

## **Prince George's County Council**

## Sitting as the District Council

## Zoning Agenda Item Summary

Case No.:	CSP-18003	Councilmanic District: 9		
<b>Meeting Date:</b>	7/27/2020	Zone(s): M-X-T		
Case Name:	Calm Retreat			
Applicant:	Calm Retreat, LLC			
Location:	Located at 15111 and 15207 US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive (72.10 Acres; M-X-T Zone).			
Request:	Requesting approval of a Conceptual Site Plan (CSP) for development of 550-650 one-family, attached (townhouse) dwelling units; 100-200 two-family, attached dwelling units; and 10,000-20,000 square feet of commercial/retail uses.			
Companion				
Case(s):				
DECISIONS/RI	ECOMMENDATION:	LEGAL DEADLINES:		
<b>Technical Staff:</b>	Approval with Conditions	Appeal date: 12/26/2019		

<b>Technical Staff:</b>	Approval with Conditions	<b>Appeal date:</b> 12/26/2019		
<b>Planning Board:</b>	Approval with Conditions	<b>Review date:</b> 1/30/2020		
Zoning Hearing Ex	xaminer:	Action date: 7/30/2020		
Municipality:		Comments:		
Opposition:	ion: Although Planning Board's decision regarding CSP- was transmitted to all persons of record on Novemb			
		2019. The application case file was returned to the Planning		
		Board to comply with State Ethics Law. The case was		
		retransmitted to the District Council after compliance on		

Staff: Adam Bossi / He	nry Zhang
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## **HISTORY:**

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/30/2019	approval with conditions
M-NCPPC Planning Board	11/21/2019	approval with conditions
Sitting as the District Council <b>Notes:</b> <i>Council deferred</i>	deferred	

December 5, 2019.

Sitting as the District Council 01/28/2020 elected to review Notes: Council elected to review this item (Vote: 10-0; Absent: Council Member

	Franklin).	10	Turner Anderson Wellter Devis Democra Clance Herrison
	Aye: Absent:	10 1	Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras Franklin
Clerk of the Cour	ncil		02/05/2020 mailed
Notes:	Notice of Ord	al Ar	gument Hearing was mailed to Persons of Record.
Sitting as the Dist <b>Notes:</b>	trict Council 03/09/2020 hearing held; case taken under advisement Adam Bossi, M-NCPPC, provided an overview of the Conceptual Site Plan application along with Bryan Barnett-Woods and Henry Zhang, M-NCPPC, who responded to questions related to transportation, pedestrian connection networks, open space and tree preservation. Matthew Tedesco, Esq., attorney for the applicant, along with Matt Ballard spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council took this case under advisement.		
Sitting as the Dist	trict Council		03/17/2020
Sitting as the District Council			07/27/2020

**Document(s):** CSP-18003 Planning Board Resolution 19-125, CSP-18003\_PORL, CSP-18003 Technical Staff Report