

ZONING AGENDA

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

September 10, 2007

9:30 A.M. AGENDA BRIEFING

10:00 A.M. CALL TO ORDER

**INVOCATION – Iman Ahmed Lamptey, Islamic Research &
Humanitarian Services Center of America, Inc., Capitol Heights,
Maryland**

PLEDGE OF ALLEGIANCE

ORAL ARGUMENT

**SE 4573 Manor Care of Largo
Manor Care of Largo, Inc., Applicant
Located east side of Maryland Route 202 (Largo Road) between
Kettering Drive and Lucretia Drive, known as 600 Largo Road
(5.0 acres; R-R Zone)
Requesting approval of a Special Exception for the expansion of an
existing nursing home**

**Action by:
01/11/08
CD: 6**

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

On 7/9/07, Council elected to make the final decision (Vote: Voice Vote Carried).

RUNNING AGENDA ON PAGE 2

MANDATORY REVIEW (Using Oral Argument Procedures)

SP 05113 The Pointe at Cheverly
Pointe at Cheverly, LLC, Applicant
Located southeastern quadrant of the intersection of 57th Street
and Annapolis Road (MD 450) (3.34 acres; C-O, C-S-C Zones)
Requesting approval of a Detailed Site Plan for a mixed-use project of 244
multifamily residential dwelling units and 5,580 square feet of commercial
space and a rezoning request to rezone the site in the C-O and C-S-C
Zones to the M-U-I Zone

Action by:
11/09/07
CD: 5

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

District Council review of this case is required by Section 27-546.16 of the Prince George's County Zoning Ordinance.

NEW CASES

A-9903/02, A-9280/A-9281/07 Largo Town Center "Parcel D"
Commons at Largo, LLC, Applicant
Located northwest corner of Harry S. Truman Drive and Lottsford Road,
known as 9000 Lottsford Road (19.89 acres; M-A-C Zone)
Requesting approval of an Amendment of Basic Plan to include
residential use on Parcels 1A and 1B of Block D in the Largo Town
Center, in addition to previously approved office/commercial use

Action by:
11/27/07
CD: 6

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

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).

NEW CASES (Continued)

**A-9981 Addison Row at Cheverly Metro
Jemal's Fairfield Farms, LLC, Applicant
Located northeast quadrant of Addison Road and Minnesota Avenue,
known as 4800 and 4700 Addison Road (34.4 acres; I-1, I-2, C-O Zones)
Requesting approval of a Zoning Map Amendment for rezoning from I-1,
I-2 and C-O Zones to M-X-T Zone**

**Action by:
01/02/08
CD: 5**

Technical Staff: Disapproval
Planning Board: Approval, with conditions
Zoning Hearing Examiner: Approval, with conditions
Municipality: Town of Cheverly
Opposition: None

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).

ELIGIBLE FOR FINAL ACTION (Orientation, if desired)**SP 05066 The Shops at District Heights**

CD: 7

(Companion Case: DDS 562)**ZP No. 145 LLC, Applicant****Located in the northwestern quadrant of the intersection of Silver Hill Road and Pennsylvania Avenue (9.2481 acres; C-S-C Zone)****Requesting approval of a Detailed Site Plan for the construction of a 96,762 square-foot commercial shopping center**

Technical Staff: Approval, with conditions

Planning Board: Approval, with conditions

Zoning Hearing Examiner: Approval, with conditions

On 8/10/06, Council deferred item to 9/18/06. On 9/18/06, Council elected to review (Vote: 9-0). On 2/12/07, the oral argument hearing was held and Council took the case under advisement. On 3/12/07, Council referred the item to staff for preparation of an Approving Order, with additional conditions (Vote: 8-0; Absent: Council Member Dernoga). On 4/9/07, Council deferred this item to 4/10/07. On 4/10/07, Council adopted a prepared Order Affirming the Planning Board's decision, with additional conditions (Vote: 9-0).

On July 3, 2007, Andre J. Gingles, attorney for the applicant, submitted a request to amend condition 1.d of the Order Affirming the Planning Board's decision, with additional conditions.

On July 9, 2007, pursuant to Section 27-135 of the Zoning Ordinance, this case was before the District Council as an Item for Discussion in order to determine if it should be remanded to the Zoning Hearing Examiner for consideration of the applicant's request to revise condition 1.d. of the District Council Order adopted on 4/10/07 Affirming the Planning Board's decision, with additional conditions.

On July 9, 2007, Council Council adopted a prepared Order of Remand to the Zoning Hearing Examiner.

On 8/28/07, the Zoning Hearing Examiner filed her recommendation to the District Council for SP 05066 of approval, with conditions for the applicant's request to amend condition 1(d) of the District Council Order adopted on 4/10/07.

This item is before the District Council today as a case eligible for final action in order for the District Council to either adopt the prepared Order in accordance with the Zoning Hearing Examiner or refer the item to staff for preparation of another document.

ITEMS FOR DISCUSSION

**SP 89016/04 Briarwood Business Park, Lots 2, 3, 4
Jackson Shaw Company, Applicant
Located along Mid Atlantic Boulevard 310 feet
southwest of Contee Road (9.21 acres; I-1 Zone)
Requesting approval of a revised Detailed Site Plan for four light
industrial buildings containing warehouse space with associated offices**

**Action by:
10/22/07
CD: 1**

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

District Council review of this case is required by A-9684-C.

On 7/23/07, the oral argument hearing was held and Council took the case under advisement.

**SP 02039/02 Eastgate Shopping Center, Lot 2—Staybridge Hotel
Greenbelt Hospitality, LLC, Applicant
Located on Eastgate Drive, west of its intersection with
MD 564, Lanham-Severn Road (2.65 acres; C-S-C Zone)
Requesting approval for a revision of a Detailed Site Plan to add a 122-
room, 83,378 square-foot hotel on a pad site in an existing shopping center**

**Action by:
10/22/07
CD: 3**

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

On 6/11/07, Council elected to review (Vote: Voice Vote Carried; Absent: Council Member Exum). On 7/23/07, the oral argument hearing was held and Council took the case under advisement.

ITEMS FOR DISCUSSION (Continued)

SP 06002 Melford
(formerly the Maryland Science and Technology Center)
Maryland Science and Technology Center, LLC, Applicant
Located at the intersection of Routes 3 and 301 in the City of Bowie
(334.1 acres; M-X-T Zone)
Requesting approval of a Conceptual Site Plan for mixed-use development
including one hotel, office, retail, restaurant, research and development,
residential (366 single-family detached and attached units, and 500
multifamily units)

Action by:
10/22/07
CD: 4

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

On 3/12/07, Council elected to review (Vote: Voice Vote Carried; Absent: Council Member Dernoga).

On 3/19/07, Martha Ainsworth, et al filed an appeal of the Planning Board's decision and requested oral argument. On 4/18/07, the Development Review Division of M-NCPPC mailed a corrected Planning Board Resolution to the applicant and all persons of record. On 5/10/07, Martha Ainsworth, et al submitted an appendage to their original appeal.

On 6/16/07, John P. McDonough, Esq., attorney for the applicant, filed the Applicant's rebuttal to the arguments set forth by the Appellants.

On 7/23/07, the oral argument hearing was held and Council took the case under advisement.

ITEMS FOR DISCUSSION (Continued)**SP 06006 Hollywood Station****Ilya Zusin, ZH Investments, LLC, Applicant****Located southeastern quadrant of the intersection of the Capital Beltway (I-495) and Baltimore Avenue (US 1) (1.19 acres; C-O/DDOZ Zones)****Requesting approval of a Conceptual Site Plan for modification or deletion of conditions 1, 2, 6, 7 and 9 attached to the approval of Zoning Map Amendment Application A-9889-C****Action by:****09/17/07****CD: 1**

Technical Staff: Approval, with conditions

Planning Board: Approval, with conditions

District Council review of this case is required by A-9889-C. On 6/18/07, the oral argument hearing was held and Council took the case under advisement. On 7/9/07, Council deferred the item to 7/23/07. On 7/23/07, Council deferred the item to 9/10/07.

SP 06055 Hollywood Station**ZH Investments, LLC, Applicant****Located southeastern quadrant of the intersection of the Capital Beltway (I-495) and Baltimore Avenue (US 1) (1.19 acres; C-O & DDO Zones)****Requesting approval of a Detailed Site Plan for a 21,979 square-foot office building****Action by:****09/17/07****CD: 1**

Technical Staff: Approval, with conditions

Planning Board: Approval, with conditions

On 5/14/07, Council elected to review (Vote: Voice Vote Carried).

On 5/18/07, Michele La Rocca, Esq., filed an appeal on behalf of the owner and applicant and requested oral argument. On 6/18/07, the oral argument hearing was held and Council took the case under advisement. On 7/9/07, Council deferred the item to 7/23/07. On 7/23/07, Council deferred the item to 9/10/07.

MINUTES FOR 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

PLANNING BOARD

SDP 0608 The Preserve at Piscataway—Golf Course

Bailey’s Associates, LP, Applicant

Located Floral Park Road and Danville Road (317.61 acres; R-L Zone)

Requesting approval of a Specific Design Plan for proposed grading of golf course and proposed maintenance facility

Appeal by:

08/23/07

Review by:

09/24/07

CD: 9

Technical Staff: Approval, with conditions

Planning Board: Approval, with conditions

EXECUTIVE SESSION (Room 2027)

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

ADJOURN