



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Dannielle M. Glaros, District 3, Chair*

*Derrick Leon Davis, District 6*

*Mel Franklin, District 9*

*Andrea C. Harrison, District 5*

*Mary A. Lehman, District 1*

*Obie Patterson, District 8*

*Deni L. Taveras, District 2*

*Karen R. Toles, District 7*

*Todd M. Turner, District 4, Vice Chair*

*Robert J. Williams, Jr., Council Administrator*

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**Tuesday, July 24, 2018**

**10:00 AM**

**Council Hearing Room**

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### **9:56 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:56 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:37 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*The meeting was called to order by Chair Glaros at 10:37 a.m. with six members present at roll call. Council Member Toles arrived at 11:04 a.m.*

**Present:**        7 -     Chair Dannielle Glaros  
                             Council Member Derrick Davis  
                             Council Member Mel Franklin  
                             Council Member Andrea Harrison  
                             Council Member Deni Taveras  
                             Council Member Karen Toles  
                             Vice Chair Todd Turner

**Absent:**            Council Member Mary Lehman  
                             Council Member Obie Patterson

**INVOCATION**

*The Invocation was provided by Pastor Trevor Kinlock, Senior Pastor, Metropolitan Seventh Day Adventist Church, Hyattsville, MD. Council Member Taveras requested prayer for the Hyattsville Police Department who lost Officer Knotts to cancer. MD. Council Member Turner requested prayer for Nathan Flynn, a Howard County fire fighter who lost his life. Council Member Glaros requested prayer for Iman Adawani who passed away from cancer and leaves behind three kids.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Turner.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**[MINDC 07092018](#)**District Council Minutes Dated July 9, 2018**

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Toles

**Absent:** Lehman, Patterson and Turner

**Attachment(s):** [7-9-2018 District Council Minutes DRAFT](#)

[MINDC 07102018](#)**District Council Minutes Dated July 10, 2018**

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

**Attachment(s):** [7-10-2018 District Council Minutes DRAFT](#)

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**MANDATORY REVIEW (Using Oral Argument Procedures)**[SDP-0315-09](#)**Beech Tree, East Village, Sections 4 and 5****Applicant(s):** VOB Limited Partnership**Location:** The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road. The area covered by Specific Design Plan SDP-0315, East Village, Section 4, is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard. East Village, Section 5, is located on the south side of Beech Tree Parkway, just east of the recreation center (23.35 Acres; R-S Zone).**Request:** Requesting approval for a specific design plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone.**Council District:** 6**Appeal by Date:** 7/12/2018**Action by Date:** 10/2/2018**Comment(s):** Mandatory Review:  
District Council review of this case is required by conditions imposed by Council on Zoning Case A-9763-C.**History:**

*Chair Glaros announced that the Mandatory Review Hearings for SDP-0315-09 Beech Tree, East Village, Sections 4 and 5 and SDP-0416-07 Beech Tree, South Village, Sections 4 and 5 would be held in tandem. Ras Cannady, M-NCPPC, provided an overview of the Specific Design Plan applications. Robert Antonetti, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Mandatory Review hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**The Mandatory Review Hearing was held; Subsequently, a motion was made by Council Member Davis, seconded by Council Member Taveras, that this Specific Design Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that**

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**this Specific Design Plan be approval with conditions. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

**Attachment(s):** [SDP-0315-09 Zoning Agenda Item Summary \(ZAIS\)](#)  
[SDP-0315-09 Planning Board Resolution 18-44](#)  
SDP-0315-09\_PORL  
[SDP-0315-09 Technical Staff Report](#)

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**MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)**[SDP-0416-07](#)**Beech Tree, South Village, Sections 4 and 5****Applicant(s):** VOB Limited Partnership**Location:** The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0416 in South Village, Sections 4 and 5, is located in the southeastern portion of Beech Tree development, along the southern boundary (41.32 Acres; R-S Zone).**Request:** Requesting approval for a Specific Design Plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone.**Council District:** 6**Appeal by Date:** 7/12/2018**Action by Date:** 10/2/2018**Comment(s):** Mandatory Review:  
District Council review of this case is required by conditions imposed by Council on Zoning Case A-9763-C**History:**

*Chair Glaros announced that the Mandatory Review Hearings for SDP-0315-09 Beech Tree, East Village, Sections 4 and 5 and SDP-0416-07 Beech Tree, South Village, Sections 4 and 5 would be held in tandem. Ras Cannady, M-NCPPC, provided an overview of the Specific Design Plan applications. Robert Antonetti, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Mandatory Review hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**The Mandatory Review Hearing was held; Subsequently, a motion was made by Council Member Davis, seconded by Council Member Taveras, that this Specific Design Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**A motion was made by Council Member Davis, seconded by Council Member**

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**Harrison, that this Specific Design Plan be approval with conditions. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

**Attachment(s):** [SDP-0416-07 Zoning Agenda Item Summary \(ZAIS\)](#)  
[SDP-0416-07 Planning Board Resolution 18-45](#)  
SDP-0416-07\_PORL  
[SDP-0416-07 Technical Staff Report](#)

**NEW CASE(S)****[ERR-271](#)****Eugene Broadus****Validation of Use and Occupancy Permit No. 8851-1998-U Issued in Error**

**Applicant(s):** Eugene Broadus

**Location:** Located at 5932 Baltic Street, Capitol Heights, Maryland 20743 (0.2296 Acres; R-20 Zone).

**Request:** Requesting validation of Prince George's County Use and Occupancy Permit No. 8851-1998-U, issued in error, to operate a repair shop, storage yard, and storage of commercial vehicles on 10,000 square feet of R-20 (One-Family Triple-Attached Residential) zoned land.

**Council District:** 7

**Appeal by Date:** 5/17/2018

**Action by Date:** 9/17/2018

**History:**

*Council deferred this item to September 17, 2018.*

**This Permit issued in error was deferred.**

**Attachment(s):** [ERR-271 Zoning Agenda Item Summary](#)  
[ERR 271- Zoning Hearing Examiner Decision](#)  
ERR-271 PORL

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

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**ITEM(S) FOR DISCUSSION****DSP-17053****Sacred Heart Home**

**Applicant(s):** Sacred Heart, Inc.

**Location:** Located at 5805 Queens Chapel Road, on the eastern side of the roadway, approximately 1,800 feet north of its intersection with Hamilton Street in Hyattsville, MD. More specifically, the property is described as Lot 1, Block A, of the Manor Wood Court subdivision (8.90 Acres; R-55 / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for construction of a 60,242-square-foot nursing home (44 beds) and a 9,188 -square -foot -convent on the property. The project is anticipated to be phased, with an expansion of the use being the first phase of development.

**Council District:** 2

**Appeal by Date:** 6/28/2018

**Review by Date:** 6/28/2018

**Action by Date:** 9/4/2018

**Municipality:** City of Hyattsville

**History:**

*Council referred this item to staff for preparation of an approving document with conditions (Vote 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Detailed Site Plan be approval with conditions. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Franklin, Harrison, Taveras and Turner

**Absent:** Lehman, Patterson and Toles

**Attachment(s):** [DSP-17053 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DSP-17053 Planning Board Resolution 18-38](#)  
DSP-17053\_PORL  
[DSP-17053 Technical Staff Report](#)



**PENDING FINALITY****[CSP-17004](#)****Peerless Residential & Retail Development**

**Applicant(s):** Peerless Avenue Associates, LLC

**Location:** Located on the west side of US 301 (Robert Crain Highway), approximately 0.15 mile north of its intersection with MD 725 (Marlboro Pike), in Planning Area 79, Council District 6. More specifically, the property is located at 4505 Crain Highway, Upper Marlboro, Maryland (7.64 Acres; M-X-T).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for 62 two-family, three-family, and multifamily units, as well as approximately 3,000 square feet of commercial/retail space.

**Council District:** 6

**Appeal by Date:** 8/16/2018

**Review by Date:** 9/17/2018

**Action by Date:** 10/23/2018

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Lehman, Patterson, and Toles).*

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Conceptual Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 7 - Glaros, Davis, Franklin, Harrison, Taveras, Toles and Turner

**Absent:** Lehman and Patterson

**Attachment(s):** [CSP-17004 Zoning Agenda Item Summary \(ZAIS\)](#)  
[CSP-17004 Planning Board Resolution 18-49](#)  
[CSP-17004 PORL](#)  
[CSP-17004 Technical Staff Report](#)

**PENDING FINALITY (Continued)****[DPLS-438](#)****Sunoco Gas Station and Car Wash**

**Applicant(s):** Clearview 6308, LLC

**Location:** Located at 6308 Allentown Road, Temple Hills, Maryland, on the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337 zoned Commercial Shopping Center (C-S-C), within the Military Installation Overlay (M-I-O) Zone (0.695 Acres; C-S-C).

**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) from Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, for a reduction of 6 of the required 13 parking spaces and the elimination of the one required loading space.

**Council District:** 8

**Appeal by Date:** 8/16/2018

**Review by Date:** 9/17/2018

**Action by Date:** 2/20/2019

**History:**

*Council deferred this item.*

**This Departure from Parking and Loading Standards was deferred.**

**Attachment(s):** [DPLS-438 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DPLS-438 Planning Board Resolution 18-51](#)

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**PENDING FINALITY (Continued)**[DSP-16043-01](#)**New Carrollton Town Center, Phase 1B**

**Applicant(s):** New Carrollton Developer, LLC

**Location:** The larger property is located on the north side of Garden City Drive, in the northwest quadrant of its intersection with US 50 (John Hanson Highway). The subject property is also located in the Metro Core Neighborhood of the 2010 Approved New Carrollton Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment (New Carrollton TDDP/TDOZMA). The property is abutting the east side of the New Carrollton Metro Station and includes property owned by the Washington Metropolitan Area Transit Authority (WMATA) (15.5 Acres; M-X-T / T-D-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) proposes development on Parcel 3 to construct a four- to six-story multifamily building with 285 dwelling units and approximately 3,500 square feet of ground-floor commercial/retail space as Phase 1B of a multiphase mixed-use development, known as New Carrollton Town Center.

**Council District:** 3

**Appeal by Date:** 8/16/2018

**Review by Date:** 9/17/2018

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

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**PENDING FINALITY (Continued)****DSP-17050****Iglesia Roca de le Eternidad**

**Applicant(s):** Iglesia Roca de la Eternidad

**Location:** The property is in the southwest corner of the intersection of 69th Avenue and MD 450 (Annapolis Road), at 4610 69th Avenue in Landover Hills, Maryland (6.47 Acres; R-55 / D-D-O).

**Request:** Requesting approval for a Detailed Site Plan (DSP) for construction of an approximately 17,971-square-foot church building, an additional parking compound, and conversion of an existing single-family home to a rectory.

**Council District:** 3

**Appeal by Date:** 8/16/2018

**Review by Date:** 9/17/2018

**Municipality:** Landover Hills

**History:**

*Council deferred this item.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [DSP-17050 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DSP-17050 Planning Board Resolution 18-50](#)  
DSP-17050\_PORL  
[DSP-17050 Technical Staff Report](#)

**PENDING FINALITY (Continued)****[SDP-1003-17](#)****Parkside (formerly Smith Home Farms)**

**Applicant(s):** Dan Ryan Builders

**Location:** Parkside (formerly Smith Home Farm) is located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 250.85 acres, is located in the western portion of the development. Section 1A is located in the southern portion of SDP-1003, just south of Central Park Drive. Sections 1B and 2 are located in the northwestern portion of SDP-1003, north of Central Park Drive and west of Rock Spring Drive. Section 3 is located in the northeastern portion of SDP-1003 (250.85 Acres; R-M / M-I-O Zones).

**Request:** Requesting approval of a Specific Design Plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Dan Ryan Builders ‘Chandler II’ to the approved architecture; to provide a 14-foot-wide driveway on Lots 35–62 and 249–265, Block B, in Section 1 A; and add the ‘Davenport II’ model to the approved architecture for end units.

**Council District:** 6

**Appeal by Date:** 8/16/2018

**Review by Date:** 9/17/2018

**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**Attachment(s):** [SDP-1003-17 Zoning Agenda Item Summary \(ZAIS\)](#)

**ADJOURN**

*The meeting was adjourned at 11:07 a.m.*

**COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*