



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-22034 **Councilmanic District:** 5
Meeting Date: 10/23/2023 **Zone(s):** TAC-E (prior M-X-T)
Case Name: Alta Woodmore
Applicant: WS Woodmore, LLC
Location: Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone)).
Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 284 multifamily dwelling units in two, 5-story buildings.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions

Planning Board: Approval with conditions

Zoning Hearing Examiner:

Municipality: Glenarden

Opposition:

LEGAL DEADLINES:

Appeal date: 8/31/2023

Review date:

Action date: 10/30/2023

Comments:

Staff: Andrew Shelly

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/22/2023	approval with conditions
M-NCPPC Planning Board	07/27/2023	approval with conditions
Clerk of the Council	08/09/2023	mailed

Notes: *Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.*

Person of Record 08/29/2023 filed

Notes: *G. Macy Nelson Esq. & Alex Votaw Esq. attorney's for Citizen-Protestants filed an*

appeal and Request Oral Argument Hearing.

Sitting as the District Council 09/11/2023 announced hearing date

Applicant 09/20/2023 filed

Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant filed a response to the August 29, 2023 Appeal and Request for Oral Argument filed by Citizen-Protestants.*

Sitting as the District Council 09/25/2023 hearing held; case taken under advisement

Notes: *Andrew Shelly and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standard 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. Edward Gibbs Jr. Esq., attorney for applicant spoke in support. Alex Votaw Esq., spoke in opposition. Council took case under advisement.*

Sitting as the District Council 10/10/2023 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Franklin and Oriadha).*

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

Absent: 1 Franklin

Sitting as the District Council 10/23/2023 approval

Notes: *Council adopted prepared order of approval with conditions (Vote:10-0; Absent: Council Member Watson).*

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

Absent: 1 Watson

Clerk of the Council 10/24/2023 mailed

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

Document(s): DSP-22034 Notice of Final Decision of the District Council, DSP-22034 Presentation Slides, DSP-22034 - Gibbs to Brown (Response to appeal filed by Citizen Protestants 9-20-2023, DSP-22034 Nelson to Brown (Appeal and Request for Oral Argument) 8-29-2023, DSP-22034- Notice of Mandatory Review, DSP-22034 Planning Board Resolution, DSP-22034 PORL, DSP-22034 Technical Staff Report, DSP-22034 Transcripts 7-6-2023, DSP-22034 Planning Board Record Part 1, DSP-22034 Planning Board Record Part 2, PZC Notice of Intention to Participate