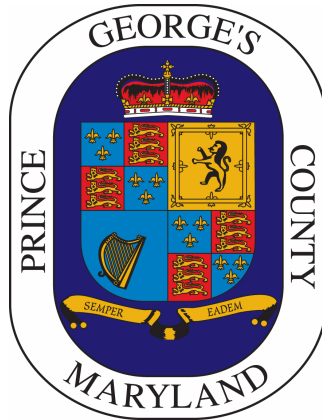


Prince George's County Council

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



Zoning Agenda - Final **(In-Person)**

Monday, January 9, 2023
10:00 AM

Council Hearing Room

Sitting as the District Council

Thomas E. Dernoga, Chair, District 1

Wala Blegay, Vice Chair, District 6

Edward P. Burroughs, III, District 8

Wanika Fisher, District 2

Mel Franklin, At-Large

Ingrid S. Watson, District 4

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, District 5

Eric C. Olson, District 3

Krystal Oriadha, District 7

Jennifer A. Jenkins, 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 - (COUNCIL HEARING ROOM)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10312022](#)

District Council Minutes Dated October 31, 2022

Attachment(s):

[10-31-2022 District Council Minutes Draft](#)

PENDING FINALITY**(a) PLANNING BOARD****CDP-9901-01****Forest Hills****Applicant(s):**

Quad Construction Corporation

Location:

Located on both sides of MD 202 (Largo Road), approximately one mile north of its intersection with MD 725 (167.70 Acres; LCD Zone).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to amend the conditions and plans to reflect the changes made by Zoning Map Amendment (Basic Plan) A-9895-C-01, relative to the removal of the Western Branch Trail through the west side of the property.

Council District:

6

Appeal by Date:

1/12/2023

Review by Date:

1/30/2023

History:

11/02/2022

M-NCPPC Technical Staff

approval with conditions

12/08/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CDP-9901-01 Zoning Agenda Item Summary](#)[CDP-9901-01 Planning Board Resolution](#)

CDP-9901-01 PORL

[CDP-9901-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**CSP-21003****Upper Marlboro Gateway Property****Applicant(s):**

Charles P. Johnson & Associates, Inc.

Location:

Located on the north side of MD 725 (Marlboro Pike), 1,200 feet west of US 301 (Robert Crain Highway) (4.68 Acres; RMF-48 Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for the development of 153 multifamily dwelling units and 31,678 square feet of commercial/retail space.

Council District:

6

Appeal by Date:

12/22/2022

Review by Date:

1/30/2023

History:

10/11/2022

M-NCPPC Technical Staff

approval with conditions

11/17/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-21003 Zoning Agenda Item Summary](#)[CSP-21003 Planning Board Resolution](#)

CSP-21003 PORL

[CSP-21003 Technical Staff Report](#)

PENDING FINALITY (Continued)**DDS-685****The Promise****Companion Case(s):** DSP-19071**Applicant(s):** A Determined Seed, LLC**Location:** Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.10 Acres; NAC Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces.**Council District:** 7**Appeal by Date:** 12/22/2022**Review by Date:** 1/30/2023**History:**

11/03/2022 M-NCPPC Technical Staff approval

11/17/2022 M-NCPPC Planning Board approval

Attachment(s): [DDS-685 Zoning Agenda Item Summary](#)[DDS-685 Planning Board Resolution](#)

DDS-685_PORL

[DDS-685 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-19071](#)**The Promise**
(Expedited Transit-Oriented Development Project)**Companion Case(s):** DDS-685**Applicant(s):** A Determined Seed, LLC**Location:** Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.10 Acres; NAC Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for a mixed-use development containing 481 multifamily residential units, 504 units for the elderly or physically handicapped, and 37,810 square feet of commercial space.**Council District:** 7**Appeal by Date:** 12/22/2022**Review by Date:** 1/30/2023**History:**

11/03/2022 M-NCPPC Technical Staff approval with conditions

11/17/2022 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-19071 Zoning Agenda Item Summary](#)[DSP-19071 Planning Board Resolution](#)

DSP-19071 PORL

[DSP-19071 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-06079-05](#)**Westridge (D'Arcy Park South)****Applicant(s):**

CGMG Capital, LLC

Location:

Located in the southeastern quadrant of the intersection of the I-95/I-495 (Capital Beltway) and D'Arcy Road (0.82 Acres; RR / MIO Zones).

Request:

Request approval of a Detailed Site Plan (DSP) that proposes revision to the previous conditions relating to the timing of recreational facilities construction.

Council District:

6

Appeal by Date:

1/19/2023

Review by Date:

1/30/2023

History:

11/29/2022

M-NCPPC Technical Staff

approval with conditions

12/15/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-06079-05 Zoning Agenda Item Summary](#)[DSP-06079-05 Planning Board Resolution](#)

DSP-06079-05 PORL

[DSP-06079-05 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-07031-05](#)**Melford Property Pod 6****Applicant(s):**

Drewberry Engineers, Inc.

Location:

Located on the north side of US 50 (John Hanson Highway) and southeast of the intersection of Melford Boulevard and Tesla Drive (38.88 Acres; TAC-E Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to replace two single-story flex/office buildings (25,840 square feet each) and one multi-story office building (42,000 square feet) with two one-story flex/research and development (R&D) buildings (36,120 and 23,520 square feet).

Council District:

4

Appeal by Date:

1/5/2023

Review by Date:

1/30/2023

Municipality:

Bowie

History:

10/18/2022

M-NCPPC Technical Staff

approval with conditions

12/01/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-07031-05 Zoning Agenda Item Summary](#)[DSP-07031-05 Planning Board Resolution](#)

DSP-07031-05 PORL

[DSP-07031-05 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-22007****Cherry Lane Storage****Applicant(s):**

Cherry Lane Project, LLC.

Location:

Located in the southwest quadrant of Cherry Lane and Cherry Lane Court (2.33 Acres; IE Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the construction of a 3 story 108,273-square-foot consolidated storage facility with 895 units and a manager's office.

Council District:

1

Appeal by Date:

12/1/2022

Review by Date:

1/30/2023

History:

09/06/2022

M-NCPPC Technical Staff

approval with conditions

10/27/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-22007 Zoning Agenda Item Summary](#)[DSP-22007 Planning Board Resolution](#)

DSP-22007 PORL

[DSP-22007 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-94052-03****Breighton Hills Condominiums****Applicant(s):**

LaLomita, LLC

Location:

Located at 1160 Marcy Avenue in Oxon Hill, which is at the terminus of Marcy Avenue, approximately 2,800 feet east of its intersection with Livingston Road (1.99 Acres; R-30C Zone).

Request:

Requesting approval of Detail Site Plan (DSP) for the development of 24 multifamily dwelling units in a four-story building on Parcel 10.

Council District:

8

Appeal by Date:

12/22/2022

Review by Date:

1/30/2023

History:

10/12/2022

M-NCPPC Technical Staff

approval with conditions

11/17/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-94052-03 Zoning Agenda Item Summary](#)[DSP-94052-03 Planning Board Resolution](#)

DSP-94052-03 PORL

[DSP-94052-03 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-0111-H2](#)****Beechtree East Village, Lot 14 Block L****Applicant(s):**

Brandon Kemp

Location:

Located at 15432 Symondsburly Way, Upper Marlboro, Maryland (0.21 Acres; LDC Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) to construct a 21-foot by 12-foot deck, and a 11-foot by 16-foot screened porch on the rear of the existing single-family detached dwelling and located within the rear yard setback.

Council District:

6

Appeal by Date:

12/22/2022

Review by Date:

1/30/2023

History:

10/11/2022

M-NCPPC Technical Staff

approval

11/17/2022

M-NCPPC Planning Board

approval

Attachment(s):[SDP-0111-H2 Zoning Agenda Item Summary](#)[SDP-0111-H2 Planning Board Resolution](#)

SDP-0111-H2_PORL

[SDP-0111-H2 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-8804-02](#)****Collington Center (NASA Federal Credit Union)****Applicant(s):**

NASA Federal Credit Union, Inc.

Location:

Located on the eastern side of Prince George's Boulevard, approximately 400 feet north of its intersection with Trade Zone Avenue (90,030 square feet; LCD Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for two four-story office buildings and associated site improvements on proposed Lot 9, and related improvements on proposed Lot 8.

Council District:

4

Appeal by Date:

11/3/2022

Review by Date:

1/30/2023

History:

08/23/2022

M-NCPPC Technical Staff

approval with conditions

09/29/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-8804-02 Zoning Agenda Item Summary](#)[SDP-8804-02 Planning Board Resolution](#)

SDP-8804-02_PORL

[SDP-8804-02- Technical Staff Report](#)**ADJOURN****[ADJ5-23](#)****ADJOURNED****11:00 A.M. PLANNING HOUSING & ECONOMIC DEVELOPMENT COMMITTEE - (COUNCIL HEARING ROOM)****1:30 P.M. EDUCATION WORKFORCE & DEVELOPMENT COMMITTEE - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*