



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-21006 **Councilmanic District:** 2
Meeting Date: 1/10/2022 **Zone(s):** M-U-I / T-D-O
Case Name: 6400 America Boulevard
Applicant: TD Parcel N Investor, LLC
Location: Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and America Boulevard, east of Belcrest Road and south of Liberty Lane (2.42 Acres; M-U-I / T-D-O Zones).
Request: Requesting approval of a Detailed Site Plan (DSP) for a vertical mixed-use building consisting of 316 multifamily dwelling units and approximately 2,052 square feet of commercial/retail space.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality: Hyattsville

Opposition:

LEGAL DEADLINES:

Appeal date: 1/13/2022

Review date: 1/31/2022

Action date:

Comments:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/02/2021	approval with conditions
M-NCPPC Planning Board	12/09/2021	approval with conditions
Sitting as the District Council	01/10/2022	

Document(s): DSP-21006 Planning Board Resolution 2021-138 - signed, DSP-21006_PORL, DSP-21006 Technical Staff Report