

ZONING AGENDA

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

July 21, 2008

9:30 A.M. AGENDA BRIEFING

**10:07 A.M. PRESENTATION OF PROCLAMATIONS/COMMENDATIONS –
(COUNCIL HEARING ROOM)**

**Proclamation presented to the Posse Foundation, Inc., recognizing their
Scholastic Achievements and National initiatives. (Council Chairman
Samuel H. Dean and Council Vice Chair, Marilyn M. Bland)**

10:21 A.M. CALL TO ORDER

INVOCATION – Sherry N. Walker, County Employee

PLEDGE OF ALLEGIANCE

NEW CASES

**Council took
this case under
advisement**

**ERR 203 Crestleigh Apartments – Permit #M-0991
Ross Development, Applicant
Located at the intersection of MD 197 and Muirkirk Road
(17.83 acres; R-18 Zone)
Requesting approval for the validation of a Permit Issued in Error
On January 10, 2007, for 389 apartment units**

**Action by:
01/04/09
CD: 1**

Technical Staff: None
Planning Board: None
Zoning Hearing Examiner: Approval
Municipality: None
Opposition: None

Backup: Order in accordance with the ZHE

NEW CASES (Continued)

Council adopted the prepared Zoning Ordinance No.19-2008 in accordance with Zoning Hearing Examiner

ERR 204 Terrace Hill Apartments Permit # M-0722
RTW, Limited Partnership, Applicant
Located on 56th Avenue, east of Kenilworth Avenue
(2,497+ acres; R-18 Zone)
Requesting approval for the validation of a Permit Issued in Error on October 18, 2006, for 63 apartment units

Action by:
01/09/09
CD: 3

Technical Staff: None
Planning Board: None
Zoning Hearing Examiner: Approval
Municipality: None
Opposition: None

Backup: Order in accordance with the ZHE

REFERRED FOR DOCUMENTS

Council adopted an Approving Order, affirming the Planning Board's decision with conditions

SDP 0406/03 Beech Tree, North Village, Sections 1, 2 and 3
VOB Limited Partnership, Applicant
Located west side of US 301, south of the intersection of
Leeland Road and US 301 (50.25 acres: R-S Zone)
Requesting approval of a Specific Design Plan for an addition of 5 single-family detached home sites to a previously approved Specific Design Plan

Action by:
10/13/08
CD: 6

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

On July 14, 2008, the Mandatory Review using Oral Argument Procedure was held and Council referred item to staff for preparation of an Approving Order (Vote: 7-0; Absent: Council Members Harrison and Turner).

Backup: Order Affirming Planning Board's Decision with conditions

REFERRED FOR DOCUMENTS (Continued)

Council adopted the prepared Zoning Ordinance No. 20-2008 in accordance with the Zoning Hearing Examiner with additional conditions

A-9280/A-9281/09-C Crescents at Largo Town Center (Parcel B)
Largo Metro Development Company, LLC, Applicant
Located Northwest of MD Rt. 202 and Rt. 214 intersection
(18.01 acres; M-A-C Zone)
Requesting to Amend existing Basic Plan for Parcel B (A-9280/81/06-C)

Action by:
07/21/08
CD: 6

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions
Zoning Hearing Examiner: Approval, with conditions
Municipality: None
Opposition: Charles Renninger

On March 7, 2008 Robert J. Antonetti Jr., filed exceptions to the Zoning Hearing Examiner’s decision and requested Oral Argument.

On May 19, 2008, an Oral Argument Hearing was held and Council took this case under Advisement

On July 14, 2008, the Oral Argument hearing was held and Council referred this item to staff for preparation of an Approving Order, with additional conditions (Vote: 7-0; Absent: Council Members Harrison and Turner).

Backup: Zoning Ordinance in accordance with ZHE with additional conditions

ITEMS FOR DISCUSSION

Council referred this item to staff for preparation of an Approving Order, with additional conditions; Council adopted the prepared Order affirming the Planning Board’s decision with conditions

CNU-25205-2006 Fallon Property
Richard Fallon, Applicant
Located south side of Brandywine Road approximately
1,000 feet west of its intersection with Branch Avenue
(0.57 acre: R-R Zone)
Requesting approval of Non-Conforming Use certification
for a contractor’s office with outdoor storage

Action by:
10/13/08
CD: 9

Technical Staff: Approval with a condition
Planning Board: Approved with a condition

On February 5, 2008 Matthew C. Tedesco, Attorney for the Applicant, filed an appeal of the Planning Board’s decision and requested Oral Argument.

On July 14, 2008, the hearing was held and Council took this case under advisement.

ITEMS FOR DISCUSSION (Continued)

Council adopted the Supplemental Order Approving the Tree Mitigation

SP 03098/01 Jefferson Square Apartments at College Park
JPI, Applicant
Located southeast corner of Baltimore Avenue (US 1) and Cherokee Street (4.54 acres; MUI/R-T/DDOZ Zones)
Requesting approval of a Detailed Site Plan for a mixed-use project of 160 multifamily dwelling units, 45 townhouses, and 41,450 square feet of retail/commercial uses and a rezoning request to rezone a portion of the site in the R-T Zone to the M-U-I Zone

CD: 3

Technical Staff: Approval, with conditions (10/10/06)
Planning Board: Approval, with conditions (12/05/06)

Conditional Zoning Approval, Zoning Ordinance No. 3 - 2007

The applicant has submitted a Tree Mitigation Plan for Council’s consideration and subsequent approval

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.

30th Day

ZONING HEARING EXAMINER

Council elected to make the final decision

SE 4477 WAWA (on Remand)
WAWA, Inc., Applicant
Norman Rivera, Esq./Michael Nagy, Esq., Correspondents
Located southeast side of Baltimore Avenue (US 1), extending through to Rhode Island Avenue, 200 feet south of the intersection (2.75 acres; C-S-C Zone)
Requesting approval of a Special Exception for a gas station in the C-S-C Zone

Appeal by:
08/04/08
Review by:
09/02/08
CD: 1

Technical Staff: Denial (9/29/04)
Planning Board: Approval (10/10/2004)
Zoning Hearing Examiner: Approval, with condition
Municipality: None
Opposition: Mohammad Anvari & Ashdar, Inc., et al

In the event the District Council elects to make the final decision in this case, the Council should consider whether it wants an Oral Argument, pursuant to CB-61-1997.

PLANNING BOARD

Council elected to review

SP 07003 Konterra Town Center East
1325 G Street Associates LLLP, Applicant
Located on the east side of I-95, south of Van Dusen Road, north of Muirkirk Road and west of Virginia Manor Road
(488 acres; M-X-T Zone)
Requesting approval of a mixed-use project consisting of 4,500 residential dwelling units and approximately 5,900,000 square feet of commercial/retail, office, hotel, entertainment, and hospitality

Appeal by:
08/07/08
Review by:
09/08/08
CD: 1

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

Council took no action

SP 07005 Cornerstone Peaceful Bible Baptist Church, Parcel A, Phase I
Cornerstone Peaceful Bible Baptist Church, Applicant
Located east side of Frank Tippett Road, 2,200 feet south of the intersection with Rosaryville Road (21.47 acres; R-R Zone)
Requesting approval for a Private School for 400 students (Grade K - 12), and a day care center for 70 children (ages 3 - 5 years) in the church

Appeal by:
08/07/08
Review by:
09/08/08
CD: 9

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

Council took no action

SP 04010/01 Hunter's Ridge
Washington Management Development, Applicant
Located northwest quadrant of intersection of Landover Road & 75th Avenue, between US 50 & MD 704
(24.53 acres; R-18 Zone)
Requesting approval of Residential Revitalization Detailed Site Plan to replace previously approved 308 units (140 multifamily units and 168 townhouses units) with 323 townhouse units

Appeal by:
08/07/08
Review by:
09/08/08
CD: 5

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

Council took no action

SDP 8804/01 Collington Center, Lot 2, Block A
NASA Federal Credit Union, Applicant
Located west side of US 301, approximately 500 feet
North of the intersection of Prince George’s Boulevard
And Trade Zone Avenue (6.08 acres; E-I-A Zone)
Requesting approval of expansion of an existing parking
compound, addition of a new parking compound, and renovation
of a loading area and dumpster enclosure.

Appeal by:
08/07/08
Review by:
09/08/08
CD: 4

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

Council took no action

SP 98006/02 Holy Trinity Episcopal Day School
Daisy Lane Campus
Synthesis, Inc, Applicant
Located northeast quadrant of the intersection of Glenn Dale
Boulevard (MD 193) and Daisy Lane (18.50 acres; O-S Zone)
Requesting revision of a detailed site plan for two additions to the
Holy Trinity Episcopal Day School, Daisy Lane Campus, including
a gymnasium with classroom space and an enclosed corridor

Appeal by:
08/14/08
Review by:
09/15/08
CD: 4

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

Council took no action

SP 83010/02 Corporate Center, T-Mobile
T-Mobile Northeast LLC, Applicant
Located on the east side of Brightseat Road, approximately
3,000 feet north of Central Avenue (15.35 acres; I-3 Zone)
Requesting replacement of existing flagpole with telecommunications
monopole and equipment

Appeal by:
08/14/08
Review by:
09/15/08
CD: 5

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

ADJOURNED AT 10:51 A.M.