

Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-04067-10 Councilmanic District: 5

Meeting Date: 6/8/2021 Zone(s): M-X-T

Case Name: Woodmore Commons

Applicant: Balk Hill Ventures, LLC

Location: Located in the northeast quadrant of the intersection of MD 202 (Landover Road)

and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres;

M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of approximately

72,000 square feet of commercial, retail, and office uses in two distinct sections on

approximately 10.64 acres ("subject property").

Companion

DDS-672

Case(s):

DECISIONS/RECOMMENDATION: LEGAL DEADLINES:

Technical Staff: Approval with Conditions **Appeal date:** 5/6/2021 **Planning Board:** Approval with Conditions **Review date:** 5/6/2021 **Zoning Hearing Examiner:** Action date: 6/11/2021

Municipality: Comments:

Opposition:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/03/2021	approval with conditions
M-NCPPC Planning Board	04/01/2021	approval with conditions
Sitting as the District Council	04/12/2021	elected to review
Notes: Council elected to review this item (Vote: 10-0; Absent: Council Member		

Franklin).

Aye: 10 Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison,

Ivey, Streeter, Taveras and Turner

Absent: 1 Franklin

Clerk of the Council 04/22/2021 mailed

DSP-04067-10 Page 2 of 3

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

Sitting as the District Council 05/10/2021 announced hearing date

Person of Record 05/13/2021 filed

Notes: Samuel H. Dean, Vice-President, Lake Arbor Civic Association, filed a letter of

testimony for the Oral Argument Hearing scheduled for May 24, 2021.

Applicant 05/19/2021 filed

Notes: Edward C. Gibbs, Jr., Esquire, attorney for the applicant, filed a response to the

letter of testimony submitted by Samuel H. Dean.

Sitting as the District Council 05/24/2021 hearing held; case taken under advisement

Notes: Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site

Plan and Departure from Design Standards applications. LaRay J. Benton and Samuel H. Dean, Vice-President, Lake Arbor Civic Association, spoke in

opposition. Edward C. Gibbs, Jr., Esq., attorney for the applicant, spoke in

support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties.

Council took this case under advisement.

Sitting as the District Council 06/02/2021 referred for document

Notes: Council referred item to staff for preparation of an approving document, with

conditions (Vote: 9-0; Absent: Council Members Harrison and Ivey).

Aye: 9 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,

Streeter, Taveras and Turner

Absent: 2 Harrison and Ivey

Sitting as the District Council 06/08/2021 approval with conditions

Notes: Council adopted the prepared order of approval, with conditions (Vote: 10-0;

Absent: Council Member Ivey).

Aye: 10 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,

Harrison, Streeter, Taveras and Turner

Absent: 1 Ivey

Clerk of the Council 06/15/2021 mailed

Notes: The Notice of Final Decision of the District Council was mailed to Persons of

Record.

Person of Record 07/19/2021 filed

Notes: LaRay Benton, person of record, filed a Petition for Judicial Review in Circuit

Court.

Document(s): DSP-04067-10 Zoning Agenda Item Summary, DSP-04067-10 & DDS-672-

Presentation Slides, DSP-040067-10 & DDS-672 Letter from Dean to Brown

5-15-21, DSP-04067-10 & DDS-672 Letter from Gibbs to Brown May 19, 2021,

DSP-04067-10 Page 3 of 3

DSP-04067-10_Notice of District Council Hearing, DSP-04067-10 Planning Board Resolution 2021-43 - Signed, DSP-04067-10_PORL, DSP-04067-10 Technical Staff Report, DSP-04067-10 Transcripts_03-18-2021 Planning Board, DSP-04067-10 Planning Board Record, PZC Notice of Intention to Participate