## Prince George's County Council

Sitting as the District Council<br>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:

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

## LEGAL DEADLINES:

Appeal date: 5/6/2021
Review date: 5/6/2021
Action date: 6/11/2021
Comments:

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). | 10 | Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, <br> Aye: |
| Ivey, Streeter, Taveras and Turner |  |  |
| Absent: | 1 | Franklin |

Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.
Sitting as the District Council an/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-672Presentation 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_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

