



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

August 10, 2026

**RE: CSP-24001 Southern Hills  
Southern Hills LLC, Applicant**

## ***NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on July 14, 2026.

## ***CERTIFICATE OF SERVICE***

This is to certify that on August 10, 2026, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

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Donna J. Brown  
Clerk of the Council

Case No.: CSP-24001  
Southern Hills

Applicant: Southern Hills LLC

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

FINAL DECISION — ORDER OF APPROVAL WITH CONDITIONS

On July 13, 2026, this matter was considered by the District Council on the record from Planning Board using mandatory oral argument procedures. (7/13/2026, Tr.). Having reviewed the record, the District Council has determined that Planning Board’s approval of Conceptual Site Plan 24001 (CSP-24001) in PGCPB No. 2026-022—an application for approval of a conceptual site plan, entitled Southern Hills, for a mixed-use development consisting of 980 multifamily dwelling units, 150 senior housing units, 168 townhouse units, and approximately 45,000 square feet of commercial/retail and medical office space—was supported by substantial evidence of record, not arbitrary, capricious, or otherwise illegal.

Pursuant to Section 27-548.26(b) of the prior Prince George’s County Zoning Ordinance, the applicant also requests an amendment to the Development District Overlay (D-D-O) Zone use table to permit multifamily and townhouse uses within the Multifamily Medium Density Residential (R-18)/ D-D-O and One-Family Detached Residential (R-55)/D-D-O Zones, to be developed according to the Mixed Use-Transportation Oriented (M-X-T) Zone regulations).

The subject project is in Planning Area 76A and Council District 7. Geographically, it is located on the south side of Southern Avenue, and the north and south sides of Wheeler Hills Road. The subject property is within the Residential, Multifamily-20 (RMF-20) and Residential, Single Family-65 (RSF-65) Zones.

Pursuant to Section 27-1903(b) of the Zoning Ordinance, for property in the RMF-20 and RSF-65 Zones, an applicant was allowed to elect to apply for a CSP pursuant to the requirements of the Zoning Ordinance in existence prior to April 1, 2022 (“prior Zoning Ordinance”) and the property’s prior zoning,

provided that such CSP application was accepted for review on or before April 1, 2025.

Prior to April 1, 2022, the subject property was within the prior Mixed Use–Transpiration Oriented (M-X-T), Multifamily Medium Density Residential (R-18), One-Family Detached Residential (R-55), and Development District Overlay (D-D-O) Zones.

The Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022.

As the basis for this final decision, the District Council adopts the findings and conclusions in Planning Board’s Resolution PGCPB No. 2026-022 and:

- A. APPROVES the property owner’s request to permit the use of townhouses and multifamily dwellings within the One-Family Detached Residential (R-55) and Development District Overlay (D-D-O) Zones, and Multifamily Medium Density Residential (R-18) and Development District Overlay (D-D-O) Zones on the subject property to be developed according to the Mixed Use-Transportation Oriented (M-X-T) and Development District Overlay (D-D-O) Zone regulations.
- B. APPROVES Type 1 Tree Conservation Plan TCP1-001-2025, APPROVES a Variance to Section 25 122(b)(1)(G) for the removal of Specimen Trees ST-1 through ST-3 and ST-18 through ST-31, and further APPROVES CSP-24001 for the above-described land, subject to the following conditions:
  - 1. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the conceptual site plan as follows, or provide the specified documentation:
    - a. Revise the gross tract area and net tract area of the subject site in General Note 2 on the coversheet.
    - b. Add the gross floor area of the residential uses and the total development to the general notes on the coversheet.
    - c. Revise General Note 12 to reflect the gross floor area for all nonresidential uses, rather than commercial/retail uses only.
    - d. Depict a bicycle and pedestrian connection on the site plan that coincides with the approved alignment for said connection on Detailed Site Plan DSP-25006.
    - e. Indicate the location of recreational facilities within the area planned for senior housing on the site plan.
    - f. Label the location of the medical office use on the plan.

- g. Label the location of the existing bus stops around the subject site on the site plan.
- 2. Prior to certification of the conceptual site plan, the Type 1 tree conservation plan shall be revised as follows:
  - a. Add the following note to the plan, under the specimen tree table:
 

“NOTE: This plan is in accordance with the following variance to the strict requirements of Subtitle 25 (Section 25-122(b)(1)(G)) approved by the Planning Board on (add date) with (add DRD case number) for the removal of (add number) specimen trees, (add specimen tree number), a (add DBH and species name)...”
  - b. Revise the informational specimen tree removal worksheet to identify the number of specimen trees and their total diameter at breast height (DBH) approved to be removed.
  - c. Revise the following areas of non-credited woodland to be preserved in accordance with Section 25-122(b)(1)(K) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, and update the woodland conservation worksheet as necessary: WP-NC 1 (Sheet 7), WP-NC 3 (Sheet 10), and WP-NC 2 (Sheet 11).
  - d. Revise the plan so that woodland conservation is not approved within Washington Suburban Sanitary Commission easements, utility easements, rights-of-way, or other areas which would impair the land from being used to meet the woodland conservation requirements of Subtitle 25 of the Prince George’s County Code, in accordance with Section 25-122(b)(1)(O) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.
  - e. Update the specimen tree table to show the disposition of ST-48 and ST-49 as “To remain.” Update the limits of disturbance to remove critical root zone impacts from ST-32 through ST-34. Revise the symbology for Specimen Trees ST-48, ST-49, and ST-32 through ST-34 to show that they are to remain.
- 3. Prior to acceptance of the preliminary plan of subdivision, the applicant and the applicant’s heirs, successors, and/or assignees shall:
  - a. Submit an updated traffic impact study and bicycle and pedestrian impact statement as part of the evaluation of transportation adequacy.
  - b. Provide a revised stormwater management concept plan that reflects no development approved on land to be dedicated to the Prince George’s County Department of Parks and Recreation, if such dedication is approved at that time.
- 4. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all required federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

5. Prior to issuance of a grading permit, a Type 2 tree conservation plan for rough grading shall be approved.
6. Prior to approval of the preliminary plan of subdivision (PPS), or approval of a grading permit, whichever occurs first, a Phase I archeological investigation of Parcels 7, 48, 49, 50, 51, and 192 shall be conducted on the above-referenced property, in accordance with Section 27-544(d) of the prior Prince George's County Zoning Ordinance. According to the Prince George's County Planning Board's 2005 Guidelines for Archeological Review, archeological investigations shall be required to determine if any cultural resources are present. Concurrence from a Prince George's County Planning Department staff archeologist on the final Phase I report and its recommendations are required, prior to signature approval of the PPS or approval of a grading permit, whichever comes first.
7. Per Section 24-121(a)(18) of the prior Prince George's County Subdivision Regulations, upon receipt of the report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist on Parcels 7, 48, 49, 50, 51, or 192, prior to Planning Board approval of the final plat or approval of a grading permit, whichever comes first, the applicant shall provide a plan for:
  - a. Evaluating the resource at the Phase II level, or
  - b. Avoiding and preserving the resource in place.
8. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant and the applicant's heirs, successors, and/or assignees shall provide a final report detailing the Phase II and/or Phase III investigations and provide evidence that all artifacts are curated properly, prior to any ground disturbance or approval of any grading permits.
9. Per Section 24-121(a)(18) of the prior Prince George's County Subdivision Regulations, prior to approval of the first detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by a Prince George's County Planning Department staff archeologist. The plan shall include the timing for installation of the signage and the implementation of public outreach measures.
10. At the time of detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall:
  - a. Provide a bicycle and pedestrian connection to the adjacent DSP-25006 development property.
  - b. Design the street network as a grid pattern to accommodate connectivity with the transit-oriented development.
  - c. Provide the following facilities and show on a pedestrian and bikeway facilities plan

as part of the site plan:

- (1) A minimum 5-foot-wide sidewalk along the property frontage of Wheeler Road, unless modified by the permitting agency.
- (2) A standard bicycle lane and signage, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines, along the property frontage of Wheeler Road, unless modified by the permitting agency.
- (3) Minimum 10-foot-wide multi-use paths through the site to accommodate connections to adjacent properties and the Southern Avenue Metro. Provide a minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the multi-use path is not provided.
- (4) Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points throughout the site.
- (5) Designated pathways for pedestrians throughout the site to all uses and through surface parking lots.
- (6) Streetscape amenities to be accessible and functional throughout the site, to accommodate the mixed-use community, in accordance with Section 27-274(a)(6), Site and Streetscape amenities, of the prior Prince George's County Zoning Ordinance.
- (7) Long-term bicycle parking within the multifamily building and short-term bicycle parking near the building entrance.
- (8) Short-term bicycle parking for commercial or office areas at a location convenient to the buildings.

Ordered this 14 day of July, 2026, by the following vote:

In Favor: Council Members Adams, Adams-Stafford, Burroughs, Dernoga, Harrison, and Olson.

Opposed:

Abstained:

Absent: Council Members Blegay, Fisher, Hunter, Ivey and Oriadha.

Vote: 6-0.

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: 

Krystal Oriadha, Chair

ATTEST:



Donna J. Brown  
Clerk of the Council