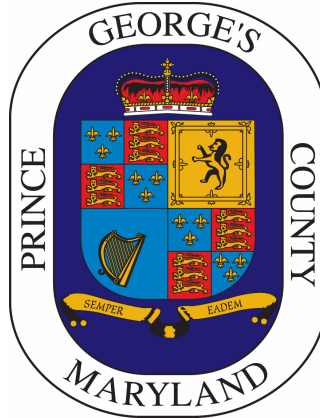


# Prince George's County Council

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



## **Zoning Agenda - Final**

**(1:00 PM Agenda Briefing Rm 2027)**

**Monday, October 7, 2019**

**1:30 PM**

**Council Hearing Room**

## **Sitting as the District Council**

*Todd M. Turner, Chair, District 4*

*Monique Anderson-Walker, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, District 9*

*Calvin S. Hawkins, II, At-Large*

*Jolene Ivey, District 5*

*Rodney C. Streeter, Vice Chair, District 7*

*Deni L. Taveras, District 2*

*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 GOVERNMENT OPERATIONS AND FISCAL POLICY COMMITTEE - (ROOM 2027)**

*(SEE SEPARATE AGENDA)*

**1:00 PM AGENDA BRIEFING - (ROOM 2027)**

**1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION**

*Edwin H. Brown, Jr., County Employee*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09232019](#)

**District Council Minutes dated September 23, 2019**

**Attachment(s):**

[9-23-2019 District Council Minutes DRAFT](#)

**REFERRED FOR DOCUMENT**[DSP-15031-01](#)**EZ Storage College Park****Companion Case(s):** DDS-648; DPLS-459**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Requesting for approval of a Detailed Site Plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 10/7/2019**History:**

05/07/2019	M-NCPPC Technical Staff	approval with conditions
06/13/2019	M-NCPPC Planning Board	approval with conditions
07/08/2019	Sitting as the District Council	elected to review

*Council elected to review this item (Vote: 9-0; Absent: Council Members Franklin and Ivey).*

09/09/2019                      Sitting as the District Council                      hearing held; case taken under advisement

*Chair Turner announced that the three EZ Storage College Park cases, DSP-15031-01, DDS-648, and DPLS-459 would be held in tandem. Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan, Departure from Design Standards, and Departure from Parking and Loading Standards applications. Mr. Bradley Farrar, Esq., attorney for the applicant, spoke in support along with Ms. Terry Shum, City of College Park, Mr. Laurent Mounaud, Vika Maryland LLC, and Mr. Craig Pittinger, Siena Corporation. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

09/23/2019                      Sitting as the District Council                      referred for document

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Dernoga and Franklin).*

**Attachment(s):**

[DSP-15031-01 Planning Board Resolution 19-65](#)

DSP-15031-01 PORL

[DSP-15031-01 Technical Staff Report](#)

**REFERRED FOR DOCUMENT (Continued)****DDS-648****EZ Storage College Park****Companion Case(s):** DPLS-459; DSP-15031-01**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) from the requirements of Section 27-578(a) of the Prince George's County Zoning Ordinance, to allow the loading space size to be reduced to 10 feet wide by 20 feet long.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 11/8/2019**History:**

05/07/2019	M-NCPPC Technical Staff	approval
06/13/2019	M-NCPPC Planning Board	approval
07/08/2019	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 9-0; Absent: Council Members Franklin and Ivey).</i>	
09/09/2019	Sitting as the District Council	hearing held; case taken under advisement

*Chair Turner announced that the three EZ Storage College Park cases, DSP-15031-01, DDS-648, and DPLS-459 would be held in tandem. Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan, Departure from Design Standards, and Departure from Parking and Loading Standards applications. Mr. Bradley Farrar, Esq., attorney for the applicant, spoke in support along with Ms. Terry Shum, City of College Park, Mr. Laurent Mounaud, Vika Maryland LLC, and Mr. Craig Pittinger, Siena Corporation. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

09/23/2019

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Davis).*

**Attachment(s):**

[DDS-648 Planning Board Resolution 19-67](#)

DDS-648\_PORL

[DDS-648 Technical Staff Report](#)

**REFERRED FOR DOCUMENT (Continued)****DPLS-459****EZ Storage College Park****Companion Case(s):** DDS-648; DSP-15031-01**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) from the requirements of Section 27-568(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of parking spaces.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 11/8/2019**History:**

05/07/2019	M-NCPPC Technical Staff	approval
06/13/2019	M-NCPPC Planning Board	approval
07/08/2019	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 9-0; Absent: Council Members Franklin and Ivey).</i>	
09/09/2019	Sitting as the District Council	hearing held; case taken under advisement

*Chair Turner announced that the three EZ Storage College Park cases, DSP-15031-01, DDS-648, and DPLS-459 would be held in tandem. Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan, Departure from Design Standards, and Departure from Parking and Loading Standards applications. Mr. Bradley Farrar, Esq., attorney for the applicant, spoke in support along with Ms. Terry Shum, City of College Park, Mr. Laurent Mounaud, Vika Maryland LLC, and Mr. Craig Pittinger, Siena Corporation. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*



09/23/2019

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Davis).*

**Attachment(s):**

[DPLS- Planning Board Resolution 19-66](#)

DPLS-459 PORL

[DPLS-459 Technical Staff Report](#)

**REFERRED FOR DOCUMENT (Continued)****[ERR-280](#)****JH Chevet Manor****Applicant(s):**

JH Chevet Manor, LLC

**Location:**

Located on the south side of Wheeler Road and its intersection with Vermillion Avenue (2.25 Acres; R-10 Zone).

**Request:**

Requesting for validation of Prince George's County's Multi-Family Rental Housing License No. M-0643, issued in error on March 10, 2017 for 109 apartment units.

**Council District:**

7

**Appeal by Date:**

9/20/2019

**Action by Date:**

1/29/2020

**Opposition:**

None

**History:**

08/21/2019

Zoning Hearing Examiner

approval

09/23/2019

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Harrison).*

**Attachment(s):****[ERR-280-JH chevet manor ZHE Decision](#)**

ERR-280-JH chevet manor PORL

**ITEM(S) FOR DISCUSSION**[A-10049](#)**Khan Property****Applicant(s):**

Khan Properties, LLC

**Location:**

Located at the northwest quadrant of the intersection of U.S. 301 (Robert Crain Highway) and Missouri Avenue. Also, identified as 203 Crain Highway, Brandywine, Maryland (4.592 acres; R-R Zone).

**Request:**

Requesting approval of a Zoning Map Amendment to rezone approximately 4.592 acres of R-R (Rural Residential) zoned land to the C-M (Commercial Miscellaneous) Zone.

**Council District:**

9

**Appeal by Date:**

5/29/2019

**Action by Date:**

10/28/2019

**Opposition:**

None

**History:**

11/20/2018	M-NCPPC Technical Staff	disapproval
12/13/2018	M-NCPPC Planning Board	no motion to consider
04/29/2019	Zoning Hearing Examiner	approval with conditions
05/29/2019	Applicant	appealed
	<i>Edward C. Gibbs, Jr., Esq., attorney for the applicant, filed an exception to the Zoning Hearing Examiner's Decision related to Condition 2 and requested Oral Argument.</i>	
06/05/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/10/2019	Sitting as the District Council	announced hearing date
07/08/2019	Sitting as the District Council	hearing held; case taken under advisement

*Ras Cannady, II, M-NCPPC, provided an overview of the Zoning Map Amendment application. Mr. Edward C. Gibbs, 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. The Oral Argument Hearing was held and Council took this case under advisement.*

**Attachment(s):**      [A-10049 ZHE Decision](#)  
                                   A-10049 PORL  
                                   [A-10049 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**

[CSP-03001-01](#)

**Balk Hill Village**

**Applicant(s):**      Balk Hill Ventures  
**Location:**        Located in the northeast corner of the intersection of MD 202  
                                   (Landover Road) and Saint Joseph's Drive (125.4 Acres; M-X-T Zone).  
**Request:**            Requesting approval of a Conceptual Site Plan (CSP) amendment for  
                                   Balk Hill Centre to revise the uses on Parcels 1 and 2 to reduce the  
                                   commercial square footage from 349,480 to a range of 65,000 to  
                                   100,000 square feet and add 284 multifamily dwelling units.  
**Council District:**    5  
**Appeal by Date:**    7/25/2019  
**Review by Date:**    7/25/2019  
**Action by Date:**    10/21/2019

**History:**

05/14/2019	M-NCPPC Technical Staff	approval with conditions
06/20/2019	M-NCPPC Planning Board	approval with conditions
07/08/2019	Sitting as the District Council	deferred
	<i>Council deferred this item to July 22, 2019.</i>	
07/22/2019	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 10-0-1; Abstained: Council Member Anderson-Walker).</i>	
07/22/2019	Person of Record	appealed
	<i>Reverend Roy E. Campbell, Jr., Bishop of Saint Joseph Catholic Church, filed an appeal of the Planning Board decision and requested Oral Argument.</i>	
08/20/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

09/20/2019	Applicant	filed
	<i>Edward C. Gibbs, Jr., Esq., attorney for the applicant, filed an opposition to the 7/22/2019 appeal and requested that the appeal be dismissed.</i>	
09/23/2019	Sitting as the District Council	hearing held; case taken under advisement
	<i>Jeremy Hurlbutt, M-NCPPC, provided an overview of the SDP application. Chris Enzaday, attorney for Saint Joseph Catholic Church, and Bishop Roy E. Campbell, Jr., Saint Joseph Catholic Church, spoke in opposition. Edward Gibbs, 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. The Oral Argument Hearing was held and Council took this case under advisement.</i>	
<b><u>Attachment(s):</u></b>	<a href="#">CSP-03001-01 Planning Board Resolution 19-71</a> CSP-03001-01_PORL <a href="#">CSP-03001-01_ Technical Staff Report</a>	

**ITEM(S) FOR DISCUSSION (Continued)**[DSP-05036-03](#)**Villages of Savannah****Applicant(s):**

Mid-Atlantic Builders, Inc.

**Location:**

Located on the west side of Brandywine Road, approximately 5,000 feet north of the intersection of Brandywine Road and Floral Park Road (518.16 Acres; R-R Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to revise the recreational facilities and the on-site trail network for a 357 single-family detached cluster subdivision.

**Council District:**

9

**Appeal by Date:**

7/25/2019

**Review by Date:**

7/25/2019

**Action by Date:**

10/21/2019

**History:**

05/14/2019	M-NCPPC Technical Staff	approval with conditions
06/20/2019	M-NCPPC Planning Board	approval with conditions
07/08/2019	Sitting as the District Council	deferred
	<i>Council deferred this item to July 22, 2019.</i>	
07/22/2019	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0-1; Abstained: Council Member Franklin).</i>	
08/20/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/23/2019	Sitting as the District Council	hearing held; case taken under advisement

*Thomas Burke, M-NCPPC, provided an overview of the DSP application. Thomas Haller, 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. The Oral Argument Hearing was held and Council took this case under advisement.*

**Attachment(s):** [DSP-05036-03 Planning Board Resolution 19-70](#)  
 DSP-05036-03\_PORL  
[DSP-05036-03 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**

**ROW Royal Farms**

**ROW Royal Farms #220 (Accokeek)**

**Applicant(s):** Two Farms, Inc.

**Location:** Located on the west side of Indian Head Highway, in the southwest quadrant of its intersection with Livingston Road, also identified as 15808 and 15812 Livingston Road, 100 Biddle Road, and 16001 Indian Head Highway, Accokeek, Maryland. (2.94 acres; C-S-C Zone).

**Request:** Requesting approval for authorization to construct two (2) pylon signs, 22 parking spaces, drive aisle, free air station, five (5) gas pumps with canopy, large vehicle parking areas, all of the required landscaping, and the stormwater management facility within the proposed right-of-way for F-11 and C-525.

**Council District:** 9

**Appeal by Date:** 5/31/2019

**Action by Date:** 10/29/2019

**Comment(s):** The Applicant has also submitted an application for a Special Exception for a Gas Station in combination with a Food or Beverage Store, Special Exception 4816.

**Opposition:** Sangee and Sulojana Tharmarajah

**History:**

05/01/2019	Zoning Hearing Examiner	approval
05/31/2019	Person of Record	appealed
	<i>Ms. Sangee Tharmarajah and Sulojana Tharmarajah filed an appeal of the Zoning Hearing Examiner's decision and requested Oral Argument.</i>	
06/05/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/10/2019	Sitting as the District Council	announced hearing date

06/28/2019	Applicant	filed
	<i>Matthew C. Tedesco, Esq., attorney for the applicant, filed a response to the 5/31/2019 Exceptions and requested to dismiss the Exceptions to the Zoning Hearing Examiner's decision for lack of standing.</i>	
07/08/2019	Sitting as the District Council	hearing held; case taken under advisement
	<i>Prior to the Oral Argument, Mr. Matthew Tedesco, Esq., attorney for the applicant, made a procedural argument to dismiss the exceptions to the ZHE decision due to lack of standing and Mr. Macey Nelson, attorney for protestants, Ms. Sangee Tharmarajah and Sulojana Tharmarajah, rebutted Mr. Tedesco's request and asked for the Council to proceed with the Oral argument and consider the exceptions/appeals. Stan Brown, People's Zoning Counsel, commented on the procedural arguments presented by the parties and suggested Council reserve the right to address the procedural issue subsequent to the Oral Argument hearing.</i>	
	<i>Ras Cannady, II, M-NCPPC, provided an overview of the ROW application. Mr. Macey Nelson, attorney for protestants, and Ms. Sangee Tharmarajah, appellant, spoke in opposition to the application. Matthew Tedesco, 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. The Oral Argument Hearing was held and Council took this case under advisement.</i>	
<b><u>Attachment(s):</u></b>	<a href="#">ROW- Royal Farms ZHE Decision</a> ROW - Royal Farms PORL	



**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.*

**PLANNING BOARD****DSP-18051****Oxon Hill McDonald's**

**Companion Case(s):** DPLS-463

**Applicant(s):** McDonalds USA, LLC

**Location:** Located on the south side of Oxon Hill Road, approximately 238 feet west of John Hanson Lane, 6126 Oxon Hill Road, in Oxon Hill, Maryland. (0.838 Acres; C-S-C Zone).

**Request:** Requesting approval of Detailed Site Plan DSP-18051, for a 1,373-square-foot building addition and the installation of a second drive-through lane on the existing eating and drinking establishment, specifically a McDonald's restaurant.

**Council District:** 8

**Appeal by Date:** 10/24/2019

**Review by Date:** 10/24/2019

**Comment(s):** Companion Case, DDS-658, was returned to the Planning Board for affidavit compliance and will be eligible for potential placement on the October 28, 2019 Agenda.

**History:**

08/28/2019	M-NCPPC Technical Staff	approval with conditions
09/19/2019	M-NCPPC Planning Board	approval with conditions

**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**PLANNING BOARD (Continued)****DPLS-463****Oxon Hill McDonald's**

**Companion Case(s):** DSP-18051

**Applicant(s):** McDonalds USA, LLC

**Location:** Located on the south side of Oxon Hill Road, approximately 238 feet west of John Hanson Lane, 6126 Oxon Hill Road, in Oxon Hill, Maryland. (0.836 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards, DPLS-463 which requests a reduction of 13 parking spaces, including one handicap-accessible space.

**Council District:** 8

**Appeal by Date:** 10/24/2019

**Review by Date:** 10/24/2019

**Comment(s):** Companion Case, DDS-658, was returned to the Planning Board for affidavit compliance and will be eligible for potential placement on the October 28, 2019 Agenda.

**History:**

08/28/2019	M-NCPPC Technical Staff	approval
09/19/2019	M-NCPPC Planning Board	approval

**CASE(S) WITHDRAWN**

The following applications have been officially withdrawn and will not be placed on a District Council Agenda.

**CSP-07004-02****Westphalia Center****Applicant(s):**

Walton Development and Management, Inc.

**Location:**

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road. (507.85 Acres; M-X-T / M-I-O Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for Westphalia Town Center, to add a major employment use within the regional urban community.

**Council District:**

6

**Appeal by Date:**

8/22/2019

**Review by Date:**

9/23/2019

**Action by Date:**

10/30/2019

**History:**

06/11/2019	M-NCPPC Technical Staff	approval with conditions
07/18/2019	M-NCPPC Planning Board	approval with conditions
08/20/2019	Person of Record	appealed
	<i>G. Macey Nelson, Esq., attorney for appellents, filed an appeal in opposition to the proposal and requested Oral Argument.</i>	
08/22/2019	Person of Record	appealed
	<i>Ms. Cathleen G. Hook, Secretary, Melwood Road Civic Association, filed an appeal in opposition to the proposal and requested Oral Argument.</i>	
09/25/2019	Applicant	withdrawn
	<i>William Shipp, Esq., attorney for Walton Development and Management, Inc., the owner and applicant, along with Thomas Haller, Esq., attorney for Duke Construction Limited Partnership, applicant, filed a written Notice of Withdrawal of CSP-07004-02 to the District Council.</i>	

**Attachment(s):**

[CSP-07004-02 Zoning Agenda Item Summary](#)

CSP-07004-02\_Notice of Withdrawal

[CSP-07004-02 Planning Board Resolution](#)

CSP-07004-02\_PORL

[CSP-07004-02 Technical Staff Report](#)

**CASE(S) WITHDRAWN (Continued)**

The following applications have been officially withdrawn and will not be placed on a District Council Agenda.

**DSP-19008****Westphalia Center (Snapper)**

**Companion Case(s):** DDS-657

**Applicant(s):** Duke Construction Limited Partnership

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road. (78.39 Acres; M-X-T / M-I-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for an 85-foot-high, five-story, four-million-square-foot merchandise logistics center.

**Council District:** 6

**Appeal by Date:** 8/29/2019

**Review by Date:** 9/30/2019

**History:**

07/03/2019 M-NCPPC Technical Staff approval with conditions

07/25/2019 M-NCPPC Planning Board approval with conditions

08/20/2019 Person of Record appealed

*G. Macey Nelson, Esq., attorney for appellents, filed an appeal in opposition to the proposal and requested Oral Argument.*

09/25/2019 Applicant withdrawn

*William Shipp, Esq., attorney for Walton Development and Management, Inc., the owner and applicant, along with Thomas Haller, Esq., attorney for Duke Construction Limited Partnership, applicant, filed a written Notice of Withdrawal of DSP-19008 to the District Council.*

**Attachment(s):** [DSP-19008\\_Zoning Agenda Item Summary](#)  
[DSP-19008\\_Notice of Withdrawal](#)  
[DSP-19008 Planning Board Resolution 19-87](#)  
 DSP-19008 & DDS-657\_PORL  
[DSP-19008 & DDS-657 Technical Staff Report](#)

**CASE(S) WITHDRAWN (Continued)**

The following applications have been officially withdrawn and will not be placed on a District Council Agenda.

**DDS-657****Westphalia Center (Snapper)**

**Companion Case(s):** DSP-19008

**Applicant(s):** Duke Construction Limited Partnership

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road. (78.39 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of Departure from Design Standards (DDS) which is requested from Section 27-558(a) of the Prince George's County Zoning Ordinance, to allow a reduced standard, nonparallel parking space size of 9 feet by 18 feet, to be used for all parking spaces.

**Council District:** 6

**Appeal by Date:** 8/29/2019

**Review by Date:** 9/30/2019

**History:**

07/03/2019	M-NCPPC Technical Staff	approval
07/25/2019	M-NCPPC Planning Board	approval
09/19/2019	Applicant	withdrawn

*William Shipp, Esq., attorney for Walton Development and Management, Inc., the owner and applicant, along with Thomas Haller, Esq., attorney for Duke Construction Limited Partnership, applicant, filed a written Notice of Withdrawal of DDS-657 to the District Council.*

**Attachment(s):** [DDS-657 Zoning Agenda Item Summary](#)

DDS-657 Notice of Withdrawal

[DDS-657 Planning Board Resolution 19-88](#)

DDS-657\_PORL

[DDS-657 Technical Staff Report](#)

**ADJ105-19****ADJOURN**

