



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-21001 **Councilmanic District:** 8
Meeting Date: 9/25/2023 **Zone(s):** CN (Prior M-X-T)
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 Zone)).
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. There are two existing single-family detached dwellings and a commercial / office building on the property, which will be razed.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions

Planning Board: Approval with conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 7/24/2023

Review date: 7/24/2023

Action date: 10/3/2023

Comments:

Staff: Dominique Lockhart

HISTORY:

Acting Body:	Date:	Action:
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

Notes: Council elected to review this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

Aye: 8 Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher and Dernoga

Absent: 3 Hawkins, Franklin and Blegay

Clerk of the Council 08/01/2023 mailed

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

Sitting as the District Council 09/11/2023 hearing held; referred for document

Notes: *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).*

Aye: 6 Olson, Watson, Harrison, Burroughs, Dernoga and Blegay

Absent: 5 Hawkins, Franklin, Oriadha, Ivey and Fisher

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).*

Aye: 8 Olson, Watson, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: 3 Harrison, Hawkins and Franklin

Clerk of the Council 09/29/2023 mailed

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

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.*

Document(s): CSP-21001 Presentation Slides, CSP-21001 Notice of Oral Argument Hearing, CSP-21001 Planning Board Resolution, CSP-21001 PORL, CSP-21001 Technical Staff Report, CSP-21001 Transcripts, CSP-21001 Planning Board Record, PZC Notice of Intention to Participate