



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

November 21, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 5 - 2025 granting preliminary conditional zoning approval of ZMA-2024-003-C (Amendment of Conditions) RST New Carrollton, is attached.

In compliance with the provisions of Section 27-3601(d)(9) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on February 16, 2026.

CERTIFICATE OF SERVICE

This is to certify that on November 21, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown", is positioned above a horizontal line.

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2024-003-C
RST New Carrollton

Applicant: RST Development, LLC

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

ZONING ORDINANCE NO. 5–2025

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George’s County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 2024-003 (“ZMA-2024-003” or “application”) is a request to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center-Planned Development) Zone for the development of up to 300 multifamily dwelling units, on the subject property located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland; and

WHEREAS, the application was advertised and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the Technical Staff and the Prince George’s County Planning Board (“Planning Board”) recommended approval of the request with conditions; and

WHEREAS, a hearing was held before the Zoning Hearing Examiner (“ZHE”) on July 23, 2025; and

WHEREAS, Ms. Amanda Karam appeared in opposition to the request; and

WHEREAS, the ZHE kept the record open for three additional documents; and

WHEREAS, after the three additional documents were submitted and received into the record on July 25, 2025, the record closed; and

WHEREAS, on October 15, 2025, the ZHE filed a written dispositional recommendation to approve the application request, to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center-Planned Development) Zone, be approved subject to conditions; and

WHEREAS, on November 17, 2025, the District Council referred this matter to its staff attorney to prepare this Zoning Ordinance, with conditions, in accordance with the written dispositional recommendation of the ZHE; and

WHEREAS, as a basis of this final decision, the District Council adopts and incorporates by reference, as if fully restated herein, the ZHE's written dispositional recommendation to approve the application request, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center-Planned Development) Zone for the development of up to 300 multifamily dwelling units, on the subject property located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland.

SECTION 2. The request to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center-Planned Development) Zone, is hereby APPROVED, subject to the following conditions:

- (1) Revise the Basic Plan to change the height requested to 66 feet, to identify the specific accessory and temporary uses that will be allowed, and to add the PD Conditions of Approval within the SOJ as an appendage thereto.
- (2) The proposed project shall provide affordable housing, with the residential units to be rented for an average of 60 percent of the area median income (AMI). At

least 98 percent of the residential units of the proposed development shall be affordable, to these specifications. A subsequent application shall determine any appropriate assurance of this use restriction.

- (3) The Applicant shall include at least 3,000 square feet of nonresidential space in the Detailed Site Plan to be submitted for this project. The Applicant shall use best efforts to provide this space rent-free to a nonprofit entity or entities upon construction of the building. In the event that the Applicant has been unable to identify an appropriate nonprofit entity to occupy the space within one year following the issuance of the final use and occupancy permit for the residential units, the Applicant shall fit out the space as a meeting space for local community groups, civic associations, clubs, and others in the community, and will manage the use of that space for the benefit of the community groups and organizations which utilize it.
- (4) At the time of Detailed Site Plan, the Applicant shall demonstrate that a minimum of 20 EV Ready parking spaces and 50 EVSE-Installed parking spaces will be provided.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the NAC (Neighborhood Activity Center) Zone.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 18 day of November, 2025, by the following vote:

In Favor: Council Members Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Hawkins, Ivey, Olson, Oriadha and Watson.


Opposed:

Abstained:

Absent: Council Member Blegay.

Vote: 10-0.

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: 

Edward P. Burroughs, III, Chair

ATTEST:



Donna J. Brown
Clerk of the Council