



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** CDP-0505-02 **Councilmanic District:** 4  
**Meeting Date:** 9/19/2022 **Zone(s):** LCD (R-S)  
**Case Name:** National Capital Business Park  
**Applicant:** NCBP PROPERTY, LLC  
**Location:** Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (426.52 Acres; LCD (R-S) Zone).  
**Request:** Requesting approval of a Comprehensive Design Plan (CDP) to increase the total gross floor area of the permitted employment and institutional uses from previously approved 3.5 million to 5.5 million square feet.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 6/23/2022

**Review date:** 6/23/2022

**Action date:** 9/20/2022

*Comments:*

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**Staff:** Henry Zhang, AICP LEED AP

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#### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	04/20/2022	approval with conditions
M-NCPPC Planning Board	05/19/2022	approval with conditions
Sitting as the District Council	06/06/2022	waived election to review

**Notes:** Council waived election to review for this item (Vote: 11-0).

**Aye:** 11 Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

**Person of Record:** 06/21/2022 filed

**Notes:** G. Macy Nelson, attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.

Clerk of the Council 06/28/2022 mailed

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

Sitting as the District Council 07/12/2022

Applicant 09/02/2022 filed

**Notes:** *Arthur J. Horne Jr. Esq., attorney for the applicant filed a response to the June 21, 2022 Exceptions and Request for Oral Argument filed by Citizen-Protestants.*

Person of Record 09/07/2022 filed

**Notes:** *Alex Votaw Esq., attorney for Citizen-Protestants filed exhibits.*

Sitting as the District Council 09/12/2022 hearing held; referred for document

**Notes:** *Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design 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. Arthur J. Horne, Esq., Robert Antonetti, Jr., Esq and John Ferrante Esq., attorney for applicant spoke in support. Alex Votaw Esq. Attorney for Citizen Protestant spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0-1; Abstain: Council Member Dernoga; Absent: Council Members Burroughs, Harrison and Streeter).*

*Meeting went into Recess*

*Meeting Reconvened*

Aye: 7 Ivey, Taveras, Turner, Medlock, Hawkins, Franklin and Glaros

Absent: 3 Streeter, Burroughs and Harrison

Abstain: 1 Dernoga

Sitting as the District Council 09/19/2022 adopted

**Notes:** *Council adopted prepared order (Vote: 6-0; Absent: Burroughs, Dernoga, Glaros, Ivey and Taveras).*

Aye: 6 Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Absent: 5 Dernoga, Glaros, Ivey, Taveras and Burroughs

Clerk of the Council 09/26/2022 mailed

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**Document(s):** CDP-0502-02 Zoning Agenda Item Summary, CDP-0505-02 Presentation Slides, CDP-0505-02 Votaw to Brown (Exhibits) 9-07-22, CDP-0505-02 Horne to Brown (Response to Exceptions) 9-2-22, CDP-0505-02 Notice of Oral Argument Hearing, CDP-0505-02 Nelson to Brown (Exception & Oral Argument Request) 6-21-22, CDP-0505-02 Planning Board Resolution 2022-53 - Signed, CDP-0505-02\_PORL, CDP-0505-02 Technical Staff Report, CDP-0505-02 Transcripts, CDP-0505-02

Planning Board Record\_, CDP-0505-02 Alex Votaw Entry of Appearance,  
6-29-2022 PZC Notice of Intention to Participate District Council 9-12-2022