



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-17038 **Councilmanic District:** 6
Meeting Date: 9/17/2018 **Zone(s):** M-X-T / D-D-O
Case Name: Boulevard at the Capital Centre, Phase 1
Applicant: Retail Properties of America, Inc.
Location: The subject site is the remaining western portion of the existing shopping center known as the Boulevard at the Capital Centre, which is located in the southwest quadrant of the intersection of Medical Center Drive (formerly Medical Center Drive) and Lottsford Road, across the street from the Prince George's County Regional Hospital campus. The 49.71-acre site has frontage on Medical Center Drive, Harry S Truman Drive, and the Capital Beltway (I-95/495), within the Transit-Oriented Development (TOD) Core Area of the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA) (49.71 Acres; M-X-T / D-D-O Zones).
Request: Requesting approval of a Detailed Site Plan for 350 multifamily dwelling units, approximately 353,500 square feet of multifamily residential, retail/commercial, office, hotel, and entertainment uses, and retains approximately 130,300 square feet of the existing commercial/retail development on the site.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/23/2018

Review date: 9/24/2018

Action date:

Comments:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/18/2018	approval with conditions
M-NCPPC Planning Board	07/19/2018	approval with conditions

Document(s):