



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-22043-03 **Councilmanic District:** 4  
**Meeting Date:** 9/8/2025 **Zone(s):** TAC-E (Prior; M-X-T)  
**Case Name:** Melford Mansions  
**Applicant:** St. John Properties, Inc.  
**Location:** Located in the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue (10.49 Acres; TAC-E Zone (Prior; M-X-T Zone).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to revise Condition 5 of DSP-22043, in order to change the construction timing of the plaza amenity at the intersection of Curie Drive and Lake Melford Avenue, from prior to approval of the fourth residential building permit to prior to approval of the fifth residential building permit.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:** City of Bowie

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 9/4/2025

**Review date:** 9/30/2025

**Action date:**

*Comments:*

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**Staff:** David Myerholtz

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/17/2025	approval with conditions
M-NCPPC Planning Board	07/31/2025	approval with conditions
Sitting as the District Council	09/08/2025	

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**Document(s):** DSP-22043-03-Planning Board Resolution, DSP-22043-03-PORL, DSP-22043-03-TechnIcal Staff Report