

Prince George's County Council

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



Zoning Agenda - Final

(1:00 PM Agenda Briefing Rm 2027)

Monday, May 14, 2018

1:30 PM

Council Hearing Room

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

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. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

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. 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.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

1:00 PM AGENDA BRIEFING - (ROOM 2027)

1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION

Ms. Daria Bailey, County Employee

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

MINDC 05072018

District Council Minutes dated May 7, 2018

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-17030](#)**Children's National Regional Outpatient Center
Woodmore Towne Centre at Glenarden, Lot 17****Companion Case(s):** DDS-646**Applicant(s):** WTC Lot 17, LLC

Location: The overall Woodmore Towne Centre site is on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the I-95/495 (Capital Beltway). The commercial portion of Woodmore Towne Centre, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property. The subject site (Lot 17), is located at the southwestern perimeter of the overall site, with frontage on the ramp to the I-95/495 (Capital Beltway) at the interchange with MD 202 (Landover Road) (6.95 Acres; M-X-T Zone).

Request: Requesting approval Detailed Site Plan (DSP) for a 60,450-square-foot medical office building, the Children's National Regional Outpatient Center.

Council District: 5**Appeal by Date:** 5/3/2018**Action by Date:** 6/11/2018

Comment(s): Mandatory Reivew:
District Council review of this case is required by conditions imposed by Council on Zoning Case A-9613-C.

Municipality: City of Glenarden**History:**

03/13/2018 M-NCPPC Technical Staff approval with conditions

03/29/2018 M-NCPPC Planning Board approval with conditions

04/12/2018 Clerk of the Council mailed

Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.

04/16/2018 Sitting as the District Council announced hearing date

Council announced the Mandatory Review hearing date.

Attachment(s): [DSP-17030 Zoning Agenda Item Summary](#)
[DSP-17030 Planning Board Resolution 18-22](#)

ORAL ARGUMENT[DDS-646](#)**Children's National Regional Outpatient Center
Woodmore Towne Centre at Glenarden, Lot 17****Companion Case(s):** DSP-17030**Applicant(s):** WTC Lot 17, LLC**Location:** The overall Woodmore Towne Centre site is on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the I-95/495 (Capital Beltway). The commercial portion of Woodmore Towne Centre, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property. The subject site (Lot 17), is located at the southwestern perimeter of the overall site, with frontage on the ramp to the I-95/495 (Capital Beltway) at the interchange with MD 202 (Landover Road) (6.95 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for a 60,450-square-foot medical office building, the Children's National Regional Outpatient Center.**Council District:** 5**Appeal by Date:** 5/3/2018**Review by Date:** 5/3/2018**Action by Date:** 7/13/2018**Comment(s):** This case has a companion case, DSP-17030, which is a Mandatory Review case.**Municipality:** City of Glenarden**History:**

03/13/2018	M-NCPPC Technical Staff	approval
03/29/2018	M-NCPPC Planning Board	approval
04/10/2018	Sitting as the District Council	elected to review

*Council elected to review this item (Vote: 9-0).***Attachment(s):** [DDS-646 Zoning Agenda Item Summary](#)
[DDS-646 Planning Board Resolution 18-23](#)

EVIDENTIARY HEARINGS (RECONSIDERATION)[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:

7/13/2018

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:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval with conditions
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.

03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.

03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.

Attachment(s):

[CNU-23926-2015 Planning Board Resolution 17-100](#)

CNU-23926-2015_PORL

[CNU-23926-2015 Technical Staff Report](#)

EVIDENTIARY HEARINGS (RECONSIDERATION) (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:

7/13/2018

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:

06/23/2017 M-NCPPC Technical Staff approval

07/13/2017 M-NCPPC Planning Board approval

08/15/2017 Person of Record appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017 Sitting as the District Council announced hearing date

10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.

03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.

03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.

Attachment(s):

[CNU-23927-2015 Planning Board Resolution 17-101](#)

CNU-23927-2015_PORL

[CNU-23927-2015 Technical Staff Report](#)

EVIDENTIARY HEARINGS (RECONSIDERATION) (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:

7/13/2018

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:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.

03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.

03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.

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](#)

EVIDENTIARY HEARINGS (RECONSIDERATION) (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:

7/13/2018

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:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.

03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.

03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.

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](#)

EVIDENTIARY HEARINGS (RECONSIDERATION) (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:

7/13/2018

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:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.

03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.

03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.

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](#)

NEW CASE(S)

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).

A-10043**Linda Lane Commercial Park****Applicant(s):**

Curtis Properties, Inc.

Location:

Located on the west side of Branch Avenue (MD 5), in the southwest quadrant of its intersection with Linda Lane, and east of Old Branch Avenue, also identified as 5620 Linda Lane, and 5702 and 5710 Old Branch Avenue, Temple Hills, Maryland (5.61 Acres; C-S-C / R-80 / M-I-O Zones).

Request:

Requesting approval for a Zoning Map Amendment for the rezoning of approximately 5.61 acres of land from the C-S-C (Commercial Shopping Center) / R-80 (One-Family Detached Residential) / M-I-O (Military Installation Overlay) Zones to the M-X-T (Mixed Use-Transportation Oriented) / M-I-O Zones.

Council District:

8

Appeal by Date:

5/10/2018

Action by Date:

9/10/2018

History:

11/20/2017	M-NCPPC Technical Staff	disapproval
12/14/2017	M-NCPPC Planning Board	no motion to consider
04/10/2018	Zoning Hearing Examiner	approval

Attachment(s):

[A-10043 Zoning Agenda Item Summary \(ZAIS\)](#)

NEW CASE(S) (Continued)**[ERR-266 Remand](#)****Vizion Realty, LLC (REMAND)****Validation of Multifamily Rental License No. M-370 Issued In Error****Applicant(s):**

Vizion Realty, LLC

Location:

Located at 4785 Huron Avenue, Suitland, Maryland (0.5400 Acres; M-U-TC / D-D-O Zones).

Request:

Request for validation of Prince George's County Multifamily Rental License No. M-370 issued in error for a 15 unit apartment building located in the M-U-TC (Mixed-Use Town Center) and the D-D-O (Development District Overlay) (Southern Green Line) Zones.

Council District:

7

Appeal by Date:

3/19/2018

Action by Date:

6/15/2018

Opposition:

None

History:

11/06/2017

Sitting as the District Council

remanded

Council adopted the prepared Order of Remand (Vote: 7-0; Absent: Council Members Glaros and Toles).

02/15/2018

Zoning Hearing Examiner

approval

03/26/2018

Sitting as the District Council

deferred

*Council deferred this item.***Attachment(s):****[ERR-266 Remand Zoning AIS](#)**

NEW CASE(S) (Continued)[ERR-267 Remand](#)**Vizion Realty, LLC (REMAND)****Validation of Multifamily Rental License No.M-369 Issued in Error****Location:**

Located at 4785 Huron Avenue, Suitland, Maryland (0.5400 Acres; M-U-TC / D-D-O Zones).

Request:

Requesting validation of Prince George's County Multifamily Rental License No. M-369 issued in error for a 15 unit apartment building, located in the M-U-TC (Mixed-Use Town Center) and the D-D-O (Development District Overlay) (Southern Green Line) Zones.

Council District:

7

Appeal by Date:

3/19/2018

Action by Date:

6/15/2018

Opposition:

None

History:

11/06/2017

Sitting as the District Council

remanded

Council adopted the prepared Order of Remand (Vote: 7-0; Absent: Council Members Glaros and Toles).

02/15/2018

Zoning Hearing Examiner

approval

03/26/2018

Sitting as the District Council

deferred

Council deferred this item.

Attachment(s):

[ERR-267 Remand Zoning AIS](#)

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.

PLANNING BOARD**CDP-8309-01****The Villages of Marlborough****Applicant(s):**

Codale Commercial Funding, LLC

Location:

The larger Villages of Marlborough is located northwest of the Town of Upper Marlboro at the intersection of MD 725 (Marlboro Pike) and Brown Station Road. The triangular Parcel O site is located in the northern quadrant of the intersection of John Rogers Boulevard and Governor's Grove Drive (367 Acres; R-U Zone).

Request:

Requesting approval for a Comprehensive Design Plan proposing to develop a 6.38-acre site known as Parcel O, where the Marlborough Golf Course Clubhouse building was previously located before being razed, within a larger fully-developed project known as The Villages of Marlborough, with 206 multifamily dwelling units (DUs).

Council District:

6

Appeal by Date:

5/31/2018

Review by Date:

5/31/2018

History:

03/01/2018	M-NCPPC Technical Staff	approval with conditions
04/26/2018	M-NCPPC Planning Board	approval with conditions
05/07/2018	Sitting as the District Council	deferred

Council deferred this item.

PENDING FINALITY (Continued)**PLANNING BOARD (Continued)****[SDP-0417 Amended](#)****Oak Creek Club, Phase 3 (Amended)****Applicant(s):**

Oak Creek Club, Corporation

Location:

Located in the northwest intersection of Oak Grove Road and Church Road (64.73 Acres; R-L Zone).

Request:

Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was approval of a Specific Design Plan for the construction of 92 single-family detached houses in the R-L Zone).

Council District:

6

Appeal by Date:

4/12/2018

Review by Date:

5/14/2018

Comment(s):

This case was originally transmitted on March 13, 2018 to the Council, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.

History:

01/31/2018	M-NCPPC Technical Staff	approval with conditions
03/08/2018	M-NCPPC Planning Board	approval with conditions
04/23/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to a later date.</i>	
05/07/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to May 14, 2018.</i>	

PENDING FINALITY (Continued)**PLANNING BOARD (Continued)****[SDP-0610 Amended](#)****Oak Creek Club, Phase 4 (Amended)****Applicant(s):**

Oak Creek Club Corporation

Location:

Located approximately 2,000 feet west of intersection of Oak Grove Road & Church Road & 5,000 feet east of Church and Mary Bowie Parkway.

Request:

Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was approval of a Specific Design Plan for construction of 135 single-family detached houses in the R-L Zone).

Council District:

6

Appeal by Date:

4/12/2018

Review by Date:

5/14/2018

Comment(s):

This case was originally transmitted to the Council on March 13, 2018, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.

History:

01/31/2018	M-NCPPC Technical Staff	approval with conditions
03/08/2018	M-NCPPC Planning Board	approval with conditions
04/23/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to a later date.</i>	
05/07/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to May 14, 2018.</i>	

PENDING FINALITY (Continued)**PLANNING BOARD (Continued)**[SDP-0610-01](#)[Amended](#)**Oak Creek Club, Phase 4 (Amended)****Applicant(s):**

NVR-MS Cavalier Oak Creek, Club, LLC.

Location:

Located approximately 2,000 feet west of the intersection of Oak Grove and Church Roads 5,000 feet east of the intersection of Church Road and Mary Bowie Parkway (69.68 Acres; R-L Zone).

Request:

Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was for a Specific Design Plan to reconfigure Landbay 'N' so as to provide internal access to the 10 lots fronting on Oak Grove Road in Specific Design Plan SDP-0610 and provide a current approval that will supersede SDP-0610).

Council District:

6

Appeal by Date:

4/12/2018

Review by Date:

5/14/2018

Comment(s):

This case was originally transmitted on March 13, 2018 to the Council, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.

History:

01/31/2018	M-NCPPC Technical Staff	approval with conditions
03/08/2018	M-NCPPC Planning Board	approval with conditions
04/23/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to a later date.</i>	
05/07/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to May 14, 2018.</i>	

PENDING FINALITY (Continued)**PLANNING BOARD (Continued)****[SDP-1501 Amended](#)****Oak Creek Club, Phase 5 (Amended)****Applicant(s):**

NVR-MS Cavalier Oak Creek, LLC

Location:

Located north of oak grove road, 3,200 feet west of the intersection with church road south (117.49 Acres; R-L Zone).

Request:

Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was approval of a Specific Design Plan for Phase 5 of the development, which proposes 213 single-family units).

Council District:

6

Appeal by Date:

4/12/2018

Review by Date:

5/16/2018

Comment(s):

This case was originally transmitted on March 13, 2018 to the Council, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.

History:

01/31/2018	M-NCPPC Technical Staff	approval with conditions
03/08/2018	M-NCPPC Planning Board	approval with conditions
04/23/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to a later date.</i>	
05/07/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to May 14, 2018.</i>	

Attachment(s):**[SDP-1501 Planning Board Resolution 15-141](#)****ADJOURN****7:00 PM COMMITTEE OF THE WHOLE WORKSESSION SEEKING PUBLIC COMMENT ON THE ZONING ORDINANCE REWRITE LEGISLATION (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*