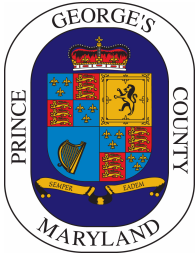


DISTRICT COUNCIL ADDITIONS



Prince George's County Council

Zoning Agenda

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

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

Tuesday, October 23, 2018

3:00 PM

Council Hearing Room

ADDITIONS TO THE AGENDA

CONVENE

REFERRED FOR DOCUMENT[CDP-1701](#)**The Preserve at Westphalia****Applicant(s):**

Green Revolution Realty, LLC

Location:

Located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road in Upper Marlboro, Maryland (63.66 Acres; R-M / L-A-C Zones).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to develop a 63.66-acre site with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. Specifically, the CDP illustrates 101 single-family detached (SFD) dwellings in the Residential Medium Development (R-M) Zone, and 147 single-family attached (SFA) dwellings and 22 SFD dwellings in the Local Activity Center (L-A-C) Zone. In addition, the CDP also includes a 1.93-acre area for the proposed 12,500 square feet of commercial development.

Council District:

6

Appeal by Date:

9/4/2018

Review by Date:

10/1/2018

Action by Date:

1/3/2019

History:

07/18/2018	M-NCPPC Technical Staff	approval with conditions
07/26/2018	M-NCPPC Planning Board	approval with conditions
09/04/2018	Person of Record	appealed
	<i>Mr. Marwin Glenn filed an appeal in opposition to the proposal and requested Oral Argument.</i>	
09/04/2018	Person of Record	appealed
	<i>Ms. Veneta Wills filed an appeal in opposition to the proposal and requested Oral Argument.</i>	

10/15/2018 Sitting as the District Council hearing held; case taken under advisement

Jill Kosack, M-NCPPC, provided an overview of the Comprehensive Design Plan application. Vaneta Wills and Marwin Glenn spoke in opposition. Marvo Jo Camap, Esq., attorney for the applicant, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, commented on the factual and legal arguments presented by the parties. Council took this item under advisement.

10/22/2018 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Harrison and Toles).

Attachment(s):

[CDP-1701 Zoning Agenda Item Summary](#)

[CDP-1701 Planning Board Resolution 18-71](#)

CDP-1701_PORL

[CDP-1701 Technical Staff Report_Supplemental](#)

REFERRED FOR DOCUMENT (Continued)[DSP-17038](#)**Boulevard at the Capital Centre, Phase 1****Applicant(s):**

Retail Properties of America, Inc.

Location:

The subject site is the remaining western portion of the existing shopping center known as the Boulevard at the Capital Centre, which is located in the southwest quadrant of the intersection of Medical Center Drive (formerly Medical Center Drive) and Lottsford Road, across the street from the Prince George's County Regional Hospital campus. The 49.71-acre site has frontage on Medical Center Drive, Harry S Truman Drive, and the Capital Beltway (I-95/495), within the Transit-Oriented Development (TOD) Core Area of the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA) (49.71 Acres; M-X-T / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for 350 multifamily dwelling units, approximately 353,500 square feet of multifamily residential, retail/commercial, office, hotel, and entertainment uses, and retains approximately 130,300 square feet of the existing commercial/retail development on the site.

Council District:

6

Appeal by Date:

8/23/2018

Review by Date:

9/24/2018

Action by Date:

1/16/2019

History:

07/18/2018	M-NCPPC Technical Staff	approval with conditions
07/19/2018	M-NCPPC Planning Board	approval with conditions
09/17/2018	Sitting as the District Council	elected to review

Council elected to review this item (Vote: 8-0; Absent: Council Member Glaros).

10/22/2018

Sitting as the District Council

hearing held; referred for
document

Andrew Bishop, M-NCPPC, provided an overview of the Detailed Site Plan application. Andre Gingles Esq., attorney for the applicant, along with Craig Friedson, Retail Properties of America, Inc. (RPAI), Cessily Bedwell, Design Collective, and Nick Orer, RPAI, spoke in support. Stan Brown, People's Zoning Counsel, commented on the factual and legal arguments presented by the parties.

The Oral Argument hearing was held and Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Harrison and Toles).

Attachment(s):[DSP-17038 Zoning Agenda Item Summary](#)[DSP-17038 Planning Board Resolution 18-70](#)[DSP-17038 Technical Staff Report](#)

DSP-17038_PORL

ADJOURN