



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

March 6, 2026

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 1 - 2026 granting preliminary conditional zoning approval of ZMA-2024-002-C (Amendment of Conditions) The Mark at College Park, is attached.

In compliance with the provisions of Section 27-3601(d)(9) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on May 25, 2026.

CERTIFICATE OF SERVICE

This is to certify that on March 6, 2026, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

A handwritten signature in black ink that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2024-002-C
The Mark at College Park

Applicant: The Mark at College Park, LLC

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

ZONING ORDINANCE NO. 1-2026

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 2024-002 (ZMA-2024-002 or application) is a request to rezone approximately 4.53 acres in the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone to the RTO-PD (Regional Transit-Oriented Planned Development) Zone for the development of up to 665 multifamily dwelling units; and¹

WHEREAS, the site is also part of the APA (Aviation Policy Area) Overlay Zone and will remain therein upon approval of the Application; and

WHEREAS, the subject property is located between Hartwick Road and Knox Road, approximately 635 feet west of the intersection of Hartwick Road and Baltimore Avenue (US 1), College Park, Maryland; and

WHEREAS, the subject property is identified as 4313 Knox Road and 4330 Hartwick Road, College Park, and it lies within the municipal boundaries of the City of College Park; and

WHEREAS, the application was advertised, and the property was posted prior to public hearings, in accordance with all requirements of law; and

¹ The Basic Plan notes a density of 680 multifamily dwelling units, the Land Planning Analysis states 679 multifamily dwelling units, and the Planning Board Resolution states 665 multifamily dwelling units.

WHEREAS, the Technical Staff of the Planning Board, and the Planning Board recommended approval of the rezoning request subject to certain conditions; and

WHEREAS, a hearing was held before the Zoning Hearing Examiner (ZHE) on August 6, 2025; and

WHEREAS, no one appeared in opposition to the rezoning request; and

WHEREAS, the ZHE kept the record open for three additional documents; and

WHEREAS, after the three additional documents were submitted and received into the record on October 9, 2025, the record closed; and

WHEREAS, on December 4, 2025, the ZHE issued a written dispositional recommendation of approval subject to certain conditions and considerations; and

WHEREAS, on January 5, 2026, Applicant filed certain exceptions to the ZHE dispositional recommendation; and

WHEREAS, on February 9, 2026, after duly advertised notice, and oral argument, the District Council, upon careful consideration of the dispositional recommendation of approval of the rezoning request, and certain exceptions filed by the applicant, referred this matter to staff attorney to prepare this Zoning Ordinance of approval in accordance with the recommendation of the ZHE, wherein final approval sustains certain exceptions filed by Applicant to correct/modify certain findings and conclusions of the ZHE; and

WHEREAS, as a basis for this final decision, the District Council adopts and incorporates by reference, as if fully stated herein, the ZHE's dispositional recommendation of approval to conditionally approve the application request to rezone the subject property; and

WHEREAS, as a basis for this final decision, the District Council also adopts certain modifications/revisions proffered by People’s Zoning Counsel to sustain certain exceptions filed by Applicant; and

WHEREAS, Applicant’s request for rezoning is conditionally approved.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George’s County, Maryland, is hereby conditionally rezoned for approximately 4.53 acres in the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone to the RTO-PD (Regional Transit-Oriented Planned Development) Zone for the development of up to 665 multifamily dwelling units, on the subject property located between Hartwick Road and Knox Road, approximately 635 feet west of the intersection of Hartwick Road and Baltimore Avenue (US 1), College Park, Maryland, identified as 4313 Knox Road and 4330 Hartwick Road.

SECTION 2. The request to rezone approximately 4.53 acres in the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone to the RTO-PD (Regional Transit-Oriented Planned Development) Zone, is hereby APPROVED, subject to certain conditions and considerations as follows:

Conditions:

1. Revise the Basic Plan to change the acreage to 4.53 acres; identify the specific accessory and temporary uses that will be allowed, and to attach the PD Conditions of Approval.
2. At least 25 percent fenestration for the street-facing façade area of the ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George’s County Zoning Ordinance.

3. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

4. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

- a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade.
- b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.
- c. One piece of public art (1) The detailed site plan shall identify the type(s) of artwork and shall show the approximate size and location of the artwork.
- d. At least four benches/seating areas.
- e. At least one bicycle repair/"fix it" station.
- f. One bicycle trough.
- f. At least one piece of interactive artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.
- g. At least two trash and two recyclable receptacles.
- i. At least two way finding signs.

6. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

- a. One piece of public artwork (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

- b. One beehive, free little art gallery, or free little library.
- c. One bench/seating area.
- d. A pollinator garden.
- e. One way finding sign.

7. At the time of Detailed Site Plan review, the Site Plan shall include a section on required public benefits, as outlined in Conditions 1 through 5, their required features, and how the site plan satisfies these requirements.

8. At the time of Detailed Site Plan review, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.

9. At the time of Detailed Site Plan review, the applicant shall demonstrate that a minimum number of 20 electrical charging spaces are provided for the proposed parking structures.

10. Prior to certification of the Detailed Site Plan, Applicant and the City of College Park shall submit evidence of the agreement and Declaration of Covenants concerning the provision of beds for eligible students whose income does not exceed 80% of the Area Median Income, and the reduced rent that will be charged per bed. Upon submission of this evidence by Applicant and the City of College Park, the ZHE shall include that evidence into the record.

11. On Page 52 of the ZHE Decision, the ZHE inadvertently references the requirements of the NAC-PD Zone when intending to refer to the RTO-PD Zone. This final decision refers to the RTO-PD Zone.

Considerations:

1. The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions and considerations set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the RTO-L-E (Regional Transit-Oriented Low-Intensity Edge) Zone.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 23 day of February 2026, by the following vote:

In Favor: Council Members, Adams, Adams-Stafford, Dernoga, Hunter, Olson and Ivey

Opposed:

Abstained:

Absent: Council Members Blegay, Burroughs, Fisher, Harrison 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