



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DDS-2025-0003 **Councilmanic District:** 2
Meeting Date: 4/27/2026 **Zone(s):** LTO-C (Prior; M-X-T/T-D-O)
Case Name: West Hyattsville Phase 2-ETOD
Applicant: WHPC Block 3, LLC & WHPC Block 4, LLC
Location: Located on the east side of Little Branch Run, 250 feet west of its intersection with Ager Road (8.04 Acres; LTO-C Zone (Prior; M-X-T/ T-D-O Zones)).
Request: Requesting approval of a Departure from Design Standards (DPT) from the design standards of Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual), for a reduction in the bufferyard provided along the eastern property line. This DPT is companion to Detailed Site Plan DSP-20053-02 (PGCPB Resolution No. 2026-011) which was approved for a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.
Companion Case(s): DSP-20053-02

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions
Planning Board: Approval
Zoning Hearing Examiner:
Municipality: Hyattsville
Opposition:

LEGAL DEADLINES:

Appeal date: 4/6/2026
Review date:
Action date: 5/12/2026
Comments:

Staff: Jill Kosack, RLA

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/05/2026	approval with conditions
M-NCPPC Planning Board	02/26/2026	approval
Clerk of the Council	03/13/2026	mailed
Notes: <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>		
Sitting as the District Council	03/23/2026	announced hearing date

Sitting as the District Council 04/13/2026 hearing held; referred for document

Notes: *Jill Kosack, M-NCPPC planning staff, provided an overview of the Departure from Design Standards (DPT) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Thomas Haller Esq., attorney for applicant spoke in support. Chloe Kauffman also spoke in support. Council referred item to staff for preparation of an approving document, with conditions.*

Aye: 7 Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey and Hunter

Absent: 4 Oriadha, Blegay, Burroughs and Adams

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Document(s): DPT-2025-0003-Zoning Agenda Item Summary, DPT-2025-0003-Presentation Slides, DPT-2025-0003_Notice of Oral Arguments, DPT-2025-0003_Planning Board Resolution, DPT-2025-0003_PORL, DPT-2025-0003_Technical Staff Report, DPT-2025-0003_Planning Board Record, DPT-2025-0003-Transcripts, DPT-2025-0003-PZC Notice of Intention to Participate District Council