



Prince George's County Council

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

Zoning Agenda - Final Sitting as the District Council

Derrick Leon Davis, District 6, Chairman

Mel Franklin, District 9

Dannielle M. Glaros, District 3, Vice Chairwoman

Andrea C. Harrison, District 5

Mary A. Lehman, District 1

Obie Patterson, District 8

Deni L. Taveras, District 2

Karen R. Toles, District 7

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, April 25, 2017

3:15 PM

Council Hearing Room

ADDITIONS TO THE AGENDA

3:15 PM CONVENE - (COUNCIL HEARING ROOM)

REFERRED FOR DOCUMENT[DSP-16020](#)**Allentown Andrews Gateway****Companion Case(s):** DDS-638**Applicant(s):** Camp Springs Allentown, LLC.**Location:** Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a mixed-use project consisting of 55,600 square-foot commercial development including one 36,000-square-foot grocery store (LIDL), one 5,600 square-foot gas station with food and beverage store (WAWA), one 14,000 square-foot in-line commercial building, of which 500 square feet is to be used for community meeting space, and 59 townhouse units.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**Action by Date:** 4/28/2017**History:**

01/05/2017 M-NCPPC Technical Staff approval with conditions

02/02/2017 M-NCPPC Planning Board approval with conditions

02/13/2017 Sitting as the District Council deferred

Council deferred this item to February 27, 2017.

02/27/2017 Sitting as the District Council elected to review

Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).

04/24/2017

Sitting as the District Council

hearing held; referred for document

Chairman Davis announced that the Oral Argument hearings for DSP-16020 and DDS-638 would be held in tandem. Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Thomas Haller, Esq., on behalf of the applicant, Angela Holmes, on behalf of Citizens Encouraging Community Revitalization (CECR) and Leon Turner, on behalf of Camp Springs Civic Association (CSCA), spoke in support. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

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

Attachment(s):[DSP-16020 Zoning AIS](#)[DSP-16020 Planning Board Resolution 17-12](#)

DSP-16020_PORL

REFERRED FOR DOCUMENT (Continued)[DDS-638](#)**Allentown Andrews Gateway****Companion Case(s):** DSP-16020**Applicant(s):** Camp Springs Allentown, LLC.**Location:** Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for three departures 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:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**Action by Date:** 6/23/2017**History:**

01/05/2017 M-NCPPC Technical Staff approval with conditions

02/02/2017 M-NCPPC Planning Board approval with conditions

02/13/2017 Sitting as the District Council deferred

Council deferred this item to February 27, 2017.

02/27/2017 Sitting as the District Council elected to review

Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).

04/24/2017

Sitting as the District Council

hearing held; referred for document

Chairman Davis announced that the Oral Argument hearings for DSP-16020 and DDS-638 would be held in tandem. Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Thomas Haller, Esq., on behalf of the applicant, Angela Holmes, on behalf of Citizens Encouraging Community Revitalization (CECR) and Leon Turner, on behalf of Camp Springs Civic Association (CSCA), spoke in support. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

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

Attachment(s):[DDS-638 Zoning AIS](#)[DDS-638 Planning Board Resolution 17-13](#)

DDS-638_PORL

REFERRED FOR DOCUMENT (Continued)[DSP-16029](#)**Riverfront at West Hyattsville Metro
Expedited Transit-Oriented Development Project****Applicant(s):**

West Hyattsville Property Co., LLC

Location:

Located on the west side of Ager Road, at its intersection with Lancer Drive, north of the West Hyattsville Metro Station, abutting the west side of the Metro Station. The subject property is also located in the 2006 Approved West Hyattsville Transit District Development Plan and Transit District Overlay Zoning Map Amendment (West Hyattsville TDDP/TDOZMA) area (18.45 Acres; M-X-T / T-DO Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for infrastructure, proposing grading and development of infrastructure, including the location and design of the roadways, the lot layout for a 183-townhouse development, parking lots and on-street parking, landscaping, utility location, fencing, and sidewalks on the subject property to prepare for a future multiphase mixed-use development.

Council District:

2

Appeal by Date:

4/28/2017

Action by Date:

5/1/2017

Comment(s):

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

Municipality:

City of Hyattsville

History:

| | | |
|------------|---------------------------------|--------------------------|
| 03/15/2017 | M-NCPPC Technical Staff | approval with conditions |
| 03/23/2017 | M-NCPPC Planning Board | approval with conditions |
| 04/10/2017 | Sitting as the District Council | announced hearing date |

04/24/2017

Sitting as the District Council

hearing held; referred for document

Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan application. Thomas Haller, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Mandatory Review Hearing was held and Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-0; Absent: Council Members Franklin, Lehman, and Toles).

Attachment(s):[DSP-16029_Zoning AIS](#)[DSP-16029 Planning Board Resolution 17-43](#)

DSP-16029_PORL

[DSP-16029 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION[DSP-15045](#)**210 Maryland Park****Expedited Transit Oriented Development Project****Applicant(s):**

Community First Development Corporation, LLC

Location:

Located in the southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive (3.89 Acres; R-55 / T-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for a 220,882-square-foot mixed-use development consisting of 1,948 square feet of commercial/retail space, 165 multifamily dwelling units and 13 townhouse units. This application also requests a change of the underlying zoning for the property from the existing One-Family Detached Residential (R-55) Zone to the Mixed Use–Infill (M-U-I) Zone.

Council District:

7

Appeal by Date:

4/27/2017

Action by Date:

5/1/2017

Comment(s):

District Council review of this case is required by Section 27-546.16 of the Zoning Ordinance.

History:

| | | |
|------------|---------------------------------|---|
| 03/15/2017 | M-NCPPC Technical Staff | approval with conditions |
| 03/23/2017 | M-NCPPC Planning Board | approval with conditions |
| 04/10/2017 | Sitting as the District Council | announced hearing date |
| 04/24/2017 | Sitting as the District Council | hearing held; case taken under advisement |

Jill Kosack, M-NCPPC, provided an overview of the Detailed Site Plan application. Arthur Horne, Esq., on attorney for of the applicant, Gina Merritt, on behalf of Community First Development, and Howard Ways, Executive Director of the Redevelopment Authority, spoke in support. David Bicker and Stephanie Farrell, applicant's technical experts, assisted in answering questions posed by the Council. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Mandatory Review Hearing was held and Council took this case under advisement.

Attachment(s):

[DSP-15045 Zoning AIS](#)

[DSP-15045 Planning Board Resolution 17-01](#)

DSP-15045_PORL

[DSP-15045 Technical Staff Report](#)

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