



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-13008-02 **Councilmanic District:** 7
Meeting Date: 4/22/2025 **Zone(s):** IE (Prior; I-1)
Case Name: Gilpin Property, Phase III
Applicant: Arcland Property Company, LLC
Location: Located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road (14.44 Acres; IE Zone (Prior; I-1 Zone)).
Request: Requesting approval of a Detailed Site Plan (DSP) to develop a four-story 115,364-square-foot consolidated storage facility with 1,103 units as Phase III of an existing facility.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 3/13/2025

Review date: 3/13/2025

Action date: 4/25/2025

Comments:

Staff: Dexter E. Cofield

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	01/02/2025	approval with conditions
M-NCPPC Planning Board	02/06/2025	approval with conditions
Sitting as the District Council	02/24/2025	elected to review
Notes: Council elected to review this item (Vote:7-0; Absent: Council Members Blegay, Harrison, and Olson).		
Aye:	7	Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson
Absent:	3	Harrison, Blegay and Olson
Office of the Clerk of the Council	02/28/2025	mailed
Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.		
Sitting as the District Council	03/24/2025	

Sitting as the District Council 04/01/2025 hearing held; case taken under advisement

Notes: *Dexter Cofield, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Council took this case under advisement.*

Sitting as the District Council 04/14/2025 referred for document

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

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

Absent: 1 Fisher

Sitting as the District Council 04/22/2025

Document(s): DSP-13008-02-Presentation Slides, DSP-13008-02-Notice of Oral Argument,
DSP-13008-02-Planning Board Resolution, DSP-13008-02-PORL,
DSP-13008-02-Technical Staff Report, DSP-13008-02-Planning Board Record,
DSP-13008-02-Transcripts 1-16-2025, DSP-13008-02-PZC Notice of Intention to
Participate District Council 4-1-2025