

# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, October 24, 2016**

**10:00 AM**

**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.

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

**9:30 AM AGENDA BRIEFING - (ROOM 2027)****10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)****INVOCATION**

*Ms. Pleshette Monroe, County Employee*

**PLEDGE OF ALLEGIANCE****APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10172016](#)

**District Council Minutes dated October 17, 2016**

**Attachment(s):**

[10-17-2016 District Council Minutes DRAFT](#)

[MINDC 10182016](#)

**District Council Minutes dated October 18, 2016**

**Attachment(s):**

[10-18-2016 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS**

[CNU-31260-2015-U](#)

**MT Laney**

**Applicant(s):**

Laney Recycling LLC

**Location:**

Located at 14852 Old Gunpowder Road, Laurel, Maryland

**Request:**

Requesting approval of a Certification of a Non-Conforming Use for a concrete recycling plant. Certification of the existing concrete recycling plant is required due to the adoption of CB-78-2004.

**Council District:**

1

**Review by Date:**

9/30/2016

**Comment(s):**

According to the M-NCPPC Memorandum, this permit application has been found to fulfill the requirements for administrative certification and there was no timely request for the Planning Board to conduct a public hearing.

**History:**

08/04/2016 M-NCPPC Administrative Certification approval  
*Alan Hirsch, Chief, Development Review Division, transmitted a memorandum recommending that the use be certified as nonconforming since the application was found to fulfill the requirements of the Zoning Ordinance for administrative certification of the use in question, and no request for the Planning Board to conduct a public hearing was received within the time period specified on the public notice sign.*

09/12/2016 Sitting as the District Council elected to review  
*Council elected to review this item (Vote: 8-0; Absent: Council Member Harrison).*

**Attachment(s):** [CNU-31260-2015-U\\_ZoningAIS](#)

### **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-8825-2015](#)

#### **Blair Hanna Apartment South**

**Applicant(s):**

Angelino & Aurora Azurin

**Location:**

Located Northwest of Parkwood Street approximately 100 feet southwest of 38th Avenue (0.167 Acres; R-18).

**Request:**

Requesting certification of a nonconforming use for a four-unit apartment building in the R-18 Zone. At that time, the existing property was subject to the requirements of the Residential "C" Zone classification. Because development regulations were changed or adopted after the use was lawfully established, the apartment use became nonconforming.

**Council District:**

5

**Appeal by Date:**

11/17/2016

**Review by Date:**

11/17/2016

**Municipality:**

Town of Cottage City

**History:**

08/29/2016 M-NCPPC Technical Staff approval

10/13/2016 M-NCPPC Planning Board approval

**PENDING FINALITY (Continued)**[DPLS-428](#)**Tropicana Grill****Applicant(s):**

Old Landover, LLC.

**Location:**

Located at the southeast section of Maryland Avenue, just southwest of the intersection of Maryland Avenue and Old Landover Road, at its intersections in Landover Hills, also known as 3503 Maryland Avenue (0.12 Acres; C-S-C Zone).

**Request:**

Requesting approval of a Departure from Parking and Loading Standards for relief from one of the nine required parking spaces from the Prince George's County Zoning Ordinance requirement for a food and beverage store and restaurant use.

**Council District:**

5

**Appeal by Date:**

11/3/2016

**Review by Date:**

11/3/2016

**History:**

08/23/2016	M-NCPPC Technical Staff	approval with conditions
09/29/2016	M-NCPPC Planning Board	approval with conditions
10/17/2016	Sitting as the District Council	deferred

*Council deferred this item to October 24, 2016.*

**Attachment(s):**[DPLS-428 Zoning AIS](#)

**PENDING FINALITY (Continued)****DSP-11018-02****Melford Village Thrive****Applicant(s):**

Thrive Development Partners

**Location:**

The entire Melford property is located in the northeast quadrant of the intersection of Robert Crain Highway (MD 3) and John Hanson Highway (US 50/301). The specific 3.14 acres affected by this DSP revision are located in the northeast quadrant of the intersection of Melford Boulevard and Curie Drive (158.37 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan for a 116,081-square-foot, 140-unit assisted living facility located on 3.14 acres of land within Melford Village.

**Council District:**

4

**Appeal by Date:**

11/17/2018

**Review by Date:**

11/17/2018

**Municipality:**

City of Bowie

**History:**

09/15/2016

M-NCPPC Technical Staff

approval with conditions

10/13/2016

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-11018-02 Zoning AIS](#)**DSP-15041****Staybridge Suites at Largo****Applicant(s):**

Heritage Inn and Suites of Upper Marlboro.

**Location:**

Located on the east side of Lottsford Road north of its intersection with Apollo Drive. The site is zoned Mixed Use–Infill (M-U-I) and is subject to the Development District Overlay (D-D-O) Zone standards in the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA) (3.56 Acres; M-U-I / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan to construct an 83,991-square-foot, 104-room hotel.

**Council District:**

6

**Appeal by Date:**

11/17/2016

**Review by Date:**

11/17/2016

**History:**

09/07/2016

M-NCPPC Technical Staff

approval with conditions

10/13/2016 M-NCPPC Planning Board approval with conditions  
Attachment(s): [DSP-15041 Zoning AIS](#)

**PENDING FINALITY (Continued)**[DSP-15044](#)**Woodspring Suites at Greenbelt, Parcel A-3**

Applicant(s): Sandpiper Hospitality V, LLC

Location: Located on the northwestern side of Greenway Center Drive, approximately 1,000 feet west of its intersection with Hanover Parkway. The site is also located adjacent to the Baltimore-Washington Parkway (MD 295), at 7480 Greenway Center Drive (3.04 Acres; C-O Zone).

Request: Requesting approval of a Detailed Site Plan for the construction of a 124-room, 52,040-square-foot hotel and ancillary site improvements.

Council District: 4

Appeal by Date: 11/10/2016

Review by Date: 11/10/2016

Municipality: City of Greenbelt

History:

09/14/2016 M-NCPPC Technical Staff approval with conditions

10/06/2016 M-NCPPC Planning Board approval with conditions

10/17/2016 Sitting as the District Council deferred

*Council deferred this item to October 24, 2016.*

Attachment(s): [DSP-15044 Zoning AIS](#)

**ADJOURN**

**1:00 PM COUNTY COUNCIL ITEMS (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**2:30 PM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*