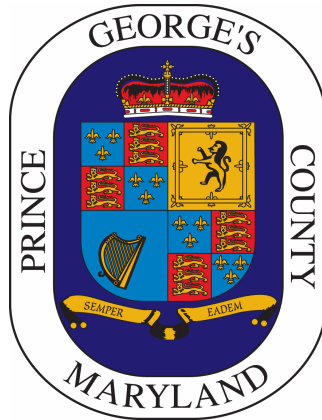


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Final

**Tuesday, June 4, 2024
9:45 AM**

Council Hearing Room

Sitting as the District Council

Jolene Ivey, Chair, District 5

Sydney J. Harrison, Vice Chair, District 9

Wala Blegay, District 6

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Mel Franklin, At-Large

Calvin S. Hawkins, II, At-Large

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

Jennifer A. Jenkins, 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 and interpreters for non-english speakers 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.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

9:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06032023](#)

District Council Minutes Dated June 3, 2024

REFERRED FOR DOCUMENT[DDS-22005](#)**University Place Shopping Center****Companion Case(s):** DPLS-22007**Applicant(s):** University Place Center LLC**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) to reconfigure the front parking lot, due to acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for the construction of the Purple Line light rail. The applicant requested a departure from design standards (DDS), per Section 27-558(a) of the prior Prince George's County Zoning Ordinance. Section 27-558(a) provides design standards for parking space sizes. Standard nonparallel parking spaces are required to measure 19 feet by 9.5 feet. Compact nonparallel parking spaces are required to measure 16.5 feet by 8 feet. The applicant requested that the proposed standard nonparallel spaces be reduced to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

02/15/2024 M-NCPPC Technical Staff approval with conditions

03/21/2024 M-NCPPC Planning Board approval with conditions

04/08/2024 Sitting as the District Council elected to review

Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).

04/12/2024 Clerk of the Council mailed

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

05/13/2024 Sitting as the District Council hearing held; case taken under advisement

Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Design Standards (DDS) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Thomas Haller Esq., attorney for applicant spoke in support. Council took case under advisement.

06/03/2024 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Members Hawkins and Oriadha).

Attachment(s):

[DDS-22005 Zoning Agenda Item Summary](#)

[DDS-22005 Presentation Slides](#)

[DDS-22005 Notice of Oral Argument](#)

[DDS-22005 Planning Board Resolution](#)

DDS-22005 PORL

[DDS-22005 Technical Staff Report](#)

[DDS-22005 & DPLS-22007 Planning Board Record](#)

[DDS-22005 Transcripts](#)

[DDS-22005 PZC Notice of Intention to Participate District](#)

REFERRED FOR DOCUMENT (continued)[DPLS-22007](#)**University Place Shopping Center****Companion Case(s):** DDS-22005**Applicant(s):** University Place Center LLC.**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) to reconfigure the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for construction of the Purple Line light rail. The applicant requests a departure from parking and loading standards (DPLS) per Section 27-568 of the prior Zoning Ordinance. Section 27-568 dictates the minimum number of parking spaces required. Accordingly, the site requires 124 parking spaces. The applicant proposes a reduction of 17 spaces, for a proposed total of 107 spaces.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

02/15/2024 M-NCPPC Technical Staff approval with conditions

03/21/2024 M-NCPPC Planning Board approval with conditions

04/08/2024 Sitting as the District Council elected to review

Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).

04/12/2024 Clerk of the Council mailed

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

05/13/2024 Sitting as the District Council hearing held; case taken under advisement

Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Parking and Loading Standards (DPLS) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Thomas Haller Esq., attorney for applicant spoke in support. Council took case under advisement.

06/03/2024 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Members Hawkins and Oriadha).

Attachment(s):

[DPLS-22007 Zoning Agenda Item Summary](#)

[DPLS-22007 Presentation Slides](#)

[DPLS-22007 Notice of Oral Argument](#)

[DPLS-22007 Planning Board Resolution](#)

DPLS-22007 PORL

[DPLS-22007 Technical Staff Report](#)

[DDS-22005 & DPLS-22007 Planning Board Record](#)

[DPLS-22007 Transcripts](#)

[DPLS-22007 PZC Notice of Intention to Participate Distri](#)

ADJOURN

[ADJ57-24](#)

ADJOURN

10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)