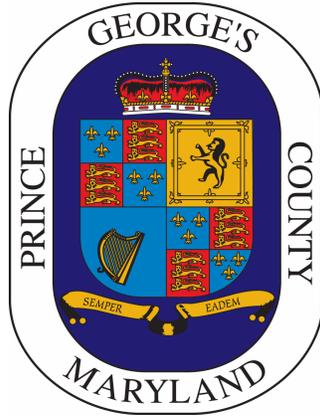


# Prince George's County Council

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



## **Zoning Agenda - Final**

**(9:30 AM Agenda Briefing Rm 2027)**

**Tuesday, July 24, 2018**

**10:00 AM**

**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.

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PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION**

*Pastor Trevor Kinlock, Senior Pastor, Metropolitan Seventh Day Adventist Church, Hyattsville, MD*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 07092018](#)

**District Council Minutes Dated July 9, 2018**

**Attachment(s):**

[7-9-2018 District Council Minutes DRAFT](#)

[MINDC 07102018](#)

**District Council Minutes Dated July 10, 2018**

**Attachment(s):**

[7-10-2018 District Council Minutes DRAFT](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)**[SDP-0315-09](#)**Beech Tree, East Village, Sections 4 and 5****Applicant(s):**

VOB Limited Partnership

**Location:**

The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road. The area covered by Specific Design Plan SDP-0315, East Village, Section 4, is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard. East Village, Section 5, is located on the south side of Beech Tree Parkway, just east of the recreation center (23.35 Acres; R-S Zone).

**Request:**

Requesting approval for a specific design plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone.

**Council District:**

6

**Appeal by Date:**

7/12/2018

**Action by Date:**

10/2/2018

**Comment(s):**

Mandatory Review:

District Council review of this case is required by conditions imposed by Council on Zoning Case A-9763-C.

**History:**

05/29/2018	M-NCPPC Technical Staff	approval with conditions
06/07/2018	M-NCPPC Planning Board	approval with conditions
07/09/2018	Sitting as the District Council	announced hearing date

**Attachment(s):**[SDP-0315-09 Zoning Agenda Item Summary \(ZAIS\)](#)[SDP-0315-09 Planning Board Resolution 18-44](#)

SDP-0315-09\_PORL

[SDP-0315-09 Technical Staff Report](#)

**MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)**[SDP-0416-07](#)**Beech Tree, South Village, Sections 4 and 5****Applicant(s):**

VOB Limited Partnership

**Location:**

The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0416 in South Village, Sections 4 and 5, is located in the southeastern portion of Beech Tree development, along the southern boundary (41.32 Acres; R-S Zone).

**Request:**

Requesting approval for a Specific Design Plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone.

**Council District:**

6

**Appeal by Date:**

7/12/2018

**Action by Date:**

10/2/2018

**Comment(s):**

Mandatory Review:

District Council review of this case is required by conditions imposed by Council on Zoning Case A-9763-C

**History:**

05/29/2018	M-NCPPC Technical Staff	approval with conditions
06/07/2018	M-NCPPC Planning Board	approval with conditions
07/09/2018	Sitting as the District Council	announced hearing date

**Attachment(s):**[SDP-0416-07 Zoning Agenda Item Summary \(ZAIS\)](#)[SDP-0416-07 Planning Board Resolution 18-45](#)

SDP-0416-07\_PORL

[SDP-0416-07 Technical Staff Report](#)

**NEW CASE(S)**[ERR-271](#)**Eugene Broadus****Validation of Use and Occupancy Permit No. 8851-1998-U****Issued in Error****Applicant(s):**

Eugene Broadus

**Location:**Located at 5932 Baltic Street, Capitol Heights, Maryland 20743  
(0.2296 Acres; R-20 Zone).**Request:**

Requesting validation of Prince George's County Use and Occupancy Permit No. 8851-1998-U, issued in error, to operate a repair shop, storage yard, and storage of commercial vehicles on 10,000 square feet of R-20 (One-Family Triple-Attached Residential) zoned land.

**Council District:**

7

**Appeal by Date:**

5/17/2018

**Action by Date:**

9/17/2018

**History:**

04/17/2018	Zoning Hearing Examiner	approval with conditions
06/04/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to July 9, 2018.</i>	
07/09/2018	Sitting as the District Council	deferred
	<i>Council deferred this item.</i>	

**Attachment(s):**[ERR-271 Zoning Agenda Item Summary](#)

*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).*

**ITEM(S) FOR DISCUSSION**[DSP-17053](#)**Sacred Heart Home****Applicant(s):**

Sacred Heart, Inc.

**Location:**

Located at 5805 Queens Chapel Road, on the eastern side of the roadway, approximately 1,800 feet north of its intersection with Hamilton Street in Hyattsville, MD. More specifically, the property is described as Lot 1, Block A, of the Manor Wood Court subdivision (8.90 Acres; R-55 / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan for construction of a 60,242-square-foot nursing home (44 beds) and a 9,188 -square -foot -convent on the property. The project is anticipated to be phased, with an expansion of the use being the first phase of development.

**Council District:**

2

**Appeal by Date:**

6/28/2018

**Review by Date:**

6/28/2018

**Action by Date:**

9/4/2018

**Municipality:**

City of Hyattsville

**History:**

04/27/2018

M-NCPPC Technical Staff

approval with conditions

05/24/2018

M-NCPPC Planning Board

approval with conditions

06/04/2018

Sitting as the District Council

elected to review

*Council elected to review this item (Vote: 6-0; Absent: Council Members Davis, Franklin, and Lehman).*

07/09/2018

Sitting as the District Council

hearing held; case taken under advisement

*Andrew Bishop, M-NCCPC, provided an overview of the Detailed Site Plan application. Larry Taub, Esq., attorney for the applicant, spoke in support on behalf of the applicant. The following people spoke in opposition: Mary Graham, Mark Graham, Carmen Maldonado, James Garay, Sandra Rodriguez and Nelson Minnich. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*Council took this item under advisement.*

**Attachment(s):** [DSP-17053 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DSP-17053 Planning Board Resolution 18-38](#)  
 DSP-17053\_PORL  
[DSP-17053 Technical Staff Report](#)

**PENDING FINALITY**

[CSP-17004](#)

**Peerless Residential & Retail Development**

**Applicant(s):**

Peerless Avenue Associates, LLC

**Location:**

Located on the west side of US 301 (Robert Crain Highway), approximately 0.15 mile north of its intersection with MD 725 (Marlboro Pike), in Planning Area 79, Council District 6. More specifically, the property is located at 4505 Crain Highway, Upper Marlboro, Maryland (7.64 Acres; M-X-T).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for 62 two-family, three-family, and multifamily units, as well as approximately 3,000 square feet of commercial/retail space.

**Council District:**

6

**Appeal by Date:**

8/16/2018

**Review by Date:**

9/17/2018

**History:**

06/04/2018

M-NCPPC Technical Staff

approval with conditions

07/12/2018

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**

[CSP-17004 Zoning Agenda Item Summary \(ZAIS\)](#)

**PENDING FINALITY (Continued)**[DPLS-438](#)**Sunoco Gas Station and Car Wash****Applicant(s):**

Clearview 6308, LLC

**Location:**

Located at 6308 Allentown Road, Temple Hills, Maryland, on the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337 zoned Commercial Shopping Center (C-S-C), within the Military Installation Overlay (M-I-O) Zone (0.695 Acres; C-S-C).

**Request:**

Requesting approval of a Departure from Parking and Loading Standards (DPLS) from Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, for a reduction of 6 of the required 13 parking spaces and the elimination of the one required loading space.

**Council District:**

8

**Appeal by Date:**

8/16/2018

**Review by Date:**

9/17/2018

**History:**

06/04/2018

M-NCPPC Technical Staff

approval with conditions

07/12/2018

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DPLS-438 Zoning Agenda Item Summary \(ZAIS\)](#)

**PENDING FINALITY (Continued)**[DSP-16043-01](#)**New Carrollton Town Center, Phase 1B****Applicant(s):**

New Carrollton Developer, LLC

**Location:**

The larger property is located on the north side of Garden City Drive, in the northwest quadrant of its intersection with US 50 (John Hanson Highway). The subject property is also located in the Metro Core Neighborhood of the 2010 Approved New Carrollton Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment (New Carrollton TDDP/TDOZMA). The property is abutting the east side of the New Carrollton Metro Station and includes property owned by the Washington Metropolitan Area Transit Authority (WMATA) (15.5 Acres; M-X-T / T-D-O).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) proposes development on Parcel 3 to construct a four- to six-story multifamily building with 285 dwelling units and approximately 3,500 square feet of ground-floor commercial/retail space as Phase 1B of a multiphase mixed-use development, known as New Carrollton Town Center.

**Council District:**

3

**Appeal by Date:**

8/16/2018

**Review by Date:**

9/17/2018

**History:**

06/15/2018

M-NCPPC Technical Staff

approval with conditions

07/12/2018

M-NCPPC Planning Board

approval with conditions

**PENDING FINALITY (Continued)**[DSP-17050](#)**Iglesia Roca de le Eternidad****Applicant(s):**

Iglesia Roca de la Eternidad

**Location:**

The property is in the southwest corner of the intersection of 69th Avenue and MD 450 (Annapolis Road), at 4610 69th Avenue in Landover Hills, Maryland (6.47 Acres; R-55 / D-D-O).

**Request:**

Requesting approval for a Detailed Site Plan (DSP) for construction of an approximately 17,971-square-foot church building, an additional parking compound, and conversion of an existing single-family home to a rectory.

**Council District:**

3

**Appeal by Date:**

8/16/2018

**Review by Date:**

9/17/2018

**Municipality:**

Landover Hills

**History:**

06/07/2018

M-NCPPC Technical Staff

approval with conditions

07/12/2018

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17050 Zoning Agenda Item Summary \(ZAIS\)](#)

**PENDING FINALITY (Continued)****[SDP-1003-17](#)****Parkside (formerly Smith Home Farms)****Applicant(s):**

Dan Ryan Builders

**Location:**

Parkside (formerly Smith Home Farm) is located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 250.85 acres, is located in the western portion of the development. Section 1A is located in the southern portion of SDP-1003, just south of Central Park Drive. Sections 1B and 2 are located in the northwestern portion of SDP-1003, north of Central Park Drive and west of Rock Spring Drive. Section 3 is located in the northeastern portion of SDP-1003 (250.85 Acres; R-M / M-I-O Zones).

**Request:**

Requesting approval of a Specific Design Plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Dan Ryan Builders 'Chandler II' to the approved architecture; to provide a 14-foot-wide driveway on Lots 35–62 and 249–265, Block B, in Section 1 A; and add the 'Davenport II' model to the approved architecture for end units.

**Council District:**

6

**Appeal by Date:**

8/16/2018

**Review by Date:**

9/17/2018

**History:**

06/13/2018	M-NCPPC Technical Staff	approval with conditions
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07/12/2018	M-NCPPC Planning Board	approval with conditions
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**Attachment(s):****[SDP-1003-17 Zoning Agenda Item Summary \(ZAIS\)](#)****ADJOURN****COUNTY COUNCIL - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*