



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DDS-22002 **Councilmanic District:** 5  
**Meeting Date:** 10/23/2023 **Zone(s):** TAC-E (prior M-X-T)  
**Case Name:** Alta Woodmore  
**Applicant:** WS Woodmore, LLC  
**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone)).  
**Request:** Requesting approval of a Departure from Design Standards (DDS) for the development of 284 multifamily dwelling units in two, five-story buildings.  
**Companion Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with conditions  
**Planning Board:** Approval with conditions  
**Zoning Hearing Examiner:**  
**Municipality:** Glenarden  
**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 8/31/2023  
**Review date:**  
**Action date:** 10/30/2023  
*Comments:*

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**Staff:** Andrew Shelly

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/22/2023	approval with conditions
M-NCPPC Planning Board	07/27/2023	approval with conditions
Clerk of the Council	08/09/2023	mailed

**Notes:** *Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.*

Person of Record 08/29/2023 filed

**Notes:** *G. Macy Nelson Esq. & Alex Votaw Esq. attorney's for Citizen-Protestants filed an*

*appeal and Request Oral Argument Hearing.*

Sitting as the District Council                      09/11/2023                      announced hearing date

Applicant    09/20/2023                      filed

**Notes:** *Edward C. Gibbs Jr. Esq., attorney for the applicant filed a response to the August 29, 2023 Appeal and Request for Oral Argument filed by Citizen-Protestants.*

Sitting as the District Council                      09/25/2023                      hearing held; case taken under advisement

**Notes:** *Andrew Shelly and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standard application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward Gibbs Jr. Esq., attorney for applicant spoke in support. Alex Votaw Esq., spoke in opposition. Council took this case under advisement.*

Sitting as the District Council                      10/10/2023                      referred for document

**Notes:** *Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Franklin and Oriadha).*

Aye:                      9    Olson, Watson, Harrison, Hawkins, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent:                2    Franklin and Oriadha

Sitting as the District Council                      10/23/2023                      approval

**Notes:** *Council adopted prepared order of approval with conditions (Vote:10-0; Absent: Council Member Watson).*

Aye:                      10   Olson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent:                1    Watson

Clerk of the Council                                      10/24/2023                      mailed

**Notes:** *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

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**Document(s):**    DDS-22002 Notice of Final Decision of the District Council, DDS-22002 Presentation Slides, DDS-22002 Gibbs to Brown (Response to appeal filed by Citizen Protestants 9-20-2023, DDS-22002 Nelson to Brown (Appeal and Request for Oral Argument) 8-29-2023, DDS-22002- Notice of Mandatory Review, DDS-22002 Planning Board Resolution, DDS-22002 PORL, DDS-22002 Technical Staff Report, DDS-22002 Transcripts 7-6-2023, DDS-22002 Planning Board Record Part 1, DDS-22002 Planning Board Record Part 2, PZC Notice of Intention to Participate