



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2024-002 **Councilmanic District:** 3
Meeting Date: **Zone(s):** RTO-L-E
Case Name: The Mark at College Park
Applicant: The Mark at College Park, LLC
Location: Located approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue), between Hartwick Road and Knox Road (4.52 Acres; RTO-L-E Zone).
Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone for the development of up to 665 multifamily dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality: College Park

Opposition:

Staff: Evan King

HISTORY:

Acting Body:

Date:

Action:

M-NCPPC Technical Staff 04/17/2025 approval with conditions

Zoning Hearing Examiner 12/04/2025 approval with conditions

Applicant 01/05/2026 filed

Notes: Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.

Document(s): ZMA-2024-002 - Hatcher to Brown (Exceptions & Request for Oral Argument hearing) 1-5-2026, ZMA-2024-002-Notice of ZHE Decision, ZMA-2024-002-ZHE

Decision, ZMA-2024-002-PORL, ZMA-2024-002-Technical Staff Report
3-27-2025, ZMA-2024-002-Technical Staff Report 5-1-2025,
ZMA-2024-002-Exhibit List, ZMA-2024-002-Exhibits # 1-44