



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-10020-C-01 **Councilmanic District:** 5
Meeting Date: 4/26/2021 **Zone(s):** M-X-T
Case Name: Woodmore Overlook Commercial
Applicant: Woodmore Overlook Commercial, LLC
Location: Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).
Request: Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff:

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: Lake Arbor Civic Association.,
Samuel Dean, LaRay Benton

LEGAL DEADLINES:

Appeal date: 2/24/2021

Review date:

Action date: 7/9/2021

Comments:

Staff: Thomas Sievers

HISTORY:

Acting Body:	Date:	Action:
Zoning Hearing Examiner	02/09/2021	approval with conditions
Applicant	02/15/2021	appealed
Notes: Norman Rivera, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner's Recommendation and requested a hearing.		
Applicant	02/17/2021	appealed

Notes: *Norman Rivera, Esq., attorney for the applicant, filed revised exceptions to the Zoning Hearing Examiner's Recommendation and requested a hearing.*

Person of Record 02/19/2021 appealed

Notes: *Samuel H. Dean, Vice President, Lake Arbor Civic Association, filed exceptions to the Zoning Hearing Examiner decision.*

Person of Record 02/20/2021 appealed

Notes: *Samuel H. Dean, Vice President, Lake Arbor Civic Association, filed corrected exceptions to the Zoning Hearing Examiner decision.*

Sitting as the District Council 02/22/2021

Notes: *Council took no action on this item and it will be scheduled for an Oral Argument hearing based on exceptions filed to the ZHE decision.*

Person of Record 02/23/2021 filed

Notes: *Samuel H. Dean, Vice President, Lake Arbor Civic Association, filed a request to remand the case to the Zoning Hearing Examiner.*

Person of Record 02/24/2021 appealed

Notes: *LaRay Benton, person of record, filed exceptions to the Zoning Hearing Examiner decision.*

Applicant 02/24/2021 filed

Notes: *Norman Rivera, Esq., attorney for the applicant, filed an opposition to the request for remand.*

Sitting as the District Council 03/22/2021 announced hearing date

Person of Record 03/23/2021 appealed

Notes: *Samuel H. Dean, Vice President, Lake Arbor Civic Association, filed a revised corrected exceptions to the Zoning Hearing Examiner decision.*

Sitting as the District Council 03/29/2021 hearing held; case taken under advisement

Notes: *Tom Sievers, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment for the amendment of conditions application. Samuel H. Dean, Vice-President, Lake arbor Civic Association, along LaRay Benton, spoke in opposition. Norman Rivera, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

Sitting as the District Council 04/06/2021 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0: Absent: Council Member Ivey).*

Aye: 10 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,
Harrison, Streeter, Taveras and Turner

Absent: 1 Ivey

