



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:	LEGAL DEADLINES:
Technical Staff: Approval with Conditions	Appeal date: 1/5/2026
Planning Board:	Review date:
Zoning Hearing Examiner: Approval with Conditions	Action date: 5/30/2026
Municipality: College Park	<i>Comments:</i>
Opposition:	

Staff:	Evan King
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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
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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