



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-21024 **Councilmanic District:** 3  
**Meeting Date:** 10/17/2022 **Zone(s):** M-U-I / D-D-O  
**Case Name:** Ecograds  
**Applicant:** Manzo Development  
**Location:** Located in the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Quebec Street in the M-U-I Zone and the Development District Overlay (D-D-O) Zone of the Central US 1 Corridor Sector Plan and SMA (0.49 Acres; M-U-I / D-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct one mixed-use building with a total of 123 multifamily dwelling units and 2,314 square feet of ground floor commercial retail.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:** College Park

#### LEGAL DEADLINES:

**Appeal date:** 11/10/2022

**Review date:** 1/10/2023

**Action date:**

*Comments:*

#### Opposition:

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**Staff:** Andrew Bishop

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/14/2022	approval with conditions
M-NCPPC Planning Board	10/06/2022	approval with conditions
Sitting as the District Council	10/17/2022	waived election to review

**Notes:** Council waived election to review this item (Vote: 11-0).

**Aye:** 11 Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Clerk of the Council 11/14/2022 mailed

**Notes:** *Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, and mailed to Persons of Record that the Planning Board's decision is final.*

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**Document(s):** DSP-21024 Zoning Agenda Item Summary, DSP-21024 Planning Board Resolution, DSP-21024 PORL, DSP-21024 Technical Staff Report