



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1603-03 **Councilmanic District:** 4
Meeting Date: 3/27/2023 **Zone(s):** LCD
Case Name: National Capital Business Park, Parcel 11
Applicant: NCBP Property, LLC
Location: Located on the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 Robert Crain Highway) (26.23 Acres; LCD Zone).
Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 301,392-square-foot warehouse distribution building.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions

Planning Board: Approval with conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 2/9/2023

Review date: 2/9/2023

Action date: 4/4/2023

Comments:

Staff: Tierre Butler

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	12/01/2022	approval with conditions
M-NCPPC Planning Board	01/05/2023	approval with conditions
Sitting as the District Council	01/23/2023	waived election to review

Notes: Council waived election to review for this item (Vote: 11-0).

Aye: 11 Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Person of Record 02/03/2023 filed

Notes: Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.

Clerk of the Council 02/10/2023 mailed

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

Sitting as the District Council 02/27/2023

Applicant 03/03/2023 filed

Notes: *Arthur J. Horne Jr. Esq., attorney for the applicant filed a response to the February 3, 2022 Exceptions and Request for Oral Argument filed by Citizen-Protestants.*

Applicant 03/10/2023 filed

Notes: *Arthur J. Horne Esq. attorney for the Applicant & G. Macy Nelson Esq. attorney for Citizen-Protestants filed a joint Consent Request for Continuance of Oral Argument.*

Sitting as the District Council 03/13/2023 continued at a later date

Notes: *After a preliminary procedural discussion, Council voted to grant Applicant & Appellant's joint request for a continuance and the Oral Argument hearing was continued to March 27, 2023 (Vote: 10-0; Absent: Council Member Franklin).*

Aye: 10 Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs,
Fisher, Dernoga and Blegay

Absent: 1 Franklin

Clerk of the Council 03/15/2023 mailed

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

Person of Record 03/21/2023 filed

Notes: *Alex Votaw Esq. attorney for Citizen-Protestants filed a Withdrawal of Exceptions and Request Oral Argument Hearing.*

Sitting as the District Council 03/27/2023 no action

Clerk of the Council 03/29/2023 mailed

Notes: *Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, and mailed to Persons of Record that the Planning Board's decision is final.*

Document(s): SDP-1603-03 Votaw to Brown (Withdrawal of Appeal) 03-21-2023, SDP-1603-03 Notice of Oral Argument Hearing Continuance, SDP-1603-03 Horne & Votaw to Brown (Consent Request for Continuance of Oral Argument) 3-10-2023, SDP-1603-03 Horne to Brown (Opposition to Exceptions and Request for Oral Argument) 3-3-2023, SDP-1603-03 Notice of Oral Argument Hearing, SDP-1603-03 Presentation Slides, SDP-1603-03 Votaw to Brown (Exceptions & Request for Oral Argument) 2-3-23, SDP-1603-03 Planning Board Resolution, SDP-1603-03_PORL, SDP-1603-03 Technical Staff Report, SDP-1603-03 Transcripts 12-15-2022, PZC Notice of Intention to Participate District Council 3-13-2023, SDP-1603-03 PLB Memo