



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** CSP-21001 Remand      **Councilmanic District:** 8  
**Meeting Date:** 3/11/2024      **Zone(s):** C N (Prior M-X-T/M I O).  
**Case Name:** Linda Lane Property  
**Applicant:** Curtis Investment Group, Inc.  
**Location:** Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T/ M I O Zones).  
**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space.

### Companion

**Case(s):**

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### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with conditions

**Planning Board:** Approval with conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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### LEGAL DEADLINES:

**Appeal date:** 2/8/2024

**Review date:** 2/8/2024

**Action date:** 3/22/2024

*Comments:*

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**Staff:** Dominique Lockhart

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### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	05/17/2023	approval with conditions
M-NCPPC Planning Board	06/22/2023	approval with conditions
Sitting as the District Council	07/05/2023	elected to review
<b>Notes:</b> Council elected to review this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).		
Clerk of the Council	08/01/2023	mailed
<b>Notes:</b> Notice of Oral Argument Hearing was mailed to Persons of Record.		
Sitting as the District Council	09/11/2023	hearing held; referred for document
<b>Notes:</b> Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment 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. Matthew Tedesco, attorney for applicant spoke in support. Monique Taylor, Tony Wilson and Belinda Watson spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).*

Sitting as the District Council                      09/25/2023                      remanded

**Notes:** *Council adopted prepared order of remand (Vote:8-0 Absent: Council Members Franklin, Harrison, Hawkins).*

Clerk of the Council                                      09/29/2023                      transmitted

**Notes:** *Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.*

Clerk of the Council                                      09/29/2023                      mailed

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

M-NCPPC Technical Staff                              11/20/2023                      approval with conditions

M-NCPPC Planning Board                              01/04/2024                      approval with conditions

Sitting as the District Council                      01/16/2024                      deferred

Sitting as the District Council                      01/22/2024                      elected to review

**Notes:** *Council elected to review this item (Vote:9-0-1; Nay: Council Member Hawkins; Absent: Council Member Franklin).*

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

Nay:                      1    Hawkins

Absent:                1    Franklin

Clerk of the Council                                      01/24/2024                      mailed

**Notes:** *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council                      02/12/2024                      announced hearing date

Sitting as the District Council                      02/26/2024                      hearing held; case taken under advisement

**Notes:** *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Monique Taylor, Shenyatta Rivers, Janna Parker and Antonio Wilson, spoke in opposition. Council took this case under advisement.*

Sitting as the District Council                      03/11/2024                      referred for document

**Notes:** *Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0-1; Abstain: Council Member Oriadha; Absent: Council*

*Members Fisher and Harrison).*

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

Absent: 1 Harrison

Sitting as the District Council

03/18/2024

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**Document(s):** CSP-21001 Remand Presentation Slides, CSP-21001 Remand Notice of Oral Argument Hearing, CSP-21001 Remand Planning Board Resolution, CSP-21001 Remand PORL, CSP-21001 Remand Technical Staff Report, CSP-21001 Remand Transcripts 12-7-2023, CSP-21001 Remand Planning Board Record