



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-19050-01 **Councilmanic District:** 2
Meeting Date: 10/26/2020 **Zone(s):** M-U-I / T-D-O
Case Name: Dewey Property
Applicant: Bald Eagle Partners
Location: Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O Zones).
Request: Requesting approval of an amendment to a Detailed Site Plan (DSP) for a development consisting of 529 multifamily dwelling units on proposed Parcels 1, 2, and 3, as the second phase of the Dewey Property mixed-use development.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

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

LEGAL DEADLINES:

Appeal date: 9/4/2020
Review date: 9/30/2020
Action date: 10/30/2020
Comments:

Opposition:

Staff: Jeremy Hurlbutt

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/01/2020	approval with conditions
M-NCPPC Planning Board	07/30/2020	approval with conditions
Person of Record	08/27/2020	appealed
Notes: <i>Peter E. Ciferri, Esq., attorney for the appellant, appealed the Planning Board's Decision.</i>		
Sitting as the District Council	09/14/2020	waived election to review
Notes: <i>Council waived election to review for this item (Vote: 11-0).</i>		
Aye:	11	Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Clerk of the Council 09/16/2020 mailed
Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Person of Record 10/02/2020 filed
Notes: *Peter E. Ciferri, Esq., attorney for appellant, filed a Motion to Correct Administrative Record.*

Sitting as the District Council 10/05/2020 announced hearing date

Applicant 10/09/2020 filed
Notes: *Thomas H. Haller, Esq., attorney for the applicant, filed a response to the August 27, 2020 appeal.*

Sitting as the District Council 10/19/2020 hearing held; referred for document
Notes: *Jeremy Hurlbutt, M-NCPPC, provided an overview of the Detailed Site Plan application. Peter Ciferri, Esq., attorney for appellant, spoke in opposition. Thomas H. 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. The 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

Sitting as the District Council 10/26/2020

Document(s): DSP-19050-01 Presentation Slides, DSP-19050-01 Letter Haller to Brown Response to Appeal 10092020, DSP-19050 M-NCPPC email to correct the record 10072020, DSP-19050-01 Correspondence from Ciferri to Brown 10022020, DSP-19050 Letter from Ciferri to Brown (Appeal), DSP-19050_DSP-19050-01 Transcripts, DSP-19050-01 Planning Board Resolution 2020-127, DSP-19050-01_PORL, DSP-19050-01 Technical Staff Report, DSP-19050-01 Planning Board Record, (DSP-19050-01 & DSP-19050) 7-10-20 Letter from Ciferri to Planning Board, (DSP-19050-01 & DSP-19050) 7-15-20 Letter from Ciferri to Planning Board, (DSP-19050-01) 5-28-20 Letter from Ciferri to Hurlbutt