



Prince George's County Council

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

Zoning Minutes - Final 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

Monday, May 14, 2018

1:30 PM

Council Hearing Room

1:00 PM AGENDA BRIEFING - (ROOM 2027)

2:02 PM CALL TO ORDER - (COUNCIL HEARING ROOM)

Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order by Chair Glaros at 2:02 p.m. with seven members present at roll call.

Council Member Patterson arrived at 2:23 p.m. Council Member Franklin arrived at 2:56 p.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: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Redis C. Floyd, Clerk of the Council
Donna J. Brown, Deputy Clerk of the Council
Lennie Moses, Office of the Clerk of the Council*

*M-NCPPC
Henry Zhang, Supervisor, Development Review Division
Ivy Thompson, Development Review Division
Ras Kannady, Development Review Division*

INVOCATION

The Invocation was provided by Ms. Daria Bailey, County Employee. Council Member Turner requested prayer for the family of Corporal Brooks, in his passing. Council Member Lehman requested prayer for a Beltsville family affected by fatal house fire. Council Member Toles requested prayer for the family of Tara Lynn Jones, in her passing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lehman.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05072018](#)

District Council Minutes dated May 7, 2018

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

Aye: 7 - Glaros, Davis, Harrison, Lehman, Taveras, Toles and Turner

Absent: Franklin and Patterson

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:**

Chair Glaros announced that the Oral Argument hearings for DSP-17030 and DDS-646 would be held in tandem. Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Edward Gibbs, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.

The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Franklin).

This Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

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

Absent: Franklin

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:

Chair Glaros announced that the Oral Argument hearings for DSP-17030 and DDS-646 would be held in tandem. Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Edward Gibbs, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.

The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Franklin).

This Departure from Design Standards hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

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

Absent: Franklin

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:

Chair Glaros announced that the Evidentiary 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. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument / evidence presented.

The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).

This Certification of a Nonconforming Use evidentiary hearing on the reconsideration request was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

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

Absent: Harrison

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:**

Chair Glaros announced that the Evidentiary 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. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument/evidence presented.

The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).

This Certification of a Nonconforming Use evidentiary hearing on the reconsideration request was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

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

Absent: Harrison

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:

Chair Glaros announced that the Evidentiary 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. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument/evidence presented.

The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).

This Certification of a Nonconforming Use evidentiary hearing on the reconsideration request was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

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

Absent: Harrison

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:**

Chair Glaros announced that the Evidentiary 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. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument/evidence presented.

The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).

This Certification of a Nonconforming Use evidentiary hearing on the reconsideration request was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

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

Absent: Harrison

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:**

Chair Glaros announced that the Evidentiary 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. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument/evidence presented.

The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 9-0).

This Certification of a Nonconforming Use evidentiary hearing on the reconsideration request was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that it be referred for document. The motion carried by the following vote:

Aye: 9 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

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: 10/8/2018

History:

Council elected to make the final decision on this item (Vote: 9-0).

A motion was made by Council Member Patterson, seconded by Council Member Davis, that Council be elect to make the final decision on this Zoning Map Amendment. The motion carried by the following vote:

Aye: 9 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

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:**
- Council deferred this item to June 4, 2018.*
- This Permit issued in error was deferred.**
- 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:

Council deferred this item to June 4, 2018.

This Permit issued in error was deferred.

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

Action by Date: 7/13/2018

History:

Council elected to review this item (Vote: 9-0).

A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Comprehensive Design Plan be elected to review. The motion carried by the following vote:

Aye: 9 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Attachment(s): [CDP-8309.01 Zoning Agenda Item Summary](#)

[\(ZAIS\)](#)

[CDP-8309-01 Planning Board Resolution 18-26](#)

[CDP-8309-01_PORL](#)

[CDP-8309-01 Technical Staff Report](#)

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:**

Council took no action on this item.

This Specific Design Plan was not elected to review by Council.

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:**

Council took no action on this item.

This Specific Design Plan was not elected to review by Council.

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

Council took no action on this item.

This Specific Design Plan was not elected to review by Council.

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:**
- Council took no action on this item.*
- This Specific Design Plan was not elected to review by Council.**
- Attachment(s):** [SDP-1501 Planning Board Resolution 15-141](#)

3:17 PM ADJOURN

The meeting was adjourned at 3:17 p.m.

7:00 PM COMMITTEE OF THE WHOLE WORKSESSION SEEKING PUBLIC COMMENT ON THE ZONING ORDINANCE REWRITE LEGISLATION (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

Prepared by:

Leonard Moses, Digitization Manager

Submitted by:

Redis C. Floyd, Clerk of the Council