



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-15003 **Councilmanic District:** 5
Meeting Date: 10/27/2015 **Zone(s):** R-18
Case Name: The Ridges at Landover Metro
Applicant: SM Waterford Estates, LLC.
Location: Located in the northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue, on the north side of Landover Road, inside the Capital Beltway (I-95 / 495) (23.57 Acres; R-18 Zone).
Request: Requesting approval of a Detailed Site Plan for residential revitalization for 165 fee-simple townhouse units and 193 residential condominium units, of which 154 are two-family dwelling units (two-over-two) and 39 are townhouse units, for a total of 358 dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/20/2015

Review date: 9/21/2015

Action date: 1/18/2016

Comments:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

| Acting Body: | Date: | Action: |
|-------------------------|------------|--------------------------|
| M-NCPPC Technical Staff | 06/11/2015 | approval with conditions |
| M-NCPPC Planning Board | 07/16/2015 | approval with conditions |
| Person of Record | 08/20/2015 | appealed |

Notes: *J. Whitson Rogers filed an appeal of the Planning Board's decision and requested Oral Argument.*

Council Member 09/08/2015 transmitted a letter

Notes: *Council Member Harrison wishes to waive Council's right to review. A majority vote of the full Council is required.*

Sitting as the District Council 09/09/2015 waived right to review

Notes: *Council waived its right to review this item (Vote 9-0).*

Aye: 9 Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Clerk of the Council 09/16/2015 mailed

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

Sitting as the District Council 10/19/2015 hearing held; referred for document

Notes: *Henry Zhang, M-NCPPC staff, provided an overview of the Detailed Site Plan application. Mary Dombroski and J. Whiston Rogers spoke in opposition. Mr. Richard Kline, President, Community and Environmental Defense Services, was not allowed to speak because he was not a Person of Record and did not participate in the Planning Board Hearing. Arthur Horne, Jr., Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

Council referred this item to staff for preparation of an approving document, with conditions (Vote: 9-0).

Aye: 9 Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Sitting as the District Council 10/27/2015 approval with conditions

Notes: *Council adopted the prepared Order of approval, with conditions (Vote: 9-0).*

Aye: 9 Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Clerk of the Council 10/29/2015 mailed

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

Document(s): DSP-15003_Appeal08202015, DSP-15003 Planning Board Resolution 15-66, DSP-15003_PORL, DSP-15003 Technical Staff Report