



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-16043 **Councilmanic District:** 3
Meeting Date: 3/27/2017 **Zone(s):** M-X-T / T-D-O
Case Name: New Carrollton Town Center, Phase 1A
Expedited Transit-Oriented Development Project
Applicant: New Carrollton Developer, LLC
Location: Located on the north side of Garden City Drive, in the northwest quadrant of its intersection with John Hanson Highway (US 50). The subject property is also located in the Metro Core Neighborhood of the 2010 Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment (New Carrollton TDDP/TDOZMA). The property is abutting the east side of the New Carrollton Metro Station and includes property owned by the Washington Metropolitan Area Transit Authority (WMATA) (15.5 Acres; M-X-T / T-D-O Zones).
Request: Requesting approval of a Detailed Site Plan to development on Parcels 1 and 2 to construct an eight-story commercial office building and a seven-story parking garage as Phase 1A of a multiphase mixed-use development.
Companion Case(s): DDS-636

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions
Planning Board: Approval, with Conditions
Zoning Hearing Examiner:

LEGAL DEADLINES:

Appeal date: 3/30/2017
Review date: 3/30/2017
Action date: 4/3/2017

Municipality:

Comments:

Opposition:

District Council review of this case is required by Section 27-548.09.01 of the Zoning Ordinance for an amendment to the building height as dictated by the 2010 Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment.

Staff: Susan Lareuse

HISTORY:

Acting Body:	Date:	Action:
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M-NCPPC Technical Staff	02/08/2017	approval with conditions
M-NCPPC Planning Board	02/23/2017	approval with conditions
Person of Record	03/03/2017	waived right to appeal

Notes: *Mr. William Shipp, Esq. transmitted letters from all Persons of Record waiving their right to appeal the Planning Board Decision and the required days for hearing notice.*

Document(s):