



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-18017 **Councilmanic District:** 1
Meeting Date: 1/28/2019 **Zone(s):** C-S-C
Case Name: JDA Baltimore Avenue
Applicant: JSF Management, LLC
Location: Located on the west side of US 1 (Baltimore Avenue), in the northwest quadrant of the "T" intersection of US 1 and Hollywood Road, at 9604 Baltimore Avenue. The site is also within the Corridor Infill Character Area and is subject to the Development District Overlay (D-D-O) Zone standards found in the Central US 1 Corridor Sector Plan and SMA (0.88 Acres; C-S-C Zone).
Request: Requesting approval of a Detailed Site Plan to modify the Table of Uses of the 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (Central US 1 Corridor Sector Plan and SMA), to expressly permit a consolidated storage facility on the subject site and construct a 116,615-square-foot building.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/4/2018

Review date: 9/30/2018

Action date: 10/30/2018

Comments:

Mandatory Review:

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

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/11/2018	approval with conditions
M-NCPPC Planning Board	07/26/2018	approval with conditions
Person of Record	08/31/2018	appealed

Notes: Ms. Mary Cook, Mr. Oscar Gregory, Ms. Stasia Hutchison, and Myron Hutchison filed an appeal in opposition to the proposal and requested Oral Argument.

- Applicant 09/10/2018 filed
Notes: *Edward, C. Gibbs, Esq., attorney for the applicant, filed a response to the August 31, 2018 appeal filed by Ms. Mary Cook, Mr. Oscar Gregory, Ms. Stasia Hutchison, and Myron Hutchison.*
- Sitting as the District Council 09/17/2018 hearing held; case taken under advisement
Notes: *Henry Zhang, M-NCCPC, provided an overview of the Detailed Site Plan application. The following people spoke in opposition: Terry Schum on behalf of the College Park City Council, Mary Cook, Myron Hutchison, Stasia Hutchison and Oscar Gregory. Judy Blumenthal, Robert Duchene, Peter Moran and Edward Gibbs, Esq., attorney for the applicant, spoke in support of the application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Mandatory Review Hearing was held and Council took this item under advisement.*
- Sitting as the District Council 10/15/2018 deferred
Notes: *Council deferred this item to October 22, 2018.*
- Sitting as the District Council 10/22/2018 referred for document
Notes: *Council referred this item to staff for preparation of an approving order with conditions (Vote: 7-0; Absent: Council Members Harrison and Toles).*
 Aye: 7 Glaros, Davis, Franklin, Lehman, Patterson, Taveras and Turner
 Absent: 2 Harrison and Toles
- Sitting as the District Council 10/22/2018 approval with conditions
Notes: *Council adopted the prepared Order of approval, with conditions (Vote 8-0; Absent: Council Member Harrison).*
 Aye: 8 Glaros, Davis, Franklin, Lehman, Patterson, Taveras, Toles and Turner
 Absent: 1 Harrison
- Person of Record 12/03/2018 filed
Notes: *Mary Cook, et al., persons of record, filed a request for reconsideration of the District Council's final decision.*
- Applicant 01/07/2019 filed
Notes: *Edward C. Gibbs, Jr, attorney for the applicant, submitted a letter in opposition to the request for reconsideration and a motion to dismiss the reconsideration request.*
- Sitting as the District Council 01/28/2019

Document(s): DSP-18017 District Council Final Decision, DSP-18017 Planning Board Resolution 18-73, DSP-18017_PORL, DSP-18017 Technical Staff Report