

Prince George's County Council

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



Zoning Agenda - Final

Monday, September 28, 2015

1:30 PM

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Derrick Leon Davis, District 6, Vice Chair
Dannielle M. Glaros, District 3
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*

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.

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.

THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED

1:00 PM AGENDA BRIEFING - (ROOM 2027)**1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)****INVOCATION**

Mrs. Sylvia Taylor, International Church of Christ, Landover, MD 20785

PLEDGE OF ALLEGIANCE**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09212015](#)

District Council Minutes dated September 21, 2015

Attachment(s):

[09-21-2015 District Council Minutes DRAFT](#)

ELIGIBLE FOR FINAL ACTION (Orientation if Desired)

[ROSP SE-4464-02](#)

E&R Services, Inc.

Applicant(s):

E&R Services, Inc.

Location:

Located on the west side of Seabrook Avenue across from its intersection with Smith Avenue, also identified as 6222 and 6224 Seabrook Road, Lanham, Maryland (0.4944 Acres; C-A Zone).

Request:

Requesting approval of a Revision of Site Plan for a second revision to an approved Site Plan for a Contractor's Office with Outdoor Storage.

Council District:

3

Appeal by Date:

9/9/2015

History:

08/25/2014	M-NCPPC Technical Staff	approval with conditions
10/02/2014	M-NCPPC Planning Board	approval with conditions
08/25/2015	Zoning Hearing Examiner	approval with conditions
09/21/2015	Sitting as the District Council	deferred

Council deferred this item to September 28, 2015.

Attachment(s):

[ROSP SE-4464-02 Zoning Hearing Examiner Decision](#)

ROSP SE-4464-02 PORL

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**CNU-41821-2014****Saint Michael Eritrean Orthodox Church****Applicant(s):**

Sain Michael Eritrean Orthodox Church

Location:

Located south and west of the intersection of Annapolis Road (MD 450) and 53rd Street (0.34 Acres; R-55 Zone).

Request:

Requesting approval for certification of a nonconforming use for a parking compound, a church, and associated parking in the R-55 Zone.

Council District:

5

Appeal by Date:

9/3/2015

Review by Date:

9/30/2015

Municipality:

Town of Bladensburg

History:

06/23/2015	M-NCPPC Technical Staff	approval
07/30/2015	M-NCPPC Planning Board	approval
09/21/2015	Sitting as the District Council	deferred

Council deferred this item to September 28, 2015.

Attachment(s):

[CNU-41821-2014 Planning Board Resolution 15-72](#)

CNU-41821-2014_PORL

[CNU-41821-2014 Technical Staff Report](#)

[CSP-13001](#)**Cabin Branch Village****Applicant(s):**

Mark Vogel, VP, LLP

Location:

Located in the northwestern quadrant of the intersection of Armstrong Lane and Ryon Road (24.58 Acres; M-X-T Z / R-R Zones).

Request:

Requesting approval of a Conceptual Site Plan for a mixed-use development, including 206 single-family attached units and two commercial retail pad site.

Council District:

6

Appeal by Date:

10/15/2015

Review by Date:

10/15/2015

History:

07/15/2015	M-NCPPC Technical Staff	approval with conditions
09/10/2015	M-NCPPC Planning Board	approval with conditions
09/21/2015	Sitting as the District Council	deferred

*Council deferred this item to September 28, 2015.***Attachment(s):**[CSP-13001 Planning Board Resolution 15-85](#)

CSP-13001_PORL

[CSP-13001 Technical Staff Report resized](#)

PENDING FINALITY (Continued)**DPLS-419****Marlow Heights Medical Building****Applicant(s):**

Myrnal Garza

Location:

The subject property is a trapezoid-shaped combination of one lot (Lot 23, Block 2, Section One of "Gordons Corner") and a narrow parcel (the residue of an abandoned alley) on the east side of St. Barnabas Road (MD 414), approximately 1,000 feet south of its intersection with Branch Avenue (MD 5) (0.44 Acres; C-S-C Zone).

Request:

Requesting approval of a Departure from Parking and Loading Standards from Section 27-582(a) of the Prince George's County Zoning Ordinance for 11 of the required 39 off-street parking spaces to serve a medical office building.

Council District:

7

Appeal by Date:

9/3/2015

Review by Date:

9/30/2015

History:

06/23/2015	M-NCPPC Technical Staff	approval with conditions
07/30/2015	M-NCPPC Planning Board	approval with conditions
09/21/2015	Sitting as the District Council	deferred

Council deferred this item to September 28, 2015.

Attachment(s):

[DPLS-419 Planning Board Resolution 15-69](#)

DPLS-419_PORL

[DPLS-419 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-14021](#)**Cambridge Place at Westphalia, Parcels 1 & 2****Companion Case(s):** DDS-629; DPLS-418**Applicant(s):** Dolben**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.91 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for 301 multifamily units on Parcel 1, and proposed grading for installation of a sewer line on Parcel 2 in the M-X-T (Mixed Use - Transportation Oriented) Zone.**Council District:** 6**Appeal by Date:** 9/3/2015**Review by Date:** 9/30/2015**History:**

07/16/2015	M-NCPPC Technical Staff	approval with conditions
07/30/2015	M-NCPPC Planning Board	approval with conditions
09/21/2015	Sitting as the District Council	deferred

*Council deferred this item to September 28, 2015.***Attachment(s):** [DSP-14021 Planning Board Resolution 15-79](#)

DSP-14021_PORL

[DSP-14021 Technical Staff Report resized](#)

PENDING FINALITY (Continued)**[DPLS-418](#)****Cambridge Place at Westphalia, Parcels 1 & 2****Companion Case(s):** DDS-629; DSP-14021**Applicant(s):** Dolben**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.94 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards to reduce the required number of parking spaces by 159 spaces.**Council District:** 6**Appeal by Date:** 9/3/2015**Review by Date:** 9/30/2015**History:**

07/16/2015	M-NCPPC Technical Staff	approval with conditions
07/30/2015	M-NCPPC Planning Board	approval with conditions
09/21/2015	Sitting as the District Council	deferred

*Council deferred this item to September 28, 2015.***Attachment(s):** [DPLS-418 Planning Board Resolution 15-80](#)[DPLS-418_PORL](#)[DPLS-418 Technical Staff Report](#)

PENDING FINALITY (Continued)**DDS-629****Cambridge Place at Westphalia, Parcels 1 & 2****Companion Case(s):** DPLS-418; DSP-14021**Applicant(s):** Dolben**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.94 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards to allow 125 parking spaces to be located one behind the other (tandem) for all 125 garage spaces provided for the multifamily buildings.**Council District:** 6**Appeal by Date:** 9/3/2015**Review by Date:** 9/30/2015**History:**

07/16/2015	M-NCPPC Technical Staff	approval
07/30/2015	M-NCPPC Planning Board	approval
09/21/2015	Sitting as the District Council	deferred

*Council deferred this item to September 28, 2015.***Attachment(s):** [DDS-629 Planning Board Resolution 15-81](#)

DDS-629_PORL

[DDS-629 Technical Staff Report](#)**DSP-10014 REMAND****Forest Oak Property (Remand)****Applicant(s):** Birame Kandji**Location:** Located at 6821 Walker Mill Road, on the southern side of Walker Mill Road, approximately 450 feet southwest of its intersection with Karen Boulevard (2.558 Acres; R-T Zone).**Request:** Requesting approval of a Detailed Site Plan for ten single-family attached dwelling units in the Townhouse (R-T) Zone.**Council District:** 7**Appeal by Date:** 9/3/2015**Review by Date:** 9/30/2015**History:**

02/11/2013	Sitting as the District Council	remanded
	<i>Council adopted the prepared Order of Remand to the Planning Board (Vote: 7-0; Absent: Council Members Davis and Turner).</i>	
06/15/2015	M-NCPPC Technical Staff	approval with conditions
07/30/2015	M-NCPPC Planning Board	approval with conditions
09/21/2015	Sitting as the District Council	deferred
	<i>Council deferred this item to September 28, 2015.</i>	

Attachment(s):

[DSP-10014 REMAND Planning Board Resolution 12-71\(](#)
DSP-10014 REMAND_PORL
[DSP-10014 REMAND Technical Staff Report](#)

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