



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DDS-649 **Councilmanic District:** 3
Meeting Date: 3/11/2024 **Zone(s):** CGO (Prior C-A)
Case Name: Riverdale Laundromat (Wildercroft)
Applicant: NPKS LLC
Location: Located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway) (.629 Acres; CGO Zone (Prior C-A Zone)).
Request: Requesting approval of a Departure from Design Standards (DDS) for a 37.2-foot departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18) located to the west of the property).

Companion Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with conditions
Planning Board: Approved with conditions
Zoning Hearing Examiner:
Municipality:
Opposition:

LEGAL DEADLINES:

Appeal date: 2/8/2024
Review date: 2/8/2024
Action date: 3/18/2024
Comments:

Staff: Todd Price

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/21/2023	approval with conditions
M-NCPPC Planning Board	01/04/2024	approval with conditions
Sitting as the District Council	01/16/2024	elected to review
Notes: Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).		
Aye:	9	Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
Absent:	2	Franklin and Oriadha
Clerk of the Council	01/24/2024	mailed

Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council 02/12/2024 announced hearing date

Sitting as the District Council 02/26/2024 hearing held; referred for document

Notes: *Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Design Standards application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Traci Scudder Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0-1; Abstain: Council Member Oriadha).*

Aye: 10 Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson and Watson

Abstain: 1 Oriadha

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Document(s): DDS-649 Presentation Slides, DDS-649 Notice of Oral Argument Hearing, DDS-649 Planning Board Resolution, DDS-649 PORL, DDS-649 Technical Staff Report, DDS-649 Transcripts 12-7-2023, DDS-649 Planning Board Record