



# 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*

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Tuesday, April 25, 2017

3:15 PM

Council Hearing Room

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### ADDITIONS TO THE AGENDA

#### 3:53 PM CONVENE - (COUNCIL HEARING ROOM)

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order by Chairman Davis at 3:53 p.m. with nine members present at roll call.*

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

*Also Present: Robert J. Williams, Jr., Council Administrator*  
*William M. Hunt, Deputy Council Administrator*  
*Rajesh Kumar, Principal Counsel to the District Council*  
*Redis C. Floyd, Clerk of the Council*  
*Donna J. Brown, Deputy Clerk of the Council*  
*Karen Zavakos, Zoning and Legislative Counsel*

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**REFERRED FOR DOCUMENT**[DSP-16020](#)**Allentown Andrews Gateway****Companion Case(s):** DDS-638**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) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a mixed-use project consisting of 55,600 square-foot commercial development including one 36,000-square-foot grocery store (LIDL), one 5,600 square-foot gas station with food and beverage store (WAWA), one 14,000 square-foot in-line commercial building, of which 500 square feet is to be used for community meeting space, and 59 townhouse units.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**Action by Date:** 4/28/2017**History:**

*Council adopted the prepared Order of approval, with conditions (Vote 9-0).*

**A motion was made by Council Member Patterson, seconded by Council Member Franklin, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [DSP-16020 Zoning AIS](#)[DSP-16020 Planning Board Resolution 17-12](#)

DSP-16020\_PORL

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**REFERRED FOR DOCUMENT (Continued)**[DDS-638](#)**Allentown Andrews Gateway****Companion Case(s):** DSP-16020**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) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for three departures from Section 27-579(b) of the Prince George's County Zoning Ordinance which prohibits loading spaces and access to a loading space to be located less than 50 feet from property proposed to be used for residential purposes.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**Action by Date:** 6/23/2017**History:**

*Council adopted the prepared Order of approval, with conditions (Vote 9-0).*

**A motion was made by Council Member Patterson, seconded by Vice Chair Glaros, that this Departure from Design Standards be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-638 Zoning AIS](#)  
[DDS-638 Planning Board Resolution 17-13](#)  
DDS-638\_PORL

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**REFERRED FOR DOCUMENT (Continued)**[DSP-16029](#)**Riverfront at West Hyattsville Metro  
Expedited Transit-Oriented Development Project**

- Applicant(s):** West Hyattsville Property Co., LLC
- Location:** Located on the west side of Ager Road, at its intersection with Lancer Drive, north of the West Hyattsville Metro Station, abutting the west side of the Metro Station. The subject property is also located in the 2006 Approved West Hyattsville Transit District Development Plan and Transit District Overlay Zoning Map Amendment (West Hyattsville TDDP/TDOZMA) area (18.45 Acres; M-X-T / T-DO Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for infrastructure, proposing grading and development of infrastructure, including the location and design of the roadways, the lot layout for a 183-townhouse development, parking lots and on-street parking, landscaping, utility location, fencing, and sidewalks on the subject property to prepare for a future multiphase mixed-use development.
- Council District:** 2
- Appeal by Date:** 4/28/2017
- Action by Date:** 5/1/2017
- Comment(s):** District Council review of this case is required by Section 27-548.09.01(a) (1)(C) of the Zoning Ordinance.
- Municipality:** City of Hyattsville
- History:**  
*Council adopted the prepared Order of approval, with conditions (Vote 9-0).*  
**A motion was made by Council Member Taveras, seconded by Vice Chair Glaros, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**
- Aye:** 9 - Davis, Glaros, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner
- Attachment(s):** [DSP-16029 Zoning AIS](#)  
[DSP-16029 Planning Board Resolution 17-43](#)  
DSP-16029\_PORL  
[DSP-16029 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION**[DSP-15045](#)**210 Maryland Park****Expedited Transit Oriented Development Project****Applicant(s):**

Community First Development Corporation, LLC

**Location:**

Located in the southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive (3.89 Acres; R-55 / T-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan for a 220,882-square-foot mixed-use development consisting of 1,948 square feet of commercial/retail space, 165 multifamily dwelling units and 13 townhouse units. This application also requests a change of the underlying zoning for the property from the existing One-Family Detached Residential (R-55) Zone to the Mixed Use–Infill (M-U-I) Zone.

**Council District:**

7

**Appeal by Date:**

4/27/2017

**Action by Date:**

5/1/2017

**Comment(s):**

District Council review of this case is required by Section 27-546.16 of the Zoning Ordinance.

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0).*

**A motion was made by Council Member Toles, seconded by Council Member Taveras, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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

*Council adopted the prepared Order of approval, with conditions (Vote 9-0).*

**A motion was made by Council Member Toles, seconded by Council Member Franklin, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):**[DSP-15045\\_Zoning AIS](#)[DSP-15045 Planning Board Resolution 17-01](#)

DSP-15045\_PORL

[DSP-15045 Technical Staff Report](#)

**ADJOURN**

*The meeting was adjourned at 4:01 p.m.*

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council

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