



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1603-02 **Councilmanic District:** 4
Meeting Date: 10/17/2022 **Zone(s):** LCD
Case Name: National Capital Business Park
Applicant: AMS 2022 BTS – Upper Marlboro MD, LLC
Location: Located on the north side of Leland Road, approximately 3,178 feet west of intersection of Leland Road and southbound US 301 (Robert Crain Highway) (90.11 Acres; LCD Zone).
Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 3,428,985-square-foot warehouse / distribution facility, with on-site parking spaces and a trailer and loading area.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/8/2022

Review date: 9/6/2022

Action date: 11/4/2022

Comments:

Staff: Henry Zhang, AICP LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/16/2022	approval with conditions
M-NCPPC Planning Board	06/30/2022	approval with conditions
Sitting as the District Council	07/12/2022	waived election to review

Notes: Council waived election to review for this item (Vote:8-0-1; Absent: Council Member Burroughs and Streeter).

Aye: 8 Hawkins, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Medlock

Absent: 2 Streeter and Burroughs

Abstain: 1 Dernoga

Person of Record 08/05/2022 filed
Notes: *Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.*

Clerk of the Council 08/08/2022 mailed
Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Applicant 09/02/2022 filed
Notes: *Daniel F. Lynch Esq., attorney for the applicant filed a response to the August 5, 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. Daniel Lynch, Esq., and Robert Antonetti, Jr., 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: 8-0; Absent: Council Members Dernoga, Harrison and Streeter).*

Aye: 8 Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins, Franklin and Glaros

Absent: 3 Streeter, Dernoga and Harrison

Sitting as the District Council 10/17/2022 adopted
Notes: *Council adopted order (Vote:10-0; Absent: Council Member Dernoga).*

Aye: 10 Hawkins, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Absent: 1 Dernoga

Clerk of the Council 10/19/2022 mailed
Notes: *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

Document(s): SDP-1603-02 Zoning Agenda Item Summary, SDP-1603-02 Presentation Slides, SDP-1603-02 Votaw to Brown (Exhibits) 9-07-22, SDP 1603-02 Lynch to Brown (Response to Exception Filed) 9-2-2022, SDP-1603-02 Notice of Oral Argument Hearing, SDP-1603-02 Votaw to Brown (Exceptions and Request for Oral Argument) 8-5-2022, SDP-1603-02 Planning Board Resolution 2022-76 - Signed, SDP-1603-02_PORL, SDP-1603-02 Technical Staff Report, SDP-1603-02 Transcripts, SDP-1603-02 Alex Votaw Entry of Appearance, 8-8-2022 PZC Notice of Intention to Participate District Council 9-12-2022, SDP-1603-02 Planning Board

Record