



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

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

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, March 22, 2021

10:00 AM

VIRTUAL MEETING

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

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:01 a.m. with eleven members present at roll call.

Present: 11 - Chair Calvin S. Hawkins
Council Member Monique Anderson-Walker
Council Member Derrick Davis
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Council Member Sydney Harrison
Council Member Jolene Ivey
Council Member Rodney Streeter
Vice Chair Deni Taveras
Council Member Todd Turner

*Also Present: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy Council Administrator
Colette R. Gresham, Associate Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Donna J. Brown, Clerk of the Council
Leonard Moses, Zoning Assistant, Office of the Clerk
James Walker-Bey, Zoning Reference Aide, Office of the Clerk
Theresa Myers, Legislative Assistant, Office of the Clerk
Ellis Watson, Legislative Officer*

*M-NCPPC
Jill Kosack, Supervisor, Development Review Division
Jeremy Hurlbutt, Supervisor, Development Review Division
Adam Bossi, Development Review Division*

INVOCATION / MOMENT OF SILENCE

Chairman Hawkins called for a moment of silence. Council Member Dernoga requested another prayer for the family of former Fire Chief and District 1 staff, Eugene Jones, his wife, and children in his passing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Dernoga.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03082021](#)

District Council Minutes dated March 8, 2021

A motion was made by Council Member Turner, seconded by Council Member Davis, that the Minutes be approved. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DRAFT District Council Minutes dated 03-08-2021](#)

[MINDC 03092021](#)

District Council Minutes dated March 9, 2021

A motion was made by Council Member Turner, seconded by Council Member Davis, that the Minutes be approved. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,
Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DRAFT District Council Minutes dated 03-09-2021](#)

DRAFT

ORAL ARGUMENTS[DSP-19045](#)[Reconsideration](#)**Royal Farms Greenbelt (Reconsideration)**

- Applicant(s):** RF Greenbelt RE LLC
- Location:** Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive (4.07 Acres; C-O Zone).
- Request:** Requested approval of a Detailed Site Plan (DSP) for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building
- Council District:** 4
- Appeal by Date:** 2/11/2021
- Review by Date:** 2/11/2021
- Action by Date:** 4/9/2021

History:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. G. Macy Nelson, Esq., attorney for appellants, and Todd K. Pounds, Esq., attorney for the City of Greenbelt, along with Mayor Colin Byrd spoke in opposition. Thomas H. Haller, Esq., Attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took case under advisement.

This Detailed Site Plan hearing was held and the case was taken under advisement.

Attachment(s): [DSP-19045 Zoning Agenda Item Summary](#)
[DSP-19045 PowerPoint Slides](#)
[DSP-19045 Haller Response to Appeal_03112021](#)
[DSP-19045 PZC Notice of Intention to Participate 2021.03.04](#)
[DSP-19045 PZC disclosure letter 2021.03.04](#)
[DSP-19045 Notice of Oral Argument Hearing](#)
[DSP-19045 Appeal Letter Pounds and Nelson to Brown 02082021](#)
[DSP-19045 Planning Board Resolution 2020-154 \(A\)](#)
[DSP-19045 Planning Board Resolution 2020-154](#)
DSP-19045 PORL
[DSP-19045 Technical Staff Report](#)
[DSP-19045 Transcripts 09-24-2020](#)
[DSP-19045 Transcripts 10-15-2020](#)
[DSP-19045 Transcripts 10-29-2020](#)
[DSP-19045 Transcripts 12-03-2020](#)
[DSP-19045 Transcripts 12-17-2020](#)
[DSP-19045 Planning Board Record](#)

ORAL ARGUMENTS**SDP-1803 Remand****7-Eleven at Brandywine Village (Remand)**

- Applicant(s):** 7-Eleven, Inc.
- Location:** Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.
- Council District:** 9
- Appeal by Date:** 2/18/2021
- Review by Date:** 2/18/2021
- Action by Date:** 4/12/2021

History:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Specific Design Plan application. William Piermattei, Jacqueline Kapinos, and Min Hei (Michelle) Kim, University of Maryland Environmental Law Clinic, attorneys for persons of record, along with Valerie Davis, Jamila Balamani, and Jennifer Jackson spoke in opposition. Arthur J. Horne, Esq., Attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.

This Specific Design Plan hearing was held and the case was taken under advisement.

- Attachment(s):** [SDP-1803 Remand Zoning Agenda Item Summary](#)
[SDP-1803 Remand Presentation Slides](#)
[SDP-1803 Remand Notice of Oral Argument Hearing](#)
[SDP-1803 Remand Planning Board Resolution 2020-131\(A\)](#)
 SDP-1803 Remand PORL
[SDP-1803 Remand Technical Staff Report](#)
[SDP-1803 Remand Transcripts](#)
[SDP-1803 District Council Order of Remand](#)
[SDP-1803 Planning Board Record Remand](#)
[SDP-1803 Planning Board Record](#)

REFERRED FOR DOCUMENT**DSP-20006****Checkers Laurel**

Applicant(s): Mar Chek, Inc.

Location: Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street. (0.84 Acres; C-S-C / R-55 Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.

Council District: 1

Appeal by Date: 12/24/2020

Review by Date: 1/25/2021

Action by Date: 3/26/2021

History:

Council adopted the prepared Order of remand to the Planning Board (Vote: 10-0: Absent: Council Member Franklin)

A motion was made by Council Member Dernoga, seconded by Council Member Turner, that this Detailed Site Plan be remanded. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [DSP-20006 Zoning Agenda Item Summary](#)
[DSP-20006-Presentation Slides](#)
[DSP-20006_Notice of Oral Argument](#)
[DSP-20006 - Planning Board Resolution](#)
DSP-20006_PORL
[DSP-20006 Technical Staff Report](#)
[DSP-20006 Planning Board Transcripts](#)
[DSP-20006 PZC Notice of Intention to Participate](#)
[DSP-20006 Planning Board Record](#)

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) PLANNING BOARD[DSP-14028-04](#)**Prince George's Regional Hospital**

Applicant(s): Dimensions Health Corporation

Location: Located in the southwest quadrant of the intersection of Medical Center Drive (previously Arena Drive) and Lottsford Road, with frontage on the Harry S Truman Road extension, Medical Center Drive, Healthcare Way, and Lottsford Road. (77.83 Acres; M-X-T / D-D-O Zones).

Request: Requesting approval of Detailed Site Plan (DSP) for a comprehensive signage plan, including monument, directional, and identification signs, to be utilized throughout the campus of the University of Maryland Capital Region Medical Center, formerly known as the Prince George's County Regional Hospital.

Council District: 6

Appeal by Date: 4/15/2021

Review by Date: 4/15/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-14028-04 Zoning Agenda Item Summary](#)
[DSP-14028-04 Planning Board Resolution 2021-33](#)
DSP-14028-04_PORL
[DSP-14028-04 Technical Staff Report](#)

PENDING FINALITY**[DSP-18043](#)****Bruster's Real Ice Cream**

- Applicant(s):** Jessrite Development, LLC
- Location:** Located on the south side of Martin Luther King Jr. Highway (MD 704), in the southwest quadrant of its intersection with Addison Road (0.37 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a new 396-square-foot addition to an existing commercial building, and to convert it to a 1,256-square-foot eating and drinking establishment, excluding drive-through service in the Development District Overlay (D-D-O) Zone established by the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment (Subregion 4 Master Plan and SMA).
- Council District:** 7
- Appeal by Date:** 4/8/2021
- Review by Date:** 4/8/2021
- Municipality:** City of Seat Pleasant
- History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-18043 Planning Board Resolution 2021-17](#)
[DSP-18043_PORL](#)
[DSP-18043 Technical Staff Report](#)
[DSP-18043 Zoning Agenda Item Summary](#)

PENDING FINALITY**DSP-19004****Branch Avenue M-X-T**

- Applicant(s):** Stanley Martin
- Location:** Located on the north side of Brandywine Road, approximately 1,600 feet north of its intersection with Moores Road (72.23 Acres; M-X-T Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) is for 324 one-family attached (townhouse) dwelling units and associated site improvements in the Mixed Use-Transportation Oriented (M-X-T) Zone.
- Council District:** 9
- Appeal by Date:** 4/8/2021
- Review by Date:** 4/8/2021
- History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-19004 Zoning Agenda Item Summary](#)
[DSP-19004 Planning Board Resolution 2021-23](#)
DSP-19004_PORL
[DSP-19004 Technical Staff Report](#)

PENDING FINALITY[DSP-19056](#)**Wawa Old Branch Avenue****Companion Case(s):** DSDS-710**Applicant(s):** Marlow Heights Branch LLC**Location:** Located southwest of MD 5 (Branch Avenue) at its intersection with Beech Road (1.63 Acres; C-O Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 5,600-square-foot food and beverage store and a gas station.**Council District:** 7**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-19056 Zoning Agenda Item Summary](#)
[DSP-19056 Planning Board Resolution 2021-19](#)
DSP-19056 PORL
[DSP-19056 Technical Staff Report](#)

PENDING FINALITY**DSDS-710****Wawa Old Branch Avenue****Companion Case(s):** DSP-19056**Applicant(s):** Marlow Heights Branch LLC**Location:** Located southwest of MD 5 (Branch Avenue) at its intersection with Beech Road (1.63 Acres; C-O Zone).**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) to allow a freestanding sign that is 20 feet high and 51.65 square feet, which is 12 feet taller and 1.65 square feet larger than permitted, in the Commercial Office (C-O) Zone. In addition, a departure is requested to allow for building and canopy-mounted signage that are a total of approximately 20 square feet larger than allowed in the C-O Zone.**Council District:** 7**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign Design Standards.

The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSDS-710 Zoning Agenda Item Summary](#)
[DSDS-710 Planning Board Resolution 2021-20](#)
DSDS-710_PORL
[DSDS-710 Technical Staff](#)

PENDING FINALITY**DSP-20008****Hope Village - Phase I Royal Farms # 282**

Applicant(s): VMD-Upper Marlboro, LLC

Location: Located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike (3.27 Acres; M-X-T / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Council District: 9

Appeal by Date: 4/8/2021

Review by Date: 4/8/2021

Action by Date: 5/21/2021

History:

Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [DSP-20008 Planning Board Resolution 2021-24](#)
[- Signed](#)
DSP-20008_PORL
[DSP-20008 Technical Staff Report](#)
[DSP-20008 Zoning Agenda Item Summary](#)

PENDING FINALITY**[DSP-20027](#)****Woodvard Station, Phase 3**

Applicant(s): D.R. Horton

Location: Located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue) (13.45 Acres; M-X-T / M-I-O).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of 119 single-family attached (townhouse) dwelling units, private recreation amenities, and infrastructure for future commercial office development on Parcel 3.

Council District: 9

Appeal by Date: 4/8/2021

Review by Date: 4/8/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-20027 Zoning Agenda Item Summary](#)
[DSP-20027 Planning Board Resloution 2021-22](#)
[- Signed](#)
DSP-20027_PORL
[DSP-20027 Technical Staff Report](#)

PENDING FINALITY**DSP-20029****Behnke Property 7-Eleven**

Applicant(s): Root 1, LLC, ETAL

Location: Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Council District: 1

Appeal by Date: 4/8/2021

Review by Date: 4/8/2021

History:

Council deferred this item to March 29, 2021.

This Detailed Site Plan was deferred.

Attachment(s): [DSP-20029 Zoning Agenda Item Summary](#)
[DSP-20029 Planning Board Resolution 2021-21](#)
[- Signed](#)
DSP-20029_PORL
[DSP-20029 Technical Staff Report](#)

PENDING FINALITY[DSP-20035](#)**Waste Management Capitol Facility**

Applicant(s): Waste Management of Maryland, Inc.

Location: Located on the east side of the intersection of D'Arcy Road and Sansbury Road (7.77 Acres; I-1 / I-2 / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to raze the existing 5,628-square-foot building and construct a 25,106-square-foot administrative building with an eight bay, drive-through, commercial fleet service and shop area for a Trash Maintenance Services with Private Fueling Station use.

Council District: 6

Appeal by Date: 4/8/2021

Review by Date: 4/8/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-20035 Zoning Agenda Item Summary](#)
[DSP-20035 Planning Board Resolution 2021-16](#)
[- Signed](#)
DSP-20035_PORL
[DSP-20035 Technical Staff Report](#)

PENDING FINALITY[DSP-95063-09](#)**The Children's Guild (St. John Baptist De La Salle)****Companion Case(s):** DDS-675**Applicant(s):** The Children's Guild, Inc.**Location:** Located on the west side of Sargent Road, 625 feet north of its intersection with Chillum Road (9.26 Acres; R-55 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of a 5,524-square-foot modular classroom building to an existing school, an increase of the total student enrollment to 190 students, and the replacement of the existing playground equipment.**Council District:** 2**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:***Council deferred this item to March 29, 2021.***This Detailed Site Plan was deferred.****Attachment(s):** [DSP-95063-09 Zoning Agenda Item Summary](#)
[DSP-95063-09 Planning Board Resolution](#)
[2021-14](#)
DSP-95063-09 PORL
[DSP-95063-09 Technical Staff Report](#)

PENDING FINALITY[DDS-675](#)**The Children's Guild (St. John Baptist De La Salle)****Companion Case(s):** DSP-95063-09**Applicant(s):** The Children's Guild, Inc.**Location:** Located on the west side of Sargent Road, 625 feet north of its intersection with Chillum Road (9.26 Acres; R-55 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the requirements of the 2010 Prince George's County Landscape Manual (Landscape Manual).**Council District:** 2**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**History:**

Council deferred this item to March 29, 2021.

This Departure from Design Standards was deferred.

Attachment(s): [DDS-675 Zoning Agenda Item Summary](#)
[DDS-675 Planning Board Resolution 2021-15](#)
DDS-675_PORL
[DDS-675 Technical Staff Report](#)

PENDING FINALITY**(b) PLANNING BOARD'S REPRESENTATIVE**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.

[CNU-47255-2020-U](#)

0000 Branchville Road Berwyn Heights

- Applicant(s):** April Mackoff, Clear Channel Outdoor LLC
- Location:** Located off of Branchville Rd but facing Greenbelt Rd. running west, approximately 115 feet northeast of the intersection with Greenbelt Road (0.3690 Acres; M-X-T Zone).
- Request:** Requesting Certification of Nonconforming Use for an 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 1964).
- Council District:** 4
- Review by Date:** 3/31/2021
- 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:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use.

The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [CNU-47255-2020-U Zoning Agenda Item Summary](#)
[CNU-47255-2020 Case File](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.

[CNU-51074-2020-U](#)**6313 Rhode Island Avenue Riverdale**

- Applicant(s):** April Mackoff, Clear Channel Outdoor LLC
- Location:** Located at the intersection of East-West Highway and Rhode Island Avenue (0.14 Acres; MU-TC Zone).
- Request:** Requesting Certification of Nonconforming Use for an 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 1979.
- Council District:** 3
- Review by Date:** 3/31/2021
- 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.
- Municipality:** Riverdale Park
- History:**
- Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).*
- A motion was made by Council Member Glaros, seconded by Council Member Streeter, that this Certification of a Nonconforming Use be elected to review. The motion carried by the following vote:**
- Aye:** 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
- Absent:** Franklin
- Attachment(s):** [CNU-51074-2020-U Zoning Agenda Item Summary](#)
[CNU-51074-2020 Case File](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 29, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

A-10020-C-01**Woodmore Overlook Commercial**

- Applicant(s):** Woodmore Overlook Commercial, LLC
- Location:** Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.
- Council District:** 5
- Appeal by Date:** 2/24/2021
- Action by Date:** 7/9/2021
- Opposition:** Lake Arbor Civic Association., Samuel Dean, LaRay Benton

This Zoning Map Amendment hearing date was announced.

- Attachment(s):** [A-10020-C-01 Zoning Agenda Item Summary](#)
[A-10020 Presentation Slides](#)
[A-10020-C-01 Notice of Decision](#)
[A-10020-C-01 ZHE Decision](#)
A-10020-C-01 POR List
A-10020-C-01 ZHE Memo to Clerk
[A-10020-C-01 Transcripts 12-14-2020](#)
[A-10020-C-01 Transcripts 11-30-2020](#)
[A-10020-C-01 Transcript 10-07-2020](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 29, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-19062**Westphalia Town Center North**

- Applicant(s):** D.R. Horton
- Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.
- Council District:** 6
- Appeal by Date:** 3/4/2021
- Review by Date:** 3/4/2021
- Action by Date:** 4/23/2021

This Detailed Site Plan hearing date was announced.

- Attachment(s):** [DSP-19062 Zoning Agenda Item Summary](#)
[DSP-19062 Planning Board Resolution](#)
DSP-19062 PORL
[DSP-19062 Technical Staff Report](#)
[DSP-19062 Presentation Slides](#)
[DSP-19062 Planning Board Record](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 29, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[CSP-07004-01](#)

Westphalia Center (Amended)

[Amended](#)

Applicant(s):

Evangel Cathedral

Location:

Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.

Council District:

6

Appeal by Date:

3/4/2021

Review by Date:

3/4/2021

Action by Date:

4/23/2021

This Conceptual Site Plan hearing date was announced.

Attachment(s):

[CSP-07004-01 Zoning Agenda Item Summary](#)

[CSP-07004-01 Amended Presentation Slides](#)

[CSP-07004-01 Planning Board Resolution](#)

[CSP-07004-01_PORL](#)

[CSP-07004-01 Technical Staff Report](#)

[DSP-19062 \(CSP-07004-01 AMENDED\)](#)

[Transcripts 01-21-21](#)

[DSP-19062 \(CSP-07004-01 AMENDED\)](#)

[Planning Board Record](#)

