



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

March 19, 2024

**RE: CSP-21001 Remand Linda Lane Property
Curtis Investment Group, Inc., Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on March 18, 2024

CERTIFICATE OF SERVICE

This is to certify that on March 19, 2024, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: CSP-21001 Remand
Linda Lane Property

Applicant: Curtis Investment Group, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER OF APPROVAL WITH CONDITIONS

On February 26, 2024, using oral argument procedures, the District Council reviewed, based on its motion, the Planning Board's decision, embodied in Resolution 2023-66(A), to approve Conceptual Site Plan 21001. Having reviewed the record and argument of the parties, the District Council affirms, as modified herein, the Planning Board's approval of Conceptual Site Plan 21001 (CSP-21001) for a mixed-use development located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone) (Prior M-X-T/M I O Zones).

CSP-21001 is approved subject to the following conditions:

1. Prior to signature approval of the conceptual site plan (CSP), the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Show all bearings and distances to be consistent with the legal description and record plat.
 - b. Show the limits of the ultimate right-of-way as being 300 feet wide along the subject property's frontage of Branch Avenue.
 - c. Provide a note on Sheet 4 of the CSP stating that all improvements shown are conceptual.
 - d. Revise the landscape legend to note the correct distance from the Section 4.6 bufferyard requirement of 75 feet as noted in the 2010 Landscape Manual, or remove the distance specifications from the table.
 - e. Revise the landscape legend to reference the 2010 Prince George's County Landscape Manual.
 - f. Revise the general notes on the CSP to reduce the overall gross floor area (GFA) and floor area ratio (FAR) for any future development to not exceed 239,000 square feet or 1.0 FAR, whichever is less.

2. Prior to acceptance of the preliminary plan of subdivision for this site, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Submit a new and approved Traffic Impact Study Scoping Agreement as part of a new traffic impact study to evaluate transportation adequacy.
 - b. Provide an approved stormwater management concept plan issued by the Prince George's County Department of Permitting, Inspections, and Enforcement.
3. Prior to acceptance of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Submit a parking analysis to determine the parking rate for the development, which examines both the residential and office/commercial/retail uses, in accordance with Section 27-574 of the prior Prince George's County Zoning Ordinance. The parking analysis for the development shall include the feasibility for structured parking.
 - b. Submit a bicycle and pedestrian plan which displays the details, location, and extent of an interconnected network of on-site bicycle and pedestrian facilities.
4. CSP-21001 proposes, and is approved for, 339,000 square feet of total gross floor area, of which 104,600 square feet is approved for nonresidential uses (30.8%). In order to satisfy the purposes of the M-X-T Zone (Section 27-542) and the mix of uses required by Section 27-547(d), the gross floor area of nonresidential development shall be no less than 20% of the total gross floor area.

Ordered this 18th day of March 2024, by the following vote:

In Favor: Council Members Burroughs, Blegay, Fisher, Harrison, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent: Council Members Dernoga, Franklin and Hawkins.

Vote: 8-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: Jolene Ivey
Jolene Ivey, Chair

ATTEST:

Donna J. Brown

Donna J. Brown
Clerk of the Council