

Prince George's County Council

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



Zoning Agenda - Final

(9:30 AM Agenda Briefing Rm 2027)

Monday, May 13, 2019

10:00 AM

Council Hearing Room

Sitting as the District Council

Todd M. Turner, 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, At-Large

Jolene Ivey, District 5

Rodney C. Streeter, Vice Chair, 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. 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.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

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

INVOCATION

Ms. Wanda Brooks, County Employee

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05062019](#)

District Council Minutes dated May 6, 2019

ORAL ARGUMENTS**CSP-17005****Park Place****Applicant(s):**

Konterra Associates LLC

Location:

Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Van Dusen Road (17.21 Acres; I-3 Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218.

Council District:

1

Appeal by Date:

4/11/2019

Review by Date:

4/11/2019

Action by Date:

5/24/2019

History:

01/23/2019	M-NCPPC Technical Staff	approval with conditions
03/12/2019	M-NCPPC Planning Board	approval with conditions
03/25/2019	Sitting as the District Council	elected to review

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

04/03/2019	Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.***Attachment(s):**[CSP-17005 Planning Board Resolution](#)

CSP-17005_PORL

[CSP-17005 Technical Staff Report](#)

MANDATORY REVIEW (Using Oral Argument Procedures)**CSP-18002 Remand****Magruder Pointe (REMAND)****Applicant(s):**

Werrlein WSSC LLC

Location:

Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) (8.26 Acres; R-55/O-S/D-D-O Zones) .

Request:

Requesting approval of a Conceptual Site Plan (CSP) application proposing to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

Council District:

2

Appeal by Date:

5/2/2019

Action by Date:

6/10/2019

Comment(s):

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

Municipality:

City of Hyattsville

History:

07/18/2018

M-NCPPC Technical Staff

disapproval

DISAPPROVAL of the request and decline to recommend rezoning the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone.

07/18/2018

M-NCPPC Technical Staff

approval with conditions

APPROVAL of rezoning the 4.66-acre property in the Open Space (O-S) Zone to the One-Family Detached Residential (R-55) Zone and permit single-family attached residential development with a required detailed site plan, in accordance with the goals and recommendations of the Traditional Residential Neighborhood Character Area on the property.

07/26/2018	M-NCPPC Planning Board	disapproval	<i>DISAPPROVAL of the request and decline to recommend rezoning the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use–Infill (M-U-I) Zone.</i>
07/26/2018	M-NCPPC Planning Board	approval with conditions	<i>APPROVAL of recommendation to rezone the 4.66-acre property in the Open Space (O-S) Zone to the One-Family Detached Residential (R-55) Zone and permit single-family attached residential development with a required detailed site plan, in accordance with the goals and recommendations of the Traditional Residential Neighborhood Character Area on the property. The maximum density for single-family attached is 9 dwelling units per acre and the maximum density for single-family detached is as permitted in the R-55 Zone, or 6.7 dwelling units per acre.</i>
09/04/2018	Person of Record	appealed	<i>Mr. Daniel Muth, Mr. Greg Smith, Mr. Peter Anton Veigas, Ms. Wendy Beatty, Ms. Sarah Eisen, Ms. Nina Faye, Mr. Paul Hrusa, and Mr. Chris Currie, filed an appeal in opposition to the proposal and requested Oral Argument.</i>
09/10/2018	Person of Record	filed	<i>Mr. Greg Smith, Mr. Daniel Muth, and Mr. Carl Nielsen, filed a letter with an attached legal opinion by their attorney, J. Carroll Holzer, Esq. in opposition to the proposal and opposition to the proposed September 17, 2018 Oral Argument.</i>
09/10/2018	Applicant	filed	<i>Norman D. Rivera, Esq., attorney for the applicant, filed a rebuttal to the September 4, 2018 appeal filed by Mr. Daniel Muth, Mr. Greg Smith, Mr. Peter Anton Veigas, Ms. Wendy Beatty, Ms. Sarah Eisen, Ms. Nina Faye, Mr. Paul Hrusa, and Mr. Chris Currie.</i>
09/17/2018	Sitting as the District Council	continued at a later date	<i>Stan Brown, People's Zoning Counsel, spoke to the need to continue this case until Tuesday, October 15, 2018 at 10:00 a.m.</i>
09/24/2018	Person of Record	filed	<i>Candace B. Hollingsworth, Mayor, City of Hyattsville, filed a letter requesting a remand to the Planning Board to allow the city to submit additional testimony related to the R-55 recommendation.</i>

09/26/2018	Person of Record	filed
	<i>Mr. Greg Smith, Mr. Daniel Muth, and Mr. Carl Nielsen, filed a letter in opposition to the proposed October 15, 2018 Oral Argument.</i>	
09/27/2018	Person of Record	filed
	<i>Mr. Greg Smith, Mr. Daniel Muth, and Mr. Carl Nielsen, filed a second letter in opposition to the proposed October 15, 2018 Oral Argument.</i>	
10/09/2018	Person of Record	filed
	<i>J. Carroll Holzer, Esq., attorney for Mr. Greg Smith, Mr. Daniel Muth, and Mr. Carl Nielsen, filed a letter in opposition to the proposed October 15, 2018 Oral Argument.</i>	
10/12/2018	Applicant	filed
	<i>Norman D. Rivera, Esq., attorney for the applicant, filed a letter concurring with a continuance of the October 15, 2018 Oral Argument to satisfy state affidavit requirements.</i>	
10/15/2018	Sitting as the District Council	continued at a later date
	<i>Stan Brown, People's Zoning Counsel, provided an overview on the status of the case and outlined the reasons why the hearing would take place at a later date in order to satisfy state affidavit requirements. The case was continued as requested and agreed to by certain members of the opposition and the applicant.</i>	
01/14/2019	Sitting as the District Council	postponed
	<i>Due to inclement weather conditions and pursuant to Sec. 27-291 of the Zoning Ordinance, this District Council Session was postponed to Tuesday, January 15, 2019 immediately following the County Council Session.</i>	

01/15/2019	Sitting as the District Council	hearing held; referred for document
	<i>Henry Zhang, M-NCCPC, provided an overview of the Conceptual Site Plan application. Jim Chandler with the City of Hyattsville spoke in opposition as did Greg Smith and Daniel Muth. Norman Rivera, Esq., attorney for the applicant, spoke in support on behalf of the applicant as did the following individuals: Charlie Kenny, Nick Harris, Michael Romero, Brenda Cain, Alyce Thompson and Flawn Williams. 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 this item was referred to staff for preparation of an Order of Remand to the Planning Board (Vote: 11-0).</i>	
01/28/2019	Sitting as the District Council	remanded
	<i>Council adopted the prepared Order of Remand to the Planning Board (Vote: 10-0; Absent: Council Member Franklin).</i>	
01/31/2019	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
02/25/2019	M-NCPPC Technical Staff	approval with conditions
	<i>The Urban Design Section provided supplemental evaluation and analysis and again recommended APPROVAL of Conceptual Site Plan CSP-18002 for Magruder Pointe as outlined in PGCPB Resolution No. 18-74(A) approving of rezoning the 4.66-acre property in the Open Space (O-S) Zone to the One-Family Detached Residential (R-55) Zone and permit single-family attached residential development with a required detailed site plan, in accordance with the goals and recommendations of the Traditional Residential Neighborhood Character Area on the property. The maximum density for single-family attached is 9 dwelling units per acre and the maximum density for single-family detached is as permitted in the R-55 Zone, or 6.7 dwelling units per acre.</i>	

03/28/2019	M-NCPPC Planning Board	no recommendation
	<i>After much discussion, a motion for approval failed (a 2-2 tie vote) and no further motions were put forward. Therefore, the findings, including the supplemental analysis required by the remand, are forwarded to the District Council for final decision, without a recommendation supporting any rezoning of the property as required by Section 27-548.26(b).</i>	
04/10/2019	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
04/15/2019	Sitting as the District Council	announced hearing date
<u>Attachment(s):</u>	CSP-18002 Remand Planning Board Resolution 18-74(A) CSP-18002 Remand PORL_searchable CSP-18002 Remand Technical Staff Report and Memorandum	

REFERRED FOR DOCUMENT[A-9968-01](#)**Willowbrook****Applicant(s):**

Willowbrook

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), Upper Marlboro, Maryland (442.30, Acres; R-S / I-1 / R-A Zones).

Request:

Requesting approval to amend the Basic Plan for Willowbrook to increase the number of dwelling units, to increase the percentage of single family attached dwelling units, to change the size and location of dwelling units, and to revise conditions and considerations of Basic Plan approval.

Council District:

4

Appeal by Date:

4/17/2019

Action by Date:

5/17/2019

Opposition:

None

History:

08/20/2018 M-NCPPC Technical Staff approval with conditions

09/26/2018 M-NCPPC Technical Staff filed

Technical staff submitted a corrected coversheet for the Technical Staff Report dated August 20, 2018 correcting the stated Planning Area, Council District and Election District along with additional page numbers.

10/18/2018 M-NCPPC Planning Board approval with conditions

02/19/2019 M-NCPPC Planning Board filed

The October 18, 2018 Planning Board Resolution (PGCPB No. 18-92) was corrected administratively on February 19, 2019 to correct a minor administrative error in the subject decision.

04/02/2019 Zoning Hearing Examiner approval with conditions

04/29/2019 Sitting as the District Council deferred

Council deferred this item to May 6, 2019.

05/06/2019 Sitting as the District Council referred for document
Council referred this item to staff for preparation of an approving document with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 11-0).

Attachment(s): [A9968-01- Zoning Hearing Examiner's Decision](#)
[A-9968-01 Planning Board Resolution](#)
 A-9968-01- PORL
[A-9968-01 MNCPP Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)

[A-9975-01](#)

Locust Hill

Applicant(s):

WBLH, LLC

Location:

On the north and south sides of Oak Grove Road, west of Leeland Road, and east of Church Road, approximately 1.2 miles west of US 301 (505.81 Acres; R / L Zone).

Request:

Request approval to amend the Basic Plan for Locust Hill to increase the proportion of attached dwelling units to add conventional townhouses, to revise the layout, and to revise conditions of approval.

Council District:

6 & 4

Appeal by Date:

4/17/2019

Action by Date:

5/17/2019

Opposition:

None

History:

08/20/2018 M-NCPPC Technical Staff approval with conditions

09/26/2018 M-NCPPC Technical Staff filed

Technical staff submitted a corrected coversheet for the Technical Staff Report dated August 20, 2018 correcting the stated Planning Area, Council District and Election District.

10/18/2018 M-NCPPC Planning Board approval with conditions
Approval with Conditions

02/14/2019 Zoning Hearing Examiner approval with conditions

03/04/2019 Clerk of the Council transmitted

The case was returned to the Zoning Hearing Examiner's Office in order to satisfy affidavit requirements.

04/01/2019	Zoning Hearing Examiner	approval with conditions
04/29/2019	Sitting as the District Council	deferred
	<i>Council deferred this item to May 6, 2019.</i>	
05/06/2019	Sitting as the District Council	referred for document
	<i>Council referred this item to staff for preparation of an approving document with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 11-0).</i>	

Attachment(s): [A-9975-01 Zoning Hearing Examiner Decision](#)
[A-9975-01 Planning Board Resolution](#)
A-9975-01 - PORL

REFERRED FOR DOCUMENT (Continued)

[ERR-265 Remand](#)

Ali I. Tangoren Family Settlement Revocable Family Trust/ Ali I. Tangoren, Trustee (Remand)
Validation of Multifamily Rental License No. M-130 Issued in Error

Applicant(s): Ali Tangoren
Location: Located at 833 Fairview Avenue, Takoma Park, Maryland (0.16 Acres; R-18 Zone).
Request: Requesting validation of Prince George's County Multifamily Rental License No. M-130 issued in error for a 3-unit apartment building in the R-18 Zone.
Council District: 2
Appeal by Date: 11/21/2018
Action by Date: 5/21/2019
Opposition: Takoma Branch Civic Association
History:

11/07/2017	Zoning Hearing Examiner	approval with conditions
01/08/2018	Sitting as the District Council	elected to make the final decision
	<i>Council elected to make the final decision on this item (Vote: 8-0; Absent: Council Member Toles).</i>	

03/26/2018	Sitting as the District Council	hearing held; case taken under advisement
	<i>Ras Cannady, M-NCCPC, provided an overview of the application for Validation of a Permit Issued in Error. Ali Taneoren, Applicant, spoke in support. Renee Palacios, Representative of the Department of Permits, Inspection and Enforcement, responded to questions posed by the Council. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.</i>	
03/26/2018	Sitting as the District Council	case taken under advisement
	<i>A motion to refer to staff to prepare a document of disapproval was made by Council Member Taveras, but failed for lack of a second. Council took this case under advisement.</i>	
04/16/2018	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of document of remand (Vote: 7-0; Absent: Council Members Davis and Franklin).</i>	
04/23/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to May 7, 2018.</i>	
05/07/2018	Sitting as the District Council	remanded
	<i>Council adopted the prepared Order of Remand (Vote: 7-0; Absent: Council Members Franklin and Toles).</i>	
11/20/2018	Zoning Hearing Examiner	transmitted
	<i>The Zoning Hearing Examiner (ZHE) transmitted the case recommending that Council Remand it back to the ZHE to allow the Applicant one last opportunity to submit floor plans, invoices for expenditures made in reliance on the permit, and testimony as to compliance with all applicable provisions of the Zoning Ordinance.</i>	
01/14/2019	Sitting as the District Council	postponed
01/15/2019	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 11-0).</i>	
03/27/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

04/29/2019 Sitting as the District Council hearing held; case taken under advisement

Ivy Thompson, M-NCPPC, provided an overview of the application for validation of a permit issued in error. Thomas Haller, Esq., spoke in support 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 by the parties. The Oral Argument Hearing was held and Council took this case under advisement.

05/06/2019 Sitting as the District Council referred for document

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

Attachment(s):

[ERR 265 Remand Zoning Hearing Examiner Decision](#)

ERR-265 Remand PORL

[ERR-265 Zoning Hearing Examiner Decision](#)

REFERRED FOR DOCUMENT (Continued)[ERR-274](#)**Robert and Cynthia Moses Validation of Rental Housing License No. M-141 Issued In Error****Applicant(s):**

Robert and Cynthia Moses

Location:

Located at the south intersection of Buchanan Street and east of Edmonston Road, also identified as 4611 Edmonston Road, Hyattsville, Maryland 20781 (0.14 Acres; R-55 Zone).

Request:

Requesting approval for validation of Rental Housing License No. M-141 issued in error to Robert and Cynthia Moses to operate a multifamily dwelling unit on 0.14-acre site in the R-55 (One-Family Detached Residential) Zone, and identified as 4611 Edmonston Road, Hyattsville, Maryland.

Council District:

5

Appeal by Date:

5/2/2019

Action by Date:

7/31/2019

Opposition:

None

History:

04/02/2019

Zoning Hearing Examiner

approval

05/06/2019

Sitting as the District Council

referred for document

*Council referred this item to staff for preparation of an approving document with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 11-0).***Attachment(s):**[ERR-274 Zoning Agenda Item Summary](#)[ERR 274 Zoning Hearing Examiner's Decision](#)

ERR-274 PORL

ITEM(S) FOR DISCUSSION[A-10044](#)**Moore's Corner****Applicant(s):**

Moore's Corner, LLC

Location:

Located on the east side of Branch Avenue (MD 5) in the southwest quadrant of its intersection with Moore's Road, Brandywine, Maryland (8.279 Acres; R-R Zone).

Request:

Requesting approval of a Zoning Map Amendment to rezone approximately 8.279 acres of land from the R-R (Rural Residential) to the M-X-T (Mixed Use-Transportation Oriented) Zone.

Council District:

9

Appeal by Date:

1/18/2019

Action by Date:

5/30/2019

Opposition:

Kesia Wheeler et. al

History:

12/16/2017	M-NCPPC Technical Staff	disapproval
01/04/2018	M-NCPPC Planning Board	no motion to consider
12/19/2018	Zoning Hearing Examiner	approval with conditions
01/18/2019	Person of Record	appealed
	<i>Ms. Alberta P. Moore, appealed the decision of the Zoning Hearing Examiner and requested Oral Argument.</i>	
01/18/2019	Person of Record	appealed
	<i>Ms. Karleen Powell appealed the decision of the Zoning Hearing Examiner and requested Oral Argument.</i>	
01/18/2019	Person of Record	appealed
	<i>James K. Davis, Esq., attorney for Ms. Kesia Wheeler, filed exceptions to the Zoning Hearing Examiner's decision and requested Oral Argument.</i>	
03/15/2019	Applicant	filed
	<i>Matthew C. Tedesco, Esq., attorney for the applicant, filed a response to the Exceptions to the Decision of the Zoning Hearing Examiner.</i>	

03/25/2019 Sitting as the District Council hearing held; case taken under advisement

Ras Cannady, M-NCPPC, provided an overview of the Zoning Map Amendment application. Alberta Moore, Karleen Powell, Kevin Kyle, Kesia Wheeler and James K. Davis, Esq., attorney for Kesia Wheeler, spoke in opposition. Matthew Tedesco, Esq., attorney for the applicant, spoke in support on behalf of the applicant. Michael Lenheart responded to traffic related questions. 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 Oral Argument Hearing was held and Council took this case under advisement.

04/29/2019 Sitting as the District Council deferred

Council deferred this item to May 6, 2019.

Attachment(s):

A- 10044 Tedesco to Floyd Letter

[A-10044 Zoning Hearing Examiner Decision](#)

A-10044 PORL

[A-10044 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.

PLANNING BOARD**DSP-17049****Capital Court**

Companion Case(s): DDS-650; DPLS-460

Applicant(s): The NRP Group, LLC

Location: Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214. (7.2 Acres; C-O Zone).

Request: Requesting approval of a detailed site plan (DSP) for 260 multifamily dwelling units.

Council District: 6

Appeal by Date: 6/6/2019

Review by Date: 6/6/2019

History:

03/27/2019 M-NCPPC Technical Staff approval with conditions

05/02/2019 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-17049 Planning Board Resolution](#)

DSP-17049 PORL

[DSP-17049 Technical Staff Report](#)

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.

PLANNING BOARD (Continued)**DDS-650****Capital Court**

Companion Case(s): DPLS-460; DSP-17049

Applicant(s): The NRP Group, LLC

Location: Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214 (7.2 Acres; C-O Zone).

Request: Requesting approval of a Departure from Design Standards from the requirements of Section 27-558(a) of the Prince George's County Zoning Ordinance, to provide a reduced parking space size.

Council District: 6

Appeal by Date: 6/6/2019

Review by Date: 6/6/2019

History:

03/27/2019 M-NCPPC Technical Staff approval

05/02/2019 M-NCPPC Planning Board approval

Attachment(s): [DDS-650 Planning Board Resolution](#)

DDS-650 PORL

[DDS-650 Technical Staff Report](#)

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.

PLANNING BOARD (Continued)**DPLS-460****Capital Court**

Companion Case(s): DDS-650; DSP-17049

Applicant(s): The NRP Group, LLC

Location: Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214 (7.2 Acres; C-O Zone).

Request: Requesting a Departure from Parking and Loading Standards from the requirements of Section 27-568(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of parking spaces.

Council District: 6

Appeal by Date: 6/6/2019

Review by Date: 6/6/2019

History:

03/27/2019 M-NCPPC Technical Staff approval

05/02/2019 M-NCPPC Planning Board approval

Attachment(s): [DPLS-460 Planning Board Resolution](#)
DPLS 460 PORL
[DPLS 460 Technical Staff Report](#)

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.

PLANNING BOARD (Continued)**DSP-18050****Glenn Dale Commons****Applicant(s):**

Jemal's Greentec Land, LLC

Location:

Located at the northwestern quadrant of the terminus of Mission Drive, and on the north and east sides of Forbes Court, approximately 1,200 feet north of MD 193 (Greenbelt Road), in the eastern portion of the larger Glenn Dale Commons development, as approved in Conceptual Site Plan CSP-06001-02, which included 87.24 acres (20.08 Acres; M-X-T Zone).

Request:

Requesting approval of a detailed site plan (DSP) for approval of Phase 2 of the larger Glenn Dale Commons development and consists of 232 two-family attached dwelling units in the Mixed Use-Transportation Oriented(M-X-T) Zone.

Council District:

4

Appeal by Date:

5/30/2019

Review by Date:

5/30/2019

History:

04/11/2019

M-NCPPC Planning Board

approval

04/26/2019

M-NCPPC Technical Staff

approval

Attachment(s):[DSP-18050 Planning Board Resolution](#)

DSP-18050_PORL

[DSP-18050 Technical Staff Report](#)

ADJOURN

12:00 PM HEALTH, HUMAN SERVICES AND PUBLIC SAFETY COMMITTEE - BUDGET WORKSESSION (ROOM 2027)

(SEE SEPARATE AGENDA)

1:30 PM COMMITTEE OF THE WHOLE - BUDGET WORKSESSION - (ROOM 2027)

(SEE SEPARATE AGENDA)