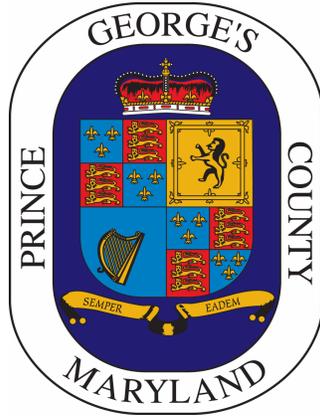


Prince George's County Council

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



Zoning Agenda - Final

Monday, September 11, 2017

10:00 AM

Council Hearing Room

Sitting as the District Council

Derrick Leon Davis, District 6, Chairman

Mel Franklin, District 9

Dannielle M. Glaros, District 3, Vice Chairwoman

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

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 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, MD

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07172017](#)

District Council Minutes dated July 17, 2017

Attachment(s):

[7-17-2017 District Council Minutes DRAFT](#)

[MINDC 07182017](#)

District Council Minutes dated July 18, 2017

Attachment(s):

[7-18-2017 District Council ADDITIONS Minutes DRAFT](#)

ORAL ARGUMENTS**DSP-16040****Mt. Olives United Missionary Baptist Church****Applicant(s):**

Mt. Olives United Missionary Baptist Church

Location:

Located on the eastern side of Annapolis Road, approximately 415 feet south of its intersection with Cooper Lane, at 6659 Annapolis Road in Hyattsville, Maryland (0.65 Acres; C-S-C Zone).

Request:

Requesting approval of a Detailed Site Plan for a 2,840-square-foot addition to an existing 1,306-square-foot church (total 4,146 square feet).

Council District:

5

Appeal by Date:

6/29/2017

Review by Date:

6/29/2017

Action by Date:

9/18/2017

Municipality:

Town of Landover Hills

History:

04/21/2017 M-NCPPC Technical Staff approval with conditions

05/25/2017 M-NCPPC Planning Board approval with conditions

06/12/2017 Sitting as the District Council deferred

This item was deferred to June 19, 2017.

06/19/2017 Sitting as the District Council elected to review

Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).

08/08/2017 Clerk of the Council mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.***Attachment(s):**[DSP-16040_Zoning AIS](#)[DSP-16040 Planning Board Resolution 17-71](#)

DSP-16040_PORL

[DSP-16040 Technical Staff Report](#)

NEW CASE(S)[ERR-264](#)**919 Maryland Avenue NE, LLC t/a Finian's Court Apartments
Validation of Multifamily Rental License No. M-0205 Issued in
Error****Applicant(s):**

919 Maryland Avenue NE, LLC t/a Finian's Court Apartments

Location:

Located at 7740, 7742, 7744, 7746, 7748, 7750, 7752, 7754, 7756 and 7758 Finns Lane, Lanham, Maryland.

Request:

Requesting approval for validation of Prince George's County Multifamily Rental License No. M-0205 issued in error for a 57 unit apartment building.

Council District:

3

Appeal by Date:

8/14/2017

Action by Date:

1/12/2018

Opposition:

None

History:

07/14/2017

Zoning Hearing Examiner

approval

Attachment(s):[ERR-264 Zoning AIS](#)[ERR-264 Zoning Hearing Examiner Decision](#)

ERR-264 PORL

NEW CASE(S) (Continued)[ERR-266](#)**Vizion Realty, LLC****Validation of Multifamily Rental License No. M-370 Issued In Error****Applicant(s):**

Vizion Realty, LLC

Location:

Located at 4775 Huron Avenue, Suitland, Maryland (0.319 Acres; M-U-TC / D-D-O Zones).

Request:

Request for validation of Prince George's County Multifamily Rental License No. M-370 issued in error for a 15 unit apartment building located in the M-U-TC (Mixed-Use Town Center) and the D-D-O (Development District Overlay) (Southern Green Line) Zones.

Council District:

7

Appeal by Date:

6/8/2017

Action by Date:

10/6/2017

Opposition:

None

History:

05/09/2017	Zoning Hearing Examiner	approval
06/12/2017	Sitting as the District Council	deferred

*Council deferred this item to a later date.***Attachment(s):**[ERR-266 Zoning Hearing Examiner Decision](#)

ERR-266 PORL

NEW CASE(S) (Continued)[ERR-267](#)**Vizion Realty, LLC****Validation of Multifamily Rental License No.M-369 Issued in Error****Applicant(s):**

Vizion Realty, LLC

Location:

Located at 4785 Huron Avenue, Suitland, Maryland (0.5400 Acres; M-U-TC / D-D-O Zones).

Request:

Requesting validation of Prince George's County Multifamily Rental License No. M-369 issued in error for a 15 unit apartment building, located in the M-U-TC (Mixed-Use Town Center) and the D-D-O (Development District Overlay) (Southern Green Line) Zones.

Council District:

7

Appeal by Date:

6/8/2017

Action by Date:

10/6/2017

Opposition:

None

History:

05/09/2017	Zoning Hearing Examiner	approval
06/12/2017	Sitting as the District Council	deferred

*Council deferred this item to a later date.***Attachment(s):**[ERR-267 Zoning Hearing Examiner Decision](#)

ERR-267 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/VSE-4750**Sheriff Road Seventh Day Adventist Church**

Companion Case(s): DPLS-425

Applicant(s): Sheriff Road Seventh-Day Adventist Company

Location: Located at the intersection of Eastern Avenue and 59th Avenue, and identified as 602 59th Avenue, Fairmount Heights, Maryland (0.2860 Acres; R-55 Zone).

Request: Requesting approval for a Special Exception for permission to use approximately 0.2860-acre of R-55 (One-Family Detached Residential) zoned land for a 40-seat church. Also requesting Variance 4750 to reduce the minimum setback requirements for the church set forth in Sections 27.341.02 (a) (1) and 442 (e) of the Zoning Ordinance.

Council District: 5

Appeal by Date: 10/9/2017

Review by Date: 10/9/2017

Comment(s): The companion case, DPLS-425 was elected to review by Council on 3/13/2017.

Municipality: Town of Fairmount Heights

Opposition: Town of Fairmount Heights, et. al.

History:

01/17/2017	M-NCPPC Technical Staff	approval with conditions
02/23/2017	M-NCPPC Planning Board	approval with conditions
09/08/2017	Zoning Hearing Examiner	approval with conditions

Attachment(s): [SEVSE-4750 Zoning Hearing Examiner Decision](#)

SEVSE-4750 PORL

[SE-4750 Planning Board Resolution 17-23](#)

[SE-4750 Technical Staff Report](#)

PENDING FINALITY (Continued)[SE/VSE-4768](#)**Forestville Auto Service****Companion Case(s):** DPLS-426**Applicant(s):** Paul Barham**Location:** Located on the south side of Marlboro Pike, approximately 100 feet west of Kirtland Avenue, also identified as 7303 Marlboro Pike, District Heights, Maryland (0.8079 Acres; C-S-C Zone).**Request:** Requesting approval for a Special Exception to expand an existing Gas Station and Auto Repair Facility on approximately 0.8079 acres of land, in the C-S-C (Commercial Shopping Center) and M-I-O (Military Installation Overlay) Zones and also requesting a Variance for the driveway width.**Council District:** 6**Appeal by Date:** 9/25/2017**Review by Date:** 10/2/2017**Opposition:** None**History:**

07/08/2016	M-NCPPC Technical Staff	approval with conditions
09/08/2016	M-NCPPC Planning Board	approval with conditions
08/09/2017	Zoning Hearing Examiner	approval with conditions
08/25/2017	Zoning Hearing Examiner	approval with conditions

*The Zoning Hearing Examiner filed an ERRATA to the Notice of Decision Filed August 9, 2017.***Attachment(s):** [SE/VSE-4768 Zoning Hearing Examiner Decision](#)

SE/VSE-4768 PORL

PENDING FINALITY (Continued)**[SE/VSE-4770](#)****Castles of Love Assisted Living Homes****Applicant(s):**

Castles of Love Assisted Living Home, Inc./Charlotte Branch

Location:

Located at 14711 Mount Calvert Road, Upper Marlboro, Maryland (3.15 Acres; O-S Zone).

Request:

Requesting approval of a Special Exception to expand an existing Congregate Living Facility from eight (8) residents to sixteen (16) residents on approximately 3.15 acres of land in the O-S (Open Space) Zone. Also requesting approval of Variance 4770 because the site does not have the 5 acres required in the O-S Zone as a result of a court ordered foreclosure pursuant to a Deed of Trust.

Council District:

9

Appeal by Date:

9/28/2017

Review by Date:

10/2/2017

Opposition:

None

History:

11/01/2016	M-NCPPC Technical Staff	approval with conditions
12/01/2016	M-NCPPC Planning Board	no motion to consider
08/29/2017	Zoning Hearing Examiner	approval with conditions

Attachment(s):[SE-4770 Zoning Hearing Examiner Decision](#)

SE-4770 POR

[SE-4770 Technical Staff Report](#)

PENDING FINALITY (Continued)[SE-4774](#)**Palmer Road Class 3 Fill Facility****Applicant(s):**

Palmer Road Landfill, Inc./ Palmer Road Landfill Company and Palmer Road, LLC.

Location:

Located on the northern side of Palmer Road, abutting the western side of Tucker Road, and identified as 1500 and 1611 Ferguson Lane, Fort Washington, Maryland (173.584 Acres; R-E Zone).

Request:

Requesting approval of a Special Exception to continue using approximately 173.584 acres of land in the R-E (Residential-Estate) Zone as a Class III Fill. Also requesting a variance from the requirement that the use not be located within a three (3) mile radius of properties containing an active or pre-existing approved or nonconforming Class III Fill, sanitary landfill, transfer station, rubble fill, recycling facility, mining facility, processing facility, sand and gravel operation, or wash plant.

Council District:

8

Appeal by Date:

8/21/2017

Review by Date:

9/20/2017

Opposition:

Stephen Briggs, et. al.

History:

03/15/2017	M-NCPPC Technical Staff	approval with conditions
03/30/2017	M-NCPPC Planning Board	no motion to consider
07/21/2017	Zoning Hearing Examiner	approval with conditions

Attachment(s):

[SE-4774 Zoning AIS](#)

[SE-4774 Zoning Hearubg Examiner Decision](#)

SE-4774 PORL

[SE-4774 Technical Taff Report](#)

PENDING FINALITY (Continued)[SE-4790](#)**Aggregate Industries Sand and Gravel Wet Processing Facility****Applicant(s):**

Aggregate Industries

Location:

Located on the south side of Accokeek Road approximately 660 feet west of the intersection of Accokeek Road and McKendree Road, Brandywine, Maryland (82.84 Acres; R-A / R-E Zones).

Request:

Requesting approval of a Special Exception to use approximately 82.84 acres of land, in the R-A (Residential Agricultural) and R-E (Residential Estate) Zones for Sand and Gravel Wet-Processing.

Council District:

9

Appeal by Date:

9/15/2017

Review by Date:

10/2/2017

Opposition:

None

History:

02/28/2017

Zoning Hearing Examiner

approval with conditions

03/16/2017

M-NCPPC Planning Board

no motion to consider

08/16/2017

Zoning Hearing Examiner

approval with conditions

Attachment(s):[SE-4790 Zoning Hearing Examiner Decision](#)[SE-4790 PORL](#)

PENDING FINALITY (Continued)**SE/VSE-4783****Chuck's Used Auto Parts****Applicant(s):**

CC Clifton Road, LLC./Chuck's Used Auto Parts, Inc.

Location:

Located on the west side of Clifton Road, approximately 688 feet south of St. Barnabas Road (MD 414), also identified as 4743 Clifton Road, Temple Hills, Maryland (0.99 Acres; I-1 Zone).

Request:

Requesting approval of a Special Exception for permission to use approximately 0.99 acre of land in the I-1 (Light Industrial) Zone to operate a Vehicle Salvage Yard. Also requesting approval of Variance 4783, a two (2) foot variance to Section 27-474(a)(1) of the Zoning Ordinance, which requires a thirty (30) foot side yard setback from adjoining land in any nonresidential zone, for the existing one-story brick building, and a waiver of this setback requirement for the proposed eight (8)-foot-tall sight-tight fence to be located on the property line.

Council District:

7

Appeal by Date:

9/28/2017

Review by Date:

10/2/2017

Opposition:

None

History:

01/03/2017	M-NCPPC Technical Staff	approval with conditions
02/16/2017	M-NCPPC Planning Board	no motion to consider
08/29/2017	Zoning Hearing Examiner	approval with conditions

PENDING FINALITY (Continued)**(b) PLANNING BOARD****CSP-16003****Matapeake, Parcels 7, 8 and 9****Applicant(s):**

Fairfield Building Company

Location:

Located on the east side of Matapeake Business Drive, one-quarter mile east of the intersection of Timothy Branch Drive and Robert Crain Highway (US 301). More specifically, the property is located at 7651 Matapeake Business Drive in Brandywine, Maryland (18.87 Acres; M-X-T Zone).

Request:

Requesting approval of a Conceptual Site Plan for 300–325 multifamily units on Parcels 8 and 9 and 47,920 square feet of existing commercial uses on Parcel 7.

Council District:

9

Appeal by Date:

8/31/2017

Review by Date:

10/2/2017

History:

07/03/2017

M-NCPPC Technical Staff

approval with conditions

07/27/2017

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[DSP-04067-07](#)**Balk Hill Village (Davy Deck)****Applicant(s):**

Earl Davy

Location:

Located on the southwestern side of Campus Way North, approximately 200 feet north of its intersection with Byward Boulevard (0.06 Acres; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan for the construction of a 16-foot by 11.5-foot composite deck and stairs, attached to the rear of an existing single-family detached house.

Council District:

5

Appeal by Date:

8/24/2017

Review by Date:

9/25/2017

History:

06/08/2017

M-NCPPC Technical Staff

approval

07/20/2017

Sitting as the District Council

approval

Attachment(s):[DSP-04067-07 Planning Board Resolution 17-93](#)

DSP-04067-07_PORL

[DSP-04067 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-13048-01](#)**TopGolf at Potomac Business Park, Lots 6, 7 & 8****Companion Case(s):** DSDS-692**Applicant(s):** TopGolf**Location:** The subject site, which consists of three noncontiguous lots, Lots 6, 7, and 8, is generally located approximately 500 feet east of Indian Head Highway (MD 210), on the south side of Oxon Hill Road (MD 414) and on both sides of Clipper Way (formerly Felker Avenue) (15.36 Acres; I-3 Zone).**Request:** Requesting approval of a Detailed Site Plan for a 64,232-square-foot golf driving range combined with an eating and drinking establishment, specifically a TopGolf Facility, on 15.36 acres in the Planned Industrial/Employment Park (I-3) Zone. The application also includes variances from the building and parking setbacks established in Section 27-474(b) of the Zoning Ordinance.**Council District:** 8**Appeal by Date:** 8/31/2017**Review by Date:** 10/2/2017**History:**

07/12/2017 M-NCPPC Technical Staff approval with conditions

07/27/2017 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-13048-01 Zoning AIS](#)
[DSP-13048-01 Planning Board Resolution 17-106](#)
DSP-13048-012_PORL
[DSP-13048-01 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSDS-692](#)**TopGolf at Potomac Business Park, Lots 6, 7 & 8****Companion Case(s):** DSP-13048-01**Applicant(s):** TopGolf**Location:** The subject site, which consists of three noncontiguous lots, Lots 6, 7, and 8, is generally located approximately 500 feet east of Indian Head Highway (MD 210), on the south side of Oxon Hill Road (MD 414) and on both sides of Clipper Way (formerly Felker Avenue) (15.36 Acres; I-3 Zone).**Request:** Requesting approval of a Departure from Sign Design Standards for an increase in the area of building-mounted signage in accordance with Subtitle 27 of the Prince George's County Code.**Council District:** 8**Appeal by Date:** 8/31/2017**Review by Date:** 10/2/2017**History:**

07/12/2017 M-NCPPC Technical Staff approval

07/27/2017 M-NCPPC Planning Board approval

Attachment(s): [DSDS-692 Zoning AIS](#)
[DSDS-692 Planning Board Resolution 17-107](#)
DSDS-692_PORL
[DSDS-692 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-15006](#)**Walker Mill Apartments (formerly Regency Square)****Applicant(s):**

Walker Mill Apartments LLC

Location:

Located on the eastern side of Rochelle Avenue, approximately 270 feet south of its intersection with Walker Mill Road (14.79 Acres; R-18 Zone).

Request:

Requesting approval of a Detailed Site Plan for the construction of a 2,995-square-foot community building and the relocation of a tot-lot in an existing multifamily development.

Council District:

7

Appeal by Date:

8/17/2017

Review by Date:

9/18/2017

History:

06/08/2017

M-NCPPC Technical Staff

approval with conditions

07/13/2017

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[DSP-16032](#)**SMO, Incorporated****Companion Case(s):** DSDS-691**Applicant(s):** SMO, Incorporated**Location:** Located on the west side of Old Branch Avenue between Kirby Road and Arbutus Lane. More specifically, the property is located at 7505 and 7509 Old Branch Avenue in Clinton, Maryland (1.56 Acres; C-M / M-I-O Zones)**Request:** Requesting approval of a Detailed Site Plan for a proposed 3,400-square-foot food and beverage store, eight multi-product dispenser gas station, and a 2,926-square-foot car wash.**Council District:** 9**Appeal by Date:** 8/24/2017**Review by Date:** 9/25/2017**History:**

06/14/2017 M-NCPPC Technical Staff approval with conditions

07/20/2017 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-16032 Zoning AIS](#)
[DSP-16032 Planning Board Resolution 17-95](#)
DSP-16032_PORL
[DSP-16032 Technical Staff Report](#)

PENDING FINALITY (Continued)**[DSDS-691](#)****SMO, Incorporated****Companion Case(s):** DSP-16032**Applicant(s):** SMO, Incorporated**Location:** Located on the west side of Old Branch Avenue between Kirby Road and Arbutus Lane. More specifically, the property is located at 7505 and 7509 Old Branch Avenue in Clinton, Maryland (1.56 Acres; C-M / M-I-O Zones).**Request:** Requesting approval of a Departure from Sign Design Standards seeking relief from Section 27-614(a)(1) of the Zoning Ordinance for freestanding signage for the car wash where the main building is located less than 40 feet behind the front street line.**Council District:** 9**Appeal by Date:** 8/24/2017**Review by Date:** 9/25/2017**History:**

06/14/2017 M-NCPPC Technical Staff approval with conditions

07/20/2017 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSDS-691 Zoning AIS](#)
[DSDS-691 Planning Board Resolution 17-96](#)
DSDS-691_PORL
[DSDS-691 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-16037](#)**Brooks Drive South****Companion Case(s):** DPLS-449**Applicant(s):** Oakcrest West, LLC**Location:** Located in the northwestern quadrant of the intersection of Pennsylvania Avenue (MD 4) and Brooks Drive (11.04 Acres; R-10 Zone).**Request:** Requesting approval of a Detailed Site Plan for a 36,185-square-foot food and beverage store and 130,000-square-foot of consolidated storage.**Council District:** 7**Appeal by Date:** 8/31/2017**Review by Date:** 10/2/2017**History:**

06/30/2017	M-NCPPC Technical Staff	approval with conditions
07/27/2017	M-NCPPC Planning Board	approval with conditions

PENDING FINALITY (Continued)[DPLS-449](#)**Brooks Drive South****Companion Case(s):** DSP-16037**Applicant(s):** Oakcrest West, LLC**Location:** Located in the northwestern quadrant of the intersection of Pennsylvania Avenue (MD 4) and Brooks Drive (11.04 Acres; R-10 Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards to allow a reduction of 32 parking spaces.**Council District:** 7**Appeal by Date:** 8/31/2017**Review by Date:** 10/2/2017**History:**

06/30/2017	M-NCPPC Technical Staff	approval
07/27/2017	M-NCPPC Planning Board	approval

PENDING FINALITY (Continued)[DSP-16059](#)**Glenarden Redevelopment****Applicant(s):**

Pennrose Properties, LLC

Location:

Located in the northwest quadrant of the intersection of Brightseat Road and Evarts Street. The subject property also lies within a large area surrounding the interchange of the Capital Beltway (I-95/495) and Landover Road (MD 202) within the plan area of 2009 Approved Landover Gateway Sector Plan and Sectional Map Amendment (Landover Gateway Sector Plan and SMA) (27.24 Acres; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan for residential revitalization including 430 residential dwelling units (232 multifamily units, 101 age-restricted multifamily units, and 97 townhouses).

Council District:

5

Appeal by Date:

8/31/2017

Review by Date:

10/2/2017

Municipality:

City of Glenarden

History:

07/10/2017

M-NCPPC Technical Staff

approval with conditions

07/27/2017

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[DSP-17005](#)**3700 East West****Expedited Transit-Oriented Development Project****Applicant(s):**

3700 Eastwest, LLC

Location:

Located on the north side of East-West Highway (MD 410), approximately 500 feet west of its intersection with Adelphi Road (2.87 Acres; M-X-T / T-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for the conversion of an existing 10-story, 427,000-square-foot office building to 311 multifamily residential units on Parcel R within the University Town Center development.

Council District:

2

Appeal by Date:

8/31/2017

Review by Date:

10/2/2017

Comment(s):

This case is designated for expedited review in accordance with Section 27-107.01(a)(242.2)(A) and 27-290.01.

Municipality:

City of Hyattsville

History:

07/18/2017

M-NCPPC Technical Staff

approval with conditions

07/27/2017

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-21195-2017-U](#)**4434 Suitland Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located approximately 255 feet southeast of the intersection of Suitland Road and Shadyside Avenue, also identified as 4434 Suitland Road, Suitland MD (0.691 Acres; M-U-TC Zone).

Request:

Requesting certification of existing outdoor advertising sign (Billboard). Certification of existing outdoor advertising signs is required 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:

7

Review by Date:

9/19/2017

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.

History:

07/20/2017

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-21195-2017-U Zoning AIS](#)

PENDING FINALITY (Continued)[CNU-23764-2017-U](#)**5712 Kirby Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located approximately 186 feet west of the intersection of Kirby Road and Pinewood Drive, also identified as 5712 Kirby Road, Clinton, Maryland 20735 (0.47 Acres; I-1 Zone).

Request:

Requesting certification of existing outdoor advertising sign (Billboard). Certification of existing outdoor advertising signs is required 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 1978.

Council District:

9

Review by Date:

9/19/2017

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.

History:

07/20/2017

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-23764-2017-U Zoning AIS](#)

PENDING FINALITY (Continued)[CNU-30215-2017-U](#)**7400 Moores Road, Brandywine, MD****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Approximately 223 feet northwest of the intersection of Moores Road and Route 5, also identified as 7400 Moore Rd (1 Acre; C-M Zone).

Request:

Requesting certification of existing outdoor advertising sign (Billboard). Certification of existing outdoor advertising signs is required 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 1984.

Council District:

9

Review by Date:

10/2/2017

History:

08/29/2017

M-NCPPC Administrative Certification approval

CASE(S) SCHEDULED FOR MANDATORY REVIEW SEPTEMBER 25, 2017 @ 10:00 A.M.*Hearing Dates & Times Subject to Change***DSP-16051****Carrollton Shopping Center****Applicant(s):**

Lowe's Home Centers, LLC

Location:

Located in the northeast quadrant of the intersection of Annapolis Road (MD 450) and Riverdale Road (27.75 Acres; R-55 / C-S-C / T-D-O Zones)/

Request:

Requesting approval of a Detailed Site Plan for a change of the underlying zoning for a portion of Parcel B from the existing One-Family Residential (R-55) Zone to the Commercial Shopping Center (C-S-C) Zone. No new development is proposed as part of this application.

Council District:

3

Appeal by Date:

8/31/2017

Action by Date:

10/30/2017

Comment(s):

District Council review of this case is required by Section 27-548.09.01(b)(1) of the Zoning Ordinance.

Municipality:

City of New Carrollton

History:

06/26/2017

M-NCPPC Technical Staff

approval

07/27/2017

M-NCPPC Planning Board

approval with conditions

08/21/2017

Clerk of the Council

mailed

*Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.***Attachment(s):**[DSP-16051 Zoning AIS](#)[DSP-16051 Planning Board Resolution 17-99](#)

DSP-16051_PORL

[DSP-16051 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT OCTOBER 23, 2017 @ 1:30 P.M.*Hearing Dates & Times Subject to Change***A-10024-C Amend
Conditions****Fairview Commercial (Amendment of Conditions)****Applicant(s):**

DD Land Holding, LLC / Fairview Commercial

Location:

Located at the northwest intersection of Martin Luther King, Jr. Highway (MD 704) and Whitfield Chapel Road (7.65 Acres; C-S-C Zone).

Request:

Requesting approval for the amendment of Condition b, imposed by the District Council upon its adoption of Zoning Ordinance 10-2015.

Council District:

5

Appeal by Date:

7/28/2017

Action by Date:

1/11/2018

Municipality:

None

Opposition:

Whitfield Garden & Civic Association, et. al.

History:

05/12/2015

Sitting as the District Council

approval with conditions

Council Member Harrison verbally expressed one revision to the prepared document. Subsequently, Council adopted the modified prepared Zoning Ordinance No. 10 - 2015 of approval, with conditions, reversing the recommendation of the Zoning Hearing Examiner.

01/18/2017

Applicant

filed

Michael S. Nagy, Esq., attorney for the applicant, file a request for Amendment of Condition of Zoning Ordinance No. 10 - 2015.

01/19/2017

Clerk of the Council

transmitted

The Clerk of the Council transmitted the case to the Zoning Hearing Examiner for a Public Hearing.

07/13/2017

Zoning Hearing Examiner

approval with conditions

07/28/2017

Applicant

appealed

Michael S. Nagy, Esq., attorney for the applicant, DD Land Holding, LLC, filed Exceptions to the Zoning Hearing Examiner's Decision and requested oral argument.

08/21/2017 Clerk of the Council mailed
Notice of Oral Argument Hearing was mailed to Persons of Record.

08/31/2017 Clerk of the Council mailed
Notice of rescheduled Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[A-10024-C Amend Cond Zoning Hearing Examiner Deci](#)
[A-10024-C Amend Cond PORL](#)
[A-10024-C \(REMAND\) District Council Final Decision 0](#)
[A-10024-C \(REMAND\) ZHE Decision](#)
A-10024-C POR
[A-10024-C District Council Decision 05132013](#)
[A-10024-C ZHE Decision](#)
[A-10024-C Planning Board Resolution 12-60](#)
[A-10024-C Technical Staff Report](#)

ADJOURN

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)

[EX 09112017](#)

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.

1:00 PM MEET AND GREET - (ROOM 2027)

U.S. Senator Ben Cardin