

Prince George's County Council

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



Zoning Agenda

Tuesday, April 1, 2014

10:00 AM

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Will A. Campos, District 2, Vice Chair
Derrick Leon Davis, District 6
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Eric C. Olson, District 3
Obie Patterson, District 8
Karen R. Toles, District 7
Ingrid M. Turner, District 4*

Robert J. Williams, Jr., Council Administrator

(COUNTY COUNCIL - SEE SEPARATE AGENDA)

CONVENE

REFERRED FOR DOCUMENT

[DSP-06088-01](#)

Stratford Estates, Section 2

Applicant(s):

Dan Ryan Builders Mid-Atlantic, Inc.

Location:

Located on the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection with Marlboro Pike.

Request:

Requesting approval of a Detailed Site Plan to revise the previously approved architectural elevations.

Council District:

6

Appeal by Date:

12/19/2013

Review by Date:

1/21/2014

Action by Date:

4/25/2014

History:

10/10/2013

M-NCPPC Technical Staff

approval with conditions

11/14/2013

M-NCPPC Planning Board

approval with conditions

01/13/2014

Sitting as the District Council

elected to review

Council elected to review (Voice Vote: 8-0; Absent: Council Member Olson).

02/24/2014

Sitting as the District Council

hearing held; case taken under advisement

Ruth Grover, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Chris Hatcher, Esq., Alfred Weaver, Sally Wolfe, John Peter Thompson and Billie Hinnefeld spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.

03/18/2014

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).

Attachment(s):

[DSP-06088-01 Planning Board Decision 13-124](#)

DSP-06088-01_PORL

[DSP-06088-01 Technical Staff Report](#)

[SDP-0315-04](#)**Beech Tree, East Village Sections 4 & 5****Applicant(s):**

VOB Limited Partnership

Location:

Located on the southwest quadrant of the intersection of Robert S. Crain Highway (US 301) and Leeland Road (22.90 Acres; R-S Zone).

Request:

Requesting approval of a Specific Design Plan to add 11.90 acres, 107 single-family attached lots to the existing 39 lots, and single-family attached architecture and a variance from the requirement of Section 27-515(b), Footnote 29.

Council District:

6

Appeal by Date:

2/13/2014

Action by Date:

4/23/2014

Comment(s):

District Council review of this case is required by A-9763-C.

History:

12/09/2013	M-NCPPC Technical Staff	approval with conditions
01/09/2014	M-NCPPC Planning Board	approval with conditions
03/24/2014	Sitting as the District Council	hearing held

Chairman Franklin indicated that the Oral Argument hearings for SDP-0315-04 Beech Tree, East Village Sections 4 & 5 and SDP-0902-01 Beech Tree, East Village, Sections 11 and 13 would be held in tandem. Jill Kosack, M-NCPPC planning staff, provided an overview of the Specific Design Plan application. James Schneider, applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.

03/24/2014	Sitting as the District Council	referred for document
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Council referred item to staff for preparation of an approving order, with conditoins (Vote: 7-0; Absent: Council Members Lehman and Olson).

Backup: Order of Approval, with Conditions.

SDP-0902-01Beech Tree, East Village, Sections 11 and 13Applicant(s):

VOB Limited Partnership

Location:

Located on the southwest quadrant of the intersection of Robert S. Crain Highway (US 301) and Leeland Road.

Request:

Requesting approval of a Specific Design Plan to revise Section 13 from 49 single-family detached lots to 112 single-family attached lots and add single-family attached architecture and a variance from the requirement of Section 27-515(b), Footnote 29.

Council District:

6

Appeal by Date:

2/13/2014

Action by Date:

4/23/2014

Comment(s):

District Council review of this case is required by A-9763-C

History:

12/06/2013	M-NCPPC Technical Staff	approval with conditions
01/09/2014	M-NCPPC Planning Board	approval with conditions
03/24/2014	Sitting as the District Council	hearing held

Chairman Franklin indicated that the Oral Argument hearings for SDP-0315-04 Beech Tree, East Village Sections 4 & 5 and SDP-0902-01 Beech Tree, East Village, Sections 11 and 13 would be held in tandem. Jill Kosack, M-NCPPC planning staff, provided an overview of the Specific Design Plan application. James Schneider, applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.

03/24/2014	Sitting as the District Council	referred for document
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Council referred item to staff for preparation of an approving order, with conditoins (Vote: 7-0; Absent: Council Members Lehman and Olson).

Backup: Order of Approval, with Conditions.

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