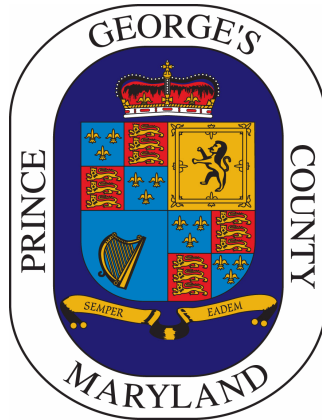


Prince George's County Council

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



Zoning Agenda - Final

Accessible in a Hybrid Manner -- Both Virtually and In-Person

**Monday, May 16, 2022
10:00 AM**

Council Hearing Room

Sitting as the District Council

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

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, Vice Chair, District 9

Jolene Ivey, District 5

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

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. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

10:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05092022](#)

District Council Minutes Dated May 9, 2022

Attachment(s):

[5-9-2022 District Council Minutes Draft](#)

ORAL ARGUMENTS**CSP-10002 Amend
Conditions****Queens Chapel Town Center
(CSP-10002 / DSP-10011)**

<u>Companion Case(s):</u>	DSP-10011 Amend Conditions	
<u>Applicant(s):</u>	Queens Chapel Town Center, LLC	
<u>Location:</u>	Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).	
<u>Request:</u>	Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.	
<u>Council District:</u>	2	
<u>Appeal by Date:</u>	4/11/2022	
<u>Action by Date:</u>	9/22/2022	
<u>Opposition:</u>	The City of Hyattsville, et. al.	
<u>History:</u>		
03/25/2022	Zoning Hearing Examiner	approval with conditions
04/08/2022	Applicant	appealed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/08/2022	Person of Record	appealed
	<i>E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/11/2022	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).</i>	
04/13/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

Attachment(s):

[CSP-10002 Amend Conditions Zoning Agenda Item Sumr](#)
[CSP 10002 & DSP-10011 Presentation Slides](#)
[CSP-10002 Amend Conditions Notice of Oral Argument F](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown /](#)
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04](#)
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal em](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions POR](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

ORAL ARGUMENTS (Continued)

[DSP-10011 Amend Conditions](#)

Queens Chapel Town Center (CSP-10002 / DSP-10011)

Companion Case(s): CSP-10002 Amend Conditions
Applicant(s): Queens Chapel Town Center, LLC
Location: Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).
Request: Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.
Council District: 2
Appeal by Date: 4/11/2022
Action by Date: 9/22/2022
Opposition: The City of Hyattsville, et. al.

History:

03/25/2022	Zoning Hearing Examiner	approval with conditions
04/08/2022	Applicant	appealed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/08/2022	Person of Record	appealed
	<i>E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/11/2022	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).</i>	
04/13/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

Attachment(s):

[DSP-10011 Amend Conditions Agenda Item Summary](#)
[CSP 10002 & DSP-10011 Presentation Slides](#)
[DSP-10011 Amend Conditions Notice of Oral Argument F](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter](#)
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal e](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
[CSP 10002 & DSP-10011 Amend Conditions POR](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

NEW CASE(S)[A-10060](#)**Saddle Ridge****Applicant(s):**

D.R. Horton, Inc. /Saddle Ridge

Location:

Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).

Request:

Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Council District:

9

Appeal by Date:

6/2/2022

Action by Date:

10/3/2022

Opposition:

Mr. Mark Calhoun

History:

06/03/2021

M-NCPPC Technical Staff

approval

05/03/2022

Zoning Hearing Examiner

approval

Approval of the R-S Zone.

05/09/2022

Sitting as the District Council

deferred

*Deferred to next District Council Hearing on May 16, 2022.***Attachment(s):**[A-10060 Zoning Agenda Item Summary](#)[A-10060 Notice of ZHE Decision](#)[A-10060 ZHE Decision](#)

A-10060 PORL

[A-10060 Technical Staff Report](#)[A-10060 Exhibits](#)[A-10060 Exhibit List](#)[A-10060 10-27-2021 Transcript](#)

REFERRED FOR DOCUMENT[A-9968-C-03](#)**National Capitol Business Park****Applicant(s):**

National Capitol Business Park

Location:

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (441.30 Acres; R-S / I-1 / R-A Zones).

Request:

Requesting approval to amend the Basic Plan for National Capitol Business Park to increase employment and industrial uses by 2 million square feet, and to revise conditions and considerations of Basic Plan approval.

Council District:

4

Appeal by Date:

5/13/2022

Action by Date:

6/13/2022

Opposition:

None

History:

01/26/2022	M-NCPPC Technical Staff	approval with conditions
02/15/2022	M-NCPPC Planning Board	no motion to consider
04/28/2022	Zoning Hearing Examiner	approval with conditions
05/09/2022	Sitting as the District Council	referred for document

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

Attachment(s):[A-9968-C-03 Zoning Agenda Item Summary](#)[A-9968-C-03 - Notice of ZHE Decision](#)[A-9968-C-03- ZHE Decison](#)

A-9968-C-03 - PORL

[A-9968-C-03 Technical Staff Report](#)[A-9968-C-03 - Exhibit List](#)[A-9968-C-03 - Exhibit 1-48](#)[A-9968-03 Transcripts 02-23-2022](#)

REFERRED FOR DOCUMENT (Continued)**ERR-285****Kent Village****Applicant(s):**

Kent Village, LLC

Location:

Located on West Forest Road, Landover, Maryland, 20785 (45.5 Acres; R-18 / RMF-20 Zone).

Request:

Request approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0153, issued in error on August 19, 2020 (Exhibit 3), for 810 apartment units.

Council District:

5

Appeal by Date:

5/12/2022

Action by Date:

9/12/2022

Opposition:

None

History:

04/12/2022

Zoning Hearing Examiner

approval

04/25/2022

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document (Vote: 9-0; Absent Council Member Streeter).***Attachment(s):**[ERR-285 Zoning Agenda Item Summary](#)[ERR-285 - ZHE Notice of Decision](#)[ERR-285 - ZHE Decision](#)

ERR-285 - PORL

[ERR-285- Exhibit list](#)[ERR-285- Exhibits 1-56](#)[ERR-285 Transcripts 01-22-2022](#)[ERR-285 Transcripts 11-10-2021](#)

PENDING FINALITY

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

(a) PLANNING BOARD**[SDP-2101](#)****Locus Hill - Architecture****Applicant(s):**

WBLH, LLC - John Harris,

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 an umbrella architecture package for 31 single-family detached home models for the Locust Hill subdivision.

Council District:

6

Appeal by Date:

5/26/2022

Review by Date:

5/26/2022

History:

03/15/2022

M-NCPPC Technical Staff

approval with conditions

04/21/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2101 Zoning Agenda Item Summary](#)[SDP-2101 Planning Board Resolution 2022-36](#)

SDP-2101_PORL

[SDP-2101 Technical Staff Report](#)**[ADJ69-22](#)****ADJOURNED****1:30 PM EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (VIRTUAL MEETING)**

(SEE SEPARATE AGENDA)