



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** ZMA-2024-004 **Councilmanic District:** 9  
**Meeting Date:** 7/6/2026 **Zone(s):** RE / APA-6  
**Case Name:** The Grove at Hyde Landing  
**Applicant:** 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.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with Conditions

**Municipality:**

**Opposition:** Branch Hill Steeds Glen  
Homeowners Association, et.al.

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#### LEGAL DEADLINES:

**Appeal date:** 7/23/2026

**Review date:**

**Action date:** 1/21/2027

*Comments:*

**Staff:** Ellen Shadle

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#### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	12/03/2025	approval with conditions
Zoning Hearing Examiner	06/23/2026	approval with conditions
Sitting as the District Council	07/06/2026	

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**Document(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