



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-24001 **Councilmanic District:** 7
Meeting Date: **Zone(s):** RMF-20/RSF-65 (Prior; M-X-T/R-18/R-55/D
Case Name: Southern Hills
Applicant: Southern Hills LLC
Location: Located on the south side of Southern Avenue and the north and south sides of Wheeler Hills Road (85.4 Acres; RMF-20/RSF-65 Zones (Prior; M-X-T/R-18/R-55/D-D-O Zones)).
Request: Requesting approval of a Conceptual Site Plan (CSP) 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. 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.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 6/18/2026

Review date: 6/18/2026

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/09/2026	approval with conditions
M-NCPPC Planning Board	05/14/2026	approval with conditions

Document(s): CSP-24001_Planning Board Resolution, CSP-24001_PORL, CSP-24001_Technical

Staff Report