

# Prince George's County Council

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



## **Zoning Minutes - Final**

**Monday, September 21, 2015**

**1:30 PM**

**Council Hearing Room**

## **Sitting as the District Council**

*Mel Franklin, District 9, Chairman*

*Derrick Leon Davis, District 6, Vice Chair*

*Dannielle M. Glaros, District 3*

*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.

**THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED**

**1:00 PM AGENDA BRIEFING - (ROOM 2027)****1:56 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 1:56 p.m. with nine members present at roll call.*

**Present:** 9 - Chairman Mel Franklin  
Vice Chair Derrick Davis  
Council Member Dannielle Glaros  
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: Rajesh Kumar, Principal Counsel to the District Council  
Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council  
Karen Zavakos, Legislative Officer*

*M-NCPPC*

*Ivy Thompson, Development Review Division*

*Taslina Alam, Development Review Division*

**INVOCATION**

*The Invocation was provided by Christine Osei, County Employee. Council Member Glaros requested prayer for Thomas Mayah as he recovers from surgery. Council Chair Franklin requested prayer for the family of Carla Blue in her passing. Council Member Taveras requested prayer for Art Works Organization in the loss of their greenhouse and restructuring.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

Approval of the Consent Agenda

Approval of the Consent Agenda

**A motion was made by Council Member Turner , seconded by Council Member Glaros, to approve the Consent Agenda. The motion carried by the following vote:**

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

[MINDC 07202015](#) **District Council Minutes dated July 20, 2015**

**A motion was made by Council Member Turner, seconded by Council Member Glaros, that these Minutes be approved. The motion carried**

[MINDC 07212015](#) **District Council Minutes dated July 21, 2015**

**A motion was made by Council Member Turner, seconded by Council Member Glaros, that these Minutes be approved. The motion carried**

**Attachment(s):** [07-21-2015 District Council Minutes DRAFT](#)

[MINDC 09092015](#) **District Council Minutes dated September 9, 2015**

**A motion was made by Council Member Turner, seconded by Council Member Glaros, that these Minutes be approved. The motion carried**

**Attachment(s):** [09-09-2015 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS**[SE-4756](#)**Potomac Energy Holdings, LLC****Companion Case(s):** DDS-626; DPLS-411; DSDS-684**Applicant(s):** Potomac Energy Holdings, LLC**Location:** Located on the northeast side of Baltimore Avenue (US 1) approximately 400 feet north of the I-95/495 (Capital Beltway) College park exit (0.728 Acres; C-S-C Zone).**Request:** Requesting approval of a Special Exception to use approximately 0.728 acres of land, in the C-S-C (Commercial Shopping Center) Zone for a Gas Station and Car Wash.**Council District:** 1**Appeal by Date:** 7/16/2015**Review by Date:** 7/16/2015**Action by Date:** 11/20/2015**Opposition:** None**History:**

*Chairman Franklin announced that the oral argument hearings for SE-4756 Potomac Energy Holdings, LLC, DDS-626 Potomac Energy Holdings, LLC, DPLS-411 Potomac Energy Holdings, LLC and DSDS-684 Potomac Energy Holdings, LLC would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the Special Exception application and related departure applications. Dan Lynch, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented and noted a correction to the case description for DSDS-684 Potomac Energy Holdings, LLC, clarifying that the "...sign is set back less than 40 feet behind the front streetline."*

*Council took this case under advisement.*

**This Special Exception hearing was held and the case was taken under advisement.**

**Attachment(s):** [SE-4756 Zoning Hearing Examiner Decision](#)  
SE-4756\_PORL

**ORAL ARGUMENTS (Continued)**[DDS-626](#)**Potomac Energy Holdings, LLC****Companion Case(s):** DPLS-411; DSDS-684; SE-4756**Applicant(s):** Potomac Energy Holdings, LLC**Location:** Located on the northeast side of Baltimore Avenue (US 1), approximately 400 feet north of the Capital Beltway (I-95 / 495, College Park exit) (0.73 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards form Section 4.7 of the 2010 Prince George's County Landscape Manual.**Council District:** 1**Appeal by Date:** 6/11/2015**Review by Date:** 6/11/2015**Action by Date:** 11/20/2015**History:**

*Chairman Franklin announced that the oral argument hearings for SE-4756 Potomac Energy Holdings, LLC, DDS-626 Potomac Energy Holdings, LLC, DPLS-411 Potomac Energy Holdings, LLC and DSDS-684 Potomac Energy Holdings, LLC would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the Special Exception application and related departure applications. Dan Lynch, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented and noted a correction to the case description for DSDS-684 Potomac Energy Holdings, LLC, clarifying that the "...sign is set back less than 40 feet behind the front streetline."*

*Council took this case under advisement.*

**This Departure from Design Standards hearing was held and the case was taken under advisement.**

**Attachment(s):** [DDS-626 Planning Board Resolution 15-33](#)

DDS-626\_PORL

**ORAL ARGUMENTS (Continued)**[DPLS-411](#)**Potomac Energy Holdings, LLC****Companion Case(s):** DDS-626; DSDS-684; SE-4756**Applicant(s):** Potomac Energy Holdings, LLC**Location:** Located on the northeast side of Baltimore Avenue (US 1), approximately 400 feet north of the Capital Beltway (I-95 / 495, College Park exit) (0.73 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards from Section 27-582(a) of the Prince George's County Zoning Ordinance for the elimination of the loading space requirement due to the 50-foot setback requirement from a residential property set forth in Section 27-579.**Council District:** 1**Appeal by Date:** 6/11/2015**Review by Date:** 6/11/2015**Action by Date:** 11/20/2015**History:**

*Chairman Franklin announced that the oral argument hearings for SE-4756 Potomac Energy Holdings, LLC, DDS-626 Potomac Energy Holdings, LLC, DPLS-411 Potomac Energy Holdings, LLC and DSDS-684 Potomac Energy Holdings, LLC would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the Special Exception application and related departure applications. Dan Lynch, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented and noted a correction to the case description for DSDS-684 Potomac Energy Holdings, LLC, clarifying that the "...sign is set back less than 40 feet behind the front streetline."*

*Council took this case under advisement.*

**This Departure from Parking and Loading Standards hearing was held and the case was taken under advisement.**

**Attachment(s):** [DPLS-411 Planning Board Resolution 15-34](#)  
DPLS-411\_PORL

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**ORAL ARGUMENTS (Continued)**[DSDS-684](#)**Potomac Energy Holdings, LLC****Companion Case(s):** DDS-626; DPLS-411; SE-4756**Applicant(s):** Potomac Energy Holdings, LLC**Location:** Located on the northeast side of Baltimore Avenue (US 1), approximately 400 feet north of the Capital Beltway (I-95 / 495, College Park exit) (0.73 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Sign Design Standards from Section 27-614(a)(1) of the Zoning Ordinance in order to allow a freestanding sign on a property where the main building associated with the freestanding sign is set back less than 40 feet behind the front streetline. The proposed building is set back 24 feet from the front streetline along Baltimore Avenue (US 1). Therefore, a departure of approximately 16 feet is requested.**Council District:** 1**Appeal by Date:** 6/11/2015**Review by Date:** 6/11/2015**Action by Date:** 11/20/2015**History:**

*Chairman Franklin announced that the oral argument hearings for SE-4756 Potomac Energy Holdings, LLC, DDS-626 Potomac Energy Holdings, LLC, DPLS-411 Potomac Energy Holdings, LLC and DSDS-684 Potomac Energy Holdings, LLC would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the Special Exception application and related departure applications. Dan Lynch, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented and noted a correction to the case description for DSDS-684 Potomac Energy Holdings, LLC, clarifying that the "...sign is set back less than 40 feet behind the front streetline."*

*Council took this case under advisement.*

**This Departure from Sign Design Standards hearing was held and the case was taken under advisement.**

**Attachment(s):** [DSDS-684 Planning Board Resolution 15-32](#)  
DSDS-684\_PORL



**ELIGIBLE FOR FINAL ACTION (Orientation if Desired)**[ROSP SE-4464-02](#)**E&R Services, Inc.****Applicant(s):** E&R Services, Inc.**Location:** Located on the west side of Seabrook Avenue across from its intersection with Smith Avenue, also identified as 6222 and 6224 Seabrook Road, Lanham, Maryland (0.4944 Acres; C-A Zone).**Request:** Requesting approval of a Revision of Site Plan for a second revision to an approved Site Plan for a Contractor's Office with Outdoor Storage.**Council District:** 3**Appeal by Date:** 9/9/2015**History:**

*Council deferred this item to September 28, 2015.*

**This Revision of Site Plan was deferred to September 28, 2015.**

**Attachment(s):** [ROSP SE-4464-02 Zoning Hearing Examiner Decision](#)  
ROSP SE-4464-02 PORL

**ITEM(S) FOR DISCUSSION**[DSP-89063-07](#)**Duvall Village Shopping Center, Wal-Mart (Remand)****REMAND****Companion Case(s):** DSP-89063-07**Applicant(s):** Wal-Mart Real Estate Business Trust**Location:** Located at the southeastern quadrant of the intersection of Annapolis Road (MD 450) and Glenn Dale Road (MD 953) (12.25 Acres; C-G Zone).**Request:** Requesting approval of a Detailed Site Plan for a 77,916-square-foot Wal-Mart in the Duvall Village Shopping Center in the General Commercial, Existing (C-G) Zone.**Council District:** 5**Appeal by Date:** 5/7/2015**Review by Date:** 5/7/2015**Action by Date:** 9/21/2015**History:**

*Prior to the motion, Council Member Harrison requested that the Peoples's Zoning Counsel (PZC) describe the role of the PZC in zoning matters, the PZC's assistance with stakeholders, the role of the District Council, and the meaning of ex parte communication.*

*Council referred item to staff for preparation of a disapproving document (Vote: 9-0).*

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

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

**Attachment(s):** [DSP89063-07 Remand Final Decision\\_09212015](#)  
[DSP-89063-07 Remand Planning Board Resolution 14-16\(A\)](#)  
DSP-89063-07 Remand\_PORL  
[DSP-89063-07 Remand Technical Staff Report](#)  
[DSP-89063-07 Remand Technical Staff Reprt \(Additional Back-up\)](#)  
[DSP-89063-07 District Council Decision 09232014](#)

*Council adopted the prepared Order of disapproval (Vote: 9-0).*

**A motion was made by Council Member Harrison, seconded by Vice Chair Davis, that this Detailed Site Plan be disapproved. The motion carried by the following vote:**

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**Aye:** 9 - Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles  
and 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-4667 REMAND      Sycamore Hill (Remand)**

**Companion Case(s):** SE-4667

**Applicant(s):** Presidential Care, LLC / Stoddard Baptist Home, Inc.

**Location:** Located on the east side of Lottsford Vista Road, across from its intersection with Cleary Lane, also identified as 3911 Lottsford Vista Road, Bowie, Maryland (7.91 Acres; R-R Zone).

**Request:** Requesting approval of a Special Exception for an Adult Day Care for 15 persons and a 63-unit Assisted Living Facility for 78 persons.

**Council District:** 5

**Appeal by Date:** 9/4/2015

**Review by Date:** 9/30/2015

**Opposition:** The Willow Grove Citizens Association, et. al.

**History:**

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

**A motion was made by Council Member Harrison, seconded by Vice Chair Davis, that Council elect to make the final decision on this Special Exception . The motion carried by the following vote:**

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

**PENDING FINALITY (Continued)**[SE-4757](#)**Potomac Energy Holdings, LLC****Companion Case(s):** DPLS-415; DSDS-688**Applicant(s):** Potomac Energy Holding, LLC**Location:** Located on the north side of Greenbelt Road (MD 193), at its intersection with Aerospace Road, also identified as 10000 Greenbelt Road, Lanham, Maryland (0.897 Acres; I-1 Zone).**Request:** Requesting approval of a Special Exception to use approximately 0.897 acres of land, in the I-1 (Light Industrial) Zone, for a Gas Station and Food or Beverage Store.**Council District:** 4**Appeal by Date:** 10/5/2015**Review by Date:** 10/5/2015**Comment(s):** On July 6, 2015, an appeal was noted for Companion Cases DSDS-688, and DPLS-415 Potomac Energy Holdings, LLC**Opposition:** Rick Dorsey**History:**

*Council elected to make the final decision on this item (Vote: 9-0) and Council Member Turner requested expedited scheduling of the hearing.*

**A motion was made by Council Member Turner, seconded by Vice Chair Davis, that Council elect to make the final decision on this Special Exception. The motion carried by the following vote:**

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

*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.*

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD****CNU-26124-2013****Faith In Christ International**

- Applicant(s):** Faith in Christ International
- Location:** Located south of Marlboro Pike, east of Opus Avenue, and west of Pacific Avenue (0.9570 Acres; R-55 Zone).
- Request:** Requesting approval of a certification of a nonconforming use for a church in the R-55 Zone. Because zoning regulations were changed or adopted after the permitted use was lawfully established, the use became nonconforming.
- Council District:** 7
- Appeal by Date:** 9/3/2015
- Review by Date:** 9/30/2015
- History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

- Attachment(s):** [CNU-26124-2013 Planning Board Resolution 15-73](#)  
CNU-26124-2013\_PORL  
[CNU-26124-2013 Technical Staff Report](#)

**CNU-41821-2014****Saint Michael Eritrean Orthodox Church**

- Applicant(s):** Sain Michael Eritrean Orthodox Church
- Location:** Located south and west of the intersection of Annapolis Road (MD 450) and 53rd Street (0.34 Acres; R-55 Zone).
- Request:** Requesting approval for certification of a nonconforming use for a parking compound, a church, and associated parking in the R-55 Zone.
- Council District:** 5
- Appeal by Date:** 9/3/2015
- Review by Date:** 9/30/2015
- Municipality:** Town of Bladensburg
- History:**

*Council deferred this item to September 28, 2015.*

**This Certification of a Nonconforming Use was deferred to September 28, 2015.**

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**Attachment(s):** [CNU-41821-2014 Planning Board Resolution 15-72](#)  
CNU-41821-2014\_PORL  
[CNU-41821-2014 Technical Staff Report](#)

**PENDING FINALITY (Continued)****CSP-13001****Cabin Branch Village**

**Applicant(s):** Mark Vogel, VP, LLP

**Location:** Located in the northwestern quadrant of the intersection of Armstrong Lane and Ryon Road (24.58 Acres; M-X-T Z / R-R Zones).

**Request:** Requesting approval of a Conceptual Site Plan for a mixed-use development, including 206 single-family attached units and two commercial retail pad sites.

**Council District:** 6

**Appeal by Date:** 10/15/2015

**Review by Date:** 10/15/2015

**History:**

*Council deferred this item to September 28, 2015.*

**This Conceptual Site Plan was deferred to September 28, 2015.**

**Attachment(s):** [CSP-13001\\_Zoning AIS](#)  
[CSP-13001 Planning Board Resolution 15-85](#)  
CSP-13001\_PORL  
[CSP-13001 Technical Staff Report resized](#)

**PENDING FINALITY (Continued)****[DPLS-419](#)****Marlow Heights Medical Building**

**Applicant(s):** Myrnal Garza

**Location:** The subject property is a trapezoid-shaped combination of one lot (Lot 23, Block 2, Section One of "Gordons Corner") and a narrow parcel (the residue of an abandoned alley) on the east side of St. Barnabas Road (MD 414), approximately 1,000 feet south of its intersection with Branch Avenue (MD 5) (0.44 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards from Section 27-582(a) of the Prince George's County Zoning Ordinance for 11 of the required 39 off-street parking spaces to serve a medical office building.

**Council District:** 7

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council deferred this item to September 28, 2015.*

**This Departure from Parking and Loading Standards was deferred to September 28, 2015.**

**Attachment(s):** [DPLS-419 Planning Board Resolution 15-69](#)  
DPLS-419\_PORL  
[DPLS-419 Technical Staff Report](#)



**PENDING FINALITY (Continued)****DPLS-421****Harley Davidson of Washington DC****Applicant(s):** H.D.W., LTD**Location:** Located on the west side of Livingston Road at the southwest corner of its intersection with Taylor Acres Avenue also identified as 11400 Livingston Road (1.56 Acres; C-M / I-1).**Request:** Requesting approval of a Departure from Parking and Loading Standards for a departure of 22 parking spaces from the requirement in the Prince George's County Zoning Ordinance, to reflect the actual use of the property. This application is validating all of the existing conditions on the subject property to conform to all of the current zoning requirements.**Council District:** 8**Appeal by Date:** 9/3/2015**Review by Date:** 9/30/2015**History:***Council took no action on this item.***This Departure from Parking and Loading Standards was elected to review by Council.****Attachment(s):** [DPLS-421 Planning Board Resolution 15-74](#)

DPLS-421\_PORL

[DPLS-421 Technical Staff Report](#)**DSP-03063-01****Worship World Church****Applicant(s):** Worship World Church**Location:** Located at 13910 Laurel-Bowie Road in Laurel, Maryland in the northwest quadrant of the Laurel-Bowie Road/Briarwood Drive intersection (1.40 Acres; R-55 Zone).**Request:** Requesting approval of a Detailed Site Plan to convert a single-family home within the One-Family Detached Residential (R-55) Zone to a 36-seat church with associated parking.**Council District:** 1**Appeal by Date:** 8/20/2015**Review by Date:** 9/21/2015**History:***Council elected to review this item (Vote: 9-0).***A motion was made by Council Member Lehman, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

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

**PENDING FINALITY (Continued)**[DSP-04045-01](#)**Clintondale Townhomes (Remand)**[REMAND](#)

**Applicant(s):** Michael Dzaman

**Location:** Located on the western side of the cul-de-sac at the dead end of Bost Lane (4.0 Acres; R-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for the construction of a 19-lot townhome development in the Townhouse (R-T) Zone.

**Council District:** 9

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council took no action on this item.*

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

**Attachment(s):** [DSP-04045-01 Planning Board Resolution 12-82 \(A\)](#)  
DSP-04045-01\_PORL  
[DSP-04045-01 Technical Staff Report](#)

[DSP-10014](#)**Forest Oak Property (Remand)**[REMAND](#)

**Applicant(s):** Birame Kandji

**Location:** Located at 6821 Walker Mill Road, on the southern side of Walker Mill Road, approximately 450 feet southwest of its intersection with Karen Boulevard (2.558 Acres; R-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for ten single-family attached dwelling units in the Townhouse (R-T) Zone.

**Council District:** 7

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council deferred this item to September 28, 2015.*

**This Detailed Site Plan was deferred to September 28, 2015.**

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**Attachment(s):** [DSP-10014 REMAND Planning Board Resolution 12-71\(A\)](#)  
DSP-10014 REMAND\_PORL  
[DSP-10014 REMAND Technical Staff Report](#)

**PENDING FINALITY (Continued)**

**DSP-14021**                      **Cambridge Place at Westphalia, Parcels 1 & 2**

**Companion Case(s):** DDS-629; DPLS-418

**Applicant(s):** Dolben

**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.91 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for 301 multifamily units on Parcel 1, and proposed grading for installation of a sewer line on Parcel 2 in the M-X-T (Mixed Use - Transportation Oriented) Zone.

**Council District:** 6

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council deferred this item to September 28, 2015.*

**This Detailed Site Plan was deferred to September 28, 2015.**

**Attachment(s):** [DSP-14021 Planning Board Resolution 15-79](#)  
DSP-14021\_PORL  
[DSP-14021 Technical Staff Report resized](#)

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**PENDING FINALITY (Continued)****DPLS-418****Cambridge Place at Westphalia, Parcels 1 & 2**

**Companion Case(s):** DDS-629; DSP-14021

**Applicant(s):** Dolben

**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.94 Acres; M-X-T Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards to reduce the required number of parking spaces by 159 spaces.

**Council District:** 6

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council deferred this item to September 28, 2015.*

**This Departure from Parking and Loading Standards was deferred to September 28, 2015.**

**Attachment(s):** [DPLS-418 Planning Board Resolution 15-80](#)

DPLS-418\_PORL

[DPLS-418 Technical Staff Report](#)

**DDS-629****Cambridge Place at Westphalia, Parcels 1 & 2**

**Companion Case(s):** DPLS-418; DSP-14021

**Applicant(s):** Dolben

**Location:** Located on the south side of Westphalia Road, approximately one-half mile east of its intersection with Pennsylvania Avenue (MD 4) (68.94 Acres; M-X-T Zone).

**Request:** Requesting approval of a Departure from Design Standards to allow 125 parking spaces to be located one behind the other (tandem) for all 125 garage spaces provided for the multifamily buildings.

**Council District:** 6

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council deferred this item to September 28, 2015.*

**This Departure from Design Standards was deferred September 28, 2015.**

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**Attachment(s):** [DDS-629 Planning Board Resolution 15-81](#)  
 DDS-629\_PORL  
[DDS-629 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

[DSP-15007](#)                      **Day Care at Ascension**

**Companion Case(s):** DPLS-422

**Applicant(s):** Ascension Lutheran Church

**Location:** Located in the northeast quadrant of Ardwick-Ardmore Road and Buchanan Street, within Council District 3 (4.37 Acres; R-55 Zone).

**Request:** Requesting approval of Detailed Site Plan for a day care center for 80 children located in the Ascension Lutheran Church.

**Council District:** 3

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council took no action on this item.*

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

**Attachment(s):** [DSP-15007 Planning Board Resolution 15-75](#)  
 DSP-15007\_PORL  
[DSP-15007 Technical Staff Report](#)

[DPLS-422](#)                      **Day Care at Ascension**

**Companion Case(s):** DSP-15007

**Applicant(s):** Ascension Lutheran Church

**Location:** Located in the northeast quadrant of Ardwick-Ardmore Road and Buchanan Street (14.37 Acres; R-55 Zone).

**Request:** Requesting approval of Detailed Site Plan for a day care center for 80 children located in the Ascension Lutheran Church.

**Council District:** 3

**Appeal by Date:** 9/3/2015

**Review by Date:** 9/30/2015

**History:**

*Council took no action on this item.*

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

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**Attachment(s):** [DPLS-422 Planning Board Resolution 15-76](#)  
[DPLS-422\\_PORL](#)  
[DPLS-422 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

**DSP-91016-02**                      **City of Capitals 16300 Heritage Boulevard**

**Applicant(s):** Bowie Heritage, LLC  
**Location:** Located at 16300 Heritage Boulevard at the intersection of Heritage Boulevard and Mitchellville Road (3.18 Acres; C-M Zone).  
**Request:** Requesting approval for a Detailed Site Plan for the addition of a 2,228-square-foot eating and drinking establishment with drive-through service on proposed Lot 11, and modification of an existing office building to convert office to retail space on proposed Lot 10.  
**Council District:** 4  
**Appeal by Date:** 9/3/2015  
**Review by Date:** 9/30/2015  
**Municipality:** City of Bowie  
**History:**

*Council took no action on this item.*

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

**Attachment(s):** [DSP-91016-02 Planning Board Resolution 15-78](#)

**SDP-0102-04**                      **Central Wholesalers at Town Center Business Campus**

**Applicant(s):** CWI Limited Partnership  
**Location:** Location on the southeast side of Konterra Drive, approximately 600 feet south of its intersection with Virginia Manor Road (16.08 Acres; E-I-A Zone).  
**Request:** Requesting approval of a Specific Design Plan revision for the addition of a 120,000-square-foot warehouse/office in the Employment and Institutional Area (E-I-A) Zone on Lot 3.  
**Council District:** 1  
**Appeal by Date:** 10/15/2015  
**Review by Date:** 10/15/2015  
**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**3:22 PM ADJOURN**

*The meeting was adjourned at 3:22 p.m.*