



Prince George's County Council

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

Zoning Minutes - Final 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

Monday, November 7, 2016

1:30 PM

Council Hearing Room

1:00 PM AGENDA BRIEFING - (ROOM 2027)

1:42 PM CALL TO ORDER - (COUNCIL HEARING ROOM)

The meeting was called to order at 1:42 p.m. with seven members present at roll call.

Present: 7 - Chairman Derrick Davis
 Vice Chair Dannielle Glaros
 Council Member Andrea Harrison
 Council Member Deni Taveras
 Council Member Karen Toles
 Council Member Obie Patterson
 Council Member Todd Turner

Absent: Council Member Mary Lehman
 Council Member Mel Franklin

*Also Present: Stan Brown, People's Zoning Counsel
William M. Hunt, Deputy Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Redis C. Floyd, Clerk of the Council
Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC
Ruth Grover, Development Review Division
Susan Lareuse, Development Review Division
Henry Zhang, Supervisor, Development Review Division*

*DPIE
Bill Edelen, Property Standards Enforcement*

INVOCATION

The Invocation was provided by Christine Osei, County Employee. Council Member Harrison requested prayer for the family of Cliff Savoy, in his passing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Toles.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10242016](#)

District Council Minutes dated October 24, 2016

A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that these Minutes be approved. The motion carried by the following vote:

Aye: 7 - Davis, Glaros, Harrison, Taveras, Toles, Patterson and Turner

Absent: Lehman and Franklin

Attachment(s): [10-24-2016 District Council Minutes DRAFT](#)

ORAL ARGUMENTS**DSP-12018****U-Haul Moving and Storage Operation and Bottled Gas Sales**

Applicant(s): Jim Lorimer

Location: Located in the southeastern quadrant of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410) at 6889 New Hampshire Avenue (4.68 Acres; C-M Zone).

Request: Requesting approval of a Detailed Site Plan for the addition of a moving and storage operation and bottled gas sales to the existing vehicle rental site.

Council District: 2

Appeal by Date: 9/1/2016

Review by Date: 9/30/2016

Action by Date: 11/18/2016

History:

Ruth Grover, M-NCPPC, provided an overview of the Detailed Site Plan application. Michelle Larocca, Esq. spoke in support, on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The case was taken under advisement.

This Detailed Site Plan hearing was held and the case was taken under advisement.

Attachment(s): [DSP-12018 ZoningAIS](#)
[DSP-12018 Planning Board Resolution 16-92](#)
DSP-12018_PORL
[DSP-12018 Technical Staff Report](#)

ORAL ARGUMENTS (Continued)**DSP-15043****4100 Laurel Road (Hidden Village)**

Applicant(s): 4100 Laurel Road LLC

Location: Located at the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road. More specifically, the site is located at 4100 Laurel Road in Temple Hills, Maryland, and is also part of the Hidden Valley Subdivision (0.896 Acres; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan for a one-story 246-square-foot office with associated parking and landscaping, and a 720-square-foot future garage to be used for the maintenance of company vehicles.

Council District: 7

Appeal by Date: 10/13/2016

Review by Date: 10/13/2016

Action by Date: 11/18/2016

History:

Susa Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan application. Christina Caron-Moroney spoke in support, on behalf of the applicant. Cheryl Christmas and Karen Long spoke in opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The case was taken under advisement.

This Detailed Site Plan hearing was held and the case was taken under advisement.

Attachment(s): [DSP-15043 Zoning AIS](#)
[DSP-15043 Planning Board Resolution 16-103](#)
DSP-15043_PORL
[DSP-15043 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION[SE-4758](#)**Marlow Heights Citgo****Companion Case(s):** DPLS-413; DSDS-686**Applicant(s):** St. Barnabas Road Plaza, LLC**Location:** Located at the northwest corner of St. Barnabas Road and Dallas Drive, also identified as 4801 St. Barnabas Road, Temple Hills, Maryland (0.32 Acres; C-S-C Zone).**Request:** Requesting approval of a Special Exception to develop 0.32 acres (13,846 square feet) of land in the C-S-C (Commercial Shopping Center) Zone as a Gasoline Station, Food and Beverage Store, Auto Repair and accompanying office and storage.**Council District:** 7**Appeal by Date:** 8/17/2016**Review by Date:** 9/30/2016**Action by Date:** 1/16/2017**Opposition:** None**History:***Council deferred this item to November 14, 2016.***This Special Exception was deferred to November 14, 2016.****Attachment(s):** [SE-4758 Zoning AIS](#)
[SE-4758-RECON_Zoning Hearing Examiner](#)
[Decison](#)
SE-4758_RECON_PORL
[SE-4758 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[DPLS-413](#)**Marlow Heights Citgo****Companion Case(s):** DSDS-686; SE-4758**Applicant(s):** St Barnabas Road Plaza, LLC.**Location:** The subject property is a rectangular-shaped parcel at the northwest corner of the intersection of St. Barnabas Road and Dallas Drive (0.32 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards for a departure of one required loading space in accordance with Subtitle 27 of the Prince George's County Code.**Council District:** 7**Appeal by Date:** 4/21/2016**Review by Date:** 4/21/2016**Action by Date:** 1/16/2017**History:**

Council deferred this item to November 14, 2016.

This Departure from Parking and Loading Standards was deferred to November 14, 2016.

Attachment(s): [DPLS-413 Planning Board Resolution 16-28](#)
DPLS-413_PORL
[DPLS-413 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[DSDS-686](#)**Marlow Heights Citgo****Companion Case(s):** DPLS-413; SE-4758**Applicant(s):** St Barnabas Road Plaza, LLC.**Location:** The subject property is a rectangular-shaped parcel at the northwest corner of the intersection of St. Barnabas Road and Dallas Drive (0.32 Acres; C-S-C Zone).**Request:** Requesting approval of a Departure from Sign Design Standards from Section 27-614(a)(1) of the Zoning Ordinance, which requires buildings identified by freestanding signs in all commercial and industrial zones (except the I-3 Zone) to be located at least forty feet behind the right-of-way. The existing building is 36 feet from the right-of-way of St. Barnabas Road, necessitating a departure of four feet. In addition, the applicant is requesting a departure of 13.5 feet for canopy signage above the 70 feet permitted by the County Code.**Council District:** 7**Appeal by Date:** 4/21/2016**Review by Date:** 4/21/2016**Action by Date:** 1/16/2017**History:**

Council deferred this item to November 14, 2016.

This Departure from Sign Design Standards was deferred to November 14, 2016.

Attachment(s): [DSDS-686 Planning Board Resolution 16-29](#)

DSDS-686_PORL

[DSDS-686 Technical Staff Report](#)

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.

(a) ZONING HEARING EXAMINER

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.

SE-4775 Hotel at Cafritz Property at Riverdale Park
Reconsideration

Companion Case(s): SE-4775

Applicant(s): Calvert Tract Parcel 6A, LLC

Location: Located at the southwest corner of the future intersection of Van Buren Street and Rhode Island Avenue, Riverdale Park, Maryland, and identified as the western half of Parcel F (0.87 Acres; M-U-TC Zone).

Request: Requesting approval of a Special Exception for permission to use approximately 0.87 acres of land in the M-U-TC (Mixed Use Town Center) Zone for a Hotel.

Council District: 3

Appeal by Date: 11/16/2016

Review by Date: 1/2/2017

Municipality: Town of Riverdale Park

Opposition: None

History:

Council deferred this item to November 14, 2016.

This Special Exception was deferred to November 14, 2016.

Attachment(s): [SE-4775 Reconsideration_Zoning AIS](#)
 [SE-4775 Reconsideration Zoning Hearing](#)
 [Examiner Decision](#)
 SE-4775 Reconsideration_PORL
 [SE-4775 Technical Staff Report](#)

PENDING FINALITY (Continued)

(b) PLANNING BOARD

DSP-15016

Blue, Parcels 61 and 130

- Applicant(s):** Hyattsville Route One Partners, LLC
- Location:** Located located on the western side of Baltimore Avenue (US 1), approximately 115 feet south of its intersection with Jefferson Street at 5334 Baltimore Avenue, in the City of Hyattsville.
- Request:** Requesting approval of a Detailed Site Plan for a 16-townhouse development.
- Council District:** 2
- Appeal by Date:** 12/1/2016
- Review by Date:** 1/2/2017
- Municipality:** City of Hyattsville

History:

Council deferred this item to November 14, 2016.

This Detailed Site Plan was deferred to November 14, 2016.

- Attachment(s):** [DSP-15016 Zoning AIS](#)
[DSP-15016 Planning Board Resolution 16-119](#)
DSP-15016_PORL
[DSP-15016 Technical Staff Report](#)

PENDING FINALITY (Continued)**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:**

Council took no action of this item.

This Detailed Site Plan was did not elect to review by Council.

- Attachment(s):** [DSP-15041 Zoning AIS](#)
[DSP-15041 Planning Board Resolution 16-108](#)
DSP-15041_PORL
[DSP-15041 Technical Staff Report](#)

DSP-16021**River of Life Church**

- Applicant(s):** River of Life Church
- Location:** Located on the south side of Norcross Street, approximately 260 feet southeast of its intersection with Saint Clair Drive (8.98 Acres; R-55 Zone).
- Request:** Requesting approval of a Detailed Site Plan to increase an existing day care center enrollment from 30 to 55 children.
- Council District:** 7
- Appeal by Date:** 11/24/2016
- Review by Date:** 11/24/2016
- History:**

Council deferred this item to November 14, 2016.

This Detailed Site Plan was deferred to November 14, 2016.

Attachment(s): [DSP-16021 Zoning AIS](#)
 [DSP-16021 Planning Board Resolution 16-120](#)
 DSP-16021_PORL
 [DSP-16021 Technical Staff Report](#)

3:23 PM ADJOURN

The meeting was adjourned at 3:23 p.m.

COUNTY COUNCIL - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council