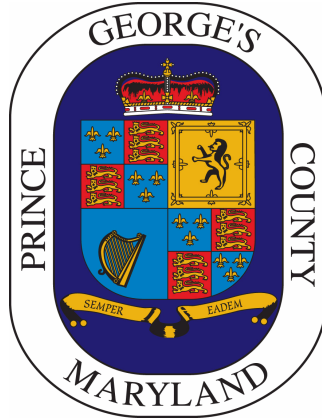


Prince George's County Council

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



Zoning Agenda - Final

**Monday, September 13, 2021
10:00 AM**

VIRTUAL MEETING

Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

RULES OF COURTESY (VIRTUAL)

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. To ensure 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.

VIRTUAL DISTRICT COUNCIL MEETINGS

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

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. State your name and address for the record and 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/LIVE>
PLEASE SILENCE ALL CELLULAR PHONES DURING THE MEETING.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07132021](#)

District Council Minutes Date July 13, 2021

Attachment(s):

[DRAFT District Council Minutes dated 07-13-2021](#)

ORAL ARGUMENTS**DSP-20015****Freeway Airport****Applicant(s):**

Freeway Realty, LLC

Location:

Located on the west side of Church Road and in the southwest quadrant of its intersection with US 50 (John Hanson Highway)(131.50 Acres; R-A Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for 416 single-family attached (townhouse) lots and 93 single-family detached lots, for a total of 509 lots.

Council District:

6

Appeal by Date:

7/1/2021

Review by Date:

7/1/2021

Action by Date:

9/29/2021

History:

04/20/2021	M-NCPPC Technical Staff	approval with conditions
05/27/2021	M-NCPPC Planning Board	approval with conditions
06/14/2021	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 8-0-1; Absent: Council Members Dernoga and Ivey; Abstained: Council Member Anderson-Walker).</i>	
06/30/2021	Person of Record	appealed
	<i>Carol Boyer, et al. appealed the Planning Board's decision and requested Oral Argument</i>	
07/13/2021	Sitting as the District Council	announced hearing date
07/19/2021	Applicant	filed
	<i>Robert J. Antonetti Jr. Esq., attorney for the applicant, filed a reply to the 6/30/2021 appeal and Requested to Dismiss and Opposition to Appeal.</i>	
08/06/2021	Clerk of the Council	mailed
	<i>Notice of District Council Hearing Scheduled for Monday, September 13, 2021 was mailed to all Persons of Record.</i>	

09/02/2021 Person of Record filed
James Riley, Person of Record, filed written testimony for Oral Argument Hearing scheduled for September 13, 2021.

09/03/2021 Person of Record filed
Carol Boyer, Person of Record, filed written testimony for the Oral Argument Hearing Scheduled for September 13, 2021.

09/03/2021 Person of Record filed
Charles Rones, Persons of Record, filed written testimony for the Oral Argument Hearing Scheduled for September 13, 2021.

Attachment(s):

[DSP-20015 Zoning Agenda Item Summary](#)
[DSP-20015 Presentation Slides](#)
[DSP-20015 Charles Rones \(email\) Testimony 9-3-21](#)
[DSP-20015 Carol Boyer Testimony for Motion to Dismiss](#)
[DSP-20015 Carol Boyer \(email\) Statement on DSP-20015](#)
[DSP-20015 James Riley Letter 2021-09-02 signed DSP](#)
[DSP-20015 James Riley \(email\) Letter 2021-09-02 signed](#)
[DSP-20015 Notice of District Council Oral Argument](#)
[DSP-20015 Antonetti to Brown Motion to Dismiss and O](#)
[DSP-20015 Antonetti \(email\) to Brown Motion to Dismiss](#)
[DSP-20015 Carol Boyer to Brown 6-30-21](#)
[DSP-20015 Planning Board Resolution 2021-62 Signed](#)
DSP-20015_PORL
[DSP-20015 Technical Staff Report](#)
[DSP-20015 PLB Transcripts 05-06-2021](#)
[DSP-20015 Planning Board Record](#)

ORAL ARGUMENTS (Continued)**DSP-20006 Remand****Checkers Laurel (Remand)****Applicant(s):**

Mar Chek, Inc.

Location:

Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street (0.84 Acres; C-S-C / R-55 Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.

Council District:

1

Appeal by Date:

7/22/2021

Review by Date:

7/22/2021

Action by Date:

10/12/2021

History:

10/14/2020	M-NCPPC Technical Staff	approval with conditions
11/19/2020	M-NCPPC Planning Board	approval with conditions
01/11/2021	Sitting as the District Council	deferred

Council deferred this item to January 25, 2021.

01/25/2021	Sitting as the District Council	elected to review
------------	---------------------------------	-------------------

Council elected to review this item (Vote: 10-0-1; Abstain: Council Member Franklin).

02/03/2021	Clerk of the Council	mailed
------------	----------------------	--------

Notice of Oral Argument Hearing mailed to Persons of Record.

02/22/2021	Sitting as the District Council	announced hearing date
------------	---------------------------------	------------------------

03/08/2021	Sitting as the District Council	referred for document
------------	---------------------------------	-----------------------

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., Attorney for the applicant spoke in support. Michael Ostroff, Esq., attorney for Kathryn A. Nuzback Revocable Trust, person of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 10-0; Absent: Council Member Franklin).

03/22/2021	Sitting as the District Council	remanded
	<i>Council adopted the prepared Order of remand to the Planning Board (Vote: 10-0; Absent: Council Member Franklin)</i>	
03/24/2021	Clerk of the Council	mailed
	<i>Notice of District Council Decision was mailed to Persons of Record.</i>	
05/06/2021	M-NCPPC Technical Staff	approval with conditions
06/17/2021	M-NCPPC Planning Board	approval with conditions
07/13/2021	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).</i>	
08/06/2021	Clerk of the Council	mailed
	<i>Notice of District Council Hearing Scheduled for Monday, September 13, 2021 was mailed to all Persons of Record.</i>	

Attachment(s):

[DSP-20006 Remand Zoning Agenda Item Summary](#)

[DSP-20006 Remand Presentation Slides](#)

[DSP-20006 Remand Planning Board Resolution 2020-152](#)

DSP-20006_PORL

[DSP-20006 Technical Staff Report](#)

[DSP-20006 Notice of District Council Decision Remand](#)

[DSP-20006 Remand Notice of District Council Oral Argu](#)

[DSP-20006 PLB Transcripts 05-20-2021](#)

[DSP-20006 Remand Planning Board Record](#)

NEW CASE(S)**A-10051 Remand****Carozza Property****Applicant(s):**

Carozza Property

Location:

Located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road (60.02 Acres; R-R Zone).

Request:

Requesting approval of a Zoning Map Amendment for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.

Council District:

9

Appeal by Date:

8/9/2021

Action by Date:

2/9/2022

Opposition:

Marwood Community, et. al.

History:

10/17/2019

M-NCPPC Technical Staff

disapproval

08/20/2020

Zoning Hearing Examiner

remanded

The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner, with conditions.

09/21/2020

Applicant

appealed

Russell W. Shipley, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner Decision and requested a hearing.

10/05/2020

Sitting as the District Council

elected to review

Council elected to review (Vote: 9-0; Absent: Council Members Franklin and Hawkins).

12/18/2020

Clerk of the Council

mailed

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

01/11/2021

Sitting as the District Council

announced hearing date

01/25/2021

Sitting as the District Council

referred for document

People's Zoning Counsel, Stan Brown, provided an orientation, recommending that Council Remand the case in accordance with the Zoning Hearing Examiner recommendation and the concurring letter by Russell Shipley, Esq., attorney for the applicant. Subsequently, Council referred item to staff for preparation of an order of remand to the Zoning Hearing Examiner (Vote: 11-0).

02/09/2021	Sitting as the District Council	remanded
	<i>Council adopted the prepared Order of Remand to the Zoning Hearing Examiner in accordance with the Zoning Hearing Examiner recommendation (Vote: 11-0).</i>	
02/24/2021	Clerk of the Council	mailed
	<i>Notice of District Council Decision was mailed to Persons of Record.</i>	
07/09/2021	Zoning Hearing Examiner	approval with conditions
08/03/2021	Person of Record	filed
	<i>G. Macy Nelson, attorney for Citizen-Protestants file Exceptions and Request Oral Argument Hearing.</i>	
08/23/2021	Person of Record	filed
	<i>G. Macy Nelson, attorney for Citizen-Protestants filed a letter in reference to the August 8, 2021 appeal that was submitted.</i>	

Attachment(s):

[A-10051 Remand Zoning Agenda Item Summary](#)

[A-10051 Remand Nelson to Brown Letter 08-23-2021](#)

[A-10051 Remand Nelson to Brown \(email\) Letter 08-23-21](#)

[A-10051 Remand Nelson to Brown Appeal 8-3-21](#)

[A-10051 Remand email Nelson to Brown Appeal 080320](#)

[A-10051 Remand Zoning Case Summary](#)

[A-10051 Remand Notice of ZHE Decision](#)

[A-10051 Remand ZHE Decision](#)

A-10051 Remand PORL

[A-10051 Remand Exhibits List](#)

[A-10051 Remand Exhibits 1-19](#)

[A-10051 Remand Memo to the Clerk](#)

[A-10051 Remand Transcripts 04-14-2021](#)

NEW CASE(S) (Continued)**A-10055****National View****Applicant(s):**

Harbor View Development, LLC

Location:

Located on the north side of the Capital Beltway(I-495) , adjacent to the northeast quadrant of the intersection of the Capital Beltway (I-495) and Indian Head Highway (MD 210) (20.01 Acres; R-55 / R-R Zones).

Request:

Requesting approval of a Zoning Map Amendment for the rezoning of approximately 20.01 acres of R-55 (One-Family Detached Residential) and R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.

Council District:

8

Appeal by Date:

8/19/2021

Action by Date:

1/18/2022

Municipality:

Forest Heights

Opposition:

IHAAC, Tina McDowell, Karen Egloff, et. al.

History:

11/24/2020

M-NCPPC Technical Staff

disapproval

12/28/2020

M-NCPPC Planning Board

no motion to consider

07/20/2021

Zoning Hearing Examiner

approval with conditions

Attachment(s):[A-10055 - Zoning Agenda Item Summary](#)[A-10055 - Notice of ZHE Decision](#)[A-10055 - ZHE Decision](#)

A-10055 - Harbor View - PORL

[A-10055 - Exhibit List](#)[A-10055 - Exhibits 1-118](#)[A-10055 - Memo to Clerk](#)[A-10055 - Transcripts](#)

PENDING FINALITY**(a) PLANNING BOARD**

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

CDP-8304-02**15151 Sweitzer Lane Property****Applicant(s):**

BHOOPENDRA PRAKASH

Location:

Located in the southeast quadrant of the intersection of MD 198 (Sandy Spring Road) and Sweitzer Lane (0.96 Acres; E-I-A Zone).

Request:

Requesting approval of a comprehensive design plan (CDP) is to replace the existing primary monument sign with a 25-foot freestanding sign, to improve the visibility of the existing fuel filling station site.

Council District:

1

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

History:

07/06/2021

M-NCPPC Technical Staff

approval

07/29/2021

M-NCPPC Planning Board

approval

Attachment(s):[CDP-8304-02 Zoning Agenda Item Summary](#)[CDP-8304-02 Planning Board Resolution 2021-98 - Signe](#)

CDP-8304-02_PORL

[CDP-8304-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**CDP-9306-04****Preserves At Piscataway (Glassford Village North)****Applicant(s):**

NVR MS Cavalier Preserve, LLC

Location:

Located south of Danville Road and Floral Park Road, near its intersection with Piscataway Road (16.90 Acres; R-L Zone).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to amend Conditions 1.a.(1) and (2) of PGCPB Resolution No. 94-98(C)(A) approving CDP-9306, for Villages of Piscataway, as it relates to the architectural and design standards governing 14 lots only in the northern section of Glassford Village, which is one of the villages of the Preserve at Piscataway project.

Council District:

9

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

History:

06/22/2021

M-NCPPC Technical Staff

approval with conditions

07/29/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CDP-9306-04 Agenda Item Summary](#)[CDP-9306-04 Planning Board Resolution 2021-90 - Signe](#)[CDP-9306-04_PORL](#)[CDP-9306-04 Technical Staff Report](#)

PENDING FINALITY (Continued)**CSP-20001****Addition to Signature Club at Manning Village****Applicant(s):**

Signature Land Holdings, LLC

Location:

Located on the west side of Manning Road East and on both sides of Caribbean Way, just north of the intersection of MD 228 (Berry Road) and Manning Road East (7.26 Acres; M-X-T Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for 75 to 80 townhouse units, including 4 live/work units, which have a total office space between 2,600 and 3,100 square feet.

Council District:

9

Appeal by Date:

8/26/2021

Review by Date:

9/27/2021

History:

06/16/2021

M-NCPPC Technical Staff

approval with conditions

07/22/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-20001 Zoning Agenda Item Summary](#)[CSP-20001 Planning Board Resolution](#)

CSP-20001_PORL

[CSP-20001 Technical Staff Report](#)

PENDING FINALITY (Continued)**[DSDS-713](#)****River of Life Church****Applicant(s):**

River of Life Church

Location:

Located on the southwest side of Norcross Street, at the corner of Olson Street and Norcross Street (8.98 Acres; R-55 Zone).

Request:

Requesting approval of a Departure from Sign Design Standards (DSDS) to allow for a second light-emitting diode (LED) building sign that is 60.17 square feet. This sign is to be installed on the building face that fronts Norcross Street.

Council District:

7

Appeal by Date:

8/26/2021

Review by Date:

9/27/2021

History:

06/16/2021

M-NCPPC Technical Staff

approval with conditions

07/22/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSDS-713 Zoning Agenda Item Summary](#)[DSDS-713 Planning Board Resolution](#)

DSDS-713_PORL

[DSDS-713 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-16043-02](#)**New Carrollton Town Center - Parcel 5****Applicant(s):**

New Carrollton Multifamily II, LLC

Location:

Located on the north side of Garden City Drive, in the northwest quadrant of its intersection with US 50 (John Hanson Highway) (15.50 Acres; M-X-T / T-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development on Parcel 5 to construct a five-story multifamily building, with 286 dwelling units and approximately 4,000 square feet of ground-floor live/work space, in the next phase of the mixed-use development known as New Carrollton Town Center.

Council District:

3

Appeal by Date:

8/19/2021

Review by Date:

9/20/2021

History:

06/09/2021

M-NCPPC Technical Staff

approval with conditions

07/15/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-16043-02 Zoning Agenda Item Summary](#)[DSP-16043-02 Planning Board Resolution](#)

DSP-16043-02_PORL

[DSP-16043-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-16052-03****Hampton Park****Applicant(s):**

Velocity Capital, LLC

Location:

Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway) (24.55 Acres; M-I-O / M-X-T Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of 200 multifamily dwelling units in a four-story building on Parcel 10.

Council District:

6

Appeal by Date:

8/12/2021

Review by Date:

9/13/2021

History:

06/02/2021

M-NCPPC Technical Staff

approval with conditions

07/13/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-16052-03 Zoning Agenda Item Summary](#)[DSP-16052-03 Planning Board Resolution](#)

DSP-16052-03 PORL

[DSP-16052-03 Technical Staff Report](#)

PENDING FINALITY (Continued)**[DDS-676](#)****Hampton Park****Companion Case(s):** DSP-16052-03**Applicant(s):** Velocity Capital, LLC**Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway) (24.55 Acres; M-I-O / M-X-T Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS), for a reduction of the standard parking space size to 9 feet by 18 feet and parallel parking space size to 8 feet by 21 feet.**Council District:** 6**Appeal by Date:** 8/12/2021**Review by Date:** 9/13/2021**History:**

06/02/2021 M-NCPPC Technical Staff approval

07/13/2021 M-NCPPC Planning Board approval

Attachment(s): [DDS-676 Zoning Agenda Item Summary](#)
[DDS-676 Planning Board Resolution](#)
DDS-676_PORL
[DDS-676 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-18056****Willis Property****Applicant(s):**

Ed Willis

Location:

Located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive (0.50 Acres; R-80 / D-D-O / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone.

Council District:

8

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

History:

06/22/2021

M-NCPPC Technical Staff

approval with conditions

07/29/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-18056 Zoning Agenda Item Summary](#)[DSP-18056 Planning Board Resolution 2021-91 - Signed](#)

DSP-18056_PORL

[DSP-18056 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19028****Calm Retreat****Applicant(s):**

D.R. Horton

Location:

Located on the west side of US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive (72.10 Acres; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for 488 single-family attached residential dwelling units as the first phase of a mixed-use development in the Mixed Use-Transportation Oriented (M-X-T) Zone.

Council District:

9

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

History:

07/08/2021

M-NCPPC Technical Staff

approval with conditions

07/29/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19028 Zoning Agenda Item Summary](#)[DSP-19028 Planning Board Resolution 2021-101 - Signed](#)

DSP-19028_PORL

[DSP-19028 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19059****Skyline Subdivision****Applicant(s):**

DMD Holdings

Location:

Located at the southwest quadrant of the intersection of Suitland Road and Randolph Road (2.48 Acres; R-80 / D-D-O / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a subdivision with six single-family detached dwelling units within a Development District Overlay (D-D-O) Zone.

Council District:

7

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

Municipality:

Morningside

History:

06/29/2021

M-NCPPC Technical Staff

approval with conditions

07/29/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19059 Zoning Agenda Item Summary](#)[DSP-19059 Planning Board Resolution 2021-94 - Signed](#)

DSP-19059_PORL

[DSP-19059 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19072****Que for the People (Federalist Pig)****Applicant(s):**

5504 Baltimore Ave., LLC

Location:

Located on the western side of US 1 (Baltimore Avenue), approximately 89 feet north of its intersection of Jefferson Street (0.27 Acres; M-U-I / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) requests to redevelop and expand an existing commercial structure for an eating and drinking establishment excluding drive-through service.

Council District:

2

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

Municipality:

Hyattsville

History:

07/14/2021

M-NCPPC Technical Staff

approval with conditions

07/29/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19072 Zoning Agenda Item Summary](#)[DSP-19072 Planning Board Resolution 2021-88 - Signed](#)

DSP-19072_PORL

[DSP-19072 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20007****Dobson Ridge****Applicant(s):**

D.R Horton

Location:

Located on the south side of McKendree Road, approximately 413 feet west of its intersection with US 301 (Robert Crain Highway) (80.94 Acres; R-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for approval to construct 196 single-family attached (townhouse) dwelling units, and approval of a variance to Section 27-433(d)(2) of the Prince George's County Zoning Ordinance, to adjust the required width of end units in building groups of more than six units from 24 to 20 feet within the Dobson Ridge development.

Council District:

9

Appeal by Date:

8/26/2021

Review by Date:

9/27/2021

History:

06/16/2021

M-NCPPC Technical Staff

approval with conditions

07/22/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20007 Zoning Agenda Item Summary](#)[DSP-20007 Planning Board Resolution](#)

DSP-20007_PORL

[DSP-20007 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20029 Remand****Behnke Property 7-Eleven****Applicant(s):**

Root 1, LLC, ETAL

Location:

Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) requests approval for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Council District:

1

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

History:

01/19/2021	M-NCPPC Technical Staff	approval with conditions
03/04/2021	M-NCPPC Planning Board	approval with conditions
03/22/2021	Sitting as the District Council	deferred
	<i>Council deferred this item to March 29, 2021.</i>	
03/29/2021	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).</i>	
04/07/2021	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record</i>	
04/26/2021	Sitting as the District Council	announced hearing date
05/10/2021	Sitting as the District Council	hearing held; referred for document

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Gordon, Esq., attorney for the applicant, and Andrew R. Polot, Root 1 Manager LLC, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.

05/17/2021	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0: Absent: Council Members Davis and Hawkins).</i>	
05/24/2021	Sitting as the District Council	remanded
	<i>Council adopted the prepared order of remand to the Planning Board (Vote: 10-0: Absent: Council Member Anderson-Walker).</i>	
05/27/2021	Clerk of the Council	mailed
	<i>Notice of District Council Decision mailed to Persons of Record.</i>	
07/06/2021	M-NCPPC Technical Staff	approval with conditions
07/29/2021	M-NCPPC Planning Board	approval with conditions
<u>Attachment(s):</u>	DSP-20029 Zoning Agenda Item Summary DSP-20029 Amended Planning Board Resolution 2021-21 DSP-20029_PORL DSP-20029 Technical Staff Report	

PENDING FINALITY (Continued)[DSP-20039](#)**Adelphi Friends Meeting, Inc.****Applicant(s):**

Adelphi Friends Meeting, Inc.

Location:

Located on the south side of Metzert Road at its intersection with 23rd Avenue (1.30 Acres; R-R Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,660-square-foot addition to an existing church, including office space, religious education classrooms, and fellowship space.

Council District:

2

Appeal by Date:

8/19/2021

Review by Date:

9/20/2021

History:

06/07/2021

M-NCPPC Technical Staff

approval with conditions

07/15/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20039 Zoning Agenda Item Summary](#)[DSP-20039 Planning Board Resolution](#)

DSP-20039_PORL

[DSP-20039 Technical Staff Report](#)

PENDING FINALITY (Continued)**[ROSP-4785-01](#)****Traditions At Beechfield****Applicant(s):**

Greenlife Property Group, LLC

Location:

Located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.66 Acres; R-E Zone).

Request:

Requesting approval of a Revision of a Special Exception Site Plan to reduce the development by 15 lots and the addition of new architecture, including necessary engineering adjustments (83.66 Acres; R-E Zone).

Council District:

6

Appeal by Date:

9/2/2021

Review by Date:

9/30/2021

History:

06/28/2021

M-NCPPC Technical Staff

approval with conditions

07/29/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[ROSP-4785-01 Zoning Agenda Item Summary](#)[ROSP-4785-01 Planning Board Resolution 2021-96 - Sign](#)

ROSP-4785-01_PORL

[ROSP-4785-01 Technical Staff Report](#)

PENDING FINALITY**(b) 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-10431-2021-U](#) **15109 Marlboro Pike**

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

Location: Located on Marlboro Pike, N of intersection with Largo Rd (1.28 Acres; I-1 Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1964.

Council District: 9

Review by Date: 9/30/2021

History:

08/06/2021 M-NCPPC Administrative Certification approval

Attachment(s): [CNU-10431-2021-U Zoning Agenda Item Summary](#)
 [CNU-10431-2021-U Case File](#)

PENDING FINALITY (Continued)[CNU-11014-2021-U](#)**4903 Baltimore Avenue****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Baltimore Ave, N of intersection with Decatur St. (1.49 Acres; I-1).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1991.

Council District:

5

Review by Date:

9/30/2021

Municipality:

Hyattsville

History:

08/06/2021

M-NCPPC Administrative Certification approval

Attachment(s):

[CNU-11014-2021-U Zoning Agenda Item Summary](#)
[CNU-11014-2021 Case File](#)

PENDING FINALITY (Continued)[CNU-13802-2021-U](#)**4320 Bladensburg Road****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Bladensburg Rd., at intersection with 43rd Ave. (2.128 Acres; M-X-T Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1965.

Council District:

5

Review by Date:

9/30/2021

Municipality:

Cottage City

History:

08/06/2021

M-NCPPC Administrative Certification approval

Attachment(s):

[CNU-13802-2021-U Zoning Agenda Item Summary](#)
[CNU-13802-2021-U Casefile](#)

PENDING FINALITY (Continued)[CNU-14244-2021-U](#)**6910 Croom Station Road****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Croom Station Rd., intersection w/ Crain Hwy. (19.705 Acres; R-A Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1955.

Council District:

9

Review by Date:

9/30/2021

History:

08/06/2021

M-NCPPC Administrative Certification approval

Attachment(s):

[CNU-14244-2021-U Zoning Agenda Item Summary](#)
[CNU-14244-2021-U Casefile](#)

PENDING FINALITY (Continued)[CNU-17176-2021-U](#)**15600 Central Avenue****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Central Ave., west of the intersection with Hall Road (1.26 Acres; R-R Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1962.

Council District:

4

Review by Date:

9/30/2021

History:

08/06/2021

M-NCPPC Administrative Certification approval

Attachment(s):

[CNU-17176-2021 Zoning Agenda Item Summary](#)
[CNU-17176-2021 Casefile](#)

PENDING FINALITY (Continued)[CNU-17542-2021-U](#)**Peerless Avenues****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Peerless Ave., at the intersection with Crain Hwy (4.256 Acres; M-X-T Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1959.

Council District:

6

Review by Date:

9/30/2021

History:

08/06/2021

M-NCPPC Administrative Certification approval

Attachment(s):

[CNU-17542-2021-U Zoning Agenda Item Summary](#)
[CNU-17542-2021-U Case File](#)

PENDING FINALITY (Continued)[CNU-17794-2021-U](#)**NE Robert Crain Highway****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on NE Robert Crain Hwy (3.08 Acres; R-A Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1965.

Council District:

4

Review by Date:

9/30/2021

History:

08/06/2021

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-17794-2021-U Zoning Agenda Item Summary](#)[CNU-17794-2021-U Case File](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON SEPTEMBER 20, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

CSP-20007

Clay Property

Applicant(s):

MRBCO, LLC

Location:

Located at the terminus of Dean Drive and Calverton Drive within the municipal boundaries of the City of Hyattsville (12.87 Acres; R-80 Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) to change the underlying zone of the property from the One-Family Detached Residential Zone (R-80) to the One-Family Triple-Attached Residential (R-20) Zone to accommodate development of 137 townhouses.

Council District:

2

Appeal by Date:

8/26/2021

Review by Date:

9/27/2021

Comment(s):

Mandatory Review:
District Council review of this case is required by Section 27-548.09.01 of the Zoning Ordinance

Municipality:

Hyattsville

History:

07/09/2021	M-NCPPC Technical Staff	disapproval
07/22/2021	M-NCPPC Planning Board	disapproval
08/16/2021	Applicant	appealed

Chris Hatcher, Esq., attorney for the applicant, appealed the Planning Board's decision.

08/26/2021	Applicant	filed
------------	-----------	-------

Chris Hatcher, Esq., attorney for the applicant, filed a Supplement to appeal of the Planning Board's decision that was filed on August 16, 2021.

Attachment(s):

[CSP-20007 - Hatcher to Brown Supplement to Petition for
CSP-20007 \(email\) Hatcher to Brown Supplement to Petition
CSP-20007 Appeal from Hatcher to Brown 8-16-21
CSP-20007 \(email\) Appeal from Hatcher to Brown 8-16-21
CSP-20007 Planning Board Resolution Revised
CSP-20007_PORL
CSP-20007 Technical Staff Report](#)

ADJOURN