



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CDP-9306-05 **Councilmanic District:** 9
Meeting Date: 4/25/2022 **Zone(s):** L-A-C
Case Name: Preserve At Piscataway (Bailey's Village)
Applicant: NVR MS Cavalier Preserve, LLC
Location: Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).
Request: Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Disapproval

Planning Board: Approval

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 2/24/2022

Review date: 2/24/2022

Action date: 4/25/2022

Comments:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

| Acting Body: | Date: | Action: |
|---------------------------------|--------------|---------------------------|
| M-NCPPC Technical Staff | 12/22/2021 | disapproval |
| M-NCPPC Planning Board | 01/20/2022 | approval |
| Sitting as the District Council | 02/14/2022 | waived election to review |

Notes: Council waived election to review for this item (Vote: 10-0).

Aye: 10 Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Person of Record 02/24/2022 appealed

Notes: G. Macy Nelson, attorney for Citizen-Protestants file an appeal and request for Oral Argument Hearing.

Clerk of the Council 02/25/2022 mailed

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

Sitting as the District Council 03/14/2022

Sitting as the District Council 03/28/2022 hearing held; case taken under advisement

Notes: *Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design Plan application. G. Macy Nelson, Esq., attorney for Citizen-Protestants, spoke in opposition. Andre Gingles, 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 04/11/2022 referred for document

Notes: *Council referred item to staff for preparation of an document, with conditions (Vote: 8-0; Absent: Council Members Franklin and Hawkins).*

Aye: 9 Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: 2 Hawkins and Franklin

Sitting as the District Council 04/25/2022

Document(s): CDP-9306-05 Presentation Slides, CDP-9306-05 Notice of Oral Argument Hearing, CDP-9306-05 Nelson to Brown Appeal 2-24-22, CDP-9306-05 Planning Board Resolution, CDP-9306-05_PORL, CDP-9306-05 Technical Staff Report, CDP-9306-05 Transcripts, CDP-9306-05 Planning Board Record