

Prince George's County Council

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



Zoning Agenda - Final

Tuesday, March 31, 2015

10:00 AM

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Derrick Leon Davis, District 6, Vice Chair
Dannielle M. Glaros, District 3
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

ADDITION**(COUNTY COUNCIL - SEE SEPARATE AGENDA)****CONVENE****ITEM FOR DISCUSSION****[A-9775-01-C](#)****Springdale Estates****Applicant(s):**

Klein Bellehaven LLC

Location:

Located on the southeast side of Saint Joseph's Drive and the south side of Ardwick-Ardmore Road in Landover (4.98 Acres; L-A-C Zone)

Request:

Requesting approval of an Amendment of Basic Plan and Conditions for Springdale Estates to remove the 50,000 square feet of commercial retail space approved by the District Council in A-9775-C and add a residential component of 15 dwelling units per acre or approximately 70 townhouses.

Council District:

5

Appeal by Date:

3/9/2015

Action by Date:

4/6/2015

Municipality:

One-Mile Glenarden

Opposition:

The Ardmore-Springdale Civic Association

History:

11/22/2013

Applicant

transmitted

Nat Ballard, Consultant for the applicant transmitted an application to amend the approved Basic Plan for A-9775-C.

11/26/2013

Clerk of the Council

administrative referral to the Zoning Hearing Examiner

The Clerk of the Council transmitted the request for amendment of Approved Basic Plan A-9775-C to the Zoning Hearing Examiner for scheduling of a public hearing.

09/24/2014

M-NCPPC Technical Staff

approval with conditions

11/13/2014

M-NCPPC Planning Board

approval with conditions

02/20/2015

Zoning Hearing Examiner

disapproval

03/06/2015 Applicant appealed
Michael S. Nagy, Esquire, Attorney for the Applicant, filed exceptions to the decision of the Zoning Hearing Examiner and requested Oral Argument.

03/23/2015 Sitting as the District Council hearing held; case taken under advisement
Tom Lockard, M-NCPPC, provided an overview of the Basic Plan Amendment. Michael Nagy, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Council, spoke to the legalities of the arguments presented.

Council took this case under advisement.

Attachment(s):

[A-9775-01-C Zoning Hearing Examiner Decision](#)

[A-9775-01-C Planning Board Resolution 14-115](#)

[A-9775-01-C Technical Staff Report](#)

A-9775-01 Appeal Letter

A-9775-01-C POR List

ADJOURN