



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CDP-9306-06 **Councilmanic District:** 9

Meeting Date: **Zone(s):** LCD (Prior; R-L / L-A-C)

Case Name: Bailey's Village, Lot 10

Applicant: WYL B FLATS LLC

Location: Located south of Floral Park Road, at its intersection with Saint Marys View Road (858.9 Acres; LCD Zone (Prior; R-L / L-A-C Zones)).

Request: Requesting approval of a Comprehensive Design Plan (CDP) for an 878.9-acre property of the Villages of Piscataway, comprised of property zoned Residential Low Development (R-L) and Local Activity Center (L-A-C). This CDP approved the land uses throughout the project, and specifically within the L-A-C Zone (known as Bailey's Village), which is 19.98 acres and consists of 13.23 acres of residential area and 6.75 acres of commercial/mixed use designated area. The land uses for the L-A-C Zone included up to 140 residential units, a minimum of 20,000 to 30,000 square feet of retail space, and a minimum of 10,000 to 15,000 square feet of office space. Among 140 residential units, 106 units have been approved with Specific Design Plan SDP-0319 within the L-A-C Zone and no nonresidential development has been constructed. The remaining property to be developed in the L-A-C Zone consists of Lot 10, Block E, which is 1.64 acres. The minimum required square footage of retail and office space cannot be achieved, according to the applicant. The subject CDP amendment seeks to reduce the minimum amount of retail/office space to a range of 6,000 to 10,000 square feet, while retaining the prior approved multifamily dwelling units (initially approved as residential over retail) in the L-A-C Zone, and update the associated CDP site plan and text to reflect these changes.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/7/2026

Review date:

Action date: 10/14/2026

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/04/2026	approval with conditions
M-NCPPC Planning Board	07/02/2026	approval with conditions
Person of Record	07/15/2026	filed
Notes: <i>Monique Morman, Person of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.</i>		
Sitting as the District Council	07/21/2026	

Document(s):	CDP-9306-06 Zoning Agenda Item Summary, CDP-9306-06 Morman to Brown (Appeal & Request for Oral Argument 7-15-2026), CDP-9306-06 Planning Board Resolution, CDP-9306-06 PORL, CDP-9306-06 Technical Staff Report
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