



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CDP-9901-01 **Councilmanic District:** 6
Meeting Date: 2/27/2023 **Zone(s):** LCD
Case Name: Forest Hills
Applicant: Quad Construction Corporation
Location: Located on both sides of MD 202 (Largo Road), approximately one mile north of its intersection with MD 725 (167.70 Acres; LCD Zone).
Request: Requesting approval of a Comprehensive Design Plan (CDP) to amend the conditions and plans to reflect the changes made by Zoning Map Amendment (Basic Plan) A-9895-C-01, relative to the removal of the Western Branch Trail through the west side of the property.

Companion Case(s):

DECISIONS/RECOMMENDATION:

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

LEGAL DEADLINES:

Appeal date: 1/12/2023
Review date: 1/30/2023
Action date: 3/10/2023
Comments:

Staff: Jill Kosack

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/02/2022	approval with conditions
M-NCPPC Planning Board	12/08/2022	approval with conditions
Sitting as the District Council	01/09/2023	elected to review

Notes: Council elects to review for this item (Vote:8-0-1; Absent: Council Members Hawkins and Franklin; Abstain: Council Member Harrison).

Aye: 8 Olson, Watson, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay
Absent: 2 Hawkins and Franklin
Abstain: 1 Harrison

Clerk of the Council 01/11/2023 mailed

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

Sitting as the District Council 01/23/2023

Sitting as the District Council 02/13/2023 referred for document

Notes: *Jill Kosack, 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. Sevag Balian, applicant spoke in support. Council referred item to staff for preparation of an approving document with conditions, (Vote: 9-0; Absent: Council Members Burroughs and Franklin).*

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

Absent: 2 Franklin and Burroughs

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Document(s): CDP-9901-01 Presentation Slides, CDP-9901-01 Notice of Oral Argument Hearing, CDP-9901-01 Planning Board Resolution, CDP-9901-01 PORL, CDP-9901-01 Technical Staff Report, CDP-9901-01 Transcripts, CDP-9901-01 Planning Board Record_