



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

**Case No.:** CDP-0505-01 **Councilmanic District:** 4  
**Meeting Date:** 5/24/2021 **Zone(s):** 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; R-S Zone).  
**Request:** Requesting approval of Comprehensive Design Plan (CDP) to amend the previously approved plan to remove all residential uses and replace them with up to 3.5 million square feet of employment and institutional uses, as permitted in the Employment and Institutional Area (E-I-A) Zone, as authorized pursuant to Section 27-515(b), Footnote 38, of the Prince George's County Zoning Ordinance.

#### Companion

**Case(s):**

#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions  
**Planning Board:** Approval with Conditions  
**Zoning Hearing Examiner:**  
**Municipality:**  
**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 6/3/2021  
**Review date:** 6/3/2021  
**Action date:**  
*Comments:*

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

#### HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/30/2021	approval with conditions
M-NCPPC Planning Board	04/29/2021	approval with conditions
Sitting as the District Council	05/10/2021	deferred
<b>Notes:</b> Council deferred this item to May 24, 2021.		
Sitting as the District Council	05/24/2021	waived election to review
<b>Notes:</b> Council waived election to review for this item (Vote: 10-0: Absent: Council Member Anderson-Walker).		

Aye: 10 Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey,  
Streeter, Taveras and Turner  
Absent: 1 Anderson-Walker

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**Document(s):** CDP-0505-01 Zoning Agenda Item Summary, CDP-0505-01 Planning Board  
Resolution 2021-50 - Signed, CDP-0505-01\_PORL, CDP-0505-01 Technical Staff  
Report, CDP-0505-01 Memo\_Planning Board Decision is Final