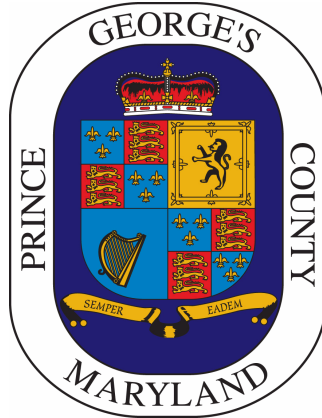


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, March 22, 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](mailto: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 03082021](#)

**District Council Minutes dated March 8, 2021**

**Attachment(s):**

[DRAFT District Council Minutes dated 03-08-2021](#)

[MINDC 03092021](#)

**District Council Minutes dated March 9, 2021**

**Attachment(s):**

[DRAFT District Council Minutes dated 03-09-2021](#)

**ORAL ARGUMENTS**[DSP-19045](#)[Reconsideration](#)**Applicant(s):****Location:****Request:****Council District:****Appeal by Date:****Review by Date:****Action by Date:****History:**

09/30/2020	M-NCPPC Technical Staff	approval with conditions
11/12/2020	M-NCPPC Planning Board	approval with conditions
12/03/2020	M-NCPPC Planning Board	reconsidered
01/07/2021	M-NCPPC Planning Board	approval with conditions
01/25/2021	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 11-0).</i>	
02/08/2021	Person of Record	appealed
	<i>Todd K. Pounds, Esq., attorney for the City of Greenbelt, and G. Macy Nelson, Esq., attorney for Thomas Watts, Jr., et. al, filed an appeal of the Planning Board decision and requested Oral Argument.</i>	
02/17/2021	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/08/2021	Sitting as the District Council	announced hearing date
03/11/2021	Applicant	filed
	<i>Thomas H. Haller, Esq., attorney for the applicant, filed a response to the 2/8/2021 appeal.</i>	

**Royal Farms Greenbelt (Reconsideration)**

RF Greenbelt RE LLC

Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive (4.07 Acres; C-O Zone).

Requested approval of a Detailed Site Plan (DSP) for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building

4

2/11/2021

2/11/2021

4/9/2021

**Attachment(s):**

[DSP-19045 Zoning Agenda Item Summary](#)

[DSP-19045 PowerPoint Slides](#)

[DSP-19045 Haller Response to Appeal 03112021](#)

[DSP-19045 PZC Notice of Intention to Participate 2021.03.04](#)

[DSP-19045 PZC disclosure letter 2021.03.04](#)

[DSP-19045 Notice of Oral Argument Hearing](#)

[DSP-19045 Appeal Letter Pounds and Nelson to Brown 03/11/21](#)

[DSP-19045 Planning Board Resolution 2020-154 \(A\)](#)

[DSP-19045 Planning Board Resolution 2020-154](#)

DSP-19045 PORL

[DSP-19045 Technical Staff Report](#)

[DSP-19045 Transcripts 09-24-2020](#)

[DSP-19045 Transcripts 10-15-2020](#)

[DSP-19045 Transcripts 10-29-2020](#)

[DSP-19045 Transcripts 12-03-2020](#)

[DSP-19045 Transcripts 12-17-2020](#)

[DSP-19045 Planning Board Record](#)

**ORAL ARGUMENTS****SDP-1803 Remand****Applicant(s):****Location:****Request:****Council District:****Appeal by Date:****Review by Date:****Action by Date:****History:**

07/01/2020	M-NCPPC Technical Staff	approval with conditions
09/10/2020	M-NCPPC Planning Board	approval with conditions
09/21/2020	Sitting as the District Council	deferred
10/05/2020	Sitting as the District Council	elected to review
10/07/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
10/15/2020	Person of Record	appealed
	<i>William Piermattei and Suhani Chitalia, attorneys for appellants, filed an appeal of the Planning Board's Decision.</i>	
10/26/2020	Sitting as the District Council	announced hearing date
11/09/2020	Sitting as the District Council	hearing held; case taken under advisement
11/10/2020	Sitting as the District Council	referred for document
11/16/2020	Sitting as the District Council	remanded
	<i>Council adopted the prepared order of remand to the Planning Board (Vote: 9-0; Absent: Council Members Franklin and Hawkins).</i>	
12/31/2020	M-NCPPC Technical Staff	approval with conditions
01/14/2021	M-NCPPC Planning Board	approval with conditions

01/25/2021	Sitting as the District Council	deferred
	<i>Council deferred this item.</i>	
02/09/2021	Sitting as the District Council	elected to review
	<i>Council elected to review this item (10-0: Absent: Council Member Franklin).</i>	
02/17/2021	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/08/2021	Sitting as the District Council	announced hearing date
<b><u>Attachment(s):</u></b>	<a href="#">SDP-1803 Remand Zoning Agenda Item Summary</a> <a href="#">SDP-1803 Remand Presentation Slides</a> <a href="#">SDP-1803 Remand Notice of Oral Argument Hearing</a> <a href="#">SDP-1803 Remand Planning Board Resolution 2020-131(</a> SDP-1803 Remand PORL <a href="#">SDP-1803 Remand Technical Staff Report</a> <a href="#">SDP-1803 Remand Transcripts</a> <a href="#">SDP-1803 District Council Order of Remand</a> <a href="#">SDP-1803 Planning Board Record Remand</a> <a href="#">SDP-1803 Planning Board Record</a>	

**REFERRED FOR DOCUMENT****DSP-20006****Checkers Laurel****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:**

12/24/2020

**Review by Date:**

1/25/2021

**Action by Date:**

3/26/2021

**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
<i>Council deferred this item to January 25, 2021.</i>		
01/25/2021	Sitting as the District Council	elected to review
<i>Council elected to review this item (Vote: 10-0-1; Abstain: Council Member Franklin).</i>		
02/03/2021	Clerk of the Council	mailed
<i>Notice of Oral Argument Hearing mailed to Persons of Record.</i>		
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).*



**Attachment(s):**

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

[DSP-20006-Presentation Slides](#)

[DSP-20006 Notice of Oral Argument](#)

[DSP-20006 - Planning Board Resolution](#)

[DSP-20006\\_PORL](#)

[DSP-20006 Technical Staff Report](#)

[DSP-20006 Planning Board Transcripts](#)

[DSP-20006 PZC Notice of Intention to Participate](#)

[DSP-20006 Planning Board Record](#)

**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.*

**(a) PLANNING BOARD****DSP-14028-04****Prince George's Regional Hospital****Applicant(s):**

Dimensions Health Corporation

**Location:**

Located in the southwest quadrant of the intersection of Medical Center Drive (previously Arena Drive) and Lottsford Road, with frontage on the Harry S Truman Road extension, Medical Center Drive, Healthcare Way, and Lottsford Road. (77.83 Acres; M-X-T / D-D-O Zones).

**Request:**

Requesting approval of Detailed Site Plan (DSP) for a comprehensive signage plan, including monument, directional, and identification signs, to be utilized throughout the campus of the University of Maryland Capital Region Medical Center, formerly known as the Prince George's County Regional Hospital.

**Council District:**

6

**Appeal by Date:**

4/15/2021

**Review by Date:**

4/15/2021

**History:**

02/16/2021

M-NCPPC Technical Staff

approval with conditions

03/11/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-14028-04 Zoning Agenda Item Summary](#)[DSP-14028-04 Planning Board Resolution 2021-33](#)

DSP-14028-04\_PORL

[DSP-14028-04 Technical Staff Report](#)

**PENDING FINALITY****DSP-18043****Bruster's Real Ice Cream****Applicant(s):**

Jessrite Development, LLC

**Location:**

Located on the south side of Martin Luther King Jr. Highway (MD 704), in the southwest quadrant of its intersection with Addison Road (0.37 Acres; M-U-I / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to construct a new 396-square-foot addition to an existing commercial building, and to convert it to a 1,256-square-foot eating and drinking establishment, excluding drive-through service in the Development District Overlay (D-D-O) Zone established by the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment (Subregion 4 Master Plan and SMA).

**Council District:**

7

**Appeal by Date:**

4/8/2021

**Review by Date:**

4/8/2021

**Municipality:**

City of Seat Pleasant

**History:**

01/13/2021

M-NCPPC Technical Staff

approval with conditions

02/18/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-18043 Planning Board Resolution 2021-17](#)

DSP-18043\_PORL

[DSP-18043 Technical Staff Report](#)[DSP-18043 Zoning Agenda Item Summary](#)

**PENDING FINALITY****DSP-19004****Branch Avenue M-X-T****Applicant(s):**

Stanley Martin

**Location:**

Located on the north side of Brandywine Road, approximately 1,600 feet north of its intersection with Moores Road (72.23 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) is for 324 one-family attached (townhouse) dwelling units and associated site improvements in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:**

9

**Appeal by Date:**

4/8/2021

**Review by Date:**

4/8/2021

**History:**

01/27/2021

M-NCPPC Technical Staff

approval with conditions

03/04/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-19004 Zoning Agenda Item Summary](#)[DSP-19004 Planning Board Resolution 2021-23](#)

DSP-19004\_PORL

[DSP-19004 Technical Staff Report](#)

**PENDING FINALITY****DSP-19056****Wawa Old Branch Avenue****Companion Case(s):** DSDS-710**Applicant(s):** Marlow Heights Branch LLC**Location:** Located southwest of MD 5 (Branch Avenue) at its intersection with Beech Road (1.63 Acres; C-O Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 5,600-square-foot food and beverage store and a gas station.**Council District:** 7**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

01/20/2021 M-NCPPC Technical Staff approval with conditions

03/04/2021 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-19056 Zoning Agenda Item Summary](#)  
[DSP-19056 Planning Board Resolution 2021-19](#)  
 DSP-19056 PORL  
[DSP-19056 Technical Staff Report](#)

**PENDING FINALITY****[DSDS-710](#)****Wawa Old Branch Avenue****Companion Case(s):** DSP-19056**Applicant(s):** Marlow Heights Branch LLC**Location:** Located southwest of MD 5 (Branch Avenue) at its intersection with Beech Road (1.63 Acres; C-O Zone).**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) to allow a freestanding sign that is 20 feet high and 51.65 square feet, which is 12 feet taller and 1.65 square feet larger than permitted, in the Commercial Office (C-O) Zone. In addition, a departure is requested to allow for building and canopy-mounted signage that are a total of approximately 20 square feet larger than allowed in the C-O Zone.**Council District:** 7**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

01/20/2021 M-NCPPC Technical Staff approval

03/04/2021 M-NCPPC Planning Board approval

**Attachment(s):** [DSDS-710 Zoning Agenda Item Summary](#)  
[DSDS-710 Planning Board Resolution 2021-20](#)  
DSDS-710\_PORL  
[DSDS-710 Technical Staff](#)

**PENDING FINALITY****DSP-20008****Hope Village - Phase I Royal Farms # 282****Applicant(s):**

VMD-Upper Marlboro, LLC

**Location:**

Located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike (3.27 Acres; M-X-T / M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers.

**Council District:**

9

**Appeal by Date:**

4/8/2021

**Review by Date:**

4/8/2021

**Action by Date:**

5/21/2021

**History:**

01/26/2021

M-NCPPC Technical Staff

approval with conditions

03/04/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20008 Planning Board Resolution 2021-24 - Signed](#)

DSP-20008\_PORL

[DSP-20008 Technical Staff Report](#)[DSP-20008 Zoning Agenda Item Summary](#)

**PENDING FINALITY****DSP-20027****Woodyard Station, Phase 3****Applicant(s):**

D.R. Horton

**Location:**

Located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue) (13.45 Acres; M-X-T / M-I-O).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for development of 119 single-family attached (townhouse) dwelling units, private recreation amenities, and infrastructure for future commercial office development on Parcel 3.

**Council District:**

9

**Appeal by Date:**

4/8/2021

**Review by Date:**

4/8/2021

**History:**

01/26/2021

M-NCPPC Technical Staff

approval with conditions

03/04/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20027 Zoning Agenda Item Summary](#)[DSP-20027 Planning Board Resloution 2021-22 - Signed](#)

DSP-20027\_PORL

[DSP-20027 Technical Staff Report](#)



**PENDING FINALITY****DSP-20029****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) 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:**

4/8/2021

**Review by Date:**

4/8/2021

**History:**

01/19/2021

M-NCPPC Technical Staff

approval with conditions

03/04/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20029 Zoning Agenda Item Summary](#)[DSP-20029 Planning Board Resolution 2021-21 - Signed](#)

DSP-20029\_PORL

[DSP-20029 Technical Staff Report](#)

**PENDING FINALITY****[DSP-20035](#)****Waste Management Capitol Facility****Applicant(s):**

Waste Management of Maryland, Inc.

**Location:**

Located on the east side of the intersection of D'Arcy Road and Sansbury Road (7.77 Acres; I-1 / I-2 / M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to raze the existing 5,628-square-foot building and construct a 25,106-square-foot administrative building with an eight bay, drive-through, commercial fleet service and shop area for a Trash Maintenance Services with Private Fueling Station use.

**Council District:**

6

**Appeal by Date:**

4/8/2021

**Review by Date:**

4/8/2021

**History:**

01/12/2021

M-NCPPC Technical Staff

approval with conditions

02/18/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20035 Zoning Agenda Item Summary](#)[DSP-20035 Planning Board Resolution 2021-16 - Signed](#)

DSP-20035\_PORL

[DSP-20035 Technical Staff Report](#)

**PENDING FINALITY**[DSP-95063-09](#)**The Children's Guild (St. John Baptist De La Salle)****Companion Case(s):** DDS-675**Applicant(s):** The Children's Guild, Inc.**Location:** Located on the west side of Sargent Road, 625 feet north of its intersection with Chillum Road (9.26 Acres; R-55 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of a 5,524-square-foot modular classroom building to an existing school, an increase of the total student enrollment to 190 students, and the replacement of the existing playground equipment.**Council District:** 2**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

01/12/2021 M-NCPPC Technical Staff approval with conditions

02/18/2021 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-95063-09 Zoning Agenda Item Summary](#)  
[DSP-95063-09 Planning Board Resolution 2021-14](#)  
 DSP-95063-09 PORL  
[DSP-95063-09 Technical Staff Report](#)

**PENDING FINALITY****[DDS-675](#)****The Children's Guild (St. John Baptist De La Salle)****Companion Case(s):** DSP-95063-09**Applicant(s):** The Children's Guild, Inc.**Location:** Located on the west side of Sargent Road, 625 feet north of its intersection with Chillum Road (9.26 Acres; R-55 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the requirements of the 2010 Prince George's County Landscape Manual (Landscape Manual).**Council District:** 2**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

01/12/2021 M-NCPPC Technical Staff approval

02/18/2021 M-NCPPC Planning Board approval

**Attachment(s):** [DDS-675 Zoning Agenda Item Summary](#)  
[DDS-675 Planning Board Resolution 2021-15](#)  
 DDS-675\_PORL  
[DDS-675 Technical Staff Report](#)

**PENDING FINALITY****(b) PLANNING BOARD'S REPRESENTATIVE**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

[CNU-47255-2020-U](#)

**0000 Branchville Road Berwyn Heights****Applicant(s):**

April Mackoff, Clear Channel Outdoor LLC

**Location:**

Located off of Branchville Rd but facing Greenbelt Rd. running west, approximately 115 feet northeast of the intersection with Greenbelt Road (0.3690 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 1964).

**Council District:**

4

**Review by Date:**

3/31/2021

**Comment(s):**

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.

**History:**

03/01/2021 M-NCPPC Administrative Certification approval

03/08/2021 Sitting as the District Council deferred

*Council deferred this item to March 22, 2021.*

**Attachment(s):**

[CNU-47255-2020-U Zoning Agenda Item Summary](#)

[CNU-47255-2020 Case File](#)

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

[CNU-51074-2020-U](#)

**6313 Rhode Island Avenue Riverdale****Applicant(s):**

April Mackoff, Clear Channel Outdoor LLC

**Location:**

Located at the intersection of East-West Highway and Rhode Island Avenue (0.14 Acres; MU-TC 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 1979.

**Council District:**

3

**Review by Date:**

3/31/2021

**Comment(s):**

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.

**Municipality:**

Riverdale Park

**History:**

03/01/2021	M-NCPPC Administrative Certification	approval
03/08/2021	Sitting as the District Council	deferred

*Council deferred this item to March 22, 2021.*

**Attachment(s):**

[CNU-51074-2020-U Zoning Agenda Item Summary](#)

[CNU-51074-2020 Case File](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 29, 2021 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***A-10020-C-01****Woodmore Overlook Commercial****Applicant(s):**

Woodmore Overlook Commercial, LLC

**Location:**

Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.

**Council District:**

5

**Appeal by Date:**

2/24/2021

**Action by Date:**

7/9/2021

**Opposition:**

Lake Arbor Civic Association., Samuel Dean, LaRay Benton

**History:**

02/09/2021	Zoning Hearing Examiner	approval with conditions
02/15/2021	Applicant	appealed
	<i>Norman Rivera, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner's Recommendation and requested a hearing.</i>	
02/17/2021	Applicant	appealed
	<i>Norman Rivera, Esq., attorney for the applicant, filed revised exceptions to the Zoning Hearing Examiner's Recommendation and requested a hearing.</i>	

**Attachment(s):**

[A-10020-C-01 Zoning Agenda Item Summary](#)

[A-10020 Presentation Slides](#)

[A-10020-C-01 Notice of Decision](#)

[A-10020-C-01 ZHE Decision](#)

A-10020-C-01 POR List

A-10020-C-01 ZHE Memo to Clerk

[A-10020-C-01 Transcripts 12-14-2020](#)

[A-10020-C-01 Transcripts 11-30-2020](#)

[A-10020-C-01 Transcript 10-07-2020](#)



**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 29, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-19062**

**Westphalia Town Center North**

**Applicant(s):**

D.R. Horton

**Location:**

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.

**Council District:**

6

**Appeal by Date:**

3/4/2021

**Review by Date:**

3/4/2021

**Action by Date:**

4/23/2021

**History:**

01/07/2021 M-NCPPC Technical Staff approval with conditions

01/28/2021 M-NCPPC Planning Board approval with conditions

02/09/2021 Sitting as the District Council deferred

*Council deferred this item to February 22, 2021.*

02/22/2021 Sitting as the District Council elected to review

*Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).*

**Attachment(s):**

[DSP-19062 Zoning Agenda Item Summary](#)

[DSP-19062 Planning Board Resolution](#)

DSP-19062 PORL

[DSP-19062 Technical Staff Report](#)

[DSP-19062 Presentation Slides](#)

[DSP-19062 Planning Board Record](#)

[DSP-19062 \(CSP-07004-01 AMENDED\) Transcripts 01-2](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 29, 2021 AT 10:00 A.M.***Hearing Dates & Times Subject to Change*[CSP-07004-01](#)**Westphalia Center (Amended)**[Amended](#)**Applicant(s):**

Evangel Cathedral

**Location:**

Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.

**Council District:**

6

**Appeal by Date:**

3/4/2021

**Review by Date:**

3/4/2021

**Action by Date:**

4/23/2021

**History:**

01/07/2021	M-NCPPC Technical Staff	approval with conditions
01/28/2021	M-NCPPC Planning Board	approval with conditions
02/09/2021	Sitting as the District Council	deferred
	<i>Council deferred this item to February 22, 2021.</i>	
02/22/2021	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).</i>	

**Attachment(s):**

[CSP-07004-01 Zoning Agenda Item Summary](#)

[CSP-07004-01 Amended Presentation Slides](#)

[CSP-07004-01 Planning Board Resolution](#)

CSP-07004-01\_PORL

[CSP-07004-01 Technical Staff Report](#)

[DSP-19062 \(CSP-07004-01 AMENDED\) Transcripts 01-2](#)

[DSP-19062 \(CSP-07004-01 AMENDED\) Planning Board](#)

[ADJ11-21](#)

**ADJOURN**