



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-22015 **Councilmanic District:** 3
Meeting Date: 4/24/2023 **Zone(s):** LTO-E
Case Name: 9113 Baltimore Avenue
Applicant: RST Development, LLC
Location: Located in the northeast quadrant of the intersection of US 1(Baltimore Avenue) and Cherokee Street (3.82 acres; LTO-E Zone).
Request: Requesting approval of a Detailed Site Plan for one mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial retail space.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions

Planning Board: Approval with conditions

Zoning Hearing Examiner:

Municipality: College Park

Opposition:

LEGAL DEADLINES:

Appeal date: 3/2/2023

Review date: 3/2/2023

Action date: 5/1/2023

Comments:

Staff: Mridula Gupta

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	01/05/2023	approval with conditions
M-NCPPC Planning Board	01/26/2023	approval with conditions
Sitting as the District Council	02/13/2023	waived election to review

Notes: Council waived election to review for this item (Vote: 9-0; Absent: Council Members Burroughs and Franklin).

Aye: 9 Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Fisher, Dernoga and Blegay

Absent: 2 Franklin and Burroughs

Person of Record 02/28/2023 filed

Notes: Judy Blumenthal, Person of Record filed an appeal of the Planning Board's

decision.

Clerk of the Council 03/06/2023 mailed

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

Sitting as the District Council 03/27/2023

Applicant 03/31/2023 filed

Notes: *Thomas H. Haller, Esq., attorney for the applicant filed a response to the February 28, 2023 appeal filed by Citizen-Protestant.*

Person of Record 04/03/2023 filed

Notes: *Judy Blumenthal, Person of Record filed written testimony.*

Sitting as the District Council 04/10/2023 case taken under advisement

Notes: *Andrew Shelly, M-NCPPC planning staff, provided an overview of the Detailed Site Plan 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. Thomas H. Haller, for applicant spoke in support. Judy Blumenthal, citizen protestant spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 04/24/2023 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Burroughs, Franklin and Harrison).*

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

Absent: 3 Harrison, Franklin and Burroughs

Sitting as the District Council 04/25/2023

Document(s): DSP-22015 Presentation Slides, DSP-22015 Blumenthal to Brown (Written Testimony) 4-3-2023, DSP-22015 Haller to Brown (Response to Appeal) 3-31-2023, DSP-22015 Blumenthal to Brown (Appeal letter) 2-28-23, DSP-22015 Notice of Oral Argument Hearing, DSP-22015 Planning Board Resolution, DSP-22015 PORL, DSP-22015 Technical Staff Report, DSP-22015 Transcripts, PZC Notice of Intention to Participate District Council 4-10-2023