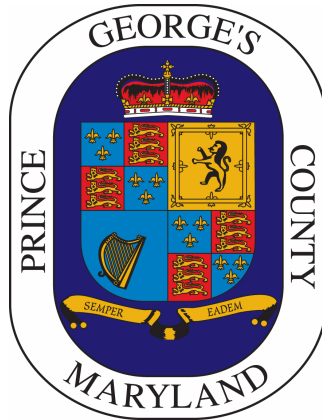


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Final

Accessible in a Hybrid Manner -- Both Virtually and In-Person

**Tuesday, June 28, 2022
11:45 AM**

Council Hearing Room

Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, Vice Chair, District 9

Jolene Ivey, District 5

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

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. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

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 and interpreters for non-english speakers 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.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

11:45 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06062022](#)

District Council Minutes Dated June 6, 2022

Attachment(s):

[6-6-2022 District Council Minutes Draft](#)

PENDING FINALITY**(a) ZONING HEARING EXAMINER****SE-4845****Brightseat Road 7-Eleven****Applicant(s):**

Hyattsville Brightseat Road RE, LLC

Location:

Located in the northeast quadrant of Medical Center Drive (formerly Arena Drive and Brightseat Road (5.303 Acres; I-3 Zone).

Request:

Requesting approval of a Special Exception (SE) to construct a Gas Station and a Food or Beverage Store.

Council District:

5

Appeal by Date:

7/25/2022

Review by Date:

7/25/2022

Opposition:

None

History:

11/23/2021	M-NCPPC Technical Staff	approval with conditions
12/13/2021	M-NCPPC Planning Board	no motion to consider
06/22/2022	Zoning Hearing Examiner	approval with conditions

Attachment(s):[SE-4845 Zoning Agenda Item Summary](#)[SE-4845 Notice of ZHE Decision](#)[SE-4845 ZHE Decision](#)

SE-4845_PORL

[SE-4845 Technical Staff Report](#)[SE-4845 Exhibit List](#)[SE-4845 Exhibit #1-50](#)[SE-4845 Transcripts 01-26-2022](#)[SE-4845 Transcripts 03-09-2022](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD****CSP-21004****National View****Applicant(s):**

Harbor View Development, LLC

Location:

Located approximately 1,000 feet north of I-95/495 (Capital Beltway) between the Woodrow Wilson Bridge and MD 210 (Indian Head Highway), and on the west side of Bald Eagle Drive (20.09 Acres; RMF-48 / IDO Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of up to 1,870 multifamily dwelling units, including up to 485 units for seniors, and approximately 289,000 square feet of office and commercial/retail space.

Council District:

8

Appeal by Date:

7/21/2022

Review by Date:

7/21/2022

Municipality:

Forest Heights

History:

05/11/2022

M-NCPPC Technical Staff

approval with conditions

06/16/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-21004 Zoning Agenda Item Summary](#)[CSP-21004 Planning Board Resolution](#)

CSP-21004 PORL

[CSP-21004 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-21019****Arcland Self Storage****Applicant(s):**

Arcland Property Company

Location:

Located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road) (4.56 Acres; CGO / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.

Council District:

9

Appeal by Date:

7/7/2022

Review by Date:

7/7/2022

History:

04/26/2022

M-NCPPC Technical Staff

approval with conditions

06/02/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-21019 Zoning Agenda Item Summary](#)[DSP-21019 Planning Board Resolution 2022-55](#)

DSP-21019_PORL

[DSP-21019 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-21049](#)**Largo Parcel O - ETOD (Expedited Transit-Oriented Development)****Applicant(s):**

Gateway Properties Largo, LLC

Location:

Located in the southeast quadrant of the intersection of Largo Drive West and Harry S Truman Drive, within the transit-oriented development (TOD) core area of the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA) (3.67 Acres; RTO-H-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the construction of 269 multifamily dwelling units and 1,990 square feet of commercial/retail space in one building.

Council District:

6

Appeal by Date:

7/21/2022

Review by Date:

7/21/2022

History:

06/02/2022

M-NCPPC Technical Staff

approval with conditions

06/16/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-21049 Zoning Agenda Item Summary](#)[DSP-21049 Planning Board Resolution](#)

DSP-21049_PORL

[DSP-21049 Technical Staff Report](#)**ADJOURN**[ADJ81-22](#)**ADJOURNED****12:00 P.M. COMMITTEE OF THE WHOLE - Accessible in a Hybrid Manner -- Both Virtually and In-Person)***(SEE SEPARATE AGENDA)*