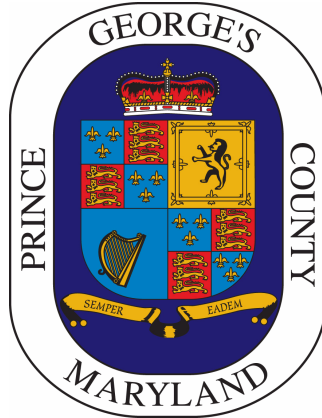


Prince George's County Council

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



Zoning Agenda - Final

(Continued at 1:30 PM)

Monday, September 14, 2020

10:00 AM

VIRTUAL MEETING

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

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. To ensure 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.

VIRTUAL DISTRICT COUNCIL MEETINGS

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

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. State your name and address for the record and 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/LIVE>
PLEASE SILENCE ALL CELLULAR PHONES WHILE DURING THE MEETING.

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

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION / MOMENT OF SILENCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07272020](#)

District Council Minutes dated July 27, 2020

Attachment(s):

[07-27-2020 District Council Minutes DRAFT](#)

10:00 AM MANDATORY REVIEW (Using Oral Argument Procedures)**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**History:**

03/12/2020	M-NCPPC Technical Staff	approval with conditions
04/16/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	announced hearing date
08/13/2020	Clerk of the Council	mailed

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

10:00 AM MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)**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 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**History:**

03/12/2020	M-NCPPC Technical Staff	approval with conditions
04/16/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	announced hearing date
08/13/2020	Clerk of the Council	mailed

*Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.***Attachment(s):** [DSP-19053 Zoning Agenda Item Summary](#)
[DSP-19053 Planning Board Resolution NO. 2020-45 Upd:](#)
DSP-19053_POR List
[DSP-19053 Technical Staff Report](#)
DSP-19053_District Council Notice of Hearing

10:00 AM ORAL ARGUMENTS**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:

04/14/2020	M-NCPPC Technical Staff	approval with conditions
05/21/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 11-0).</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

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

10:00 AM ORAL ARGUMENTS (Continued)**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:**

02/12/2020 M-NCPPC Technical Staff approval with conditions

03/05/2020 M-NCPPC Planning Board approval with conditions

07/27/2020 Sitting as the District Council elected to review

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

08/13/2020 Clerk of the Council mailed

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

10:00 AM ORAL ARGUMENTS (Continued)**DDS-665****Park Place****Companion Case(s):** DSP-19044**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:**

02/12/2020 M-NCPPC Technical Staff approval with conditions

03/05/2020 M-NCPPC Planning Board approval

07/27/2020 Sitting as the District Council elected to review

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

08/13/2020 Clerk of the Council mailed

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

1:30 PM ORAL ARGUMENTS (Continued)**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:

05/28/2020

M-NCPPC Technical Staff

approval with conditions

06/18/2020

M-NCPPC Planning Board

approval with conditions

07/08/2020

Applicant

appealed

Norman D. Rivera, Esq., attorney for the applicant, appealed the Planning Board's decision, requesting a revision to conditions 1.g.

07/27/2020

Sitting as the District Council

waived election to review

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

07/27/2020

Applicant

filed

Norman D. Rivera, Esq., attorney for the applicant, filed a request to withdraw the previous appeal of the Planning Board's decision then a request to withdraw/hold the withdrawal request.

08/13/2020

Clerk of the Council

mailed

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

08/21/2020

Person of Record

appealed

Greg Smith, Anne Ambler, et al. filed an appeal of the Planning Boards Decision.

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](#)

ITEM(S) FOR DISCUSSION

[SE-4733](#)

Walmart #2799 (Clinton)

Applicant(s):

Walmart Real Estate Business Trust

Location:

The subject site is an approximately 23.4 acre portion of a larger developed site identified as Clinton Plaza, now known as the Woodyard Crossing Shopping Center. The Shopping Center is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and Woodyard Road (MD 223). Walmart currently occupies a 134,241 square foot freestanding structure located on the northernmost portion of the developed site as a permitted use.

Request:

Requesting approval of a Special Exception to use approximately 23.9 acres of land (part of the approximately 64 acre development known as Woodyard Crossing Shopping Center) in the C-S-C (Commercial Shopping Center) Zone, Clinton, Maryland, for a Department or Variety Store combined with Food and Beverage Store, in excess of 125,000 square feet (an approximately 171,634 square foot store is being proposed).

Council District:

9

Appeal by Date:

6/13/2016

Review by Date:

6/13/2016

Action by Date:

11/10/2016

Comment(s):

Special Exception 4733 and Variance 4733 - On Remand from the Circuit Court for Prince George's County, Maryland – Case No. CAL16-30078

Opposition:

Donald Hancock, et. al.

History:

06/26/2015	M-NCPPC Technical Staff	disapproval
07/16/2015	M-NCPPC Planning Board	no motion to consider
05/13/2016	Zoning Hearing Examiner	disapproval
05/16/2016	Sitting as the District Council	deferred
	<i>Council deferred this item to June 13, 2016.</i>	
06/13/2016	Sitting as the District Council	elected to make the final decision
	<i>Council elected to make the final decision on this item (Vote: 9-0).</i>	
06/13/2016	Applicant	appealed
	<i>Andre J. Gingles, Esquire, attorney for the applicant, filed Exceptions to the Zoning Hearing Examiner's Decision and requested Oral Argument.</i>	
06/15/2016	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
07/06/2016	Person of Record	filed
	<i>G. Macy Nelson, attorney for Citizen-Protestants file a response to the applicants June 13, 2016 appeal.</i>	
07/18/2016	Sitting as the District Council	hearing held; referred for document
	<i>Jimi Jones, M-NCPPC, provided an overview of the Special Exception application. Andre Gingles, Esq., on behalf of the applicant, and Dr. Glenda Hodges spoke in support. G. Macy Nelson spoke in opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.</i>	
	<i>Council referred the item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Lehman).</i>	
07/19/2016	Sitting as the District Council	approval
	<i>Under discussion, Rajesh Kumar, Principal Counsel to the District Council, spoke to the contents of the final decision and responded to questions posed by the Council.</i>	
	<i>Council adopted the prepared Order of approval (Vote: 7-2; Against: Council Members Lehman and Taveras).</i>	

07/29/2016	Clerk of the Council	mailed
	<i>The Notice of Final Decision of the District Council was mailed to Persons of Record.</i>	
08/15/2016	Person of Record	filed
	<i>G. Macy Nelson, Esquire, attorney for the opposition, filed a Petition for Judicial Review in Circuit Court.</i>	
10/06/2016	Clerk of the Council	transmitted
	<i>Appealed case transmitted to Circuit Court via Principal Counsel's Office.</i>	
04/13/2017	Clerk of the Council	transmitted
	<i>Supplemental Administrative Record transmitted to Circuit Court via Principal Counsel's Office.</i>	
02/04/2020	Circuit Court	remanded
	<i>Pursuant to decisions from the Court of Appeals in Grant v. Cty. Council of Prince George's Cty., 465 Md. 496, 214 A.3d 1098 (2019) and the Court of Special Appeals in Dovana Grant, et al., v. County Council of Prince George's County sitting as the District Council, et al., Appeal No., 809, September Term 2017, the Circuit Court has vacated the District Council's final decision approving Special Exception 4733 and Variance 4733. The Circuit Court has remanded the District Council's final decision in Special Exception 4733 and Variance 4733 for further proceedings consistent with the decisions from the Court of Appeals and Court of Special Appeals.</i>	

Attachment(s):[SE 4733 District Council Final Decision_07192016](#)[SE-4733 Zoning AIS_10062016](#)[SE-4733 Zoning Hearing Examiner Decision](#)

SE-4733 PORL

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

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.

SE-4795**Strickland Funeral Home****Applicant(s):**

Eric D. Strickland

Location:

Located in the southwest quadrant of the intersection of MD 193 (Enterprise Road) and Belvidere Road (7.39 Acres; R-R Zone).

Request:

Request approval of a Special Exception (SE) to construct an 11,612-square-foot Funeral Home and a 9,184-square-foot “ancillary” Reception Hall on 7.39 acres of R-R (Rural Residential) zoned land located in the southwest quadrant of the intersection of Enterprise Road (MD 193) and Belvidere Road, and identified as 3800 Enterprise Road, Bowie, Maryland

Council District:

5

Appeal by Date:

8/17/2020

Review by Date:

9/21/2020

Opposition:

Raycena Moyer and Samuel Moyer

History:

12/24/2019

M-NCPPC Technical Staff

approval with conditions

07/08/2020

Zoning Hearing Examiner

approval with conditions

Attachment(s):[SE-4795 Zoning Agenda Item Summary](#)[SE-4795 ZHE- Decision](#)

SE-4795 PORL

[SE-4795 Technical Staff Report](#)

SE-4795 Color Powerpoint Presentation

SE-4795 MNCPPC Backup

PENDING FINALITY (Continued)

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**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 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:

02/26/2020	M-NCPPC Technical Staff	approval with conditions
04/02/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	deferred

Council deferred this item.

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](#)

PENDING FINALITY (Continued)[DSP-04067-09](#)**Woodmore Commons****Companion Case(s):** DDS-669**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of five multifamily residential buildings, including 268 dwelling units, a 5,000-square-foot clubhouse, and surface parking.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 10/30/2020**History:**

04/22/2020 M-NCPPC Technical Staff approval with conditions

05/14/2020 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-04067-09 Planning Board Resolution NO. 2020-76](#)

DSP-04067-09 POR List

[DSP-04067-09 Technical Staff Report](#)

PENDING FINALITY (Continued)**DDS-669****Woodmore Commons****Companion Case(s):** DSP-04067-09**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) that requests a reduction of the standard parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 10/30/2020**History:**

04/22/2020 M-NCPPC Technical Staff approval

05/14/2020 M-NCPPC Planning Board approval

Attachment(s): [DDS-669 Zoning Agenda Item Summary](#)[DDS-669 Planning Board Resolution NO. 2020-77](#)

DDS-669 POR List

[DDS-669 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19050****Dewey Property****Companion Case(s):** DDS-660**Applicant(s):** Bald Eagle Partners**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) for a mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses on proposed Parcel 5.**Council District:** 2**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Municipality:** Hyattsville**History:**

07/01/2020	M-NCPPC Technical Staff	approval with conditions
07/30/2020	M-NCPPC Planning Board	approval with conditions
08/27/2020	Person of Record	appealed

Peter E. Ciferri, Esq., attorney for the Appellant, appealed the Planning Board's Decision.

Attachment(s): [DSP-19050 Zoning Agenda Item Summary](#)

Letter from Ciferri to Brown (Appeal)

[DSP-19050 Planning Board Resolution 2020-125](#)

DSP-19050 PORL

[DSP-19050 Technical Staff Report](#)

PENDING FINALITY (Continued)**DDS-660****Dewey Property****Companion Case(s):** DSP-19050**Applicant(s):** Bald Eagle Partners**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the size of standard parking spaces to 9 feet by 18 feet in the Parcel 5 parking garage.**Council District:** 2**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Municipality:** Hyattsville**History:**

07/01/2020 M-NCPPC Technical Staff approval

07/30/2020 M-NCPPC Planning Board approval

Attachment(s): [DDS-660 Zoning Agenda Item Summary](#)[DDS-660 Planning Board Resolution 2020-126](#)

DDS-660_PORL

[DDS-660 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19050-01****Dewey Property****Applicant(s):**

Bald Eagle Partners

Location:

Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O Zones).

Request:

Requesting approval of an amendment to a Detailed Site Plan (DSP) for a development consisting of 529 multifamily dwelling units on proposed Parcels 1, 2, and 3, as the second phase of the Dewey Property mixed-use development.

Council District:

2

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

Municipality:

Hyattsville

History:

07/01/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

08/27/2020

Person of Record

appealed

*Peter E. Ciferri, Esq., attorney for the Appellant, appealed the Planning Board's Decision.***Attachment(s):**[DSP-19050-01 Zoning Agenda Item Summary](#)[Letter from Ciferri to Brown \(Appeal\)](#)[DSP-19050-01 Planning Board Resolution 2020-127](#)

DSP-19050-01_PORL

[DSP-19050-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19060****McDonald's Landover****Applicant(s):**

McDonald's Corp

Location:

Located on the north side of MD 214 (Central Avenue) at its intersection with Brightseat Road (1.17 Acres; M-U-I / D-D-O / M-I-O).

Request:

Requesting approval of a Detailed Site Plan (DSP) requests to raze the existing McDonald's eating and drinking establishment with drive-through service and replace it with a new 4,540-square-foot McDonald's eating and drinking establishment with drive-through service.

Council District:

5

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

History:

06/24/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19060 Zoning Agenda Item Summary](#)[DSP-19060 Planning Board Resolution 2020-121](#)

DSP-19060_PORL

[DSP-19060 Technical Staff Report](#)

PENDING FINALITY (Continued)**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:

04/28/2020

M-NCPPC Technical Staff

approval with conditions

06/04/2020

M-NCPPC Planning Board

approval with conditions

07/27/2020

Sitting as the District Council

deferred

*Council deferred this item.***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](#)

PENDING FINALITY (Continued)**[SDP-0007-03](#)****Amazon.com Services****Applicant(s):**

Amazon.com Services, LLC.

Location:

Located in the northeastern quadrant of the intersection of Queens Court and Prince George's Boulevard (28.01 Acres; E-I-A Zones).

Request:

Requesting approval of an amendment to a Specific Design Plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.

Council District:

4

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

History:

07/09/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

08/26/2020

Person of Record

appealed

G. Macy Nelson, Esq., attorney for appellants, filed an appeal of the Planning Board's Decision.

09/03/2020

Clerk of the Council

mailed

*Notice of Oral Argument Hearing scheduled for October 5, 2020 at 1:30 p.m. was mailed to Persons of Record.***Attachment(s):****[SDP-0007-03 Zoning Agenda Item Summary](#)**

Letter from Nelson to Brown (Appeal)

[SDP-0007-03 Planning Board Resolution 2020-129](#)

SDP-0007-03_PORL

[SDP-0007-03 Technical Staff Report](#)

SDP-0007-03 Hearing Notice October 5th

PENDING FINALITY (Continued)**[SDP-1601-03](#)****Parkside, Section 4****Applicant(s):**

SHF Project Owner, LCC

Location:

Located in the north-central portion of the development, north of Central Park Drive at the terminus of Melwood Road, approximately 1,570 feet south of its intersection with Westphalia Road (96.49 Acres; R-M / M-I-O Zones).

Request:

Requesting approval of a Specific Design Plan (SDP) for a mixed retirement development (MRD) consisting of 188 single-family detached and 96 single-family attached dwelling units, for Parkside, Section 4, which is part of the larger Parkside development.

Council District:

6

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

History:

06/24/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-1601-03 Zoning Agenda Item Summary](#)[SDP-1601-03 Planning Board Resolution 2020-123](#)

SDP-1601-03_PORL

[SDP-1601-03 Technical Staff Report](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW ON SEPTEMBER 21, 2020 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***DSP-06001-03****The Commons at Addison Road Metro****Applicant(s):**

6301 Central Avenue, LLC

Location:

Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6301 Central Avenue (2.98 Acres; C-S-C / R-55 / D-D-O).

Request:

Requested approval of an amendment to a Detailed Site Plan (DSP) for a mixed-use building including 193 multifamily dwelling units and 11,000 square feet of ground-floor commercial uses.

Council District:

7

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 27-548.26(b) of the Zoning Ordinance.

(confirm info when case is transmitted)

History:

03/26/2020	M-NCPPC Technical Staff	approval with conditions
04/30/2020	M-NCPPC Planning Board	approval with conditions
06/03/2020	Person of Record	appealed
	<i>Bradley E. Heard, Person of Record, appealed the Planning Board's decision.</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
08/17/2020	Applicant	appealed
	<i>Christopher L. Hatcher, attorney for the applicant, appealed the Planning Board's decision.</i>	

Attachment(s): [DSP-06001-03 Zoning Agenda Item Summary](#)
 DSP-06001-03 Appeal Letter Heard to Brown
 DSP-06001-03 Appeal Letter Hatcher to Brown
[DSP-06001-03 Planning Board Resolution No. 2020-59](#)
 DSP-06001-03_POR List
[DSP-06001-03 Technical Staff Report](#)
 DSP-06001-03 District Council Notice of Decision

CASE(S) SCHEDULED FOR ORAL ARGUMENT ON SEPTEMBER 21, 2020 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[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:

05/12/2020 M-NCPPC Technical Staff approval with conditions

06/18/2020 M-NCPPC Planning Board approval with conditions

07/27/2020 Sitting as the District Council elected to review

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

08/13/2020 Clerk of the Council mailed

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

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

[ADJ47-20](#)

ADJOURN

EXECUTIVE SESSION

[EX 09142020](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.