



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-10002 Amend Conditions Councilmanic District: 2
Meeting Date: 9/19/2022 **Zone(s):** M-X-T / R-55 / T-D-O
Case Name: Queens Chapel Town Center
(CSP-10002 / DSP-10011)
Applicant: Queens Chapel Town Center, LLC
Location: Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).
Request: Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.
Companion Case(s): DSP-10011 Amend Conditions

DECISIONS/RECOMMENDATION:

Technical Staff:

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: The City of Hyattsville, et. al.

LEGAL DEADLINES:

Appeal date: 4/11/2022

Review date:

Action date: 9/22/2022

Comments:

Staff:

HISTORY:

Acting Body:	Date:	Action:
Zoning Hearing Examiner	03/25/2022	approval with conditions
Applicant	04/08/2022	appealed
Notes: Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.		
Person of Record	04/08/2022	appealed
Notes: E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.		
Sitting as the District Council	04/11/2022	elected to review

Notes: Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

Aye: 8 Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: 3 Hawkins, Franklin and Burroughs

Clerk of the Council 04/13/2022 mailed

Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.

Sitting as the District Council 04/25/2022

Sitting as the District Council 05/09/2022

Sitting as the District Council 05/16/2022 case taken under advisement

Notes: Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.

Sitting as the District Council 06/06/2022 deferred

Sitting as the District Council 09/12/2022 referred for document

Notes: Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Member Harrison and Streeter).

Aye: 9 Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin and Glaros

Absent: 2 Streeter and Harrison

Sitting as the District Council 09/19/2022 approval

Notes: Council adopted order (Vote: 7-0; Absent: Council Members Burroughs, Glaros, Ivey and Taveras).

Aye: 7 Hawkins, Dernoga, Franklin, Harrison, Streeter, Turner and Medlock

Absent: 4 Glaros, Ivey, Taveras and Burroughs

Clerk of the Council 09/26/2022 mailed

Notes: The Notice of Final Decision of the District Council was mailed to Persons of Record.

Document(s): CSP 10002 & DSP-10011 Presentation Slides, CSP-10002 Amend Conditions Notice of Oral Argument Hearing, CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022, CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022, CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04082022, CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal email 04082022,

CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision, CSP 10002 & DSP-10011 Amend Conditions ZHE Decision, CSP 10002 & DSP-10011 Amend Conditions POR, CSP 10002 & DSP-10011 Amend Conditions Exhibit list, CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22, CSP 10002 & DSP-10011 Amend Conditions Transcripts