



# Prince George's County Council

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

## Zoning Minutes - Draft Sitting as the District Council

*Dannielle M. Glaros, District 3, Chair*

*Derrick Leon Davis, District 6*

*Mel Franklin, District 9*

*Andrea C. Harrison, District 5*

*Mary A. Lehman, District 1*

*Obie Patterson, District 8*

*Deni L. Taveras, District 2*

*Karen R. Toles, District 7*

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

*Robert J. Williams, Jr., Council Administrator*

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**Monday, January 8, 2018**

**10:00 AM**

**Council Hearing Room**

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**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Chair Glaros at 10:08 a.m. with eight members present at roll call. Council Member Toles arrived at 10:34 a.m.*

**Present:**        9 -     Chair Dannielle Glaros  
                                 Council Member Derrick Davis  
                                 Council Member Mel Franklin  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Obie Patterson  
                                 Council Member Deni Taveras  
                                 Council Member Karen Toles  
                                 Vice Chair Todd Turner

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

## **INVOCATION**

*The Invocation was provided by Mr. Edwin Brown, County Employee. Council Member Harrison requested prayers for Ms. Gwen Harrison, her mother-in-law who lost her husband and will be funeralized today. Council Member Lehman requested prayers for Mr. Danny DeHaven, an older gentleman who went missing in the Beltsville area, and for his family and all the searchers looking for him. Council Member Taveras requested prayers for Ms. Barbara Morris, who lost her husband, Mr. Richard Morris, a community activist and a prominent author. Council Member Taveras also requested prayers for the family of Mr. Mac McNeal who lost his wife. Council Member Davis requested prayers for Ms. Carmen Brown, wife of Congressman Anthony Brown, who lost her mother. Council Member Franklin requested prayers for the family of Derek Staton, the young man who died in a vehicle accident in Brandywine. Finally, Council Chair Glaros requested prayers for her father-in-law who has health challenges.*

## **PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Lehman.*

## **APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 11132018](#)

District Council Minutes dated November 13, 2017

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

**Attachment(s):** [11-13-2017 District Council Minutes DRAFT](#)

**NEW CASE(S)****ERR-265**

Ali I. Tangoren Family Settlement Revocable Family Trust/ Ali I. Tangoren,  
Trustee

Validation of Multifamily Rental License No. M-130 Issued in Error

**Applicant(s):** Ali I. Tangoren

**Location:** Located at 833 Fairview Avenue, Takoma Park, Maryland (.16 Acres; R-18  
Zone).

**Request:** Requesting validation of Prince George's County Multifamily Rental License  
No. M-130 issued in error for a 3-unit apartment building in the R-18 Zone.

**Council District:** 2

**Appeal by Date:** 12/7/2017

**Opposition:** None

**History:**

*Council elected to schedule Oral Arguments (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Vice Chair Turner, that Council elect to make the final decision on this Permit issued. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and  
Turner

**Absent:** Toles

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

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

**NEW CASE(S) (Continued)****ERR-269**

Morris Family Trust, et. al. /Warren T. Morris, Trustee,  
Validation of Multifamily Rental License No. M-587 Issued in Error

**Applicant(s):** Warren T. Morris/Morris Family Trust, et. al.

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

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

**Council District:** 5

**Appeal by Date:** 11/27/2017

**Opposition:** None

**History:**

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

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Permit issued in error be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

**Attachment(s):** ERR2-69 PORL  
[ERR-269 Zoning Hearing Examiner Decision](#)

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

**ITEM(S) FOR DISCUSSION**

[CNU-23926-2015](#) Red Top Road Apartments, 6808 Red Top Road

**Applicant(s):** Schuyler, LLLP

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

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

**Council District:** 2

**Appeal by Date:** 8/17/2017

**Action by Date:** 1/16/2018

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

**History:**

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

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

**Attachment(s):** [CNU-23926-2015 Planning Board Resolution 17-100](#)  
[CNU-23926-2015\\_PORL](#)  
[CNU-23926-2015 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**

[CNU-23927-2015](#) Red Top Road Apartments, 6810 Red Top Road

**Applicant(s):** Schuyler, LLLP

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

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

**Council District:** 2

**Appeal by Date:** 8/17/2017

**Action by Date:** 1/16/2018

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

**History:**

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

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Turner, that this Certification of a Nonconforming Use be approved with conditions. The motion carried by the following vote:**

**The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

**Attachment(s):** [CNU-23927-2015 Planning Board Resolution 17-101](#)  
CNU-23927-2015\_PORL  
[CNU-23927-2015 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23928-2015](#)

Red Top Road Apartments, 6812 Red Top Road

**Applicant(s):** Schuyler, LLLP**Location:** Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 8/17/2017**Action by Date:** 1/16/2018**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.**History:**

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

**A motion was made by Council Member Taveras, seconded by Vice Chair Turner, that this Certification of a Nonconforming Use be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Turner, that this Certification of a Nonconforming Use be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

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

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23929-2015](#)

Red Top Road Apartments, 6814 Red Top Road

**Applicant(s):** Schuyler, LLLP**Location:** Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 8/17/2017**Action by Date:** 1/16/2018**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.**History:**

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

**A motion was made by Council Member Taveras, seconded by Vice Chair Turner, that this Certification of a Nonconforming Use be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Turner, that this Certification of a Nonconforming Use be approved with conditions.**

**The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

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



**ITEM(S) FOR DISCUSSION (Continued)**[CNU-23930-2015](#)

Red Top Road Apartments, 6816 Red Top Road

**Applicant(s):**

Schuyler, LLLP

**Location:**

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

**Request:**

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

**Council District:**

2

**Appeal by Date:**

8/17/2017

**Action by Date:**

1/16/2018

**Comment(s):**

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

**History:**

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

**A motion was made by Council Member Taveras, seconded by Vice Chair Turner, that this Certification of a Nonconforming Use be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Turner, that this Certification of a Nonconforming Use be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Toles

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

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**PENDING FINALITY**

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

**(b) PLANNING BOARD****[CSP-16005](#)**

Fallen Oak Townhomes

**Applicant(s):** Chadworth Homes, Inc.**Location:** Located on the eastern side of MD 381 (Brandywine Road), approximately 1,200 feet north of its intersection with Dyson Road, within Planning Area 85A (24.89 Acres; M-X-T Zone).**Request:** Requesting approval of a Conceptual Site Plan for development of 44 townhomes and 9,300 square feet of commercial space.**Council District:** 9**Appeal by Date:** 1/4/2018**Review by Date:** 1/30/2018**History:**

*Council took no action on this item.*

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

**Attachment(s):** [CSP-16005 Planning Board Resolution 17-146](#)  
[CSP-16005\\_PORL](#)  
[CSP-16005 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DPLS-434](#)

Family Dollar

**Applicant(s):** Hunt Real Estate**Location:** Located on the west side of Walker Mill Road, approximately 350 feet south of its intersection with Addison Road in Capitol Heights (1 Acres; C-S-C Zone).**Request:** Requesting approval for a Departure from Parking and Loading Standards of 18 parking spaces from the 51 spaces required by the Zoning Ordinance for the development of a 9,180-square-foot department and variety store (without food and beverage). The application was approved for 33 parking spaces.**Council District:** 7**Appeal by Date:** 1/4/2018**Review by Date:** 1/30/2018**History:***Council deferred this item to January 22, 2018.***This Departure from Parking and Loading Standards was deferred.****Attachment(s):** [DPLS-434 Planning Board Resolution 17-143](#)  
DPLS-434\_PORL  
[DPLS-434 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-03059-01**

Reid Temple Christian Academy

**Applicant(s):** Reid Temple A.M.E. Church Inc.**Location:** Located in the northwest quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Prospect Hill Road (31.98 Acres; O-S Zone)**Request:** Requesting approval of a Detailed Site Plan to increase the enrollment of the existing private school (Grades 1 through 8) affiliated with the existing church from the current 300 students to 400 students, and add an additional playground.**Council District:** 4**Appeal by Date:** 1/11/2018**Review by Date:** 1/30/2018**History:***Council took no action on this item.***This Detailed Site Plan was was not elected to review by Council.****Attachment(s):** [DSP-03059-01 Planning Board Resolution 17-149](#)  
[DSP-03059-01 Technical Staff Report](#)  
DSP-03059-01\_PORL

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**PENDING FINALITY (Continued)**[DSP-04063-04](#)

Signature Club at Manning Village

**Applicant(s):** MacArthur Development, LLC**Location:** Located on the east side of the intersection of MD 210 (Indian Head Highway) and MD 228 (Berry Road) (70.49 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan to develop 95 single-family detached and 218 single-family attached residential units.**Council District:** 9**Appeal by Date:** 1/11/2018**Review by Date:** 1/30/2018**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-04063-04 Planning Board Resolution 17-153](#)  
[DSP-04063-04 Technical Staff Report](#)  
DSP-04063-04\_PORL

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**PENDING FINALITY (Continued)****DSP-15020-02**

Royal Farms #241 (Capital Plaza)

**Applicant(s):** Two Farms Inc. d/b/a Royal Farms**Location:** Located on the north side of MD 450 (Annapolis Road), approximately 1,000 feet east of its intersection with MD 295 (Baltimore-Washington Parkway) (43.81 Acres; C-S-C/D-D-O Zone).**Request:** Requesting approval of a Detailed Site Plan for a 6,619-square-foot food and beverage store, in combination with a gas station and car wash. This application also proposes to amend four Development District Overlay (D-D-O) Zone standards of the 2010 Approved Central Annapolis Road Sector Plan and Sectional Map Amendment (Central Annapolis Road Sector Plan and SMA).**Council District:** 3**Appeal by Date:** 12/14/2017**Review by Date:** 1/16/2018**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-15020-02 Planning Board Resolution 17-137](#)  
[DSP-15020-02 Technical Staff Report](#)  
DSP-15020-02\_PORL

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**PENDING FINALITY (Continued)**[DSP-16055](#)

Vista Gardens West

**Companion Case(s):** DDS-644**Applicant(s):** Buena Vista West, LLC**Location:** On the west side of MD 450 (Annapolis Road), north side of MD 704 (Martin Luther King Jr. Highway), and the east side of Business Parkway (31.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a mixed-use development including 29,922 square feet of commercial/retail space, a 103-room hotel, and 115 single-family attached dwelling units, in addition to 14,881 square feet of existing office.**Council District:** 5**Appeal by Date:** 1/18/2018**Review by Date:** 1/30/2018**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.**

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**PENDING FINALITY (Continued)**

[DDS-644](#) Vista Gardens West

**Companion Case(s):** DSP-16055

**Applicant(s):** Buena Vista West, LLC

**Location:** On the west side of MD 450 (Annapolis Road), north side of MD 704 (Martin Luther King Jr. Highway), and the east side of Business Parkway (31.34 Acres; M-X-T Zone).

**Request:** Requesting approval for two Departures from Design Standards from Section 27-579(b) of the Prince George's County Zoning Ordinance which prohibits loading spaces and access to a loading space to be located less than 50 feet from property proposed to be used for residential purposes.

**Council District:** 5

**Appeal by Date:** 1/18/2018

**Review by Date:** 1/30/2018

**History:**

*Council took no action on this item.*

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



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**PENDING FINALITY (Continued)****DSP-17013**

Empire Petroleum Brandywine

**Applicant(s):** EPP-BESCHE Acquisition, LLC**Location:** Located on the south side of Short Cut Road, and in the southeast quadrant of its intersection with US 301 (Robert Crain Highway) in Planning Area 71B and Council District 9. The subject property consists of two parcels, Parcel 83 and Parcel 287 (2.57 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan for the redevelopment of a gas station with a food and beverage store and an eating and drinking establishment with drive-through service.**Council District:** 9**Appeal by Date:** 12/21/2017**Review by Date:** 1/22/2018**Comment(s):** {A Special Exception (SE-4789) is concurrently being reviewed by the Zoning Hearing Examiner as a companion case with the subject DSP. }**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-17013 Planning Board Resolution 17-139](#)  
[DSP-17013 Technical Staff Report](#)  
DSP-17013\_PORL

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**PENDING FINALITY (Continued)****DSP-17019**

Royal Farms (3700 Donnell Drive)

**Applicant(s):** VMD District Heights, LLC**Location:** Located in the southeast quadrant of the intersection of Donnell Drive and MD 4 (Pennsylvania Avenue), at 3700 Donnell Drive in District Heights, Maryland, in Planning Area 75A, Council District 6. The subject property is a combination of two adjoining parcels, including parts of Parcel A and Parcel 240 (2.42 Acres; C-M/M-I-O Zone).**Request:** Requesting approval of a Detailed Site Plan to raze the existing bank/office building and construct a gas station with a 5,166-square-foot food and beverage store.**Council District:** 6**Appeal by Date:** 12/21/2017**Review by Date:** 1/22/2018**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-17019 Planning Board Resolution 17-140](#)  
[DSP-17019 Technical Staff Report](#)  
DSP-17019\_PORL

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**PENDING FINALITY (Continued)**[DSP-17020](#)

Melford Town Center - Infrastructure

**Applicant(s):** St. John's Properties, Inc.**Location:** Located northeast quadrant of the intersection of Melford Boulevard and Curie Drive (87.32 Acres; M-X-T Zone)**Request:** Requesting approval of a Detailed Site Plan for grading and infrastructure only, specifically, clearing, grading, installing utility pipes and retaining walls, and developing a public roadway.**Council District:** 4**Appeal by Date:** 1/11/2018**Review by Date:** 1/30/2018**Municipality:** Bowie**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-17020 Planning Board Resolution 17-152](#)  
DSP-17020\_PORL  
[DSP-17020 Technical Staff Report Condensed](#)

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**PENDING FINALITY (Continued)**[DSP-17024](#)

Academy Bus

**Applicant(s):** Franmar Properties of MD, LLC**Location:** Located approximately 250 feet north of the intersection of Walker Mill Road and Rochell Avenue (5.56 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan to raze a portion (9,496 square feet) of the 16,656-square-foot existing vehicle repair and service station and build an 11,245-square-foot building addition, resulting in a new gross floor area (GFA) of 18,405 square feet.**Council District:** 7**Appeal by Date:** 1/11/2018**Review by Date:** 1/30/2018**Municipality:** Capitol Heights**History:***Council deferred this item to January 22, 2018.***This Detailed Site Plan was deferred.****Attachment(s):** [DSP-17024 Planning Board Resolution 17-148](#)  
[DSP-17024 Technical Staff Report](#)  
DSP-17024\_PORL

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**PENDING FINALITY (Continued)**

[ROSP-3580-03](#) Starbucks Coffee, Beltsville

**Companion Case(s):** DDS-640

**Applicant(s):** Starbucks Coffee Company

**Location:** Located on the northwest corner of Baltimore Avenue (US 1) and St. Mary's Street, known as 10906 Baltimore Avenue (.5739 Acres; C-S-C Zone).

**Request:** Requesting approval for Revision of Site Plan to allow for exterior improvements for the addition of a front patio, a bike rack, directional signage and a fence along the east side of the property, and to clad the freezer box to match the parapet screening of utility features.

**Council District:** 1

**Appeal by Date:** 11/9/2017

**Review by Date:** 1/29/2018

**Municipality:** None

**History:**

*Council took no action on this item.*

**This Revision of Site Plan was not elected to review by Council.**

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

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**PENDING FINALITY (Continued)**

[DDS-640](#) Starbucks Coffee, Beltsville

**Companion Case(s):** ROSP-3580-03

**Applicant(s):** Starbucks Coffee Company

**Location:** Located on the northwest corner of Baltimore Avenue (US 1) and St. Mary's Street, known as 10906 Baltimore Avenue (.5739 Acres; C-S-C Zone).

**Request:** Requesting approval of Departure from Design Standards from Section 4.2, requirements For landscape strips along the streets, of the 2010 Prince George 's County Landscape Manual.

**Council District:** 1

**Appeal by Date:** 11/9/2017

**Review by Date:** 1/29/2018

**History:**

*Council took no action on this item.*

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

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

[DDS-640 Technical Staff Report](#)

DDS-640\_PORL

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**PENDING FINALITY (Continued)**[DSP-99044-14](#)

Mall at Prince George's Plaza  
(Free-standing Restaurant Pad Site)

**Applicant(s):** PR Prince George's Plaza, LLC.

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

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

**Council District:** 2

**Appeal by Date:** 1/18/2018

**Review by Date:** 1/30/2018

**History:**

*Council took no action on this item.*

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

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**PENDING FINALITY (Continued)**[DSP-99044-15](#)

Mall at Prince George's Plaza (End Cap Signage)

**Applicant(s):** PR Prince George's Plaza, LLC.**Location:** Located in the northwest quadrant of the intersection of MD 410 (East-West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road) (51.78 Acres; M-U-1/T-D-0 Zone).**Request:** Requesting approval of a Detailed Site Plan for a new building-mounted sign to advertise a new retail store at the Mall at Prince George's, and to amend the sign standards to provide an internally-lit, 6.5-foot, building-mounted sign, which exceeds the 3-foot height standard by 3.5 feet.**Council District:** 2**Appeal by Date:** 1/18/2018**Review by Date:** 1/30/2018**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.**

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

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

[CNU-48008-2017-U](#) "4202 Kenilworth Avenue"

**Applicant(s):** April Mackoff, Clear Channel Outdoor

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

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

**Council District:** 5

**Review by Date:** 1/30/2018

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

**Municipality:** Blandensburg/Edmonston

**History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

**Attachment(s):** CNU-48008-2017-U Case File

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

*Hearing Dates & Times Subject to Change*

**DSP-17004**

Turkish American Community Center Day Care

**Applicant(s):** Turkiye Diyanet Vakfi**Location:** Located on the north side of Good Luck Road, approximately 3,200 feet southwest of its intersection with Greenbelt Road (MD 193) (11.74 Acres; R-80 Zones).**Request:** Requesting approval of a Detailed Site Plan for addition of a day care center, with a maximum enrollment of 120 children, to an existing religious institution (mosque) in the One-Family Detached Residential (R-80) Zone.**Council District:** 4**Appeal by Date:** 11/27/2017**Review by Date:** 11/27/2017**Action by Date:** 2/15/2018**This Detailed Site Plan hearing date was announced.****Attachment(s):** [DSP-17004 Planning Board Resolution 17-129](#)  
[DSP-17004 Technical Staff Report](#)  
DSP-17004\_PORL  
DSP-17004 Appeal

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

*Hearing Dates & Times Subject to Change*

[DSP-17008](#)

Iglesia de Dios Pentecostes, Mision el Buen Samaritano

**Applicant(s):**

Iglesia de Dios Pentecostes, Mision el Buen Samaritano

**Location:**

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

**Request:**

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

**Council District:**

3

**Appeal by Date:**

12/21/2017

**Action by Date:**

3/1/2018

**Comment(s):**

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

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):**

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

[DSP-17008 Technical Staff Report](#)

DSP-17008\_PORL

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2018 AT 1:30 P.M.***Hearing Dates & Times Subject to Change*

[A-9956-C Amend of Conditions](#)      The Revenue Authority of Prince George's County/DR Horton, Inc./Balk Hill Village (Amendment of Conditions)

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

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

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

**Council District:**      5

**Appeal by Date:**      11/13/2017

**Action by Date:**      4/26/2018

**Opposition:**      Fox Lake Homeowner's Association, et. al.

**This Amendment of Conditions hearing date was announced.**

**Attachment(s):**      [A-9956-C Zoning Hearing Examiner Decision](#)  
                                  [A-9956-C Zoning Ordinance No. 16-2002](#)  
                                  A-9956-C Appeal-Gibbs  
                                  A-9956 Appeal - Nelson  
                                  [A-9956-C PORL](#)

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

*Hearing Dates & Times Subject to Change*

[DSP-16053](#) "4550 Rhode Island Avenue"

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

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

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

**Request:** Requesting approval of a Detailed Site Plan to add the use of "outdoor storage" to the table of uses for the subject property in the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) as a permitted use in the Neighborhood Arts and Production character area for Lots 31-33, Block A (and part of Parcel 295 and Lot 46A).

**Council District:** 2

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

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

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

**Municipality:** North Brentwood

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DSP-16053 Planning Board Resolution 17-144](#)  
[DSP-16053 Technical Staff Report](#)  
DSP-16053\_PORL

**ADJOURN**

*The meeting was adjourned at 10:46 a.m.*

*Prepared by:*

\_\_\_\_\_  
*Mira Asare, Zoning Staff*

*Submitted by:*

\_\_\_\_\_  
*Redis C. Floyd, Clerk of the Council*

DRAFT