



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SE-4856 **Councilmanic District:** 6  
**Meeting Date:** 4/8/2024 **Zone(s):** RR / MIO (Prior R-R)  
**Case Name:** Alexander Landing  
**Applicant:** ESC 9401 Westphalia L.C.  
**Location:** Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone)).  
**Request:** Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural ) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approved with conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with conditions

**Municipality:**

**Opposition:** Wanda Collins, et. al.

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**Staff:** Dominique Lockhart

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#### HISTORY:

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| Acting Body:                    | Date:      | Action:                            |
|---------------------------------|------------|------------------------------------|
| M-NCPPC Technical Staff         | 04/05/2023 | approval with conditions           |
| Zoning Hearing Examiner         | 12/22/2023 | approval with conditions           |
| Sitting as the District Council | 01/16/2024 | elected to make the final decision |

**Notes:** Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Absent: 2 Franklin and Oriadha

|   |            |  |
|---|------------|--|
| Clerk of the Council  | 01/24/2024 | mailed   |
| <b>Notes:</b> <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>   |            |  |
| Sitting as the District Council   | 02/26/2024 | announced hearing date   |
| Sitting as the District Council   | 03/05/2024 | announced hearing date   |
| Sitting as the District Council   | 03/11/2024 | hearing held; case taken under advisement                                      |
| <b>Notes:</b> <i>Natalia Gomez-Rojas, James Hunt and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Conceptual 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. Christopher L. Hatcher Esq., attorney for applicant and David Nelson spoke in support. (Council took case under advisement).</i> |            |  |
| Sitting as the District Council   | 03/18/2024 | referred for document  |
| <b>Notes:</b> <i>Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Member Dernoga and Hawkins).</i>   |            |  |
| Aye:  | 9          | Ivey, Harrison, Blegay, Burroughs, Fisher, Franklin, Olson, Oriadha and Watson |
| Absent:   | 2          | Dernoga and Hawkins  |
| Sitting as the District Council   | 04/08/2024 |  |

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**Document(s):** SE-4856 Presentation Slides, SE-4856 Notice of Oral Argument Hearing, SE-4856 Notice of ZHE Decision, SE-4856 ZHE Decision, SE-4856 PORL, SE-4856 Technical Staff Report, SE-4856 ZHE Exhibit List, SE-4856 Exhibits #1-83, SE-4856 ZHE Transcripts 6-21-23, SE-4856 ZHE Transcripts 8-2-23, SE-4856 ZHE Transcripts 8-30-23, PZC Notice of Intention to Participate District Council 3-11-2024