



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-22043 **Councilmanic District:** 4  
**Meeting Date:** 2/27/2023 **Zone(s):** TAC-E  
**Case Name:** Melford Mansions  
**Applicant:** St John Properties, Inc.  
**Location:** Located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) (11.42 Acres; TAC-E Zone).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a multifamily residential complex consisting of 435 multifamily dwelling units in 9 separate buildings, and one 12,000-square-foot clubhouse, with a swimming pool and other associated amenities.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with conditions

**Planning Board:** Approval with conditions

**Zoning Hearing Examiner:**

**Municipality:** Bowie

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 3/23/2023

**Review date:** 3/23/2023

**Action date:**

*Comments:*

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**Staff:** Tom Burke

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	01/11/2023	approval with conditions
M-NCPPC Planning Board	02/16/2023	approval with conditions
Sitting as the District Council	02/27/2023	waived election to review

**Notes:** Council waived election to review for this item (Vote: 10-0; Absent: Council Member Franklin).

**Aye:** 10 Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** 1 Franklin

Clerk of the Council 03/29/2023 mailed

**Notes:** *Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, and mailed to Persons of Record that the Planning Board's decision is final.*

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**Document(s):** DSP-22043 PLB Memo, DSP-22043 Planning Board Resolution, DSP-22043 PORL, DSP-22043 Technical Staff Report