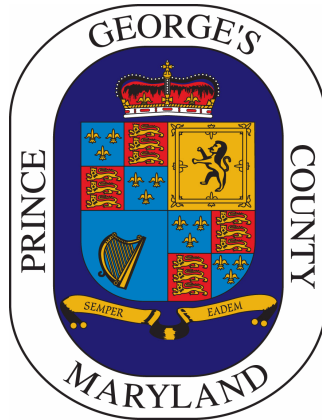


Prince George's County Council

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



Zoning Agenda - Final

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

**Monday, April 25, 2022
10:00 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

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Vacant - District 6 (effective: 4/15/2022)

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.

10:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04112022](#)

District Council Minutes Dated April 11, 2022

Attachment(s):

[4-11-2022 District Council Minutes Draft](#)

NEW CASE(S)**[ERR-285](#)****Kent Village****Applicant(s):**

Kent Village, LLC

Location:

Located on West Forest Road, Landover, Maryland, 20785 (45.5 Acres; R-18 / RMF-20 Zone).

Request:

Request approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0153, issued in error on August 19, 2020 (Exhibit 3), for 810 apartment units on approximately.

Council District:

5

Appeal by Date:

5/12/2022

Action by Date:

9/9/2022

Opposition:

None

History:

04/12/2022

Zoning Hearing Examiner

approval

Attachment(s):[ERR-285 Zoning Agenda Item Summary](#)[ERR-285 - ZHE Notice of Decision](#)[ERR-285 - ZHE Decision](#)

ERR-285 - PORL

[ERR-285- Exhibit list](#)[ERR-285- Exhibits 1-56](#)[ERR-285 Transcripts 01-22-2022](#)[ERR-285 Transcripts 11-10-2021](#)

REFERRED FOR DOCUMENT[CDP-9306-05](#)**Preserve At Piscataway (Bailey's Village)****Applicant(s):**

NVR MS Cavalier Preserve, LLC

Location:

Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).

Request:

Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.

Council District:

9

Appeal by Date:

2/24/2022

Review by Date:

2/24/2022

Action by Date:

4/25/2022

History:

12/22/2021	M-NCPPC Technical Staff	disapproval
01/20/2022	M-NCPPC Planning Board	approval
02/14/2022	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 10-0).</i>	
02/24/2022	Person of Record	appealed
	<i>G. Macy Nelson, attorney for Citizen-Protestants file an appeal and request for Oral Argument Hearing.</i>	
02/25/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/28/2022	Sitting as the District Council	hearing held; case taken under advisement

Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design Plan application. G. Macy Nelson, Esq., attorney for Citizen-Protestants, spoke in opposition. Andre Gingles, 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.

04/11/2022

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an document of denial
(Vote: 9-0; Absent: Council Members Franklin and Hawkins).*

Attachment(s):

[CDP-9306-05 Zoning Agenda Item Summary](#)

[CDP-9306-05 Presentation Slides](#)

[CDP-9306-05 Notice of Oral Argument Hearing](#)

[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)

[CDP-9306-05 Planning Board Resolution](#)

CDP-9306-05_PORL

[CDP-9306-05 Technical Staff Report](#)

[CDP-9306-05 Transcripts](#)

[CDP-9306-05 Planning Board Record](#)

PENDING FINALITY

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.

(a) PLANNING BOARD**DSP-20003****Mill Branch Road Crossing****Applicant(s):**

Green Branch, LLC

Location:

Located in the northeast quadrant of the intersection of US 301 (Robert Crain Highway) and Mill Branch Road (70.11 Acres; C-S-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for construction of 190 single-family attached (townhouses) and 408 multifamily dwelling units in six buildings as part of an overall mixed-use development. Infrastructure improvements are proposed on the remainder of the site for the future commercial component.

Council District:

4

Appeal by Date:

5/12/2022

Review by Date:

5/12/2022

Municipality:

Bowie

History:

03/09/2022

M-NCPPC Technical Staff

approval with conditions

04/07/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20003 Agenda Item Summary](#)[DSP-20003 Planning Board Resolution 2022-35 - Signed](#)

DSP-20003_PORL

[DSP-20003 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***CSP-10002 Amend
Conditions****Queens Chapel Town Center
(CSP-10002 / DSP-10011)****Companion Case(s):** DSP-10011 Amend Conditions**Applicant(s):** Queens Chapel Town Center, LLC**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.**Council District:** 2**Appeal by Date:** 4/11/2022**Action by Date:** 7/25/2022**Opposition:** The City of Hyattsville, et. al.**History:**

03/25/2022 Zoning Hearing Examiner approval with conditions

04/08/2022 Applicant appealed

Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.

04/08/2022 Person of Record appealed

E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.

04/11/2022 Sitting as the District Council elected to review

Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

04/13/2022 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[CSP-10002 Amend Conditions Zoning Agenda Item Sumr](#)
[CSP-10002 Amend Conditions Notice of Oral Argument I](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown /](#)
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04](#)
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal em](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions POR](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.**DSP-10011 Amend
Conditions****Queens Chapel Town Center
(CSP-10002 / DSP-10011)****Companion Case(s):** CSP-10002 Amend Conditions**Applicant(s):** Queens Chapel Town Center, LLC**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.**Council District:** 2**Appeal by Date:** 4/11/2022**Action by Date:** 9/23/2022**Opposition:** The City of Hyattsville, et. al.**History:**

03/25/2022 Zoning Hearing Examiner approval with conditions

04/08/2022 Applicant appealed

Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.

04/08/2022 Person of Record appealed

E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.

04/11/2022 Sitting as the District Council elected to review

Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

04/13/2022 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[DSP-10011 Amend Conditions Agenda Item Summary](#)
[DSP-10011 Amend Conditions Notice of Oral Argument F](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter](#)
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal e](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
CSP 10002 & DSP-10011 Amend Conditions POR
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

[ADJ57-22](#)

ADJOURNED

11:00 AM COMMITTEE OF THE WHOLE - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

(SEE SEPARATE AGENDA)