



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

**Case No.:** DDS-672 **Councilmanic District:** 5  
**Meeting Date:** 6/8/2021 **Zone(s):** M-X-T  
**Case Name:** Woodmore Commons  
**Applicant:** Balk Hill Ventures, LLC  
**Location:** Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).  
**Request:** Requesting approval of a Departure from Design Standards, for a reduction of the standard surface parking space size to 9 feet by 18 feet.  
**Companion Case(s):** DSP-04067-10

#### DECISIONS/RECOMMENDATION:

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

#### LEGAL DEADLINES:

**Appeal date:** 5/13/2021  
**Review date:** 5/13/2021  
**Action date:** 6/21/2021  
*Comments:*

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

#### HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/03/2021	approval
M-NCPPC Planning Board	04/08/2021	approval
Sitting as the District Council	04/20/2021	elected to review

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

Aye: 9 Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Streeter, Taveras and Turner  
Absent: 2 Franklin and Ivey

Clerk of the Council 04/22/2021 mailed

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

- Sitting as the District Council                      05/10/2021                      announced hearing date
- Person of Record    05/13/2021                      filed
- Notes:** *Samuel H. Dean, Vice-President, Lake Arbor Civic Association, filed a letter of testimony for the Oral Argument Hearing scheduled for May 24, 2021.*
- Applicant    05/19/2021                      filed
- Notes:** *Edward C. Gibbs, Jr., Esquire, attorney for the applicant, filed a response to the letter of testimony submitted by Samuel H. Dean.*
- Sitting as the District Council                      05/24/2021                      hearing held; case taken under advisement
- Notes:** *Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. LaRay J. Benton and Samuel H. Dean, Vice-President, Lake Arbor Civic Association, spoke in opposition. Edward C. Gibbs, Jr., Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*
- Sitting as the District Council                      06/02/2021                      referred for document
- Notes:** *Council referred item to staff for preparation of an approving document (Vote: 9-0; Absent: Council Members Harrison and Ivey).*
- Aye:                      9    Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Streeter, Taveras and Turner
- Absent:                      2    Harrison and Ivey
- Sitting as the District Council                      06/08/2021                      approval
- Notes:** *Council adopted the prepared order of approval (Vote: 10-0; Absent: Council Member Ivey).*
- Aye:                      10   Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner
- Absent:                      1    Ivey

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**Document(s):**    DSP-04067-10 & DDS-672- Presentation Slides, DSP-04067-10 & DDS-672 Letter from Gibbs to Brown May 19, 2021, DSP-040067-10 & DDS-672 Letter from Dean to Brown 5-15-21, DDS-672\_Notice of District Council Hearing, DDS-672 Planning Board Resolution 2021-44 - Signed, DDS-672\_PORL, DDS-672 Technical Staff Report, DDS-672 Planning Board Record, DDS-672 Transcripts 03-18-2021 Planning Board, PZC Notice of Intention to Participate