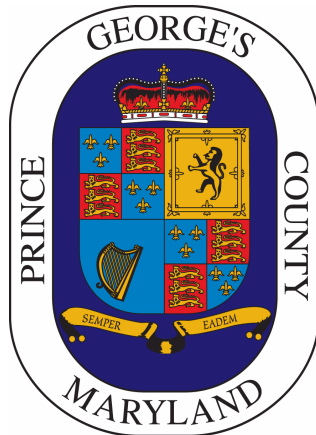


# Prince George's County Council

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



## **Zoning Minutes - Final**

**Monday, January 13, 2014**

**10:00 AM**

**Council Hearing Room**

## **Sitting as the District Council**

*Mel Franklin, District 9, Chairman  
Will A. Campos, District 2, Vice Chair  
Derrick Leon Davis, District 6  
Andrea C. Harrison, District 5  
Mary A. Lehman, District 1  
Eric C. Olson, District 3  
Obie Patterson, District 8  
Karen R. Toles, District 7  
Ingrid 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 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**

**9:45 AM AGENDA BRIEFING**

**10:15 AM CALL TO ORDER**

*The meeting was called to order at 10:15 a.m. with nine members present at roll call.*

**Present:**        9 -     Chairman Mel Franklin  
                                 Vice Chair Will Campos  
                                 Council Member Derrick Davis  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Eric Olson  
                                 Council Member Obie Patterson  
                                 Council Member Karen Toles  
                                 Council Member Ingrid Turner

*Also Present: Rajesh Kumar, Principal Counsel to the District Council  
                         Stan Brown, People's Zoning Counsel  
                         Robert J. Williams, Jr., Council Administrator  
                         William M. Hunt, Deputy Council Administrator  
                         Redis C. Floyd, Clerk of the Council  
                         Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC  
Henry Zhang, Development Review Division  
Meika Fields, Development Review Division*

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

*Council Member Olson requested prayer to congratulate 15 year old Francis Tiafoe of College Park, who recently became the youngest champion in the World Championship of Tennis. Vice Chair Campos requested prayer for the family of the late Senator Gwendolyn Britt on the one-year anniversary of her passing.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Vice Chair Campos.*

**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:**

*Chairman Franklin announced that the Oral Argument Hearings for CSP-07004/01, DSP-13001, and DSP-13006 would be held in tandem. Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual and Detailed Site Plan applications. William Shipp, Esq., spoke in support on behalf of the applicant. Steven Gang, architect, assisted in the applicant's presentation. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.*

**This Conceptual Site Plan hearing was held and the case was taken under advisement.**

[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:**

*Chairman Franklin announced that the Oral Argument Hearings for CSP-07004/01, DSP-13001, and DSP-13006 would be held in tandem. Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual and Detailed Site Plan applications. William Shipp, Esq., spoke in support on behalf of the applicant. Steven Gang, architect, assisted in the applicant's presentation. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

[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:**

*Chairman Franklin announced that the Oral Argument Hearings for CSP-07004/01, DSP-13001, and DSP-13006 would be held in tandem. Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual and Detailed Site Plan applications. William Shipp, Esq., spoke in support on behalf of the applicant. Steven Gang, architect, assisted in the applicant's presentation. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

---

**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:**

*Meika Fields, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the cases and spoke to the legalities of the argument presented.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

---

**APPROVAL OF DISTRICT COUNCIL MINUTES**

A motion was made by Council Member Harrison, seconded by Vice Chair Campos, that the April 15, 2013 and April 22, 2013 Minutes be approved. The motion carried by the following vote:

**Aye:** 7 - Franklin, Campos, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Davis and Olson

**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:**

*Council deferred this item to January 14, 2014.*

**This Certified Nonconforming Use was deferred to January 14, 2014**

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:**

*Council referred this item to staff for the preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Davis and Olson).*

**A motion was made by Chairman Franklin, seconded by Council Member Turner, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 7 - Franklin, Campos, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Davis and Olson



---

**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:**

*Council referred item to staff for the preparation of a disapproving document (Vote: 8-0; Absent: Council Member Olson).*

**A motion was made by Council Member Lehman, seconded by Council Member Toles, that this Special Exception be referred for document. The motion carried by the following vote:**

**Aye:**                      8 -      Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:**                      Olson

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 & 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:**

*Council referred this item to staff for the preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Olson).*

**A motion was made by Council Member Lehman, seconded by Council Member Harrison, that this Special Exception be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

[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:**

*Council referred item to staff for the preparation of a document of denial (Vote: 8-0; Absent: Council Member Olson)..*

**A motion was made by Council Member Davis, seconded by Vice Chair Campos, that this Revisory Petition be referred for document. The motion carried by the following vote:**

---

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

*Council adopted the prepared Order of Denial (Vote: 8-0; Absent: Council Member Olson).*

**A motion was made by Council Member Davis, seconded by Vice Chair Campos, that this Revisory Petition be denied. The motion carried by the following vote:**

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

**PENDING FINALITY**

**(a) ZONING HEARING EXAMINER**

[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

**Council did not elect to make the final decision on this Special Exception.**

[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 & Sons

**Council did not elect to make the final decision on this Special Exception.**

**(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

**This Conceptual Site Plan was not elected for review by Council.**

[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

**This Departure from Design Standards was not elected for review by Council.**

[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

**This Departure from Parking and Loading Standards was not elected for review by Council.**

[DSP-04040-05](#)**Waterford**

**Applicant(s):** Stanley Martin Homes

**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

**This Detailed Site Plan was not elected for review by Council.**

[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

**This Detailed Site Plan was not elected for review by Council.**

[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:**

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

**A motion was made by Council Member Davis, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

[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:**

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

**A motion was made by Council Member Turner, seconded by Vice Chair Campos, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner



[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

**This Detailed Site Plan was not elected for review by Council.**

[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:**

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

**A motion was made by Council Member Toles, seconded by Vice Chair Campos, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

[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:**

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

**A motion was made by Council Member Toles, seconded by Council Member Davis, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

[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

**This Detailed Site Plan was not elected for review by Council.**

[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

**This Detailed Site Plan was not elected for review by Council.**

[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

**This Specific Design Plan was not elected for review by Council.**

SDP-0611-02Chaddsford, 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

**This Specific Design Plan was not elected for review by Council.**

DPLS-396Riverdale 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:**

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

**A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Departure from Parking and Loading Standards be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

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

**A motion was made by Council Member Olson, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

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

**A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Departure from Parking and Loading Standards be elected to review. The motion carried by the following vote:**

---

Aye: 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and  
Turner

**12:48 PM ADJOURN**

*The meeting was adjourned at 12:48 p.m.*

Prepared by:

---

Leonard Moses, Zoning Assistant

Submitted by:

---

Redis C. Floyd, Clerk of the Council