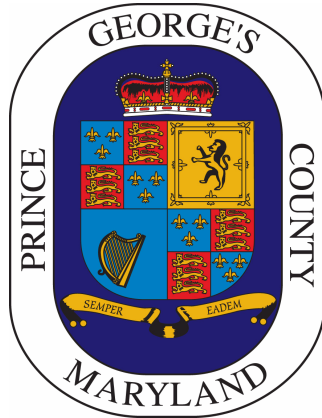


# Prince George's County Council

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



## **Zoning Agenda**

**Monday, January 13, 2014**

**10:00 AM**

**Council Hearing Room**

## **Sitting as the District Council**

*Mel Franklin, District 9, Chairman*

*Mary A. Lehman, District 1*

*Will A. Campos, District 2, Vice Chair*

*Eric C. Olson, District 3*

*Ingrid M. Turner, District 4*

*Andrea C. Harrison, District 5*

*Derrick Leon Davis, District 6*

*Karen R. Toles, District 7*

*Obie Patterson, District 8*

*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 on video and audio tapes. 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.

**THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED**

**9:30 AM AGENDA BRIEFING****10:00 AM CALL TO ORDER**

**INVOCATION - Reverend Akil Dickens, Youth Minister**  
**Ebenezer A.M.E. Church, Ft. Washington**

**PLEDGE OF ALLEGIANCE****APPROVAL OF DISTRICT COUNCIL MINUTES****ORAL ARGUMENTS****[CSP-07004-01](#)****Westphalia Center****Applicant(s):**

Westphalia Development USA, LLC

**Location:**

Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

**Request:**

Requesting reconsideration of an approved Conceptual Site Plan to revise Condition 2(i) of approved PGCPB Resolution No. 10-59(C) to allow more design flexibility in the number and location of the front-loaded garage residential units

**Council District:**

6

**Appeal by Date:**

12/5/2013

**Review by Date:**

1/6/2014

**Action by Date:**

3/14/2014

**History:**

10/09/2013	M-NCPPC Technical Staff	approval with conditions
10/31/2013	M-NCPPC Planning Board	approval with conditions
11/18/2013	Sitting as the District Council	elected to review

*Council elected to review (Voice Vote: 8-0; Absent: Council Member Turner).*

**Attachment(s):**

**[CSP-07004-01 Planning Board Resolution 10-59](#)**

**[CSP-07004-01\\_PORL](#)**

**[CSP-07004-01 Technical Staff Report](#)**

[DSP-13001](#)**Westphalia Town Center Umbrella DSP for Residential Architecture****Applicant(s):**

Walton Westphalia Development, LLC

**Location:**

Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (478.8 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan for an Umbrella DSP for Residential Architecture (excluding multifamily buildings)

**Council District:**

6

**Appeal by Date:**

11/2/2013

**Review by Date:**

11/2/2013

**Action by Date:**

3/14/2014

**History:**

09/11/2013	M-NCPPC Technical Staff	approval with conditions
10/17/2013	M-NCPPC Planning Board	approval with conditions
10/28/2013	Sitting as the District Council	elected to review

*Council elected to review (Voice Vote: 9-0)*

**Attachment(s):**

[DSP-13001 Planning Board Resolution 13-107](#)

DSP-13001\_PORL

[DSP-13001 Technical Staff Report and case backup](#)

[DSP-13006](#)**Westphalia Town Center, Phase I****Applicant(s):**

Walton Westphalia Development USA, LLC

**Location:**

Located north of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue

**Request:**

Requesting approval of a Detailed Site Plan for the first phase of the Westphalia Town Center development of 348 townhouse units

**Council District:**

6

**Appeal by Date:**

12/9/2013

**Review by Date:**

1/8/2014

**Action by Date:**

3/14/2014

**History:**

10/17/2013	M-NCPPC Technical Staff	approval with conditions
11/07/2013	M-NCPPC Planning Board	approval with conditions

11/18/2013 Sitting as the District Council elected to review  
*Council elected to review (Voice Vote: 8-0; Absent: Council Member Turner).*

**Attachment(s):** [DSP-13006 Planning Board Resolution 13-119](#)

DSP-13006\_PORL

[DSP-13006 Technical Staff Report](#)

[DSP-13007](#)

**Royal Farms - Allentown Road**

**Applicant(s):** Two Farms INC d/b/a Royal Farms

**Location:** Located in the southwest quadrant of the intersection of Allentown Road (MD 337) and Branch Avenue (MD 5) (1.647 Acres; C-M Zone)

**Request:** Requesting approval of a Detailed Site Plan for construction of a new gas station with ten pumping stations, a 5,125-square-foot food and beverage store and a 1,255-square-foot car wash

**Council District:** 8

**Appeal by Date:** 10/17/2013

**Review by Date:** 10/17/2013

**Action by Date:** 3/14/2014

**History:**

06/26/2013 M-NCPPC Technical Staff approval with conditions

09/12/2013 M-NCPPC Planning Board approval with conditions

09/23/2013 Sitting as the District Council deferred

*Council deferred this item to September 30, 2013*

09/30/2013 Sitting as the District Council elected to review

*Council elected to review (Voice Vote: 8-0; Absent: Council Member Turner).*

10/15/2013 Person of Record appealed

*Harry C. Storm, Esquire, appealed on behalf of Morauer Allentown Way, LLC, et. al. in opposition to the proposal and requested Oral Argument.*

12/30/2013 Person of Record withdrew appeal

*Harry C. Storm, Esquire, filed a request to withdraw the appeal and request for Oral Argument on behalf of Morauer Allentown Way, LLC, et. al.*

12/30/2013

Applicant

transmitted a letter

*Matthew C. Tedesco, Esquire, filed a request to withdraw the car wash from the DSP application.*

**Attachment(s):**

[DSP-13007 Planning Board Resolution 13-94](#)

DSP-13007\_PORL

[DSP-13007 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION**[CNU-32917-2010](#)**Convenience & Dollar Plus Market****Applicant(s):**

Eagle Management Company

**Location:**

Located southeast of Southern Avenue, approximately 1,240 feet northeast of Pennsylvania Avenue (MD 4) (0.043 Acres; R-T Zone)

**Request:**

Requesting approval of a Nonconforming Use Certification for a convenience/retail store in the R-T Zone

**Council District:**

7

**Appeal by Date:**

8/1/2013

**Review by Date:**

9/2/2013

**Action by Date:**

1/20/2014

**History:**

05/20/2013	M-NCPPC Technical Staff	disapproval
06/27/2013	M-NCPPC Planning Board	approval
07/08/2013	Sitting as the District Council	deferred
	<i>Deferred to July 15, 2013</i>	
07/15/2013	Sitting as the District Council	elected to review
	<i>Council elected to review (Vote: 9-0).</i>	
09/03/2013	M-NCPPC Planning Board	Transmitted
	<i>The Planning Board transmitted a corrected coversheet to the Clerk and all Persons of Record.</i>	
10/21/2013	Sitting as the District Council	hearing held; case taken under advisement
	<i>Ivy Thompson, M-NCPPC planning staff, provided an overview of the application for Certification of a Nonconforming Use. Mr. Denis Whitley, III, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.</i>	

**Attachment(s):**[CNU 32917-2010 Planning Board Resolution 13-66](#)[CNU-32917-2010 MNCPPC Staff Report](#)

[DSP-12049](#)**Little Gifts from God Day Care Center****Applicant(s):**

Karen Williamson

**Location:**

Located on the northeast side of Old Alexandria Ferry Road, at its intersection with Highland Meadows Drive (0.38 Acres; I-1 Zone)

**Request:**

Requesting approval of a Detailed Site Plan for a day care center for 64 children within an existing 2,600-square-foot building and an associated outdoor play area

**Council District:**

9

**Appeal by Date:**

8/29/2013

**Review by Date:**

9/30/2013

**Action by Date:**

1/27/2014

**History:**

06/26/2013

M-NCPPC Technical Staff

approval with conditions

07/25/2013

M-NCPPC Planning Board

approval with conditions

09/09/2013

Sitting as the District Council

elected to review

*Council elected to review (Voice Vote: 8-0; Absent: Council Member Turner).*

10/28/2013

Sitting as the District Council

hearing held; case taken under advisement

*Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Arthur Horne, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.***Attachment(s):**[DSP-12049 Technical Staff](#)[DSP 12049 Planning Board Resolution](#)



[ROSP SE-4388-01](#)**Kreative Kids Child Care Center****Applicant(s):**

Monika and Jalindar Mahabare

**Location:**

Located on the northeast corner of Collier Road and Cherry Hill Road (0.24 Acres; R-R Zone).

**Request:**

Requesting approval of a Revision of Site Plan Special Exception for a major revision to approved Special Exception SE-4388 to increase the child enrollment from 32 children to 62 children and an Alternative Compliance request from Section 4.2 of the Landscape Manual

**Council District:**

1

**Appeal by Date:**

7/29/2013

**Review by Date:**

7/29/2013

**Action by Date:**

1/27/2014

**Municipality:**

None

**Opposition:**

None

**History:**

09/24/2012	M-NCPPC Technical Staff	approval with conditions
11/01/2012	M-NCPPC Planning Board	no motion to consider
06/28/2013	Zoning Hearing Examiner	approval with conditions
07/08/2013	Sitting as the District Council	deferred
	<i>Council deferred this case to July 15, 2013.</i>	
07/15/2013	Sitting as the District Council	elected to make the final decision
	<i>Council elected to make the final decision (Voice Vote: 9-0).</i>	
11/04/2013	Sitting as the District Council	hearing held; case taken under advisement

*Taslina Alam, M-NCPPC planning staff, provided an overview of the Revision of Site Plan application. Michael Nagy, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.*

**Attachment(s):**[ROSP SE 4388-01 Zoning Hearing Examiner Decision](#)[ROSP-4388-01 MNCPPC Staff Report](#)

[SE-4703](#)**Ace Cash Express****Applicant(s):**

Ace Cash Express, Inc.

**Location:**

Located east of Baltimore Avenue (US 1) between Locust Grove Drive and Chestnut Ridge Drive (2.14 Acres; C-M &amp; R-55 Zones)

**Request:**

Requesting approval of a Special Exception for a check cashing business in the C-M and R-55 Zones

**Council District:**

1

**Appeal by Date:**

7/29/2013

**Review by Date:**

7/29/2013

**Action by Date:**

1/27/2014

**Municipality:**

None

**Opposition:**

None

**History:**

03/14/2013	M-NCPPC Technical Staff	approval with conditions
04/04/2013	M-NCPPC Planning Board	no motion to consider
06/27/2013	Zoning Hearing Examiner	approval with conditions
07/08/2013	Sitting as the District Council	deferred
	<i>Council deferred this case to July 15, 2013.</i>	
07/15/2013	Sitting as the District Council	elected to make the final decision
	<i>Council elected to make the final decision (Voice Vote: 9-0).</i>	
11/04/2013	Sitting as the District Council	hearing held; case taken under advisement

*Taslina Alam, M-NCPPC planning staff, provided an overview of the Revision of Site Plan application. William Shipp, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.*

**Attachment(s):**[SE 4703 Zoning Hearing Examiner Decision](#)[SE 4703 MNCPPC Staff Report](#)

REV CR-138-2013

**SMA Revisory Petition for the Largo Town Center Sectional Map Amendment (CR-138-2013)****Applicant(s):**

3510 Inglewood LLC, Petitioner  
 Norman D. Rivera, Attorney for Petitioner

**Location:**

Located at the northwest quadrant of the area included in the Largo Town Center Sector Plan and Sectional Map Amendment identified as 1220 Caraway Court, 1221 Caraway Court, 9301 Peppercorn Place and 1441 McCormick Drive

**Request:**

Requesting a revision to a portion of the Approved Largo Town Center Sectional Map Amendment to rezone from the C-O (Commercial Office) Zone to the I-3 (Planned Industrial / Employment Park) Zone

**Council District:**

6

**History:**

12/12/2013

Applicant

filed a petition for revision

*Norman D. Rivera, Attorney for the Applicant, filed a petition for revision of the SMA on behalf of the property owner.*

**Attachment(s):**

Revisory CR-138-2013

*The case is before the District Council to consider the legal opinion issued by the Principal Counsel to the District Council in accordance with Section 27-228 (d) of the Zoning Ordinance and to determine whether the petition should be reviewed in public hearing.*

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make final decision or an appeal is filed.*

**(a) ZONING HEARING EXAMINER**

*In the event the District Council elects to make the final decision in these cases, the Council should consider whether it wants an oral argument pursuant to CB-61-1997.*

**SE-4682****American Legion Post 28****Applicant(s):**

American Legion Post #28

**Location:**

Located along the northwest side of Powder Mill Road (MD 212), approximately 600 feet northeast of its intersection with Cherry Hill Road (3.15 Acres; R-T Zone).

**Request:**

Requesting approval of a Special Exception to redevelop the property with a new 4,800-square-foot private club on 3.15 acres in the R-T Zone

**Council District:**

1

**Appeal by Date:**

1/13/2014

**Review by Date:**

1/30/2014

**Municipality:**

None

**Opposition:**

None

**History:**

03/05/2013	M-NCPPC Technical Staff	approval with conditions
03/21/2013	M-NCPPC Planning Board	no motion to consider
12/12/2013	Zoning Hearing Examiner	approval

**Attachment(s):**[SE-4682 Case Summary](#)[SE-4682 Zoning Hearing Examiner Decision](#)

SE-4682 Letter from Hirsch to Epps-Webb

SE-4682 POR

[SE-4682 Technical Staff Report](#)

[SE-4729](#)**Clinton Used Auto Parts, LLC****Applicant(s):**

Clinton Used Auto Parts, LLC

**Location:**

Located at the southeast side of Delano Road, approximately 725 feet northeast of Old Alexandria Ferry Road (.69 Acres; I-1 Zone)

**Request:**

Requesting approval of a Special Exception for a vehicle salvage yard and junk yard in the I-1 Zone, including a variance to the building setback requirement of Section 27-474(a)(1)(b) of the Zoning Ordinance for the setback for a trailer from the street and an eight-foot-high fence on the property line

**Council District:**

9

**Appeal by Date:**

1/23/2014

**Review by Date:**

1/30/2014

**Municipality:**

None

**Opposition:**

Joseph Smith &amp; Sons

**History:**

07/02/2013	M-NCPPC Technical Staff	approval with conditions
07/18/2013	M-NCPPC Planning Board	no motion to consider
12/24/2013	Zoning Hearing Examiner	approval with conditions

**Attachment(s):**[SE-4729 Case Summary](#)[SE-4729 Zoning Hearing Examiner Decision](#)

SE-4729 Letter from Hirsch to Epps McNeil

SE-4729 POR

[SE-4729 Technical Staff Report](#)**(b) PLANNING BOARD**

CSP-11003**Cambridge Place at Westphalia****Applicant(s):**

Cambridge Place at Westphalia, LLC

**Location:**

Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.91 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual site plan for a mixed use project consisting of up to 325 multifamily units, 175,200 square feet of industrial/office, and 68,221 square feet of commercial uses and a Variance from Section 25-122(b)(1)(G).

**Council District:**

6

**Appeal by Date:**

12/19/2013

**Review by Date:**

1/21/2014

**History:**

10/08/2013

M-NCPPC Technical Staff

approval with conditions

11/14/2013

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CSP-11003 Planning Board Decision 13-122](#)

CSP-11003\_PORL

[CSP-11003 Technical Staff](#)DDS-621**Temple of Praise International Church****Applicant(s):**

Temple of Praise International Church

**Location:**

Located on the east side of Robert Crain Highway (US 301), approximately 1,435 feet north of Queen Anne Bridge Road (22.14 Acres; R-A Zone).

**Request:**

Requesting approval of a Departure from Design Standards to allow the vehicular access to the loading space to be located within 50 feet of residentially-zoned property and a driveway street connection of 24 feet in width

**Council District:**

4

**Appeal by Date:**

1/9/2014

**Review by Date:**

1/30/2014

**History:**

10/22/2013

M-NCPPC Technical Staff

approval with conditions

12/05/2013

M-NCPPC Planning Board

approval with conditions

**Attachment(s):** [DDS-621 Planning Board Resolution 13-129](#)

DDS-621\_PORL

[DDS-621 Technical Staff Report](#)

[DPLS-387](#)

**Comunicar**

**Applicant(s):** JU DI, LLC.

**Location:** Located at the southeast corner of Kenilworth Avenue (MD 201) and Kennedy Street (0.159 Acres; C-O Zone).

**Request:** Requesting approval of Departure from Parking and Loading Standards for a waiver of six parking spaces from the required nine parking spaces for a tax and travel service office

**Council District:** 3

**Appeal by Date:** 12/19/2013

**Review by Date:** 1/21/2014

**Municipality:** Town of Riverdale Park

**History:**

09/16/2013 M-NCPPC Technical Staff approval with conditions

11/14/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DPLS-387 Planning Board Resolution 13-121](#)

DPLS-387\_PORL

[DPLS-387 Technical Staff Report](#)

[DPLS-392](#)

**Friendship Apostolic Church of God, Inc.**

**Applicant(s):** Friendship Apostolic Church of God, Inc.

**Location:** Located east of Kenilworth Avenue (MD 201), west of 55th Avenue and Decatur Street, and approximately 600 feet south of Emerson Street and north of John Hanson Highway (US 50) (3.53 Acres; R-80 Zone)

**Request:** Requesting approval of a Departure from Parking and Loading Standards to waive the required one loading space

**Council District:** 5

**Appeal by Date:** 12/19/2013

**Review by Date:** 1/21/2014

**Municipality:** City of Hyattville

**History:**

10/03/2013 M-NCPPC Technical Staff approval

11/14/2013 M-NCPPC Planning Board approval

**Attachment(s):** [DPLS-392 Planning Board Resolution 13-120](#)

DPLS-392\_PORL

[DPLS-392 Technical Staff Report](#)

**DPLS-396**

**Riverdale Road McDonalds**

**Companion Case(s):** DSP-12059

**Applicant(s):** McDonalds USA LLC

**Location:** Located on the northeast quadrant of the intersection of Kenilworth Avenue (MD 201) and Riverdale Road (1.11 Acres; C-S-C Zone)

**Request:** Requesting approval of a Departure from Parking and Loading Standards (Sections 27-568 and 27-582) to reduce the required number of parking spaces from 52 to 46 and to not provide the required one loading space due to the site's small size

**Council District:** 3

**Appeal by Date:** 1/9/2014

**Review by Date:** 1/30/2014

**Municipality:** Town of Riverdale Park

**History:**

10/31/2013 M-NCPPC Technical Staff approval

12/05/2013 M-NCPPC Planning Board approval

**Attachment(s):** [DPLS-396 Planning Board Resolution 13-134](#)

DPLS-396\_PORL

[DPLS-396 Technical Staff Report](#)



[DSP-12059](#)**Riverdale Road McDonalds****Companion Case(s):** DPLS-396**Applicant(s):** McDonalds USA LLC**Location:** Located on the northeast quadrant of the intersection of Kenilworth Avenue (MD 201) and Riverdale Road (1.11 Acres; C-S-C Zone).**Request:** Requesting approval of a Detailed Site Plan for a 4,387-square-foot, one-story, freestanding McDonalds eating and drinking establishment with drive-through service on an existing McDonalds site in the Commercial Shopping Center (C-S-C) Zone. The DSP proposes to demolish the existing McDonalds restaurant building and replace it with a new prototype building**Council District:** 3**Appeal by Date:** 1/9/2014**Review by Date:** 1/30/2014**Municipality:** Town of Riverdale Park**History:**

10/31/2013 M-NCPPC Technical Staff approval with conditions

12/05/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-12059 Planning Board Resolution 13-133](#)

DSP-12059\_PORL

[DSP-12059 Technical Staff Report](#)[DSP-04040-05](#)**Waterford****Location:** Located at the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road (261.19 Acres; R-A Zone).**Request:** Requesting approval of a Detailed Site Plan for building architecture and siting for Lots 4 and 19, Block A, in accordance with Condition 15 of the District Council Order for DSP-04040, and an update of the landscape plan to meet the requirements of the 2010 Prince George's County Landscape Manual.**Council District:** 6**Appeal by Date:** 1/27/2014**Review by Date:** 1/30/2014**History:**

11/19/2013 M-NCPPC Technical Staff approval with conditions  
 12/19/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** DSP-04040-05 Planning Board Resolution 13-142  
[DSP-04040-05 PORL](#)  
[DSP-04040-05 Technical Staff Report](#)

[DSP-05011-01](#)**Marlboro Pointe Cluster**

**Applicant(s):** SM Waterford Estates, LLC  
**Location:** Located on the northeastern side of Ritchie Marlboro Road, approximately 700 feet southeast of its intersection with Foyette Lane.  
**Request:** Requesting approval for a Detailed Site Plan for 101 single-family detached residential units  
**Council District:** 6  
**Appeal by Date:** 1/9/2014  
**Review by Date:** 1/30/2014

**History:**

10/30/2013 M-NCPPC Technical Staff approval with conditions  
 12/05/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-05011-01 Planning Board Resolution 13-136](#)  
 DSP-05011-01\_PORL  
[DSP-05011-01 Technical Staff Report](#)

[DSP-06088-01](#)**Stratford Estates, Section 2**

**Applicant(s):** Dan Ryan Builders Mid-Atlantic, Inc.  
**Location:** Located on the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection with Marlboro Pike  
**Request:** Requesting approval of a Detailed Site Plan to revise the previously approved architectural elevations.  
**Council District:** 6  
**Appeal by Date:** 12/19/2013  
**Review by Date:** 1/21/2014

**History:**

10/10/2013 M-NCPPC Technical Staff approval with conditions  
 11/14/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-06088-01 Planning Board Decision 13-124](#)  
 DSP-06088-01\_PORL  
[DSP-06088-01 Technical Staff Report](#)

**DSP-12061****Franklin Park at Greenbelt Station**

**Applicant(s):** Franklin Park at Greenbelt Station  
**Location:** Located on the northeast quadrant of the intersection of Breezewood Drive and Cherrywood Lane (151.79 Acres; M-U-I / D-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan for the addition of two new freestanding monument signs, two new building-mounted banner signs, and 27 freestanding pole banner signs within an existing multifamily residential development in the M-U-I and D-D-O Zones.  
**Council District:** 4  
**Appeal by Date:** 1/9/2014  
**Review by Date:** 1/30/2014  
**Municipality:** City of Greenbelt

**History:**

11/01/2013	M-NCPPC Technical Staff	approval with conditions
12/05/2013	M-NCPPC Planning Board	approval with conditions

**Attachment(s):** [DSP-12061 Planning Board Resolution 13-135](#)  
 DSP-12061\_PORL  
[DSP-12061 Technical Staff Report](#)

**DSP-13011****Arden Pointe**

**Applicant(s):** Arden Point, LLP  
**Location:** Located on the north side of Contee Road, approximately 700 feet west of its intersection with Laurel Bowie Road (45.07 Acres; R-18 Zone).  
**Request:** Requesting approval of a Detailed Site Plan for a proposed 3,319-square-foot community building to replace an obsolete pool house.  
**Council District:** 1  
**Appeal by Date:** 1/9/2014  
**Review by Date:** 1/30/2014

**History:**

11/06/2013	M-NCPPC Technical Staff	approval with conditions
12/05/2013	M-NCPPC Planning Board	approval with conditions

**Attachment(s):** [DSP-13011 Planning Board Resolution 13-132](#)  
 DSP-13011\_PORL  
[DSP-13011 Technical Staff Report](#)

**DSP-13017****1800 Prosperity Way**

**Applicant(s):** James F. Schneider  
**Location:** Located in the southeast quadrant of the intersection of Prosperity Way and Prosperity Court (0.72 Acres; I-1 Zone)  
**Request:** Requesting approval of a Detailed Site Plan for a contractor's storage yard.  
**Council District:** 7  
**Appeal by Date:** 1/9/2014  
**Review by Date:** 1/30/2014  
**Municipality:** Capitol Heights

**History:**

11/07/2013	M-NCPPC Technical Staff	approval with conditions
12/05/2013	M-NCPPC Planning Board	approval with conditions

**Attachment(s):** [DSP-13017 Planning Board Resolution 13-128](#)  
 DSP-13017\_PORL  
[DSP-13017 Technical Staff Report](#)

**DSP-13020****Walker Mill Business Park, Lot 8**

**Applicant(s):** Wasim and Naira Butt  
**Location:** Located on the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way (1.58 Acres; I-1 Zone).  
**Request:** Requesting approval of a Detailed Site Plan for a proposed vehicle towing company and automobile storage yard.  
**Council District:** 7  
**Appeal by Date:** 1/9/2014  
**Review by Date:** 1/30/2014  
**Municipality:** Capitol Heights

**History:**

10/02/2013	M-NCPPC Technical Staff	approval with conditions
12/05/2013	M-NCPPC Planning Board	approval with conditions

**Attachment(s):** [DSP-13020 Planning Board Resolution 13-130](#)

DSP-13020\_PORL

[DSP-13020 Technical Staff Report](#)

[DSP-13021](#)

**Bible Life Christian Center**

**Applicant(s):** Bible Life Christian Center

**Location:** Located on the east side of Livingston Road, approximately 650 feet north of its intersection with St. Barnabas Road (MD 414) (1.94 Acres; R-55 Zone).

**Request:** Requesting approval of a Detailed Site Plan for a 1,702-square-foot addition to an existing church building and associated site improvements and a variance from the requirement of Section 27-441(b), Footnote 52(A).

**Council District:** 8

**Appeal by Date:** 12/26/2013

**Review by Date:** 1/27/2014

**History:**

10/17/2013 M-NCPPC Technical Staff approval with conditions

11/21/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-13021 Planning Board Resolution 13-126](#)

DSP-13021\_PORL

[DSP-13021 Technical Staff Report](#)

[DSP-13025](#)

**University of Maryland Student Housing at Knox Road**

**Applicant(s):** Toll Brothers, LLC

**Location:** Located on the south side of Knox Road, approximately 1,000 feet west of its intersection with Baltimore Avenue (US 1) (6.208 Acres; M-U-I / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for a mixed-use project with 11,909 square feet of retail development and 445 student housing units, for at total gross area of 655,139 square feet.

**Council District:** 3

**Appeal by Date:** 1/9/2014

**Review by Date:** 1/30/2014

**Municipality:** College Park

**History:**

10/30/2013 M-NCPPC Technical Staff approval with conditions

12/05/2013 M-NCPPC Planning Board approval with conditions

01/09/2014 Person of Record appealed

*Kerri Hilton filed an appeal in opposition to the proposal and requested Oral Argument.*

**Attachment(s):** [DSP-13025 Planning Board Resolution 13-137](#)

DSP-13025\_PORL

[DSP-13025 Technical Staff Report](#)

[SDP-0320-02](#)

**Preserve at Piscataway, Danville Estates**

**Applicant(s):** NVR MS Cavalier Preserve, LLC

**Location:** Located on the west side of Danville Road, approximately 4,000 feet southeast of the intersection with Floral Park Road (145.32 Acres; R-L Zone).

**Request:** Requesting approval of Specific Design Plan for modifications to a previous approval to meet lot, landscape, and tree canopy standards; revise grading; eliminate sewer outfall and on-lot woodland preservation; revise right-of-way width; and add 12 new house types.

**Council District:** 9

**Appeal by Date:** 1/9/2014

**Review by Date:** 1/30/2014

**History:**

10/31/2013 M-NCPPC Technical Staff approval with conditions

12/05/2013 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [SDP-0320-02 Planning Board Resolution 13-131](#)

SDP-0320-02\_PORL

[SDP-0320-02 Technical Staff Report](#)

[SDP-0611-02](#)**Chaddsford, Section 6****Applicant(s):**

Chester Willet

**Location:**

Located northwest of the intersection of Chadds Ford Drive and General Lafayette Boulevard (22.20 Acres; R-M Zone).

**Request:**

Requesting approval of a Specific Design Plan revision to add six new house models; modify the size of recreational facilities in the preteen and tot lots; and revise the recreational facilities construction schedule.

**Council District:**

9

**Appeal by Date:**

1/16/2014

**Review by Date:**

1/30/2014

**History:**

11/06/2013

M-NCPPC Technical Staff

approval with conditions

12/12/2013

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-0611-02 Planning Board Resolution 13-138](#)

SDP-0611-02\_PORL

[SDP-0611-02 Technical Staff Report](#)**ADJOURN**