

## **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: LEGAL DEADLINES:

**Technical Staff:** Approval with Conditions **Appeal date:** 8/17/2020

**Planning Board:** Approval with Conditions Review date:

**Zoning Hearing Examiner:** 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
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**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.

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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

Sitting as the District Council 10/26/2020 approval with conditions

**Notes:** Council adopted the prepared order of approval, with conditions (Vote: 10-0;

Absent: Council Member Dernoga).

Aye: 10 Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison,

Hawkins, Ivey, Streeter and Taveras

Absent: 1 Dernoga

Clerk of the Council 10/30/2020 mailed

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**Notes:** The Notice of Final Decision of the District Council was mailed to Persons of

Record.

**Document(s):** DSP-06001-03 Zoning Agenda Item Summary, 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)