



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

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

Monday, June 13, 2016

1:00 PM

Council Hearing Room

Part 2

WMATA BRIEFING (COUNCIL HEARING ROOM)

[BR 06132016](#)

**BRIEFING ON TRANSPORTATION ISSUES AND WASHINGTON
METROPOLITAN AREA TRANSIT AUTHORITY**

(SEE SEPARATE AGENDA)

Attachment(s): [WMATA Briefing Agenda_06132016](#)
[WMATA Presentation June 14 2016](#)
[COG Presentation June 14 2016](#)
[DPW&T Presentation June 14, 2016](#)

4:09 PM RECONVENE

The District Council meeting reconvened at 4:09 p.m. with nine members present.

Present: 9 - Chairman Derrick Davis
 Vice Chair Dannielle Glaros
 Council Member Andrea Harrison
 Council Member Deni Taveras
 Council Member Karen Toles
 Council Member Mary Lehman
 Council Member Mel Franklin
 Council Member Obie Patterson
 Council Member Todd Turner

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) ZONING HEARING EXAMINER

[SE-4733](#)

Walmart #2799 (Clinton)

Applicant(s): Walmart Real Estate Business Trust

Location: The subject site is an approximately 23.4 acre portion of a larger developed site identified as Clinton Plaza, now known as the Woodyard Crossing Shopping Center. The Shopping Center is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and Woodyard Road (MD 223). Walmart currently occupies a 134,241 square foot freestanding structure located on the northernmost portion of the developed site as a permitted use.

Request: Requesting approval of a Special Exception to use approximately 23.9 acres of land (part of the approximately 64 acre development known as Woodyard Crossing Shopping Center) in the C-S-C (Commercial Shopping Center) Zone, Clinton, Maryland, for a Department or Variety Store combined with Food and Beverage Store, in excess of 125,000 square feet (an approximately 171,634 square foot store is being proposed).

Council District: 9

Appeal by Date: 6/13/2016

Review by Date: 6/13/2016

Opposition: Donald Hancock, et. al.

History:

Council elected to make the final decision on this item (Vote: 9-0).

A motion was made by Council Member Franklin, seconded by Council Member Harrison, that Council elected to make the final decision on this Special Exception. The motion carried by the following vote:

Aye: 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

Attachment(s): [SE-4733 Zoning Hearing Examiner Decision](#)
SE-4733 PORL

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.

PENDING FINALITY (Continued)

(b) PLANNING BOARD

[CSP-15001](#)

Allentown Andrews Gateway

Applicant(s): Camp Springs Allentown, LLC.

Location: Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337).

Request: Requesting approval of a Conceptual Site Plan to to develop approximately 13.03 acres of land into a mixed-use development, including approximately 54,600 square feet of commercial space and 61 single-family attached residential dwelling units.

Council District: 8

Appeal by Date: 6/23/2016

Review by Date: 6/23/2016

History:

Council took no action on this item.

This Conceptual Site Plan was not elected to review by Council.

PENDING FINALITY (Continued)**DPLS-423****Rosenberg & Fayne, LLC**

Applicant(s): ERPF Holding, LLC.

Location: Located on the west side of Kenilworth Avenue and Spring Road, approximately 2,500 feet south of East-West Highway (MD 410) (0.161 Acres; C-O Zone).

Request: Requesting a Departure from Parking and Loading Standards for all 15 parking spaces per the Prince George's County Zoning Ordinance requirement because both the access and the parking is located within the right-of-way.

Council District: 3

Appeal by Date: 6/23/2016

Review by Date: 6/23/2016

Municipality: Town of Riverdale Park

History:

Council took no action on this item.

This Departure from Parking and Loading Standards was not elected to review by Council.

DSP-08039-08**Westphalia Row, Phase III**

Applicant(s): Westphalia Row Partners, LLC.

Location: Located in the southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road. This intersection is designated by the February 2007 Approved Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan SMA) as one of nine gateways into Westphalia area (20.67 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan for 67 fee-simple, rear-loaded townhouses and 10,000 square feet of commercial uses. This DSP is a revision to the previously approved DSP for Phase III of the Westphalia Row project that included 250 multifamily units and 57,600 square feet of commercial uses.

Council District: 6

Appeal by Date: 7/7/2016

Review by Date: 7/7/2016

History:

This item was deferred to June 20, 2016.

This Detailed Site Plan was deferred to June 20, 2016.

PENDING FINALITY (Continued)[DSP-10044-01](#)**Naylor Station**

Applicant(s): JBG Associates, L.L.C.

Location: Located on the northeast side of Branch Avenue (MD 5) and in the southeast quadrant of the intersection of Suitland Parkway and Branch Avenue.

Request: to redevelop an existing shopping center site with Phase 1 of a mixed-use development consisting of 598,400 square feet of office and 12,800 square feet of retail uses. The proposed development is a revision to the original DSP, which proposed 1,150,000 square feet of office space and an associated seven-story parking garage, as well as 12,000 square feet of retail use.

Council District: 7

Appeal by Date: 6/16/2016

Review by Date: 6/16/2016

History:

Council elected to review this item (Vote: 9-0).

A motion was made by Council Member Toles, seconded by Council Member Lehman, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

Attachment(s): [DSP-10044-01 Zoning AIS](#)
[DSP-10044-01 Planning Board Resolution 16-58](#)
DSP-10044-01_PORL
[DSP-10044-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-12030****Pregnancy Aid Center**

- Applicant(s):** Pregnancy Aid Centers, Inc.
- Location:** Located within the City of College Park on the northeast quadrant of the intersection of Baltimore Avenue (US 1) and Erie Street (1.40 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for a 3,102-square-foot building addition to an existing medical office building.
- Council District:** 1
- Appeal by Date:** 6/23/2016
- Review by Date:** 6/23/2016
- Municipality:** City of College Park
- History:**

Council took no action on this item.

This Detailed Site Plan was not elected to review by Council.

DSP-15020-01**Capital Plaza Walmart**

- Applicant(s):** Wal-Mart Real Estate Business Trust
- Location:** Located on the north side of Annapolis Road (MD 450), specifically within the Capital Plaza Shopping Center approximately 2,000 linear feet east of the intersection of MD 450 and the Baltimore–Washington Parkway (MD 295) (43.82 Acres; C-S-C / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for the construction of a 35,287-square-foot addition to the existing 144,227-square-foot department store (which represents an expansion of a certified nonconforming use), modifications to the associated parking area, and other site improvements.
- Council District:** 3
- Appeal by Date:** 6/30/2016
- Review by Date:** 6/30/2016
- Municipality:** Town of Landover Hills
- History:**

This item was deferred to June 20, 2016.

This Detailed Site Plan was deferred to June 20, 2016.

PENDING FINALITY (Continued)

[DSP-15038](#)

Brooks Drive South

Applicant(s): Oakcrest West LLC

Location: Located in the northwestern quadrant of the intersection of Brooks Drive and Pennsylvania Avenue (MD 4) (11.04 Acres; R-10 Zone).

Request: Requesting approval of a Detailed Site Plan for infrastructure for 300 multifamily units.

Council District: 7

Appeal by Date: 6/30/2016

Review by Date: 6/30/2016

History:

This item was deferred to June 20, 2016.

This Detailed Site Plan was deferred to June 20, 2016.

DRAFT

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 20, 2016 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

A-10030**Oakcrest, Lots 11-13**

- Applicant(s):** Nazario Family, LLC/Oak Crest Lots 11-13
- Location:** Located at the northwest quadrant of the intersection of Magnolia Street and Clarke Avenue, approximately 320 feet east of Baltimore Avenue (US 1), identified as Part of Lot 23, and Lots 12-13, Block 3 of the Oak Crest Subdivision, Laurel, Maryland.
- Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 0.518 acre (approximately 22,500 sq. ft) of R-55 (One-Family Detached Residential) zoned land to the C-S-C (Commercial Shopping Center) Zone.
- Council District:** 1
- Appeal by Date:** 3/25/2016
- Action by Date:** 7/25/2016
- Opposition:** None
- History:**

Council announced that the Oral Argument Hearing is rescheduled for June 20, 2016

This Zoning Map Amendment hearing date was announced.

- Attachment(s):** [A-10030 Zoning AIS](#)
A-10030 Exceptions to the ZHE Decision
[A-10030 Zoning Hearing Examiner Decision](#)
A-10030 PORL

4:19 PM ADJOURN

The meeting was adjourned at 4:19 p.m.