

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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4  
5 LINDA LANE PROPERTY  
6 Conceptual Site Plan, PPS CSP-21001

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8 T R A N S C R I P T  
9 O F  
10 P R O C E E D I N G S

11  
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14 June 1, 2023

15  
16 BEFORE:

17 PETER A. SHAPIRO, Chairman

18 DOROTHY F. BAILEY, Madam Vice-Chair

19 A. SHUANISE WASHINGTON, Commissioner

20 MANUEL R. GERALDO, Commissioner

21  
22 OTHER:

23 MATT TEDESCO, Attorney for Applicant

24 DOMINIQUE LOCKHART, Staff  
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Matthew Tedesco	5

P R O C E E D I N G S

1  
2 CHAIRMAN: And then we have one item on our  
3 regular agenda. This is item 5, Conceptual Site Plan CSP-  
4 21001 Linda Lane Property. We have Mr. Tedesco who is  
5 representing the applicant. Ms. Lockhart who will be doing  
6 the staff presentation.

7 This is an evidentiary hearing, so just in case,  
8 I'm going to ask anyone who is intending to speak, to  
9 provide testimony, to take an oath. So at this time, anyone  
10 who may be speaking, if you could come online and raise your  
11 right hand.

12 Do we have anyone, Mr. Tedesco?

13 MR. TEDESCO: Good morning, Mr. Chairman. Can you  
14 hear me okay?

15 CHAIRMAN: We can hear you fine.

16 MR. TEDESCO: We had two individuals sign up, Mike  
17 Lenhart and Mira Gantzert from Bohler. But I don't see them  
18 in the list currently. I don't anticipate they'll need to  
19 speak. So I think if they do join, if I do need them, maybe  
20 we can swear them in at that point because I don't see them  
21 currently on the list.

22 CHAIRMAN: That's fine. So we'll swear them in if  
23 they come forward. And I will leave it at that. So let's  
24 turn it over to staff.

25 Ms. Lockhart, do you have a presentation?

1 MS. LOCKHART: Yes. Doing a sound check. Can  
2 everyone hear me?

3 CHAIRMAN: We can hear you fine.

4 MS. LOCKHART: Okay. Great. Thank you.

5 Good morning, Mr. Chairman and members of the  
6 Planning Board. For the record, I am Dominique Lockhart with  
7 the Zoning Section. Item number 5 on the agenda is  
8 Conceptual Site Plan CSP-21001, titled, "Linda Lane  
9 Property" which proposes a mixed-use development consisting  
10 of 105 multi-family units and 104,600 square foot of  
11 commercial and retail space. The mixed-use building will be  
12 five stories high with both internal and external parking  
13 provided. The commercial and retail spaces will be located  
14 on the first and second floors of the building. The multi-  
15 family dwelling units will be located on the third through  
16 fifth floors.

17 As a matter of housekeeping, a technical  
18 correction is needed on page 4 of the staff report. Within  
19 the development data summary table, the existing non-  
20 residential gross floor area should be 34,568 square feet  
21 and the residential gross floor area should be 2,539 square  
22 feet. So those numbers should be switched.

23 In addition, staff received an email of opposition  
24 from Valerie Love dated May 30th, 2023. Her areas of  
25 concern included increased traffic congestion at the Linda

1 Lane, Old Branch Avenue, and Allentown Road exits. There  
2 was also a concern noted with the placement of the surface  
3 parking in relation to the adjacent single family homes.

4 Traffic adequacy will be further evaluated at the  
5 time of preliminary plan of subdivision. And regarding the  
6 parking placement, staff has provided the applicant with  
7 recommendations to locate the parking further away from the  
8 single family homes to the south. The building placement  
9 and parking layout will be further evaluated with the  
10 preliminary plan and detail site plan applications.

11 Based on the findings presented and the technical  
12 staff report, staff recommends that the Planning Board  
13 approve Conceptual Site Plan CSP-21001 subject to the  
14 conditions outlined in the staff report. And this concludes  
15 staff's presentation. Thank you.

16 CHAIRMAN: Thank you, Ms. Lockhart.

17 Commissioners, questions for staff? No questions.  
18 We'll turn to the applicant.

19 Mr. Tedesco, anything you want to add?

20 MR. TEDESCO: Good morning, Mr. Chairman, and  
21 members of the Planning Board. For the record, Matthew  
22 Tedesco with the law firm of McNamee Hosea on behalf of the  
23 applicant and owner. The applicant is Curtis Investment  
24 Group, Incorporated. The owners are affiliates or  
25 subsidiaries of the applicant, Curtis Properties, Inc., as

1 well as Solomons Island Road, LLC.

2 Mr. Chairman and members of the Board, this is a  
3 fairly straightforward case. And if you would just allow me  
4 a little bit of indulgence, I do want to go through a couple  
5 of points. And we did have a community meeting with the  
6 Camp Springs Community. And there was some confusion with  
7 respect to the actual proposal of redevelopment for this  
8 property.

9 So if you would just bear with me and allow me to  
10 create the record just because I think it's important maybe  
11 as this case moves forward in the process. Not to presume  
12 approval here today, but obviously we support the staff's  
13 recommendation. We have no revisions or modifications to  
14 any findings or conditions. And we would obviously  
15 respectfully hope and request that the Planning Board adopt  
16 these findings and conditions. But in preserving and  
17 creating a record, if you would just allow me a moment to  
18 just go through a couple of points, I would be appreciative.

19 CHAIRMAN: Mr. Tedesco, the floor is yours.

20 MR. TEDESCO: Thank you so much. And I know it's  
21 a short agenda, and I don't want to belabor the point. But  
22 a couple of these points, I do want to make for the record.

23 As I outlined in your staff report, this property  
24 has a long history with respect to a mix of uses that have  
25 consisted on the property for many, many decades. In 1970,

1 a special exception was approved for an automobile parking  
2 lot. In March of 1987, a preliminary plan was approved for  
3 two parcels which are Parcels B and C which those parcels on  
4 your screen are the larger parcel kind of at the  
5 intersection of Linda Lane and Route 5 where the large  
6 commercial building is located in the parking field. That's  
7 Parcel B.

8 Parcel C is the single family home kind of to the  
9 left lower corner of the property where the cursor is right  
10 there. Those properties were subdivided for mix of uses  
11 being commercial and residential.

12 Parcel 25 which is in the upper left corner of the  
13 property has not been received in the subject of a  
14 preliminary plan. But it consists of a residential use.

15 Almost five years ago, in a month to the day, the  
16 District Council approved a rezoning application for this  
17 property from the C-S-C and R-80 zones to the M-X-T zone.  
18 For the last 45 years or so, the property has consisted of  
19 uses with various commercial retail office, as well as  
20 residential use. And so it's been a mixed use property for  
21 many, many decades.

22 Since that time, the property has, and continues  
23 to be, the home of the Curtis Investment Group which is a  
24 local Prince George's County real estate company, the  
25 president of which, Mr. George Curtis, is a long-time

1 resident of Prince George's County, lives in Brandywine, has  
2 lived in Brandywine his entire life. And he'll be mad at  
3 me, but in his mid-80s at this point, he goes to work every  
4 single day to that office building that they've purchased a  
5 few decades ago. And that is their headquarters.

6           Given the property's proximity to the interchange  
7 of the Capital Beltway and Maryland 5, as well as the  
8 interchange of Maryland 5 and Allentown Road, not to mention  
9 the long history of a mix of uses on the property, the  
10 property was rezoned by the District Council five years ago  
11 to an M-X-T zone.

12           The very nature of the M-X-T zone is to allow  
13 flexibility and a mix of uses on properties within the  
14 vicinity of major intersections and interchanges. Given the  
15 time period, the five years that have elapsed since the  
16 property's rezoned, and given the nature of the existing  
17 development being that owner and applicant's main office  
18 headquarters, the ultimate redevelopment of this property  
19 today is prospective. However, given the circumstances  
20 created by the countywide map amendment and the new zoning  
21 ordinance, the applicant finds itself in a unique  
22 transitional period that requires the filing of this  
23 conceptual site plan in order to maintain the flexibility of  
24 the M-X-T zone.

25           Thus, this CSP is merely the vehicle in which the



1 law allows the applicant to pursue in order to ensure and  
2 maintain the flexibility of the M-X-T zone that the District  
3 Council imposed five years ago.

4           That said, and as outlined in your staff report,  
5 the CSP under the prior zoning warrants, requires that the  
6 maximum number and type of dwelling units be provided.  
7 Therefore, this CSP from that perspective only proposes a  
8 mix of uses and density that maximizes the FAR allowed in  
9 the M-X-T zone. If future redevelopment -- if a future  
10 redevelopment plan differs from this range, it is possible  
11 that an amendment to this CSP will be required.

12           This CSP simply complies with the law and  
13 conceptually provides a permissible range of uses and  
14 density allowed by the applicable provisions of the prior  
15 zoning ordinance. When market conditions warrant, and  
16 actual redevelopment is right, the applicant will be  
17 required to file a preliminary plan and subdivision based on  
18 that development scheme that will be required to be  
19 consistent with this CSP unless modified or amended.

20           At that time, the property will be reevaluated for  
21 adequacy and ultimately a detailed site plan will be  
22 required prior to the issuance of any permits.

23           Notwithstanding and again the CSP is necessary to  
24 ensure the rights extended to all property owners in the  
25 prior M-X-T zone are pursued -- excuse me, are preserved to

1 allow flexibility going forward under the transition  
2 provision of the new code.

3 In response to Ms. Love's email that staff  
4 provided me a copy of when it was submitted, which I  
5 appreciate, I would agree with Ms. Lockhart's responses here  
6 today, as well as staff's written recommendations on pages  
7 13 and 16 of your staff report in reference to Section 27-  
8 546(d)(9) which very clearly outlines the fact that in the  
9 M-X-T zone, pursuant to a ZMA, the required traffic analysis  
10 was done at that time. And it will be reevaluated for  
11 adequacy at the time of preliminary plan.

12 So while we understand there may be a concern,  
13 that concern is not really right for this application here  
14 today notwithstanding the traffic study that was done five  
15 years ago with the zoning map amendment case. A new traffic  
16 impact analysis based upon actual development proposed under  
17 the preliminary plan will be conducted at that time at a  
18 future date.

19 With that, Mr. Chairman, thank you for the  
20 allowance to kind of go through that. We wanted to make  
21 sure the record was clear that this a perspective  
22 application really to preserve flexibility of the M-X-T zone  
23 given the transitional nature that we find ourselves in with  
24 the new zoning ordinance and the countywide map amendment.

25 So with that, Mr. Chairman, members of the Board,

1 thank you for your time and consideration. We adopt and  
2 agree with staff's recommendations, and we have no request  
3 of modifications to conditions. Thank you.

4 CHAIRMAN: Thank you, Mr. Tedesco. Thank you for  
5 providing a full record.

6 Commissioners, any questions for the applicant,  
7 for Mr. Tedesco?

8 No questions. We have no signups to speak. So  
9 though there was an evidentiary hearing, we have nobody  
10 speaking. But I will close the hearing. And if there's no  
11 deliberation on this matter, then Commissioners, what is  
12 your pleasure?

13 COMMISSIONER WASHINGTON: Mr. Chairman, I would  
14 move that we adopt the findings of staff to include the  
15 technical corrections as read into the record by Ms.  
16 Lockhart and approve CSP-21001 along with the conditions as  
17 outlined in staff's report.

18 MADAM VICE CHAIR: Second

19 CHAIRMAN: So a motion by Commissioner Washington,  
20 it was seconded by Vice Chair Bailey. Any discussion on the  
21 motion? Seeing no discussion, I will call the roll.

22 Commissioner Washington?

23 COMMISSIONER WASHINGTON: I vote aye.

24 CHAIRMAN: Vice Chair Bailey?

25 MADAM VICE CHAIR: I vote aye.

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CHAIRMAN: Commissioner Geraldo?

COMMISSIONER GERALDO: I vote aye.

CHAIRMAN: I vote aye as well. The ayes have it,

4-0.

Thank you, Mr. Tedesco.

Thank you, Ms. Lockhart.

MR. TEDESCO: Thank you.

**(Whereupon, the proceedings were concluded.)**

DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

LINDA LANE PROPERTY  
Conceptual Site Plan, PPS CSP-21001

By: Valerie Baxter Date: July 14, 2023

Valerie Baxter, Transcriber