



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-24010 **Councilmanic District:** 4
Meeting Date: 7/7/2025 **Zone(s):** TAC-E (Prior; M-X-T)
Case Name: Melford Town Center - Blocks 4 and 6
Applicant: St. John Properties, Inc.
Location: Located south of Melford Boulevard and Tesla Drive, and north of US 50 (John Hanson Highway), within the City of Bowie (51.83 Acres; TAC-E Zone (Prior; M-X-T Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) parking methodology and optional parking and playground regulations for future tenants within the existing flex buildings, for Blocks 4 and 6 within the Melford Town Center development, under the prior Mixed Use-Transportation Oriented (M-X-T) Zone, in accordance with the prior Prince George's County Zoning Ordinance.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality: City of Bowie

Opposition:

LEGAL DEADLINES:

Appeal date: 7/31/2025

Review date: 7/31/2025

Action date:

Comments:

Staff: David Myerholtz

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/15/2025	approval with conditions
M-NCPPC Planning Board	06/26/2025	approval with conditions

Document(s): DSP-24010-Planning Board Resolution, DSP-24010-PORL, DSP-24010-Technical Staff Report