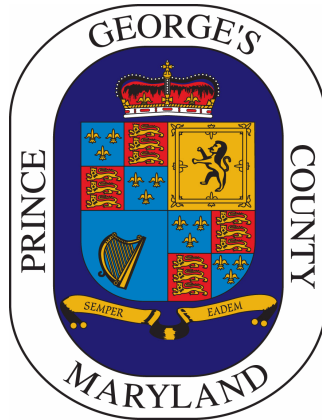


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Final

**Monday, July 6, 2026
10:00 AM**

Council Hearing Room

Sitting as the District Council

*Krystal Oriadha, Chair, District 7
Eric C. Olson, Vice Chair, District 3
Shayla D. Adams-Stafford, District 5
Timothy J. Adams, District 4
Wala Blegay, At-Large
Edward P. Burroughs III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Sydney J. Harrison, District 9
Danielle I. Hunter, District 6
Jolene Ivey, At-Large*

David Murray, Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06222026](#)

District Council Minutes Dated June 22, 2026

Attachment(s):

[6-22-2026 District Council Minutes Draft](#)

NEW CASE(S)[ERR-001-2026](#)**Eucharia Ogu****Applicant(s):**

Eucharia Ogu

Location:

Located at 6313 Joyce Drive, Temple Hills, Maryland 20748 (.3251 Acres; RSF-95 Zone).

Request:

Requesting approval of a Permit Issued in Error (ERR) for the validation of Permit No. 41406-2018-RGW issued in error for the construction of a fence on August 30, 2018, and Permit No.31752-2020-RGU issued in error for the construction of a two-story rear addition on May 13, 2021, on property located at 6313 Joyce Drive, Temple Hills, Maryland.

Council District:

8

Appeal by Date:

7/27/2026

Action by Date:

1/25/2027

Opposition:

None

History:

06/26/2026

Zoning Hearing Examiner

approval with conditions

Attachment(s):[ERR-001-2026 - Zoning Agenda Item Summary](#)[ERR-001-2026 - Notice of ZHE Decision](#)[ERR-001-2026 - ZHE Decision](#)[ERR-001-2026 - PORL](#)[ERR-001-2026 - Exhibit List](#)[ERR-001-2026 - Exhibits #1-27](#)

NEW CASE(S)[ZMA-2024-004](#)**The Grove at Hyde Landing****Applicant(s):**

NVR, INC

Location:

Located on the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road) (126.16 Acres; RE / APA-6 Zones).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 126.16 acres of land in the RE (Residential Estate) Zone to the R-PD (Residential Planned Development) Zone.

Council District:

9

Appeal by Date:

7/23/2026

Action by Date:

1/21/2027

Opposition:

Branch Hill Steeds Glen Homeowners Association, et.al.

History:

12/03/2025

M-NCPPC Technical Staff

approval with conditions

06/23/2026

Zoning Hearing Examiner

approval with conditions

Attachment(s):[ZMA-2024-004 - Zoning Agenda Item Summary](#)[ZMA-2024-004 - Notice of ZHE Decision](#)[ZMA-2024-004 - ZHE Decision](#)

ZMA-2024-004 - PORL

[ZMA-2024-004 - Exhibit List](#)[ZMA-2024-004 - Exhibits # 1-52](#)[ZMA-2024-004 - Technical Staff Report](#)[ZMA-2024-004 -Transcripts- 03-25-2026](#)

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**DET-2022-004****Promenade at Lottsford****Applicant(s):**

Banneker Ventures, LLC

Location:

Located southwest of the intersection of Lottsford Road and McCormick Drive (9.61 Acres; RTO-H-E Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for the development of 763 multifamily dwelling units in three buildings and 47,461 square feet nonresidential uses, with associated infrastructure and amenities. Nonresidential use consists of an 11,950-square-foot consumer goods establishment, an 11,950-square-foot restaurant (without drive-through), a 16,411-square-foot grocery store, and a 7,150-square-foot existing minor public utility uses or structures.

Council District:

6

Appeal by Date:

7/30/2026

Review by Date:

7/30/2026

History:

06/04/2026

M-NCPPC Technical Staff

approval with conditions

06/25/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2022-004-Zoning Agenda Item Summary](#)[DET-2022-004-Planning Board Resolution](#)

DET-2022-004-PORL

[DET-2022-004-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-2026-0009****Largo Station****Applicant(s):**

Largo QODZ JV LLC

Location:

Located southeast of the confluence of Largo Drive West and Harry S Truman Drive (3.67 Acres; RTO-H-C Zone (Prior; M-U-I / D-D-O Zones)).

Request:

Requesting approval of a Detailed Site Plan (DSP) for construction of a mixed-use building consisting of 269 multifamily dwelling units and 1,990 square feet of ground-floor commercial/retail space.

Council District:

6

Appeal by Date:

7/24/2026

Review by Date:

7/24/2026

History:

05/28/2026

M-NCPPC Technical Staff

approval with conditions

06/18/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-2026-0009-Zoning Agenda Item Summary](#)[DSP-2026-0009-Planning Board Resolution](#)

DSP-2026-0009-PORL

[DSP-2026-0009-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-25002****Metro City, Phase 1****Applicant(s):**

Metro City LLC

Location:

Located on the west side of Addison Road South and the east side of Rollins Avenue, approximately 4,000 feet southwest of the intersection of MD 214 (Central Avenue) and Addison Road South (24.81 Acres; RMF-48 Zone (Prior M-X-T / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) application for Phase 1 of a mixed-use project consisting of 72 single-family attached (townhouse) dwelling units, 240 multifamily dwelling units for seniors (55 years plus), and a 195-bed assisted living facility.

Council District:

7

Appeal by Date:

7/30/2026

Review by Date:

7/30/2026

Municipality:

Capital Heights

History:

05/20/2026

M-NCPPC Technical Staff

approval with conditions

06/25/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-25002-Zoning Agenda Item Summary](#)[DSP-25002-Planning Board Resolution](#)

DSP-25002-PORL

[DSP-25002-Technical Staff Report](#)

PENDING FINALITY (continued)[SDP-2026-0013](#)**Nordstrom Distribution Center (Lot 3, Block D)****Applicant(s):**

Nordstrom, Inc.

Location:

Located on the west side of Commerce Drive, approximately 1,000 feet northwest of its intersection with Prince Georges Boulevard (27.86 Acres; I H Zone (Prior; E-I-A Zone)).

Request:

Requesting approval of a Specific Design Plan (SDP) for pavement expansion for trailer parking associated with an existing warehouse development. This is an amendment to SDP-8704.

Council District:

4

Appeal by Date:

7/30/2026

Review by Date:

7/30/2026

History:

06/04/2026

M-NCPPC Technical Staff

approval with conditions

06/25/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2026-0013-Zoning Agenda Item Summary](#)[SDP-2026-0013-Planning Board Resolution](#)

SDP-2026-0013-PORL

[SDP-2026-0013-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JULY 13, 2026 AT 10:00**A.M.***Hearing Dates & Times Subject to Change***CSP-24001****Southern Hills****Applicant(s):**

Southern Hills LLC

Location:

Located on the south side of Southern Avenue and the north and south sides of Wheeler Hills Road (85.4 Acres; RMF-20/RSF-65 Zones (Prior; M-X-T/R-18/R-55/D-D-O Zones)).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 980 multifamily dwelling units, 150 senior housing units, 168 townhouse units, and approximately 45,000 square feet of commercial/retail and medical office space. Pursuant to Section 27-548.26(b) of the prior Prince George's County Zoning Ordinance, the applicant also requests an amendment to the Development District Overlay (D-D-O) Zone use table to permit multifamily and townhouse uses within the Multifamily Medium Density Residential (R-18)/D-D-O and One-Family Detached Residential (R-55)/D-D-O Zones, to be developed according to the Mixed Use-Transportation Oriented (M-X-T) Zone regulations.

Council District:

7

Appeal by Date:

6/18/2026

Action by Date:

7/20/2026

Comment(s):

Mandatory Review:

{District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance}

History:

04/09/2026	M-NCPPC Technical Staff	approval with conditions
05/14/2026	M-NCPPC Planning Board	approval with conditions
06/09/2026	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).</i>	
06/12/2026	Office of the Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing was mailed to Persons of Record.</i>	
06/22/2026	Sitting as the District Council	reconsidered

Attachment(s):

[CSP-24001-Zoning Agenda Item Summary](#)

[CSP-24001_Notice of Mandatory Review Hearing](#)

[CSP-24001_Planning Board Resolution](#)

CSP-24001_PORL

[CSP-24001-Transcripts](#)

[CSP-24001_Technical Staff Report](#)

[CSP-24001_Planning Board Record](#)

[ADJ64-26](#)

ADJOURN