



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-0007-03 **Councilmanic District:** 4
Meeting Date: 10/26/2020 **Zone(s):** E-I-A
Case Name: Amazon.com Services
Applicant: 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.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/4/2020

Review date: 9/30/2020

Action date: 10/30/2020

Comments:

Staff: Thomas Burke

HISTORY:

| Acting Body: | Date: | Action: |
|-------------------------|------------|--------------------------|
| M-NCPPC Technical Staff | 07/09/2020 | approval with conditions |
| M-NCPPC Planning Board | 07/30/2020 | approval with conditions |
| Person of Record | 08/26/2020 | appealed |

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

Clerk of the Council 09/03/2020 mailed

Notes: *Notice of Oral Argument Hearing scheduled for October 5, 2020 at 1:30 p.m. was mailed to Persons of Record.*

Sitting as the District Council 09/14/2020 waived election to review

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

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,
Harrison, Hawkins, Ivey, Streeter and Taveras

Sitting as the District Council 09/21/2020 announced hearing date

Applicant 09/28/2020 filed

Notes: *Heather Dlhopsky, attorney for the applicant, filed a response to appellants' Notice of Appeal and Request for Oral Argument.*

Sitting as the District Council 10/05/2020 hearing held; referred for document

Notes: *Tom Burke, M-NCPPC, provided an overview of the Specific Design Plan application. G. Macy Nelson, attorney for appellants, spoke in opposition. Heather Dlhopsky, Esq., attorney for the applicant, spoke in support. David Warner, Principal Counsel, M-NCPPC, responded to Council Member questions. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred the item to staff for preparation of an approving document, with conditions (Vote: 10-1; Against: Council Member Dernoga).*

Aye: 10 Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison,
Hawkins, Ivey, Streeter and Taveras

Nay: 1 Dernoga

Sitting as the District Council 10/26/2020 approval with conditions

Notes: *Council adopted the prepared order of approval, with conditions (Vote: 11-0).*

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,
Harrison, Hawkins, Ivey, Streeter and Taveras

Document(s): SDP-0007-03 Zoning Agenda Item Summary, SDP-0007-03 District Council Hearing Notice, SDP-0007-03 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 Transcripts, SDP-0007-03 Letter from Dlhopsky to Brown, SDP-0007-03 Correspondence Nelson to Brown 10-1-2020, SDP-0007-03 Planning Board Exhibits