



# Prince George's County Council

Wayne K. Curry  
Administration Building  
1301 McCormick Dr  
Largo, MD 20774

## Zoning Minutes - Draft Sitting as the District Council

*Jolene Ivey, Chair, District 5*  
*Sydney J. Harrison, Vice Chair, District 9*  
*Wala Blegay, District 6*  
*Edward P. Burroughs, III, District 8*  
*Thomas E. Dernoga, District 1*  
*Wanika Fisher, District 2*  
*Mel Franklin, At-Large*  
*Calvin S. Hawkins, II, At-Large*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

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Tuesday, June 4, 2024

9:45 AM

Council Hearing Room

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### 9:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

*Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Ivey at 10:32 a.m. with eleven members present at roll call.*

**Present:**        10 -    Chair Jolene Ivey  
   Vice Chair Sydney Harrison  
   Council Member Thomas Dernoga  
   Council Member Wala Blegay  
   Council Member Edward Burroughs  
   Council Member Wanika Fisher  
   Council Member Calvin S. Hawkins  
   Council Member Eric Olson  
   Council Member Krystal Oriadha  
   Council Member Ingrid Watson

**Remote:**        1 -    Council Member Mel Franklin



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**REFERRED FOR DOCUMENT**[DDS-22005](#)**University Place Shopping Center****Companion Case(s):** DPLS-22007**Applicant(s):** University Place Center LLC**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) to reconfigure the front parking lot, due to acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for the construction of the Purple Line light rail. The applicant requested a departure from design standards (DDS), per Section 27-558(a) of the prior Prince George's County Zoning Ordinance. Section 27-558(a) provides design standards for parking space sizes. Standard nonparallel parking spaces are required to measure 19 feet by 9.5 feet. Compact nonparallel parking spaces are required to measure 16.5 feet by 8 feet. The applicant requested that the proposed standard nonparallel spaces be reduced to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

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

**A motion was made by Council Member Fisher, seconded by Council Member Watson, that this Departure from Design Standards be approved with conditions. The motion carried by the following vote:**

**Aye:** 11 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

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**Attachment(s):** [DDS-22005 Zoning Agenda Item Summary](#)  
[DDS-22005 Presentation Slides](#)  
[DDS-22005 Notice of Oral Argument](#)  
[DDS-22005 Planning Board Resolution](#)  
DDS-22005 PORL  
[DDS-22005 Technical Staff Report](#)  
[DDS-22005 & DPLS-22007 Planning Board Record](#)  
[DDS-22005 Transcripts](#)  
[DDS-22005 PZC Notice of Intention to Participate District Council 5-13-2024](#)

DRAFT

**REFERRED FOR DOCUMENT (continued)**[DPLS-22007](#)**University Place Shopping Center****Companion Case(s):** DDS-22005**Applicant(s):** University Place Center LLC.**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) to reconfigure the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for construction of the Purple Line light rail. The applicant requests a departure from parking and loading standards (DPLS) per Section 27-568 of the prior Zoning Ordinance. Section 27-568 dictates the minimum number of parking spaces required. Accordingly, the site requires 124 parking spaces. The applicant proposes a reduction of 17 spaces, for a proposed total of 107 spaces.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

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

**A motion was made by Council Member Fisher, seconded by Council Member Watson, that this Departure from Parking and Loading Standards be approved with conditions. The motion carried by the following vote:**

**Aye:** 11 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Attachment(s):** [DPLS-22007 Zoning Agenda Item Summary](#)  
[DPLS-22007 Presentation Slides](#)  
[DPLS-22007 Notice of Oral Argument](#)  
[DPLS-22007 Planning Board Resolution](#)  
DPLS-22007 PORL  
[DPLS-22007 Technical Staff Report](#)  
[DDS-22005 & DPLS-22007 Planning Board Record](#)  
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