



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-23002 **Councilmanic District:** 9
Meeting Date: 10/21/2025 **Zone(s):** RMF-48 (Prior; M-X-T)
Case Name: Signature Club East
Applicant: WP East Acquisitions, L.L.C.
Location: Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone).
Request: Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/4/2025

Review date:

Action date: 11/3/2025

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/26/2025	approval with conditions
M-NCPPC Planning Board	07/31/2025	approval with conditions
Person of Record	09/03/2025	filed
Notes: <i>Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.</i>		
Clerk of the Council	09/10/2025	mailed
Notes: <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>		
Sitting as the District Council	10/06/2025	
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Applicant	10/14/2025	filed

Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a response to the appeal filed and request for limited Remand.*

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10/21/2025

Document(s): CSP-23002-Presentation Slides, CSP-23002-Notice of Oral Argument, CSP-23002-Gibbs to Brown Written Testimony (10-14-2025), CSP-23002-Votaw to Brown Appeal Letter (9-3-2025), CSP-23002-Planning Board Resolution, CSP-23002-PORL, CSP-23002-Technical Staff Report, CSP-23002-Transcripts, CSP-23002-Planning Board Record, CSP-23002-PZC Notice of Intention to Participate District Council 10-21-2025