



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DDS-2025-0003 **Councilmanic District:** 2

Meeting Date: 4/13/2026 **Zone(s):** LTO-C (Prior; M-X-T/T-D-O)

Case Name: West Hyattsville Phase 2-ETOD

Applicant: WHPC Block 3, LLC & WHPC Block 4, LLC

Location: Located on the east side of Little Branch Run, 250 feet west of its intersection with Ager Road (8.04 Acres; LTO-C Zone (Prior; M-X-T/ T-D-O Zones)).

Request: Requesting approval of a Departure from Design Standards (DDS) from the design standards of Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual), for a reduction in the bufferyard provided along the eastern property line. This DPT is companion to Detailed Site Plan DSP-20053-02 (PGCPB Resolution No. 2026-011) which was approved for a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.

Companion Case(s): DSP-20053-02

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval

Zoning Hearing Examiner:

Municipality: Hyattsville

Opposition:

LEGAL DEADLINES:

Appeal date: 4/6/2026

Review date:

Action date: 5/12/2026

Comments:

Staff: Jill Kosack, RLA

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/05/2026	approval with conditions
M-NCPPC Planning Board	02/26/2026	approval
Clerk of the Council	03/13/2026	mailed

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

Sitting as the District Council 03/23/2026

Document(s): DPT-2025-0003-Zoning Agenda Item Summary, DPT-2025-0003_Notice of Oral Arguments, DPT-2025-0003_Planning Board Resolution, DPT-2025-0003_PORL, DPT-2025-0003_Technical Staff Report