companion Case(s):** DSP-18029

**Applicant(s):** PMIG 1002, LLC

**Location:** Located on the west side of MD 337 (Allentown Road), 200 feet north of its intersection with Suitland Road (0.59 Acres; C-M / M-I-O Zones).

**Request:** Requesting approval of a Departure from Design Standards (DDS) for the reduction of the landscape strip along the frontage of MD 337 (Allentown Road) and I-95/I-495 (Capital Beltway).

**Council District:** 7

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-671 Zoning Agenda Item Summary](#)  
[DDS-671 Planning Board Resolution NO. 2020-96](#)

[DDS-671\\_POR List](#)

[DDS-671 Technical Staff Report](#)

**DSP-18030**

**Maryland Park, Lot 110**

**Applicant(s):** Westley Hackley

**Location:** Located on the north side of Balsam Street, at 5800 Balsam Street, approximately 249 feet west of Park Drive (0.12 Acres; R-55 / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a new single-family detached dwelling unit within the One-Family Detached Residential (R-55) Zone and the Transit District Overlay (T-D-O) Zone of the 2008 Approved Capitol Heights Transit District Development Plan and Transit District Overlay Zoning Map Amendment (Capitol Heights TDDP), and requests to amend the transit district development standards.

**Council District:** 7

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

**Attachment(s):** [DSP-18030 Zoning Agenda Item Summary](#)  
[DSP-18030 Planning Board Resolution NO. 2020-55](#)

DSP-18030\_POR List

[DSP-18030 Technical Staff Report](#)

### DSP-18037

### Clinton Veterinary Hospital

**Companion Case(s):** DPLS-468

**Applicant(s):** Veterinary Realty, LLC

**Location:** Located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive (0.52 Acres; R-80 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 2,340-square-foot, two-story building addition to an existing certified, nonconforming animal hospital.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

### **History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

**Attachment(s):** [DSP-18037 Zoning Agenda Item Summary](#)  
[DSP-18037 Planning Board Resolution No. 2020-40](#)

DSP-18037 POR List

[DSP-18037 Technical Staff Report](#)

### DPLS-468

### Clinton Veterinary Hospital

**Companion Case(s):** DSP-18037

**Applicant(s):** Veterinary Realty, LLC

**Location:** Located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton

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Manor Drive (0.52 Acres; R-80 Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Spaces,(DPLS), which requests a reduction of three parking spaces.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DPLS-468 Zoning Agenda Item Summary](#)  
[DPLS-468 Planning Board Resolution NO. 2020-41](#)

DPLS-468\_POR List

[DPLS-468 Technical Staff Report](#)

**DSP-18049**

**Walker Mill Road Business Park**

**Applicant(s):** D.E.N United General Construction, LLC

**Location:** Located on the north side of Walker Mill Road, at 6100 Walker Mill Road, northwest of its intersection with Silver Hill Road (1.98 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to Construct a 160-square-foot contractor's office with outdoor storage.

**Council District:** 7

**Appeal by Date:** 8/10/2020

**Review by Date:** 9/9/2020

**Municipality:** Capital Heighes

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-18049 Zoning Agenda Item Summary](#)  
[DSP-18049 Planning Board Resolution 2020-20](#)  
 DSP-18049\_PORL  
[DSP-18049 Technical Staff Report](#)

**DSP-18055****Ardwick Ardmore Consolidated Self Storage**

**Applicant(s):** Ardwick Development II, LLC.  
**Location:** Located on the south side of Ardwick-Ardmore Road, approximately 280 feet west of Preston Drive (2.36 Acres; I-1 Zone).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to raze the existing 16,613-square-foot building and construct a 3-story, 114,000-square-foot, 1,051-unit consolidated storage facility on Parcels A and D.

**Council District:** 5  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Ivey, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-18055 Zoning Agenda Item Summary](#)  
[DSP-18055 Planning Board Resolution NO. 2020-93](#)  
 DSP-18055\_POR List  
[DSP-18055 Technical Staff Report](#)

**DSP-19007****Fairway Estates at Glenn Dale**

**Applicant(s):** SLDM, LLC  
**Location:** Located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard, in Glenn Dale, Maryland (125.16 Acres; O-S / R-18C Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP), for 62 single-family attached lots, 210 single-family detached lots, and recreation facilities.

**Council District:** 4  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Chair Turner, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Pla. The motion carried by the following vote:

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

**Attachment(s):** [DSP-19007 Zoning Agenda Item Summary](#)  
[DSP-19007 Planning Board Resolution No. 2020-98](#)  
 DSP-19007\_POR List  
[DSP-19007 Technical Staff Report](#)

#### DSP-19009

#### **Westphalia East**

**Applicant(s):** Westphalia Development

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (58.06 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 75 single-family detached homes, 416 single-family attached (townhouses), and 164 two-family attached (two-over-two) dwelling units.

**Council District:** 6

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

#### **History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Davis, seconded by Council Member Franklin, that Council waive election to review for this Detailed Site Pla. The motion carried by the following vote:

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

**Attachment(s):** [DSP-19009 Zoning Agenda Item Summary](#)  
[DSP-19009 Planning Board Resolution No. 2020-47](#)  
 DSP-19009\_POR List  
[DSP-19009 Technical Staff Report](#)

#### DSP-19020

#### **Landy Property Umbrella Architecture**

**Applicant(s):** Stanley Martin Companies LLC

**Location:** Located in the northwest quadrant of the intersection of Belcrest Road and Toledo Terrace, on the northeast side of Northwest Drive, between Dean Drive and Belcrest Road (24.60 Acres; R-20 / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) umbrella architecture for

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three single-family attached (townhouse) models by Stanley Martin Homes for the Landy Property.

**Council District:** 2  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Municipality:** Hyattsville  
**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19020 Zoning Agenda Item Summary](#)  
[DSP-19020 Planning Board Resolution NO. 2020-66](#)  
 DSP-19020\_POR List  
[DSP-19020 Technical Staff Report](#)

#### DSP-19037

#### **Knox Road**

**Applicant(s):** Greystar  
**Location:** Located on the north side of Knox Road, approximately 127 feet west of US 1 (Baltimore Avenue) (1.65 Acres; M-U-I / D-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a mixed-use building with 343 multifamily dwelling units and 23,847 square feet of ground floor commercial retail.

**Council District:** 3  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Municipality:** College Park  
**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Glaros, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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



**Attachment(s):** [DSP-19037 Zoning Agenda Item Summary](#)  
[DSP-19037 Planning Board Resolution NO. 2020-67](#)  
 DSP-19037\_POR List  
[DSP-19037 Technical Staff Report](#)

**DSP-19040****Amber Ridge**

**Applicant(s):** CBR Amber Ridge, LLC

**Location:** Located on the western side of US 301 (Robert Crain Highway), approximately 1,200 feet south of its intersection with Mitchellville Road, and approximately 500 feet north of its intersection with Pointer Ridge Drive (19.03 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) that proposes 187 single-family attached dwelling units (townhouses) in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:** 4

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19040 Zoning Agenda Item Summary](#)  
[DSP-19040 Planning Board Resolution NO. 2020-81](#)  
 DSP-19040\_POR List  
[DSP-19040 Technical Staff Report](#)

**DSP-19043****Royal Farms #356**

**Applicant(s):** Two Farms Inc.

**Location:** Located in the southeast quadrant of the intersection of Ardwick-Ardmore Road and Pennsy Drive (2.90 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) proposes construction of a 4,649 square foot food and beverage store and a gas station.

**Council District:** 5

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Ivey, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19043 Zoning Agenda Item Summary](#)  
[DSP-19043 Planning Board Resolution No. 2020-37](#)  
 DSP-19043\_POR List  
[DSP-19043 Technical Staff Report](#)

**DSP-19044****Park Place**

**Companion Case(s):** DDS-665

**Applicant(s):** Konterra Associates, LLC.

**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road (17.21 Acres; I-3 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses on two proposed parcels.

**Council District:** 1

**Appeal by Date:** 8/10/2020

**Review by Date:** 9/9/2020

**Action by Date:** 10/26/2020

**History:**

*Council elected to review this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19044 Zoning Agenda Item Summary](#)  
[DSP-19044 Planning Board Resolution 2020-27](#)  
 DSP-19044 PORL  
[DSP-19044 Technical Staff Report](#)  
 DSP-19044 District Council Notice of Hearing

**DDS-665****Park Place**

**Companion Case(s):** DSP-19044

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**Applicant(s):** Konterra Associates, LLC.  
**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road (17.21 Acres; I-3 Zone).  
**Request:** Requesting approval of a Departure from Design Standards (DDS) from the requirements of Prince George's County Zoning Ordinance, to allow the reduction of the standard parking space size to 9 feet wide by 18 feet long.

**Council District:** 1  
**Appeal by Date:** 8/10/2020  
**Review by Date:** 9/21/2020  
**Action by Date:** 11/13/2020

**History:**

*Council elected to review this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that this Departure from Design Standards be elected to review. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-665 Zoning Agenda Item Summary](#)  
[DDS-665 Planning Board Resolution 2020-28](#)  
 DDS-665\_PORL  
[DDS-665 Technical Staff Report](#)  
 DDS-665 District Council Notice of Hearing

**DSP-19049** **Laurel Hospital Property**

**Companion Case(s):** DDS-667; DSDS-707

**Applicant(s):** University of Maryland Medical System  
**Location:** In the northeast quadrant of the intersection of Van Dusen Road and Contee Road (48.02 Acres; R-R Zone).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 70,200-square-foot freestanding medical facility and a 79,900-square-foot medical office building on the site of the existing Laurel Hospital.

**Council District:** 1  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19049 Zoning Agenda Item Summary](#)  
[DSP-19049 Planning Board Resolution NO. 2020-69](#)  
 DSP-19049 POR List  
[DSP-19049 Technical Staff Report](#)

**DDS-667****Laurel Hospital Property**

**Companion Case(s):** DSDS-707; DSP-19049

**Applicant(s):** University of Maryland Medical System

**Location:** In the northeast quadrant of the intersection of Van Dusen Road and Contee Road (48.02 Acres; R-R Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) from Section 27-558(a) of the Zoning Ordinance to provide 9-foot by 18-foot parking spaces, in lieu of the required nonparallel standard parking space size of 9.5 feet by 19 feet.

**Council District:** 1

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-667 Zoning Agenda Item Summary](#)  
[DDS-667 Planning Board Resolution NO. 2020-70](#)

DDS-667 POR List

[DDS-667 Technical Staff Report](#)

**DSDS-707****Laurel Hospital Property**

**Companion Case(s):** DDS-667; DSP-19049

**Applicant(s):** University of Maryland Medical System

**Location:** In the northeast quadrant of the intersection of Van Dusen Road and Contee Road (48.02 Acres; R-R Zone).

**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) that is requested from the institutional use sign requirements of Section 27-617(a) of the Zoning Ordinance. This request was made in accordance with Section

27-612 of the Zoning Ordinance, to allow for taller, larger, and greater quantity of signs than typically allowed.

**Council District:** 1  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign Design Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DSDS-707 Zoning Agenda Item Summary](#)  
[DSDS-707 Planning Board Resolution NO. 2020-71](#)  
 DSDS-707\_POR List  
[DSDS-707 Technical Staff Report](#)

**DSP-19052**

**The Mansions at Melford Town Center**

**Applicant(s):** St. John Properties

**Location:** The larger Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) within the City of Bowie. The specific site included in this DSP is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection with Curie Drive, in the geographic center of Melford Town Center (11.35 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a multifamily residential complex consisting of 435 multifamily dwelling units in nine separate buildings and one 12,000-square-foot clubhouse with a swimming pool and other associated amenities.

**Council District:** 4  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**Municipality:** Bowie

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Chair Turner, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19052 Zoning Agenda Item Summary](#)  
[DSP-19052 Planning Board Resolution 2020-24](#)  
 DSP-19052\_PORL  
[DSP-19052 Technical Staff Report](#)

**DSP-19058** **McDonald's Stuart Lane**

**Companion Case(s):** DPLS-476

**Applicant(s):** McDonald's USA

**Location:** Located on the west side of Stuart Lane, between Stuart Lane and Woody Terrace, approximately 175 feet south of MD 223 (Woodyard Road), and within the Conical Surface (Left Runway) Area E, of the Military Installation Overlay (M-I-O) Zone (0.97 Acres; C-S-C & M-I-O Zones).

**Request:** Requesting approval of Detailed Site Plan DSP-19058, for a total of 679 square feet of building additions and the installation of a second drive-through lane on the existing eating and drinking establishment, specifically a McDonald's restaurant.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19058 Zoning Agenda Item Summary](#)  
[DSP-19058 Planning Board Resolution NO. 2020-109](#)  
 DSP-19058 POR List  
[DSP-19058 Technical Staff Report](#)

**DPLS-476** **McDonald's Stuart Lane**

**Companion Case(s):** DSP-19058

**Applicant(s):** McDonald's USA

**Location:** Located on the west side of Stuart Lane, between Stuart Lane and Woody Terrace, approximately 175 feet south of MD 223 (Woodyard Road), and within the Conical Surface (Left Runway) Area E, of the Military Installation Overlay (M-I-O) Zone.



**Request:** Requesting approval of Departure from Parking and Loading Spaces, (DPLS) which requests a reduction of 32 parking spaces.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:**

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

**Attachment(s):** [DPLS-476 Zoning Agenda Item Summary](#)  
[DPLS-476 Planning Board Resolution NO. 2020-110](#)

DPLS-476\_POR List

[DPLS-476 Technical Staff Report](#)

**DSP-19061**

**Wawa College Park**

**Applicant(s):** 10050 Baltimore Avenue, LLC

**Location:** Located on the west side of US 1 (Baltimore Avenue) in the City of College Park, approximately 215 feet west of the intersection of US 1 and IKEA Center Boulevard (1.47 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) is for a 4,736-square-foot food and beverage store and a gas station.

**Council District:** 1

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 10/26/2020

**History:**

*Council elected to review this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Vice Chair Hawkins, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

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



**Attachment(s):** [DSP-19061 Zoning Agenda Item Summary](#)  
[DSP-19061 Planning Board Resolution NO. 2020-68](#)  
 DSP-19061\_POR  
[DSP-19061 Technical Staff Report](#)  
 DSP-19061 District Council Notice of Hearing

**DSP-19066****Fallen Oak Townhomes**

**Applicant(s):** Chadsworth Homes, Inc.  
**Location:** Located on the north side of Dyson Road, approximately 1,200 feet northeast of its intersection with MD 381 (Brandywine Road), in Brandywine (8.84 Acres; M-X-T Zone).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for 44 single-family attached dwelling units (townhouses) in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:** 9  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council deferred this item.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [DSP-19066 Zoning Agenda Item Summary](#)  
[DSP-19066 Planning Board Resolution NO. 2020-80](#)  
 DSP-19066\_POR List  
[DSP-19066 Technical Staff Report](#)

**DSP-19068****The Standard at College Park**

**Applicant(s):** The Standard at College Park, LLC  
**Location:** Located at the south side of Hartwick Road, approximately 459 feet west of US 1 (Baltimore Avenue) (1.84 Acres; M-U-I/D-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a mixed-use building with 283 multifamily dwelling units and 6,000 square feet of commercial retail.

**Council District:** 3  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**Municipality:** City of College Park

**History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Glaros, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

**Attachment(s):** [DSP-19068 Zoning Agenda Item Summary](#)  
[DSP-19068 Planning Board Resolution NO. 2020-114](#)  
 DSP-19068\_POR List  
[DSP-19068 Technical Staff Report](#)

**DSP-87050-13****The Shops at Oxford, Phase 2**

**Applicant(s):** 6009 Oxon Hill Road, LLC

**Location:** Located on the north side of MD 414 (Oxon Hill Road) at its intersection with I-95/I-495 (Capital Beltway), approximately 1,000 feet west of the intersection with St. Barnabas Road (24.95 Acres; C-S-C Zone)

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 8,247 square feet of commercial retail space, including a drive-through service, on Units 2 and 5 within Constellation Centre.

**Council District:** 8

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

A motion was made by Council Member Anderson-Walker, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

**Attachment(s):** [DSP-87050-13 Zoning Agenda Item Summary](#)  
[DSP-87050-13 Planning Board Resolution 2020-111](#)  
 DSP-87050-13\_POR List  
[DSP-87050-13 Technical Staff Report](#)

**SDP-1202-07****Canter Creek, Phases III & IV**

**Applicant(s):** Walton Canter Creek Development, LLC

**Location:** Located on the west side of Frank Tippet Road approximately 1,000 feet south of its intersection with Rosaryville Road (342.38 Acres; R-S / M-I-O Zones).

**Request:** Requesting approval of an amendment to a Specific Design Plan (SDP) for

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Phases III and IV of the Canter Creek subdivision, which proposes 161 single-family detached dwelling units.

**Council District:** 9  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

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

**Attachment(s):** [SDP-1202-07 Zoning Agenda Item Summary](#)  
[SDP-1202-07 Planning Board Resolution No. 2020-31](#)  
 SDP-1202-07\_POR List  
[SDP-1202-07 Technical Staff Report](#)

**SDP-1705**

**Locust Hill - Phase I**

**Applicant(s):** WBLH, LLC  
**Location:** Located on the north and south sides of Oak Grove Road, west of its intersection with Leeland Road, in Upper Marlboro (505.81 Acres; R-L Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for Phase 1, infrastructure only, for 285 single-family detached and 53 single-family attached residential lots.

**Council District:** 6  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Harrison, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

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

**Attachment(s):** [SDP-1705 Zoning Agenda Item Summary](#)  
[SDP- 1705 Planning Board Resolution No. 2020-57](#)

SDP-1705\_POR List

[SDP-1705 Technical Staff Report](#)

Add51-20

**ADDITIONS TO THE AGENDA**

**History:**

*Council accepted the additions package (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Franklin, that this Additions to the Agenda be accepted. The motion carried by the following vote:**

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

**PENDING FINALITY**

DSP-19019

**Burger King #1151**

**Applicant(s):** CARROLS, LLC

**Location:** Located on the south side of US 1 (Baltimore Avenue), approximately 210 feet northeast of its intersection with Ewing Road, in Planning Area 61 and Council District 1 (0.52 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a net addition of approximately 14 square feet of gross floor area and renovations to the façade and signage of an existing eating and drinking establishment (Burger King), with drive-through service.

**Council District:** 1

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-19019 Zoning Agenda Item Summary](#)  
[DSP-19019 Planning Board Resolution NO. 2020-78](#)  
 DSP-19019\_POR List  
[DSP-19019 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR MANDATORY REVIEW ON SEPTEMBER 14, 2020 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**CSP-19009                      5600 Ager Road**

**Companion Case(s):** DSP-19053

**Applicant(s):** Mariachiara “Meri” Baroni, Hyattsville West One, LLC

**Location:** Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road (0.32 Acres; M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) to change the list of allowed uses for the subject property, in accordance with Section 27-548.09.01(b) of the Zoning Ordinance.

**Council District:** 2

**Appeal by Date:** 8/17/2020

**Action by Date:** 10/30/2020

**Comment(s):** Mandatory Review:  
 District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.

**Municipality:** Hyattsville

**This Conceptual Site Plan was announced hearing date**

**Attachment(s):** [CSP-19009 Zoning Agenda Item Summary](#)  
[CSP-19009 Planning Board Resolution Updated 2](#)

CSP-19009 POR List

[CSP-19009 Technical Staff Report](#)

CSP-19009 District Council Notice of Hearing

**DSP-19053                      5600 Ager Road**

**Companion Case(s):** CSP-19009

**Applicant(s):** Mariachiara “Meri” Baroni, Hyattsville West One, LLC

**Location:** Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road (0.32 Acres; M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to change the list of allowed uses for the subject property, in accordance with Section

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27-548.09.01(b) of the Zoning Ordinance.

**Council District:** 2

**Appeal by Date:** 8/17/2020

**Action by Date:** 10/30/2020

**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.

**Municipality:** Hyattsville

**This Detailed Site Plan was announced hearing date**

**Attachment(s):** [DSP-19053 Zoning Agenda Item Summary](#)  
[DSP-19053 Planning Board Resolution NO. 2020-45 Updated 2](#)  
DSP-19053\_POR List  
[DSP-19053 Technical Staff Report](#)  
DSP-19053\_District Council Notice of Hearing

**ADJ46-20**

**ADJOURN**

**History:**

*District Council adjourned at 1:23 p.m.*

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that this Meeting be adjourned. The motion carried by the following vote:**

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

**1:30 PM COUNTY COUNCIL SESSION**

*(SEE SEPARATE AGENDA)*

**EXECUTIVE SESSION****EX 07272020**

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), (7), (8), and (10), General Provisions Article, Annotated Code of Maryland, in order to discuss personnel issues, to consult with counsel to seek legal advice, to discuss pending or potential litigation, and to discuss emergency operations and recovery plans for Prince George's County in response to Coronavirus pandemic.

**History:**

*The Chair read the following closing statement/motion to convene in executive session: "Motion to convene in Executive Session pursuant to Section 3-305(b)(1), (7), (8), and (10), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction, specifically, the proposed appointments to the EDIF Financial Advisory Committee and the Board of Appeals; to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically, to consult with counsel as to ethics and accountability issues surrounding Coronavirus efforts; to be briefed by counsel as to and to discuss status of cases in the Circuit Court for Prince George's County, Maryland, the Court of Special Appeals, and the US District Court of Maryland, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation; and to discuss public security, public health, and the development and implementation of emergency operations and recovery plans for Prince George's." The Executive Session was held (See County Council Minutes dated September 14, 2020 for details).*

*Council moved to convene in executive session (Vote: 11-0).*

*Date of Executive Session: July 27, 2020*

*Time of Vote to Close Session: 1:21 p.m.*

*Beginning Time: 3:10 p.m.*

*Ending Time: 4:42 p.m.*

*Members Present: CM Turner, Chairman, CM Hawkins, Vice-Chairman, CM Davis, CM Dernoga, CM Franklin, CM Glaros, CM Harrison, CM Ivey, CM Anderson-Walker, CM Streeter, CM Taveras*

*Members Absent: None*

*Others Present: Robert Williams, William Hunt, Jr., Rajesh Kumar, Karen Zavakos, Donna Brown, Dinora Hernandez, Karen Campbell*



*Topics Discussed:*

*THE REDEEMED CHRISTIAN CHURCH OF GOD (VICTORY TEMPLE) BOWIE, MARYLAND vs. Prince George's County – Civil Action No. DKC 19-3367*

*Appointments to the EDIF Financial Advisory Committee.*

*Appointments to the Board of Appeals.*

*Ethics and Accountability issues surrounding Coronavirus efforts.*

*Prince George's County Government Building reopening plans.*

*Vote Closing the Meeting pursuant to Section 3-305(b) (1), (7), (8) and (10): 9– 0 (Absent: CM Anderson-Walker and CM Ivey)*

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that Council convene into Executive Session. The motion carried by the following vote:**

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