



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DET-2023-005 **Councilmanic District:** 6
Meeting Date: 4/28/2025 **Zone(s):** CGO/RSF-65/MIO
Case Name: Communicare Health
Applicant: Marlboro Leasing Co., LLC
Location: Located in the northwest intersection of Marlboro Pike and Ritchie Road (3.55 Acres; CGO/RSF-65/MIO Zones).
Request: Requesting approval of a Detailed Site Plan (DET) for development of a 33,000-square-foot addition to an existing nursing home building of 45,034 square feet, which results in a total gross floor area of 78,034 square feet. The addition would increase the number of beds in the facility from 162 to 199. There will be no change in use on the property. As part of the DET, the applicant has filed an Alternative Compliance request, ACL-2025-001, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2018 Prince George's County Landscape Manual (Landscape Manual).

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 5/19/2025

Review date: 5/19/2025

Action date:

Comments:

Staff: Meng Sun

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/06/2025	approval with conditions
M-NCPPC Planning Board	04/10/2025	approval with conditions

Document(s): DET-2023-005-Planning Board Resolution, DET-2023-005-POR List, DET-2023-005-Technical Staff Report