



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

March 26, 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. 3 - 2026 granting preliminary conditional zoning approval of ZMA-2024-005-C (Amendment of Conditions) West Marilton, 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 June 22, 2026.

CERTIFICATE OF SERVICE

This is to certify that on March 26, 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 cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2024-005-C
West Marlton

Applicant: Lake Marlton Land Holdings, LLC

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

ZONING ORDINANCE NO. 3-2026

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. 2024-005 (ZMA-2024-005 or application) is a request to rezone 18.03 acres a part of Parcel 102 (Tax Map 119, Grids A-1, A-2, and B-2), from the LCD (Legacy Comprehensive Design) Zone to the RMF-12 (Residential, Multifamily-12) Zone to match the remaining acres 7.75 acres in Parcel 102; and

WHEREAS, the request is to remove the current split-zoning of the subject property; and

WHEREAS, if the request is approved, the Applicant would develop Parcels 101, 102, and 103 as a cohesive townhouse development, with all properties zoned RMF; and

WHEREAS, the subject property is located at the northeast corner of Heathermore Boulevard and Woodstock Drive East, in Upper Marlboro, Maryland; and

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

WHEREAS, the Technical Staff of the Planning Board recommended approval of the rezoning request subject to certain conditions, and the Planning Board accepted its recommendation as its own;

WHEREAS, a hearing was held before the Zoning Hearing Examiner (ZHE) on November 5, 2025; and

WHEREAS, several residents of the Marlton development testified in opposition to the rezoning request; and

WHEREAS, at the conclusion of the hearing the record was left open to allow Applicant to submit additional items; and

WHEREAS, the items were received on November 14, 2025, and the record was closed at that time; and

WHEREAS, on February 13, 2026, the ZHE issued a written dispositional recommendation of approval subject to certain conditions; and

WHEREAS, on March 9, 2026, after duly advertised notice, the District Council, upon careful consideration of the dispositional recommendation of approval of the rezoning request, referred this matter to staff attorney to prepare this Zoning Ordinance of approval in accordance with the recommendation 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, 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 18.03 acres a part of Parcel 102 (Tax Map 119, Grids A-1, A-2, and B-2), from the LCD (Legacy Comprehensive Design) Zone to the RMF-12 (Residential, Multifamily-12) Zone to match the remaining acres 7.75 acres in Parcel 102, for the development of Parcels 101, 102, and 103 as a cohesive townhouse development, with all properties zoned RMF, on the subject property located at the northeast corner of Heathermore

Boulevard and Woodstock Drive East, in Upper Marlboro, Maryland.

SECTION 2. The request to rezone 18.03 acres a part of Parcel 102 (Tax Map 119, Grids A-1, A-2, and B-2), from the LCD (Legacy Comprehensive Design) Zone to the RMF-12 (Residential, Multifamily-12) Zone to match the remaining acres 7.75 acres in Parcel 102, is hereby APPROVED, subject to the following conditions:

1. At the time of Detailed Site Plan review, the Applicant shall remove the area of this application from Type 2 Tree Conservation Plan TCP2-039-095-03 through a TCP2 revision and submit a separate TCP2 that covers the area of the Detailed Site Plan application.
2. At the time of Preliminary Plan of Subdivision review, the Applicant shall revise the traffic impact analysis to provide Synchro and/or SimTraffic modeling to include all intersection modeling geometry features to help determine if capacity is met, as well as queue lengths.

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 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 LCD (Legacy Comprehensive Design) Zone.

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

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

In Favor: Council Members Adams, Dernoga, Harrison, Hunter, Fisher, Olson, Oriadha and Ivey.

Opposed:

Abstained:


Absent: Council Members Adams-Stafford, Blegay, and Burroughs.

Vote: 8-0.

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