



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** SDP-0007-03 **Councilmanic District:** 4  
**Meeting Date:** 10/26/2020 **Zone(s):** E-I-A  
**Case Name:** Amazon.com Services  
**Applicant:** Amazon.com Services, LLC.  
**Location:** Located in the northeastern quadrant of the intersection of Queens Court and Prince George's Boulevard (28.01 Acres; E-I-A Zones).  
**Request:** Requesting approval of an amendment to a Specific Design Plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.

### Companion

**Case(s):**

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### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

### LEGAL DEADLINES:

**Appeal date:** 9/4/2020

**Review date:** 9/30/2020

**Action date:** 10/30/2020

*Comments:*

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**Staff:** Thomas Burke

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### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	07/09/2020	approval with conditions
M-NCPPC Planning Board	07/30/2020	approval with conditions
Person of Record	08/26/2020	appealed

**Notes:** *G. Macy Nelson, Esq., attorney for appellants, filed an appeal of the Planning Board's Decision.*

Clerk of the Council 09/03/2020 mailed

**Notes:** *Notice of Oral Argument Hearing scheduled for October 5, 2020 at 1:30 p.m. was mailed to Persons of Record.*

Sitting as the District Council 09/14/2020 waived election to review

**Notes:** *Council waived election to review for this item (Vote: 11-0).*

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Sitting as the District Council 09/21/2020 announced hearing date

Applicant 09/28/2020 filed

Notes: Heather Dlhopsky, attorney for the applicant, filed a response to appellants' Notice of Appeal and Request for Oral Argument.

Sitting as the District Council 10/05/2020 hearing held; referred for document

Notes: Tom Burke, M-NCPPC, provided an overview of the Specific Design Plan application. G. Macy Nelson, attorney for appellants, spoke in opposition. Heather Dlhopsky, Esq., attorney for the applicant, spoke in support. David Warner, Principal Counsel, M-NCPPC, 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 Oral Argument Hearing was held and Council referred the item to staff for preparation of an approving document, with conditions (Vote: 10-1; Against: Council Member Dernoga).

Aye: 10 Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Nay: 1 Dernoga

Sitting as the District Council 10/26/2020

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Document(s): SDP-0007-03 District Council Hearing Notice, SDP-0007-03 Letter from Nelson to Brown (Appeal), SDP-0007-03 Planning Board Resolution 2020-129, SDP-0007-03\_PORL, SDP-0007-03\_Technical Staff Report, SDP-0007-03 Transcripts, SDP-0007-03 Letter from Dlhopsky to Brown, SDP-0007-03 Correspondence Nelson to Brown 10-1-2020