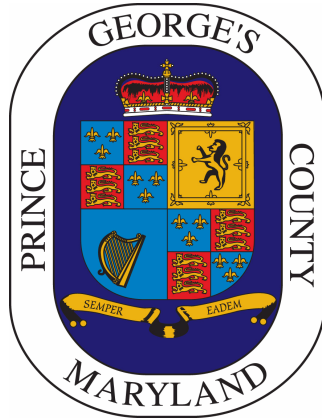


Prince George's County Council

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



Zoning Agenda - Final

Monday, July 10, 2017

1:30 PM

Council Hearing Room

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

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.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

1:00 PM AGENDA BRIEFING - (ROOM 2027)

1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION

Mr. Howard Stone, County Employee

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06192017](#)

District Council Minutes dated June 19, 2017

Attachment(s):

[6-19-2017 District Council Minutes DRAFT](#)

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-17731-2017-U****3415 52nd Avenue****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located approximately 215 feet south of the intersection of Lawrence Place and 52 Avenue, also identified as 3415 52nd Avenue, Hyattsville, Maryland (0.469 Acres; I-1 Zone).

Request:

Requesting certification of existing outdoor advertising sign (Billboard). 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 1975.

Council District:

5

Review by Date:

7/26/2017

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:

06/26/2017

M-NCPPC Administrative Certification approval

PENDING FINALITY (Continued)[CNU-17735-2017-U](#)**8303 Ardwick Ardmore Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located approximately 370 feet east of the intersection of Ardwick Ardmore Road and Penney Drive, also identified as 8303 Ardwick Ardmore Road, Landover, Maryland 0.166 Acres; I-1 Zone).

Request:

Requesting certification of existing 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 1975.

Council District:

5

Review by Date:

7/26/2017

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:

06/26/2017

M-NCPPC Administrative Certification approval

PENDING FINALITY (Continued)[DSP-07034-09](#)**Brickyard MARC Planned Community****Applicant(s):**

CalAtlantic Group, Inc.

Location:

Located on the east side of Muirkirk Road, northeast of its intersection with Baltimore Avenue (US 1). More specifically, the site is located on the northwest side of Brickyard Boulevard, at the intersection of Brickyard Boulevard and Brickyard Station Drive. The site is directly adjacent to the MARC station on the southern boundary of the site and to the north by the stormwater management pond and community center (12.71 Acres; I-2 Zone).

Request:

Requesting approval for a Detailed Site Plan proposing to develop the subject property with 188 single-family attached (townhouses) lots, in lieu of the previously approved 440 multifamily residential building with ground floor retail, which were part of the original approved Preliminary Plan of Subdivision PPS 4-07053 and Detailed Site Plan DSP-07034. This application also includes a Variance from Section 27-475.06.02 for an existing monopole.

Council District:

1

Appeal by Date:

8/2/2017

Review by Date:

9/5/2017

History:

06/20/2017

M-NCPPC Technical Staff

approval with conditions

06/29/2017

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-07034-09 Zoning AIS](#)[DSP-07034-09 Planning Board Resolution 17-89](#)

DSP-07034-09_PORL

[DSP-07034-09 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-16041****Capital Court****Applicant(s):**

Galaxy NC, LLC

Location:

located in the southeastern quadrant of the intersection of Central Avenue (MD 214) and the Capital Beltway (I-95/495), on the south side of Central Avenue (MD 214) (36.42 Acres; C-O Zone).

Request:

Requesting approval of a Detailed Site Plan for infrastructure for 307 single-family attached (townhouses) and a parcel for future multifamily residential development in the Commercial Office (C-O) Zone. The infrastructure DSP includes the location and design of the roadways, the lot layout for the townhouse development, on-street parking, landscaping, utility location, fencing and sidewalks.

Council District:

6

Appeal by Date:

7/27/2017

Review by Date:

7/27/2017

History:

06/07/2017

M-NCPPC Technical Staff

approval with conditions

06/22/2017

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-16041 Zoning AIS](#)[DSP-16041 Planning Board Resolution 17-86](#)

DSP-16041_PORL

[DSP-16041 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-16052](#)**Hampton Park****Companion Case(s):** DDS-637**Applicant(s):** Velocity Capitol, LLC**Location:** Located in the southwest quadrant of the intersection of Central Avenue (MD 214) and the Capital Beltway (I-95/495) (24.55 Acres; M-X-T / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan to redevelop the subject property for a mixed-use development that consists of 121,192 square feet of commercial/retail space, 115,000 square feet of office space, 254 residential multifamily-dwelling units, and a 123-room hotel, to be constructed in five phases.**Council District:** 6**Appeal by Date:** 7/20/2017**Review by Date:** 7/20/2017**History:**

05/11/2017 M-NCPPC Technical Staff approval with conditions

06/15/2017 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-16052 Zoning AIS](#)
[DSP-16052 Planning Board Resolution 17-79](#)
DSP-16052_PORL

PENDING FINALITY (Continued)**[DDS-637](#)****Hampton Park****Companion Case(s):** DSP-16052**Applicant(s):** Hampton Park**Location:** Located in the southwest quadrant of the intersection of Central Avenue (MD 214) and the Capital Beltway (I-95/495) (24.55 Acres; M-X-T / D-D-O Zones).**Request:** Requesting approval for a Departure from Design Standards (DDS) from the requirements of Section 27-579(b), to allow access to the loading space to be within 50 feet of residential property and from the requirements of Section 27-558 for parking space sizes of the Zoning Ordinance.**Council District:** 6**Appeal by Date:** 7/20/2017**Review by Date:** 7/20/2017**History:**

05/11/2017 M-NCPPC Technical Staff approval with conditions

06/15/2017 M-NCPPC Planning Board approval with conditions

Attachment(s): [DDS-637 Zoning AIS](#)
[DDS-637 Planning Board Resolution 17-80](#)
DDS-637_PORL

PENDING FINALITY (Continued)**DSP-17002****Bowie Marketplace Residential****Applicant(s):**

BE Bowie, LLC

Location:

Located on the west side of Superior Lane, approximately 720 feet south of its intersection with Annapolis Road (MD 450) (10.54 Acres; C-S-C Zone).

Request:

Requesting approval for a Detailed Site Plan (DSP) for 225 multifamily residential dwelling units within an existing shopping center.

Council District:

4

Appeal by Date:

7/13/2017

Review by Date:

7/13/2017

Municipality:

City of Bowie

History:

05/24/2017

M-NCPPC Technical Staff

approval with conditions

06/08/2017

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-17002_Zoning AIS](#)[DSP-17002 Planning Board Resolution 17-78](#)

DSP-17002_PORL

[DSP-17002 Technical Staff Report](#)

ADJOURN

2:00 PM EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)

[EX 07102017](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.

2:30 PM BRIEFING - DOMESTIC VIOLENCE BRIEFING (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

3:00 PM BRIEFING - VENTURE PHILANTHROPY PARTNERS (VPP) BRIEFING (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

7:00 PM BOARD OF HEALTH - QUALITY OF LIFE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)