



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-06001-03 **Councilmanic District:** 7
Meeting Date: 10/26/2020 **Zone(s):** C-S-C / R-55 / D-D-O
Case Name: The Commons at Addison Road Metro
Applicant: 6301 Central Avenue, LLC
Location: Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6301 Central Avenue (2.98 Acres; C-S-C / R-55 / D-D-O).
Request: Requested approval of an amendment to a Detailed Site Plan (DSP) for a mixed-use building including 193 multifamily dwelling units and 11,000 square feet of ground-floor commercial uses.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions
Planning Board: Approval with Conditions
Zoning Hearing Examiner:

LEGAL DEADLINES:

Appeal date: 8/17/2020
Review date:
Action date: 10/30/2020

Municipality:

Comments:

Opposition:

Mandatory Review:
 District Council review of this case is required by
 Section 27-548.26(b) of the Zoning Ordinance.

Staff: Andrew Bishop

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/26/2020	approval with conditions
M-NCPPC Planning Board	04/30/2020	approval with conditions
Person of Record	06/03/2020	appealed
Notes: Bradley E. Heard, Person of Record, appealed the Planning Board's decision.		
Clerk of the Council	08/13/2020	mailed
Notes: Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.		

Applicant 08/17/2020 appealed
Notes: *Christopher L. Hatcher, attorney for the applicant, appealed the Planning Board's decision.*

Sitting as the District Council 09/14/2020 announced hearing date

Applicant 09/14/2020 filed
Notes: *Christopher L. Hatcher, attorney for the applicant, filed a letter in opposition to Mr. Bradley Heard's Petition for Appeal from the Planning Board's Final Decision.*

Sitting as the District Council 09/21/2020 continued at a later date
Notes: *After a preliminary procedural discussion, Council voted to grant Appellant's request for a continuance and the Mandatory Review hearing was continued to October 5, 2020 at 12:00pm (Vote: 10-1; Against: Council Member Hawkins).*
 Aye: 10 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras
 Nay: 1 Hawkins

Clerk of the Council 09/21/2020 mailed
Notes: *Courtesy notice of District Council hearing continuation was mailed to Persons of Record.*

Person of Record 09/28/2020 filed
Notes: *Bradley E. Heard, Person of Record, filed a Corrected Brief, Presentation and Proposed Order.*

Sitting as the District Council 10/05/2020 hearing held; referred for document
Notes: *Andrew Bishop, M-NCPPC, provided an overview of the Detailed Site Plan application. Bradley Heard, appellant, spoke in opposition. Christopher Hatcher, Esq., attorney for the applicant, spoke in support along with Stephanie Farrell of Torti Gallas, who responded to Council Member questions. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred to staff for an approving document, with conditions (Vote: 11-0).*
 Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Document(s): DSP-06001-03_Heard to Brown Correspondence 09282020, DSP-06001-03 District Council Notice of Hearing_Continued, DSP-06001-03 Response Letter Hatcher to Brown, DSP-06001-03 Appeal Letter Heard to Brown, DSP-06001-03 District Council Notice of Hearing, DSP-06001-03 Appeal Letter Hatcher to Brown, DSP-06001-03 Planning Board Resolution No. 2020-59, DSP-06001-03_POR List, DSP-06001-03 Technical Staff Report, DSP-06001-03 Transcripts Continuance Request (3-5-20), SDP-0007-03 Planning Board Exhibits