

# 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, January 8, 2018**

**10:00 AM**

**Council Hearing Room**

## **Sitting as the District Council**

*Dannielle M. Glaros, District 3, Chair*

*Derrick Leon Davis, District 6*

*Mel Franklin, District 9*

*Andrea C. Harrison, District 5*

*Mary A. Lehman, District 1*

*Obie Patterson, District 8*

*Deni L. Taveras, District 2*

*Karen R. Toles, District 7*

*Todd M. Turner, District 4, Vice Chair*

*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 interpreters 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**

*Mrs. Sylvia Taylor, International Church of Christ, Landover, Maryland*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 11132018](#)

**District Council Minutes dated November 13, 2017**

**Attachment(s):**

[11-13-2017 District Council Minutes DRAFT](#)

**NEW CASE(S)**[ERR-265](#)**Ali I. Tangoren Family Settlement Revocable Family Trust/ Ali I. Tangoren, Trustee  
Validation of Multifamily Rental License No. M-130 Issued in Error****Applicant(s):**

Ali I. Tangoren

**Location:**

Located at 833 Fairview Avenue, Takoma Park, Maryland (.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:**

12/7/2017

**Opposition:**

None

**History:**

11/07/2017

Zoning Hearing Examiner

approval with conditions

**Attachment(s):**[ERR-265 Zoning Hearing Examiner Decision](#)

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

**NEW CASE(S) (Continued)**[ERR-269](#)**Morris Family Trust, et. al. /Warren T. Morris, Trustee,  
Validation of Multifamily Rental License No. M-587 Issued in Error****Applicant(s):**

Warren T. Morris/Morris Family Trust, et. al.

**Location:**

Located northeast corner of 59th Place and Veterans Monument Place, identified as 701 59th Place, Capital Heights, Maryland (.12 Acres; R-20 Zone).

**Request:**

Requesting validation of Prince George's County Multifamily Rental License No. M-587 issued in error for a 3-unit apartment building.

**Council District:**

5

**Appeal by Date:**

11/27/2017

**Opposition:**

None

**History:**

10/25/2017

Zoning Hearing Examiner

approval with conditions

**Attachment(s):**

ERR2-69 PORL

[ERR-269 Zoning Hearing Examiner Decision](#)

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

**ITEM(S) FOR DISCUSSION**[CNU-23926-2015](#)**Red Top Road Apartments, 6808 Red Top Road****Applicant(s):**

Schuyler, LLLP

**Location:**

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

**Request:**

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming

**Council District:**

2

**Appeal by Date:**

8/17/2017

**Action by Date:**

1/16/2018

**Comment(s):**

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

**History:**

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

*Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.*

09/11/2017	Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017

Sitting as the District Council

hearing held; case taken under advisement

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**Attachment(s):**[CNU-23926-2015 Planning Board Resolution 17-100](#)

CNU-23926-2015\_PORL

[CNU-23926-2015 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23927-2015](#)**Red Top Road Apartments, 6810 Red Top Road****Applicant(s):**

Schuyler, LLLP

**Location:**

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

**Request:**

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:**

2

**Appeal by Date:**

8/17/2017

**Action by Date:**

1/16/2018

**Comment(s):**

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

**History:**

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

*Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.*

09/11/2017	Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017

Sitting as the District Council

hearing held; case taken under advisement

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**Attachment(s):**[CNU-23927-2015 Planning Board Resolution 17-101](#)

CNU-23927-2015\_PORL

[CNU-23927-2015 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23928-2015](#)**Red Top Road Apartments, 6812 Red Top Road****Applicant(s):**

Schuyler, LLLP

**Location:**

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

**Request:**

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:**

2

**Appeal by Date:**

8/17/2017

**Action by Date:**

1/16/2018

**Comment(s):**

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

**History:**

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

*Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.*

09/11/2017	Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017

Sitting as the District Council

hearing held; case taken under advisement

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**Attachment(s):**[CNU-23928-2015 Zoning AIS](#)[CNU-23928-2015 Planning Board Resolution 17-102](#)

CNU-23928-2015\_PORL

[CNU-23928-2015 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23929-2015](#)**Red Top Road Apartments, 6814 Red Top Road****Applicant(s):**

Schuyler, LLLP

**Location:**

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

**Request:**

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:**

2

**Appeal by Date:**

8/17/2017

**Action by Date:**

1/16/2018

**Comment(s):**

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

**History:**

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

*Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.*

09/11/2017	Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017

Sitting as the District Council

hearing held; case taken under advisement

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**Attachment(s):**[CNU-23929-2015 Zoning AIS](#)[CNU-23929-2015 Planning Board Resolution 17-103](#)

CNU-23929-2015\_PORL

[CNU-23929-2015 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23930-2015](#)**Red Top Road Apartments, 6816 Red Top Road****Applicant(s):**

Schuyler, LLLP

**Location:**

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.20 Acres; R-18 Zone)

**Request:**

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:**

2

**Appeal by Date:**

8/17/2017

**Action by Date:**

1/16/2018

**Comment(s):**

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

**History:**

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

*Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.*

09/11/2017	Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017

Sitting as the District Council

hearing held; case taken under advisement

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**Attachment(s):**[CNU-23930-2015 Zoning AIS](#)[CNU-23930-2015 Planning Board Resolution 17-104](#)

CNU-23930-2015\_PORL

[CNU-23930-2015 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.*

**(b) PLANNING BOARD****CSP-16005****Fallen Oak Townhomes****Applicant(s):**

Chadworth Homes, Inc.

**Location:**

Located on the eastern side of MD 381 (Brandywine Road), approximately 1,200 feet north of its intersection with Dyson Road, within Planning Area 85A (24.89 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan for development of 44 townhomes and 9,300 square feet of commercial space.

**Council District:**

9

**Appeal by Date:**

1/4/2018

**Review by Date:**

1/30/2018

**History:**

10/26/2017

M-NCPPC Technical Staff

approval with conditions

11/30/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CSP-16005 Planning Board Resolution 17-146](#)

CSP-16005\_PORL

[CSP-16005 Technical Staff Report](#)



**PENDING FINALITY (Continued)****DPLS-434****Family Dollar****Applicant(s):**

Hunt Real Estate

**Location:**

Located on the west side of Walker Mill Road, approximately 350 feet south of its intersection with Addison Road in Capitol Heights (1 Acres; C-S-C Zone).

**Request:**

Requesting approval for a Departure from Parking and Loading Standards of 18 parking spaces from the 51 spaces required by the Zoning Ordinance for the development of a 9,180-square-foot department and variety store (without food and beverage). The application was approved for 33 parking spaces.

**Council District:**

7

**Appeal by Date:**

1/4/2018

**Review by Date:**

1/30/2018

**History:**

10/25/2017

M-NCPPC Technical Staff

approval with conditions

11/30/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DPLS-434 Planning Board Resolution 17-143](#)[DPLS-434\\_PORL](#)[DPLS-434 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DSP-03059-01](#)**Reid Temple Christian Academy****Applicant(s):**

Reid Temple A.M.E. Church Inc.

**Location:**

Located in the northwest quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Prospect Hill Road (31.98 Acres; O-S Zone)

**Request:**

Requesting approval of a Detailed Site Plan to increase the enrollment of the existing private school (Grades 1 through 8) affiliated with the existing church from the current 300 students to 400 students, and add an additional playground.

**Council District:**

4

**Appeal by Date:**

1/11/2018

**Review by Date:**

1/30/2018

**History:**

11/01/2017

M-NCPPC Technical Staff

approval with conditions

12/07/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-03059-01 Planning Board Resolution 17-149](#)[DSP-03059-01 Technical Staff Report](#)

DSP-03059-01\_PORL

**PENDING FINALITY (Continued)**[DSP-04063-04](#)**Signature Club at Manning Village****Applicant(s):**

MacArthur Development, LLC

**Location:**

Located on the east side of the intersection of MD 210 (Indian Head Highway) and MD 228 (Berry Road) (70.49 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan to develop 95 single-family detached and 218 single-family attached residential units.

**Council District:**

9

**Appeal by Date:**

1/11/2018

**Review by Date:**

1/30/2018

**History:**

12/01/2017

M-NCPPC Technical Staff

approval with conditions

12/07/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-04063-04 Planning Board Resolution 17-153](#)[DSP-04063-04 Technical Staff Report](#)

DSP-04063-04\_PORL

**PENDING FINALITY (Continued)****DSP-15020-02****Royal Farms #241 (Capital Plaza)****Applicant(s):**

Two Farms Inc. d/b/a Royal Farms

**Location:**

Located on the north side of MD 450 (Annapolis Road), approximately 1,000 feet east of its intersection with MD 295 (Baltimore-Washington Parkway) (43.81 Acres; C-S-C/D-D-O Zone).

**Request:**

Requesting approval of a Detailed Site Plan for a 6,619-square-foot food and beverage store, in combination with a gas station and car wash. This application also proposes to amend four Development District Overlay (D-D-O) Zone standards of the 2010 Approved Central Annapolis Road Sector Plan and Sectional Map Amendment (Central Annapolis Road Sector Plan and SMA).

**Council District:**

3

**Appeal by Date:**

12/14/2017

**Review by Date:**

1/16/2018

**History:**

10/06/2017

M-NCPPC Technical Staff

approval with conditions

11/09/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-15020-02 Planning Board Resolution 17-137](#)[DSP-15020-02 Technical Staff Report](#)

DSP-15020-02\_PORL

**PENDING FINALITY (Continued)**[DSP-16055](#)**Vista Gardens West****Companion Case(s):** DDS-644**Applicant(s):** Buena Vista West, LLC**Location:** On the west side of MD 450 (Annapolis Road), north side of MD 704 (Martin Luther King Jr. Highway), and the east side of Business Parkway (31.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a mixed-use development including 29,922 square feet of commercial/retail space, a 103-room hotel, and 115 single-family attached dwelling units, in addition to 14,881 square feet of existing office.**Council District:** 5**Appeal by Date:** 1/18/2018**Review by Date:** 1/30/2018**History:**

12/08/2017	M-NCPPC Technical Staff	approval with conditions
12/14/2017	M-NCPPC Planning Board	approval with conditions

**PENDING FINALITY (Continued)**[DDS-644](#)**Vista Gardens West****Companion Case(s):** DSP-16055**Applicant(s):** Buena Vista West, LLC**Location:** On the west side of MD 450 (Annapolis Road), north side of MD 704 (Martin Luther King Jr. Highway), and the east side of Business Parkway (31.34 Acres; M-X-T Zone).**Request:** Requesting approval for two Departures from Design Standards from Section 27-579(b) of the Prince George's County Zoning Ordinance which prohibits loading spaces and access to a loading space to be located less than 50 feet from property proposed to be used for residential purposes.**Council District:** 5**Appeal by Date:** 1/18/2018**Review by Date:** 1/30/2018**History:**

12/08/2017	M-NCPPC Technical Staff	approval with conditions
12/14/2017	M-NCPPC Planning Board	approval with conditions

**PENDING FINALITY (Continued)****DSP-17013****Empire Petroleum Brandywine****Applicant(s):**

EPP-BESCHE Acquisition, LLC

**Location:**

Located on the south side of Short Cut Road, and in the southeast quadrant of its intersection with US 301 (Robert Crain Highway) in Planning Area 71B and Council District 9. The subject property consists of two parcels, Parcel 83 and Parcel 287 (2.57 Acres; I-1 Zone).

**Request:**

Requesting approval of a Detailed Site Plan for the redevelopment of a gas station with a food and beverage store and an eating and drinking establishment with drive-through service.

**Council District:**

9

**Appeal by Date:**

12/21/2017

**Review by Date:**

1/22/2018

**Comment(s):**

{A Special Exception (SE-4789) is concurrently being reviewed by the Zoning Hearing Examiner as a companion case with the subject DSP. }

**History:**

10/12/2017

M-NCPPC Technical Staff

approval with conditions

11/16/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17013 Planning Board Resolution 17-139](#)[DSP-17013 Technical Staff Report](#)

DSP-17013\_PORL

**PENDING FINALITY (Continued)****DSP-17019****Royal Farms (3700 Donnell Drive)****Applicant(s):**

VMD District Heights, LLC

**Location:**

Located in the southeast quadrant of the intersection of Donnell Drive and MD 4 (Pennsylvania Avenue), at 3700 Donnell Drive in District Heights, Maryland, in Planning Area 75A, Council District 6. The subject property is a combination of two adjoining parcels, including parts of Parcel A and Parcel 240 (2.42 Acres; C-M/M-I-O Zone).

**Request:**

Requesting approval of a Detailed Site Plan to raze the existing bank/office building and construct a gas station with a 5,166-square-foot food and beverage store.

**Council District:**

6

**Appeal by Date:**

12/21/2017

**Review by Date:**

1/22/2018

**History:**

10/17/2017

M-NCPPC Technical Staff

approval with conditions

11/16/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17019 Planning Board Resolution 17-140](#)[DSP-17019 Technical Staff Report](#)

DSP-17019\_PORL



**PENDING FINALITY (Continued)**[DSP-17020](#)**Melford Town Center - Infrastructure****Applicant(s):**

St. John's Properties, Inc.

**Location:**

Located northeast quadrant of the intersection of Melford Boulevard and Curie Drive (87.32 Acres; M-X-T Zone)

**Request:**

Requesting approval of a Detailed Site Plan for grading and infrastructure only, specifically, clearing, grading, installing utility pipes and retaining walls, and developing a public roadway.

**Council District:**

4

**Appeal by Date:**

1/11/2018

**Review by Date:**

1/30/2018

**Municipality:**

Bowie

**History:**

11/12/2017

M-NCPPC Technical Staff

approval with conditions

12/07/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17020 Planning Board Resolution 17-152](#)

DSP-17020\_PORL

[DSP-17020 Technical Staff Report Condensed](#)

**PENDING FINALITY (Continued)****DSP-17024****Academy Bus****Applicant(s):**

Franmar Properties of MD, LLC

**Location:**

Located approximately 250 feet north of the intersection of Walker Mill Road and Rochell Avenue (5.56 Acres; I-1 Zone).

**Request:**

Requesting approval of a Detailed Site Plan to raze a portion (9,496 square feet) of the 16,656-square-foot existing vehicle repair and service station and build an 11,245-square-foot building addition, resulting in a new gross floor area (GFA) of 18,405 square feet.

**Council District:**

7

**Appeal by Date:**

1/11/2018

**Review by Date:**

1/30/2018

**Municipality:**

Capitol Heights

**History:**

11/02/2017

M-NCPPC Technical Staff

approval with conditions

12/07/2017

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17024 Planning Board Resolution 17-148](#)[DSP-17024 Technical Staff Report](#)

DSP-17024\_PORL

**PENDING FINALITY (Continued)**[ROSP-3580-03](#)**Starbucks Coffee, Beltsville****Companion Case(s):** DDS-640**Applicant(s):** Starbucks Coffee Company**Location:** Located on the northwest corner of Baltimore Avenue (US 1) and St. Mary's Street, known as 10906 Baltimore Avenue (.5739 Acres; C-S-C Zone).**Request:** Requesting approval for Revision of Site Plan to allow for exterior improvements for the addition of a front patio, a bike rack, directional signage and a fence along the east side of the property, and to clad the freezer box to match the parapet screening of utility features.**Council District:** 1**Appeal by Date:** 11/9/2017**Review by Date:** 1/29/2018**Municipality:** None**History:**

08/30/2017 M-NCPPC Technical Staff approval with conditions

10/05/2017 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [ROSP-3580-03 Planning Board Resolution 17-122](#)

ROSP-3580-03 PORL

[ROSP-3580-03 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DDS-640](#)**Starbucks Coffee, Beltsville****Companion Case(s):** ROSP-3580-03**Applicant(s):** Starbucks Coffee Company**Location:** Located on the northwest corner of Baltimore Avenue (US 1) and St. Mary's Street, known as 10906 Baltimore Avenue (.5739 Acres; C-S-C Zone).**Request:** Requesting approval of Departure from Design Standards from Section 4.2, requirements For landscape strips along the streets, of the 2010 Prince George 's County Landscape Manual.**Council District:** 1**Appeal by Date:** 11/9/2017**Review by Date:** 1/29/2018**History:**

08/30/2017 M-NCPPC Technical Staff approval with conditions

10/05/2017 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DDS-640 Planning Board Resolution 17-123](#)[DDS-640 Technical Staff Report](#)

DDS-640\_PORL

**PENDING FINALITY (Continued)**[DSP-99044-14](#)**Mall at Prince George's Plaza**  
**(Free-standing Restaurant Pad Site)****Applicant(s):**

PR Prince George's Plaza, LLC.

**Location:**

Located in the northwest quadrant of the intersection of MD 410 (East-West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road), within the property known as the Mall at Prince George's (51.03 Acres; M-U-I/T-D-0 Zones).

**Request:**

Requesting approval of an infrastructure-only Detailed Site Plan for the construction of a pad site for a future 7,718-square-foot freestanding restaurant at The Mall at Prince George's Plaza.

**Council District:**

2

**Appeal by Date:**

1/18/2018

**Review by Date:**

1/30/2018

**History:**

11/16/2017

M-NCPPC Technical Staff

approval with conditions

11/30/2017

M-NCPPC Planning Board

approval with conditions

**PENDING FINALITY (Continued)**[DSP-99044-15](#)**Mall at Prince George's Plaza (End Cap Signage)****Applicant(s):**

PR Prince George's Plaza, LLC.

**Location:**

Located in the northwest quadrant of the intersection of MD 410 (East-West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road) (51.78 Acres; M-U-1/T-D-0 Zone).

**Request:**

Requesting approval of a Detailed Site Plan for a new building-mounted sign to advertise a new retail store at the Mall at Prince George's, and to amend the sign standards to provide an internally-lit, 6.5-foot, building-mounted sign, which exceeds the 3-foot height standard by 3.5 feet.

**Council District:**

2

**Appeal by Date:**

1/18/2018

**Review by Date:**

1/30/2018

**History:**

11/15/2017

M-NCPPC Technical Staff

approval with conditions

11/30/2017

M-NCPPC Planning Board

approval with conditions

**PENDING FINALITY (Continued)****(c) PLANNING BOARD'S REPRESENTATIVE**

*In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.*

[CNU-48008-2017-U](#)

**"4202 Kenilworth Avenue"****Applicant(s):**

April Mackoff, Clear Channel Outdoor

**Location:**

Located approximately 283 feet northeast of the intersection of Kenilworth Avenue and Tilden Road (.488 Acres; I-1 Zone).

**Request:**

Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016; which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1987.

**Council District:**

5

**Review by Date:**

1/30/2018

**Comment(s):**

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

**Municipality:**

Blandensburg/Edmonston

**History:**

12/05/2017

M-NCPPC Administrative Certification approval

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2018 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-17004**

**Turkish American Community Center Day Care**

**Applicant(s):**

Turkiye Diyanet Vakfi

**Location:**

Located on the north side of Good Luck Road, approximately 3,200 feet southwest of its intersection with Greenbelt Road (MD 193) (11.74 Acres; R-80 Zones).

**Request:**

Requesting approval of a Detailed Site Plan for addition of a day care center, with a maximum enrollment of 120 children, to an existing religious institution (mosque) in the One-Family Detached Residential (R-80) Zone.

**Council District:**

4

**Appeal by Date:**

11/27/2017

**Review by Date:**

11/27/2017

**Action by Date:**

2/15/2018

**History:**

09/07/2017	M-NCPPC Technical Staff	approval with conditions
10/19/2017	M-NCPPC Planning Board	approval with conditions
11/06/2017	Sitting as the District Council	did not elect to review
	<i>Council took no action on this item.</i>	
11/16/2017	Person of Record	appealed
	<i>On November 16, 2017, Mehmet Omur Naz, filed an appeal to the decision of the Planning Board and requested oral argument.</i>	

**Attachment(s):**

[DSP-17004 Planning Board Resolution 17-129](#)

[DSP-17004 Technical Staff Report](#)

DSP-17004\_PORL

DSP-17004 Appeal



**CASE(S) SCHEDULED FOR MANDATORY REVIEW (USING ORAL ARGUMENT PROCEDURES) HEARING ON JANUARY 22, 2018 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-17008](#)

**Iglesia de Dios Pentecostes, Mision el Buen Samaritano**

**Applicant(s):**

Iglesia de Dios Pentecostes, Mision el Buen Samaritano

**Location:**

Located on the northeast side of Finns Lane, approximately 220 linear feet west of its intersection with MD 450 (Annapolis Road), in Planning Area 69, Council District 3 (.8 Acres; R-10/T-D-O Zone).

**Request:**

Requesting approval of a Detailed Site Plan for a change of the underlying zoning of the subject property from the Multifamily High Density Residential (R-10) Zone to the Mixed Use–Transportation Oriented (M-X-T) Zone.

**Council District:**

3

**Appeal by Date:**

12/21/2017

**Action by Date:**

3/1/2018

**Comment(s):**

Mandatory Reivew:  
{District Council review of this case is required by Section 27-548.09.01 (b) of the Zoning Ordinance}

**History:**

10/12/2017	M-NCPPC Technical Staff	approval with conditions
11/16/2017	M-NCPPC Planning Board	approval with conditions
11/30/2017	Clerk of the Council	mailed

*The Clerk sent Notice of Mandatory Review (Using Oral Argument Procedures) hearing notice to all Persons of Record.*

**Attachment(s):**

[DSP-17008 Planning Board Resolution 17-138](#)

[DSP-17008 Technical Staff Report](#)

DSP-17008\_PORL

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2018 AT 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

[A-9956-C Amend of Conditions](#)

**The Revenue Authority of Prince George's County/DR Horton, Inc./Balk Hill Village (Amendment of Conditions)**

**Applicant(s):**

The Revenue Authority of Prince George's County/DR Horton, Inc./Balk Hill Village

**Location:**

Located 1,460 feet northwest of the intersection of Campus Way North and Lottsford Road (123.2 Acres, M-X-T Zone).

**Request:**

Requesting to amend Conditions 5 and 10, imposed by the District Council upon its adoption of Zoning Ordinance 16-2002 which rezoned approximately 123.2 acres of land from the I-3 to the M-X-T Zone.

**Council District:**

5

**Appeal by Date:**

11/13/2017

**Opposition:**

Fox Lake Homeowner's Association, et. al.

**History:**

07/23/2002	Sitting as the District Council	approval with conditions
10/01/2002	Sitting as the District Council	approval with conditions
04/07/2017	Applicant	filed
04/10/2017	Clerk of the Council	transmitted
10/27/2017	Zoning Hearing Examiner	approval with conditions
11/03/2017	Person of Record	appealed

*On November 3, 2017, G. Macy Nelson, filed exceptions to the recommendation of the Zoning Hearing Examiner on behalf of Anthony T. Stevenson and Foxlake Homeowner's Association and requested Oral Arguments.*

11/13/2017	Applicant	appealed
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*On November 13, 2017, Edward C. Gibbs, filed exceptions to the recommendation of the Zoning Hearing Examiner on behalf of Petrie Richardson Ventures, LLC (Applicant), and requested Oral Arguments.*

**Attachment(s):**

[A-9956-C Zoning Hearing Examiner Decision](#)

[A-9956-C Zoning Ordinance No. 16-2002](#)

A-9956-C Appeal-Gibbs

A-9956 Appeal - Nelson

[A-9956-C\\_PORL](#)

**CASE(S) SCHEDULED FOR MANDATORY REVIEW (USING ORAL ARGUMENT PROCEDURES) HEARING ON FEBRUARY 12, 2018 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-16053](#)

**"4550 Rhode Island Avenue"**

**Companion Case(s):** CP-17003

**Applicant(s):** 4550 Rhode Island Avenue, LLC

**Location:** Located on the north side of US 1 (Rhode Island Avenue), approximately 225 feet northeast of its intersection with Wallace Street (.28 Acres, I-D-0/R-55/M-U-1/D-D-0 Zones).

**Request:** Requesting approval of a Detailed Site Plan to add the use of "outdoor storage" to the table of uses for the subject property in 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) as a permitted use in the Neighborhood Arts and Production character area for Lots 31-33, Block A (and part of Parcel 295 and Lot 46A).

**Council District:** 2

**Appeal by Date:** 1/4/2018

**Action by Date:** 3/1/2018

**Comment(s):** Mandatory Reivew:  
{District Council review of this case is required by Section 27-548.26(b) (1)(B) of the Zoning Ordinance}

**Municipality:** North Brentwood

**History:**

10/31/2017 M-NCPPC Technical Staff approval with conditions

11/30/2017 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-16053 Planning Board Resolution 17-144](#)

[DSP-16053 Technical Staff Report](#)

DSP-16053\_PORL

**ADJOURN**