

***ACTION***  
***ZONING AGENDA***

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

April 28, 2008

**9:30 A.M.            AGENDA BRIEFING**

**10:15A.M.        CALL TO ORDER**

**INVOCATION – Johnie L. Higgs, Sr., County Employee**

**PLEDGE OF ALLEGIANCE**

**ORAL ARGUMENTS**

**Hearing held;  
Council took  
this case under  
advisement**

**SP 06079 D’Arcy Park South  
J.P. Squared Development, LLC, Applicant  
Located southeastern quadrant of the intersection of the Capital  
Beltway (I-495) and D’Arcy Road (56.19 acres; R-R Zone)  
Requesting approval of a Detailed Site Plan for 226 townhouse,  
154 two-family, and 176 multifamily units**

**Action by:  
06/27/08  
CD: 6**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions

On 2/25/08, Council elected to review (Vote: Voice Vote Carried).

**RUNNING AGENDA ON PAGE 3**

**ORAL ARGUMENTS (Continued)**

**Hearing held;  
Council took  
this case under  
advisement**

**SP 06080 D’Arcy Park North  
J.P. Squared Development, LLC, Applicant  
Located northeastern quadrant of the intersection of the  
Capital Beltway (I-495) and D’Arcy Road (72 acres; R-R Zone)  
Requesting approval of a Detailed Site Plan for 247 townhouse, 82 two-  
family, and 168 multifamily residential condominium units**

**Action by:  
06/27/08  
CD: 6**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions

On 2/25/08, Council elected to review (Vote: Voice Vote Carried).

**Hearing held;  
Council took  
this case under  
advisement**

**SP 07001 Westphalia Row  
Westphalia Row Partners, LLC, Applicant  
Located southwest corner of the Ritchie Marlboro Road  
and Sansbury Road intersection (20.67 acres; M-X-T Zone)  
Requesting approval of a Conceptual Site Plan for 420 – 600 multifamily  
and attached dwelling units and 50,000 – 100,000 square feet of  
commercial retail and office space**

**Action by:  
06/27/08  
CD: 6**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions

On 2/25/08, Council elected to review (Vote: Voice Vote Carried).

**REFERRED FOR DOCUMENTS**

**Council referred item to staff for preparation of an Approving Order**

**SDP 0607 Acton Park, Phase I**  
**Acton Park, Inc., Applicant**  
**Located southeast side of Enterprise Road, approximately 2,000 feet south of its intersection with John Hanson Highway (MD 50) (83.57 acres; R-S Zone)**  
**Requesting approval of a Specific Design Plan for 12 single-family detached units, 1 soccer field, and infrastructure for the stormwater management facilities and a road extension**

**Action by:**  
**05/23/08**  
**CD: 6**

**Council adopted a prepared Order Affirming the Planning Board's decision, with additional conditions**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions  
  
On 1/28/08, Council elected to review (Vote: Voice Vote Carried). On 3/24/08, the oral argument hearing was held and Council referred the item to staff for preparation of an Order of Remand to the Planning Board (Vote: 8-0). On 4/14/08, Council deferred this item to a later date.

Backup: Order of Remand to the Planning Board

**Council adopted a prepared Zoning Ordinance No. 12-2008**

**SP 06030 Prince George's Plaza, BB&T Bank, West Hyattsville**  
**BB&T Bank, Applicant**  
**Located northeast corner of MD 410 (East West Highway) and Toledo Place (0.99 acre; T-D-O-Z (C-S-C) Zone)**  
**Requesting approval of a Detailed Site Plan for the purpose of demolishing the existing structure and building a new BB&T Bank with associated parking**

**Action by:**  
**06/13/08**  
**CD: 2**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions

District Council review of this case is required by Section 27-548.09.01 of the Zoning Ordinance.

On 4/14/08, the oral argument hearing was held and Council referred this item to staff for preparation of an Approving Order (Vote: 8-0)

Backup: Order of Approval

**ITEM FOR DISCUSSION**

**Council deferred this item to a later date**

**A-9989 Ritchie Station Market Place  
Ritchie Hill, LLC, Applicant  
Located south side of Ritchie Marlboro Road, immediately west of the Capital Beltway I-495/I-95) (116.5 acres; I-1, I-3 & R-R Zones)  
Requesting approval of a Zoning Map Amendment for an integrated shopping center and rezoning from I-1, I-3 & R-R to C-S-C**

**Action by:  
06/23/08  
CD: 6**

Technical Staff: Denial  
Planning Board: No Recommendation  
Zoning Hearing Examiner: Approval, with conditions  
Municipality: None  
Opposition: None

On 2/25/08, Russell W. Shipley, Esq., filed exceptions to the Zoning Hearing Examiner and requested oral argument. On 4/14/08, the oral argument hearing was held and Council took the case under advisement.

**PENDING FINALITY**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make final decision or an appeal is filed.

**30<sup>th</sup> Day**

**PLANNING BOARD**

**Council took no action**

**SDP 9612/02 Bellhaven Estates, Parcel J, St. Joseph Fire Station  
Prince George's County Government, Office of Central Services, Applicant  
Located east side of St. Joseph's Drive, 1000' south of its intersection with Ardwick-Ardmore Road (2.605 acres; L-A-C Zone)  
Requesting approval of a Specific Design Plan for a 15,948.63-square-foot Fire Station**

**05/08/08  
CD: 5**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions

On 4/14/08, Council deferred this item to 4/28/08

**PENDING FINALITY**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make final decision or an appeal is filed.

**30<sup>th</sup> Day****PLANNING BOARD****Council took no  
action**

**SP 04051/02 Summit at College Park, Lots 17-20**  
**Roadside Development LLC, Applicant**  
**Located western side of Baltimore Avenue (US 1) at its intersection with**  
**Ikea Boulevard (4.72 acres M-X-T Zones)**  
**Requesting approval of a Detailed Site Plan to revise the southern**  
**restaurant pad site for Buffalo Wild Wings Restaurant**

**05/03/08**  
**CD: 1**

Technical Staff: Approval, with conditions  
 Planning Board: Approval, with conditions

On 4/14/08, Council deferred this item to 4/28/08

**Council elected  
to review**

**SP 06072 Glenn Dale Commons, Phase I**  
**Jemal's Greentec Land, LLC, Applicant**  
**Located northwest of the intersection of Aerospace and**  
**Hubble Drives (11.89 acres; M-X-T Zone)**  
**Requesting approval of a Detailed Site Plan for the construction of**  
**68 townhouses and 142 two-family units (all dwellings are proposed**  
**as condominium ownership)**

**05/08/08**  
**CD: 4**

Technical Staff: Approval, with conditions  
 Planning Board: Approval, with conditions

On 4/14/08, Council deferred this item to 4/28/08

**Council took no  
action**

**SP 07072 Melford Block 3**  
**Maryland Science and Technology Center, LLC**  
**Located northeastern quadrant of the intersection of MD 3**  
**and US 50 within the City of Bowie (23.5 acres; M-X-T Zone)**  
**Requesting approval of a Detailed Site Plan for construction of**  
**three 8,125-square-foot speculative buildings for office, retail**  
**and restaurant use**

**05/08/08**  
**CD: 4**

Technical Staff: Approval, with conditions  
 Planning Board: Approval, with conditions

On 4/14/08, Council deferred this item to 4/28/08

**ADDITIONS**

**PENDING FINALITY**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make final decision or an appeal is filed.

**30<sup>th</sup> Day**

**PLANNING BOARD**

**Council waived its right to review**

**SDP 8912/H8 Jenkins Heim Covington Lot 27, Block C**  
**Lawrence W. Smith, Applicant**  
**Located 1200 feet southwest of the intersection of US 301**  
**And Excaliber Road within the Covington Subdivision**  
**(0.1684 acre; R-S Zone)**  
**Requesting Approval of a Specific Design Plan for eight-foot reduction of the rear building restriction line for Lot27,Block C**

**05/27/08**  
**CD: 4**

Technical Staff: Approval  
Planning Board: Approval

All persons of record have waived their right to appeal.

**Council took no action**

**SP 02027/03 University Overlook**  
**Steve McBride, Applicant**  
**Located west side of Baltimore Avenue, south of Berwyn House Road and north of Navahoe Street (3.096 acres; M-U-I/DDO Zones)**  
**Requesting approval of a Detailed Site Plan for 154 multifamily dwelling units and approximately 11,600 square feet of commercial/retail space**

**05/27/08**  
**CD: 3**

Technical Staff: Approval, with conditions  
Planning Board: Approval, with conditions

**Executive Session (Executive Conference Room)**

**HELD**

Discussion of pending litigation in accordance with the Maryland Annotated Code, State Government, Section 10-508 (a) (8)

**DISTRICT COUNCIL ADJOURNED AT 11:59 A.M.**