

# Prince George's County Council

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



## **Zoning Agenda - Revised\***

**\*\*In the event of inclement weather that results in County building closures or delays, this meeting may be held virtually (see page 3 of the agenda).**

**Tuesday, January 16, 2024**

**1:00 PM**

**Council Hearing Room**

## **Sitting as the District Council**

*Jolene Ivey, Chair, District 5*

*Sydney J. Harrison, Vice Chair, District 9*

*Wala Blegay, District 6*

*Edward P. Burroughs, III, District 8*

*Thomas E. Dernoga, District 1*

*Wanika Fisher, District 2*

*Mel Franklin, At-Large*

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

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

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

ORAL ARGUMENT HEARINGS

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

EVIDENTIARY HEARINGS

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

ORDER OF PRESENTATION AT HEARINGS

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

PARTICIPATION IN ZONING MEETINGS

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

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

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

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

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

**In the event of inclement weather that results in County building closures or delays,  
this meeting may be held virtually.**

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

**11:00 AM GENERAL ASSEMBLY COMMITTEE - (COMMITTEE ROOM 2027)**

**12:30 PM AGENDA BRIEFING - (COMMITTEE ROOM 2027)**

**1:00 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION**

Pastor Sherwood A. Walker, Craig Memorial Community Church

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 11142024](#)

**District Council Minutes Dated November 14, 2023**

**Attachment(s):**

[11-14-2023 District Council Minutes Draft](#)

**ORAL ARGUMENTS****DSP-20002****Giac Son Buddhist Temple****Applicant(s):**

Giac Son Buddhist Temple Corp

**Location:**

Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (prior R-R Zone)).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.

**Council District:**

1

**Appeal by Date:**

11/2/2023

**Review by Date:**

11/2/2023

**Action by Date:**

1/22/2024

**History:**

|            |  |                          |
|------------|--|--------------------------|
| 08/24/2023 | M-NCPPC Technical Staff  | approval with conditions |
| 09/28/2023 | M-NCPPC Planning Board   | approval with conditions |
| 10/23/2023 | Sitting as the District Council  | elected to review        |
|            | <i>Council elected to review this item (Vote: 8-1-1; Absent: Council Member Watson).</i>                         |                          |
| 11/02/2023 | Person of Record   | filed                    |
|            | <i>G. Macy Nelson Esq., attorney for Citizen-Protestants filed and Appeal and Request Oral Argument Hearing.</i> |                          |
| 11/02/2023 | Person of Record   | filed                    |
|            | <i>Barbara Sollner-Webb, Person of Record filed an appeal of the Planning Boards Decision.</i>                   |                          |
| 12/12/2023 | Clerk of the Council   | mailed                   |
|            | <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>  |                          |
| 01/08/2024 | Person of Record   | filed                    |
|            | <i>Paula Price, Person of Record, filed written testimony.</i>   |                          |
| 01/08/2024 | Person of Record   | filed                    |
|            | <i>Catherine Williams, Person of Record, filed written testimony.</i>  |                          |

01/08/2024 Person of Record filed  
*Tim Carter, Person of Record, filed written testimony.*

01/09/2024 Person of Record filed  
*James Hitaffer, Person of Record, filed written testimony.*

**Attachment(s):**

[DSP-20002 Zoning Agenda Item Summary](#)

[DSP-20002 Presentation Slides](#)

[DSP-20002 Hitaffer to Brown \(Written Testimony\)](#)

[DSP-20002 Price to Brown \(Written Testimony\)](#)

[DSP-20002 Williams to Brown \(Written Testimony\)](#)

[DSP-20002 Carter to Brown \(Written Testimony\)](#)

[DSP-20002 Notice of Oral Argument Hearing](#)

[DSP-20002 Nelson to Brown \(Appeal and Request for Ora](#)

[DSP-20002 Sollner-Webb to Brown \(Appeal Letter\) 11-2-](#)

[DSP-20002 Planning Board Resolution](#)

DSP-20002 PORL

[DSP-20002 Technical Staff Report](#)

[DSP-20002 Planning Board Record](#)

[DSP-20002 Transcripts 09-07-2023](#)

[DSP-20002 Transcripts 07-27-2023](#)

[DSP-20002 Transcripts 06-22-2023](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-89056-03****Forestville Commercial Center****Applicant(s):**

ALG Forestville, LLC

**Location:**

Located in the southeast quadrant of the intersection of Fernham Lane and Cryden Way. (9.4773 Acres; IE/MIO Zone (Prior I-1/D-D-O/M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to amend the Development District Overlay (D-D-O) Zone.

**Council District:**

6

**Appeal by Date:**

1/4/2024

**Action by Date:**

2/29/2024

**Comment(s):**

Mandatory Review:  
{District Council review of this case is required by Prior Zoning Ordinance Section 27-548.26(b)}

**Municipality:**

District Heights

**History:**

|            |                         |                          |
|------------|-------------------------|--------------------------|
| 10/26/2023 | M-NCPPC Technical Staff | approval with conditions |
| 11/30/2023 | M-NCPPC Planning Board  | approval with conditions |
| 12/12/2023 | Clerk of the Council    | mailed                   |

*Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.*

**Attachment(s):**

[DSP-89056-03 Zoning Agenda Item Summary](#)

[DSP-89056-03 Presentation Slides](#)

[DSP-89056-03 Notice of Mandatory Review Hearing](#)

[DSP-89056-03 Planning Board Resolution](#)

DSP-89056-03\_PORL

[DSP-89056-03 Technical Staff Report](#)

[DSP-89056-03 Transcripts 1-09-2023](#)

[DSP-89056-03 Planning Board Record\\_](#)

**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.*

**(a) ZONING HEARING EXAMINER****SE-2022-015****South Bowie Self-Storage Zone****Applicant(s):**

SSZ Bowie Self Storage LLC

**Location:**

Located southwest of the intersection of US 301 (Robert Crain Highway) and MD 214 (Central Avenue) (7.93 Acres; C S Zone (Prior C-M Zone)).

**Request:**

Requesting approval of a Special Exception (SE) for the use of a 118,573 square foot building for consolidated storage and 117,680 square feet for outdoor storage accessory use.

**Council District:**

4

**Appeal by Date:**

2/2/2024

**Review by Date:**

2/2/2024

**Opposition:**

Terry Nuriddin

**History:**

|            |                         |                          |
|------------|-------------------------|--------------------------|
| 08/31/2023 | M-NCPPC Technical Staff | approval with conditions |
| 09/14/2023 | M-NCPPC Planning Board  | no motion to consider    |
| 01/03/2024 | Zoning Hearing Examiner | approval with conditions |

**Attachment(s):**

[SE-2022-015 Zoning Agenda Item Summary](#)

[SE-2022-015 Notice of Decision](#)

[SE-2022-015 ZHE Decision](#)

SE-2022-015 PORL

[SE 2022-015 Technical Staff Report](#)

[SE-2022-015 Exhibit List](#)

[SE 2022-015 Exhibits #1-81](#)

[SE-2022-015 ZHE Transcripts 11-1-23](#)

[SE-2022-015 ZHE Transcripts 12-4-23](#)

**PENDING FINALITY (continued)****SE-4856****Alexander Landing****Applicant(s):**

ESC 9401 Westphalia L.C.

**Location:**

Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).

**Request:**

Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural ) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.

**Council District:**

6

**Appeal by Date:**

1/22/2024

**Review by Date:**

1/30/2024

**Opposition:**

Wanda Collins, et. al.

**History:**

04/05/2023

M-NCPPC Technical Staff

approval with conditions

04/24/2023

M-NCPPC Planning Board

no motion to consider

12/22/2023

Zoning Hearing Examiner

approval with conditions

**Attachment(s):**[SE-4856 Zoning Agenda Item Summary](#)[SE-4856 Notice of ZHE Decision](#)[SE-4856 ZHE Decision](#)

SE-4856 PORL

[SE-4856 Technical Staff Report](#)[SE-4856 ZHE Exhibit List](#)[SE-4856 Exhibits #1-83](#)[SE-4856 ZHE Transcripts 6-21-23](#)[SE-4856 ZHE Transcripts 8-2-23](#)[SE-4856 ZHE Transcripts 8-30-23](#)



**PENDING FINALITY (continued)**

*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.*

**(b) PLANNING BOARD****CDP-22001****Saddle Ridge****Applicant(s):**

D.R. Horton, Inc.

**Location:**

On the north side of MD 373 (Accokeek Road), approximately 2,500 feet east of its intersection with McKendree Road. (289.36 Acres; LCD Zone (Prior R-S Zone).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) for development of up to 621 single-family detached and up to 333 single-family attached units, for a total of 954 dwelling units.

**Council District:**

9

**Appeal by Date:**

12/14/2023

**Review by Date:**

1/16/2024

**History:**

10/05/2023

M-NCPPC Technical Staff

approval with conditions

11/09/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CDP-22001 Zoning Agenda Item Summary](#)[CDP-22001 Planning Board Resolution](#)

CDP-22001 PORL

[CDP-22001 Technical Staff Report](#)

**PENDING FINALITY (continued)****CSP-21001 Remand****Linda Lane Property****Applicant(s):**

Curtis Investment Group, Inc.

**Location:**

Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T/ M I O Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space. Remand Hearing

**Council District:**

8

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**History:**

|            |                                 |                          |
|------------|---------------------------------|--------------------------|
| 05/17/2023 | M-NCPPC Technical Staff         | approval with conditions |
| 06/22/2023 | M-NCPPC Planning Board          | approval with conditions |
| 07/05/2023 | Sitting as the District Council | elected to review        |

*Council elected to review this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).*

|            |                      |        |
|------------|----------------------|--------|
| 08/01/2023 | Clerk of the Council | mailed |
|------------|----------------------|--------|

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

|            |                                 |                                     |
|------------|---------------------------------|-------------------------------------|
| 09/11/2023 | Sitting as the District Council | hearing held; referred for document |
|------------|---------------------------------|-------------------------------------|

*Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment 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. Matthew Tedesco, attorney for applicant spoke in support. Monique Taylor, Tony Wilson and Belinda Watson spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).*

|            |                                 |          |
|------------|---------------------------------|----------|
| 09/25/2023 | Sitting as the District Council | remanded |
|------------|---------------------------------|----------|

*Council adopted prepared order of remand (Vote:8-0 Absent: Council Members Franklin, Harrison, Hawkins).*

09/29/2023 Clerk of the Council transmitted  
*Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.*

09/29/2023 Clerk of the Council mailed  
*The Notice of Decision of the District Council was mailed to Persons of Record.*

11/20/2023 M-NCPPC Technical Staff approval with conditions

01/04/2024 M-NCPPC Planning Board approval with conditions

**Attachment(s):**

[CSP-21001 Remand Zoning Agenda Item Summary](#)

[CSP-21001 Remand Planning Board Resolution](#)

CSP-21001 Remand PORL

[CSP-21001 Remand Technical Staff Report](#)

**PENDING FINALITY (continued)****DDS-649****Riverdale Laundromat (Wildercroft)****Applicant(s):**

NPKS LLC

**Location:**

Located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway) (.629 Acres; CGO Zone)(Prior C-A Zone).

**Request:**

Requesting approval of a Departure from Design Standards (DDS) for a 37.2-foot departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18)) located to the west of the property.

**Council District:**

3

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**History:**

11/21/2023

M-NCPPC Technical Staff

approval with conditions

01/04/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DDS-649 Zoning Agenda Item Summary](#)[DDS-649 Planning Board Resolution](#)

DDS-649 PORL

[DDS-649 Technical Staff Report](#)

**PENDING FINALITY (continued)****[DET-2022-009](#)****Washington Square****Applicant(s):**

K. Hovnanian Homes of Maryland, L.L.C.

**Location:**

Located on the north side of Suitland Road, at its intersection with Arnold Road (20.10 Acres; RSF-A Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for the development of 135 single-family attached (townhouse) residential dwelling units.

**Council District:**

7

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**History:**

11/30/2023

M-NCPPC Technical Staff

approval with conditions

01/04/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DET-2022-009 Zoning Agenda Item Summary](#)[DET-2022-009 Planning Board Resolution](#)

DET-2022-009 PORL

[DET-2022-009 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-17052-01****Hillel at University of Maryland****Applicant(s):**

Maryland Hillel

**Location:**

Located on the east side of Yale Avenue, approximately 300 feet north of its intersection with College Avenue (1.74 Acres; NAC Zone (Prior M-U-I and D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP), for a 39,105-square-foot cultural center at the University of Maryland (UMD), in College Park, Maryland.

**Council District:**

3

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**Municipality:**

City of College Park

**History:**

11/22/2023

M-NCPPC Technical Staff

approval with conditions

01/04/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17052-01 Zoning Agenda Item Summary](#)[DSP-17052-01 Planning Board Resolution](#)

DSP-17052-01 PORL

[DSP-17052-01 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-20032****Addition to Signature Club at Manning Village****Applicant(s):**

Signature Land Holdings, LLC

**Location:**

On the west side of Manning Road East (P-501), approximately 280 feet north of its intersection with MD 228 (Berry Road). (7.26 Acres; RMF-48 Zone (Prior M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for development of 76 single- family attached (townhouse) dwelling units, of which 4 will be live/work units. The 76 dwelling units will be located on lots that are at least 1,530 square feet. Each lot will contain either a 20- foot-wide unit or a 24-foot-wide unit. The DSP also includes 12 parcels, which will be utilized for private streets and alleys, homeowners association (HOA) facilities, stormwater management (SWM) facilities, and open space and recreation areas.

**Council District:**

9

**Appeal by Date:**

12/14/2023

**Review by Date:**

1/16/2024

**History:**

10/19/2023

M-NCPPC Technical Staff

approval with conditions

11/09/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20032 Zoning Agenda Item Summary](#)[DSP-20032 Planning Board Resolution 11-9-2023](#)

DSP-20032 PORL

[DSP-20032 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-20054-01****The Enclave at Brandywine****Applicant(s):**

Sage Ventures, LLC

**Location:**

Located approximately 150 feet west of the terminus of the Clymer Drive right-of-way (19.11 Acres; RSF-A Zone (Prior R-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) that amends architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054.

**Council District:**

9

**Appeal by Date:**

12/14/2023

**Review by Date:**

1/16/2024

**History:**

10/16/2023

M-NCPPC Technical Staff

approval with conditions

11/09/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20054-01 Zoning Agenda Item Summary](#)[DSP-20054-01 Planning Board Resolution](#)

DSP-20054-01 PORL

[DSP-20054-01 Technical Staff Report](#)



**PENDING FINALITY (continued)****DSP-21001 Remand****Suffrage Point****Applicant(s):**

Werrlein WSSC, LLC

**Location:**

Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

**Council District:**

2

**Appeal by Date:**

1/4/2024

**Review by Date:**

1/30/2024

**Municipality:**

Hyattsville

**History:**

12/22/2022

M-NCPPC Technical Staff

approval with conditions

03/02/2023

M-NCPPC Planning Board

approval with conditions

03/13/2023

Sitting as the District Council

elected to review

*Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin)*

03/20/2023

Clerk of the Council

mailed

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

04/10/2023

Sitting as the District Council

announced hearing date

04/16/2023

Person of Record

filed

*Julie Wolf, Person of Record, filed written testimony.*

04/16/2023

Person of Record

filed

*Greg Smith, Person of Record, filed a request to reschedule Oral Argument Hearing, extend the deadline for written submissions, and correct deficiencies in the public record.*

04/17/2023

Person of Record

filed

*Save Our Sustainable Hyattsville, inc., Persons of Record filed exceptions and written testimony.*

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|            |  |                             |
|------------|--|-----------------------------|
| 04/20/2023 | Person of Record   | filed                       |
|            | <i>City of Hyattsville, Persons of Record, filed a request to reschedule Oral Argument Hearing.</i>  |                             |
| 04/24/2023 | Sitting as the District Council  | continued at a later date   |
|            | <i>Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided a procedural overview of the case. Case was continued to the May 8, 2023, District Council Hearing. (Vote: 8-0; Absent: Council Member Burroughs, Franklin and Harrison)</i>   |                             |
| 04/25/2023 | Sitting as the District Council  | announced hearing date      |
| 04/27/2023 | Clerk of the Council   | mailed                      |
|            | <i>Notice of Oral Argument Hearing Continuance was mailed to all Persons of Record.</i>  |                             |
| 04/30/2023 | Person of Record   | filed                       |
|            | <i>Daniel Broder, Person of Record, filed written testimony.</i>   |                             |
| 05/01/2023 | Person of Record   | filed                       |
|            | <i>Irene Marsh, Person of Record, filed written testimony.</i>   |                             |
| 05/01/2023 | Person of Record   | filed                       |
|            | <i>Allison Kole Person of Record, filed written testimony.</i>   |                             |
| 05/08/2023 | Sitting as the District Council  | case taken under advisement |
|            | <i>Jill Kosack and Sherri Conner, M-NCPPC planning staff, provided an overview of the Detailed Site Plan 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. Norman Rivera Esq. attorney for the applicant spoke in support. Holly Simmons representative of the City of Hyattsville, Julie Wolf and Greg Smith spoke in opposition. Council took case under advisement.</i> |                             |
| 05/09/2023 | Sitting as the District Council  | referred for document       |
|            | <i>Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Harrison, Hawkins, and Watson).</i>  |                             |
| 05/11/2023 | Sitting as the District Council  | remanded                    |
|            | <i>Council adopted the prepared order of remand (Vote: 8-0; Absent: Council Members Burroughs, Franklin, and Harrison).</i>  |                             |

|                              |  |                          |
|------------------------------|--|--------------------------|
| 05/16/2023                   | Clerk of the Council   | mailed                   |
|                              | <i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>   |                          |
| 05/16/2023                   | Clerk of the Council   | transmitted              |
|                              | <i>Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.</i>  |                          |
| 10/17/2023                   | M-NCPPC Technical Staff  | approval with conditions |
| 11/30/2023                   | M-NCPPC Planning Board   | approval with conditions |
| <b><u>Attachment(s):</u></b> | <a href="#">DSP-21001 Zoning Agenda Item Summary</a><br><a href="#">DSP-21001 Remand Planning Board Resolution</a><br>DSP-21001 Remand PORL<br><a href="#">DSP-21001 Remand Technical Staff Report</a><br><a href="#">DSP-21001 Remand Transcripts 11-2-2023</a><br><a href="#">DSP-21001 Remand Transcripts 10-5-2023</a> |                          |

**PENDING FINALITY (continued)****[DSP-21025](#)****Seafood Subs And Sides****Applicant(s):**

Seafood Subs &amp; Sides, LLC

**Location:**

Located at 4514 Rhode Island Avenue, in the Town of North Brentwood, Maryland, at the intersection of Wallace Road and Rhode Island Avenue (.1269 Acres; N A C Zone (Prior; M-U-I / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP), with companion Chesapeake Bay Critical Area Conservation Plan CP-21004 and Special Permit SP-210002, approving a 12- seat cafe on the ground level of an existing single-family detached dwelling. The upper floor of the existing dwelling will remain as a dwelling unit.

**Council District:**

2

**Appeal by Date:**

12/14/2023

**Review by Date:**

1/16/2024

**History:**

10/04/2023

M-NCPPC Technical Staff

approval with conditions

11/09/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21025 Zoning Agenda Item Summary](#)[DSP-21025 Planning Board Resolution](#)

DSP-21025 PORL

[DSP-21025 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-22020****Brightseat Industrial****Applicant(s):**

Brightseat Property , LLC

**Location:**

Located on the east side of Brightseat Road, across from its intersection with Jericho City Drive (12.04 Acres; I E Zone (Prior I-3 Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of a 152,080 -square - foot distribution warehouse building.

**Council District:**

5

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**History:**

11/23/2023

M-NCPPC Technical Staff

approval with conditions

01/04/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-22020 Zoning Agenda Item Summary](#)[DSP-22020 Planning Board Resolution](#)

DSP-22020 PORL

[DSP-22020 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-22033****Nora's Angels Early Learning Center****Applicant(s):**

Nora Nwozo

**Location:**

Northwest of US 301 (Robert Crain Highway) and Excalibur Road, specifically located within the shopping center of Collington Plaza (12.70 Acres ; C G O Zone (Prior C- S- C Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for a day care center with maximum enrollment of 50 children within an integrated shopping center on the 12.7-acre property.

**Council District:**

4

**Appeal by Date:**

12/14/2023

**Review by Date:**

1/16/2024

**History:**

10/16/2023

M-NCPPC Technical Staff

approval with conditions

11/09/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-22033 Zoning Agenda Item Summary](#)[DSP-22033 Planning Board Resolution](#)

DSP-22033 PORL

[DSP-22033 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-22042****Westphalia Retail****Applicant(s):**

Walton Westphalia Europe, LP

**Location:**

Located on the northeast corner of MD 4 (Pennsylvania Avenue) and MD 373 (Woodyard Road) (65.88 Acres; TAC-E and M I O Zones (Prior M-X-T and M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for infrastructure to facilitate the grading, utility, and street layout for the retail component of Westphalia Town Center.

**Council District:**

6

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**History:**

11/30/2023

M-NCPPC Technical Staff

approval with conditions

01/04/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-22042 Zoning Agenda Item Summary](#)[DSP-22042 Planning Board Resolution](#)

DSP-22042 PORL

[DSP-22042 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-23011****From the Heart Ministries****Applicant(s):**

From the Heart Church Ministries, Inc.  
Alan Graham

**Location:**

Located approximately 0.25 mile southwest of the intersection of the northbound I-95/495 (Capital Beltway) ramp and MD 337 (Allentown Road), on the north side of MD 337 (31.38 Acres; CGO and MIO Zones (Prior C-S-C and M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to add a parcel to an existing shopping center for development of a private school for 208 students, a day care center with a maximum enrollment of 60 children, and related site improvements associated with an existing church (with 3,000 seats), within an existing integrated shopping center, known as the Andrews Manor Shopping Center. The 60 children who attend the day care center are also students at the private school.

**Council District:**

8

**Appeal by Date:**

2/8/2024

**Review by Date:**

2/8/2024

**History:**

11/28/2023

M-NCPPC Technical Staff

approval with conditions

01/04/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**

[DSP-23011 Zoning Agenda Item Summary](#)

[DSP-23011 Planning Board Resolution](#)

DSP-23011 PORL

[DSP-23011 Technical Staff Report](#)



**PENDING FINALITY (continued)****DSP-23013****Penn Logistic Center****Applicant(s):**

3300 Marlo Property Owner, LLC

**Location:**

Located at the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road. (11.1913 Acres; IE / MIO Zone (Prior I-1 / D-D-O / M-I-O Zones)).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to develop a portion of an existing industrial building by demolishing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space, for a new gross floor area of 176,244 square feet.

**Council District:**

6

**Appeal by Date:**

1/4/2024

**Review by Date:**

1/30/2024

**Municipality:**

Morningside

**History:**

10/24/2023

M-NCPPC Technical Staff

approval with conditions

11/30/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-23013 Zoning Agenda Item Summary](#)[DSP-23013 Planning Board Resolution](#)

DSP-23013\_PORL

[DSP-23013 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2024 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[CDP-22002](#)

**Dobson Farms**

**Applicant(s):**

D.R. Horton, Inc.

**Location:**

Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior R-S Zone).

**Request:**

Requesting approval of Comprehensive Design Plan (CDP) for a residential development, with a mix of housing types consisting of up to 1,106 dwelling units.

**Council District:**

9

**Appeal by Date:**

11/9/2023

**Review by Date:**

11/9/2023

**Action by Date:**

1/22/2024

**History:**

|            |   |                          |
|------------|---|--------------------------|
| 08/24/2023 | M-NCPPC Technical Staff   | approval with conditions |
| 10/05/2023 | M-NCPPC Planning Board  | approval with conditions |
| 10/23/2023 | Sitting as the District Council   | elected to review        |
|            | <i>Council elected to review this item (Vote:6-4; Absent: Council Member Watson).</i> |                          |
| 12/12/2023 | Clerk of the Council  | mailed                   |
|            | <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>               |                          |
| 12/21/2023 | Clerk of the Council  | mailed                   |
|            | <i>Notice of Rescheduled Oral Argument Hearing was mailed to Persons of Record.</i>   |                          |

**Attachment(s):**

[CDP-22002 Zoning Agenda Item Summary](#)

[CDP-22002 Rescheduled Notice of Oral Argument Hearin](#)

[CDP-22002 Planning Board Resolution](#)

CDP 22002 PORL

[CDP-22002 Technical Staff Report](#)

[CDP-22002 Planning Board Record](#)

[CDP-22002 Transcripts 09-14-2023](#)

[CDP-22002 Transcripts 09-07-2023](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2024 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-04054-07](#)

**Bellefonte**

**Applicant(s):**

Clinton Self Storage LLC.

**Location:**

Located on the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive (7.64 Acres; I E / M I O Zones (Prior I-4 / M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the addition of 19,440 square feet of additional consolidated storage via two buildings on Lot 159, and a variance to Section 27-472(d)(1) of the prior Prince George’s County Zoning Ordinance, regarding the maximum floor area ratio (FAR) permitted.

**Council District:**

9

**Appeal by Date:**

1/18/2024

**Action by Date:**

2/29/2024

**Comment(s):**

Mandatory Review:  
{District Council review of this case is required by Zoning Ordinance No. 5-1991 (ZMA A-9758-C)}

**History:**

|            |                         |                          |
|------------|-------------------------|--------------------------|
| 11/02/2023 | M-NCPPC Technical Staff | approval with conditions |
| 12/14/2023 | M-NCPPC Planning Board  | approval with conditions |
| 12/21/2023 | Clerk of the Council    | mailed                   |

*Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.*

**Attachment(s):**

[DSP-04054-07 Zoning Agenda Item Summary](#)

[DSP-04054-07 Notice of Mandatory Review Hearing](#)

[DSP-04054-07 Planning Board Resolution](#)

DSP-04054-07 PORL

[DSP-04054-07 Technical Staff Report](#)

[DSP-04054-07 Transcripts 11-30-2023](#)

[DSP-04054-07 Transcripts 11-9-2023](#)

[DSP-04054-07 Planning Board Record](#)

**ADJOURN**

[ADJ5-24](#)

**ADJOURN**

**3:00 P.M. COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**6:00 P.M. COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*