



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-25007 **Councilmanic District:** 7
Meeting Date: 9/8/2025 **Zone(s):** I E (Prior; I-1)
Case Name: Walker Mill Business Park Lot 15 Block B
Applicant: A & A Rochell, LLC
Location: Located in the southwest quadrant of the intersection of Rochelle Avenue and Hazelwood Drive (1.73 Acres; I E Zone (Prior; I-1 Zone)).
Request: Requesting approval of a Detailed Site Plan (DSP) for the construction of approximately 17,725 -square-foot building for industrial uses to include a contractor's office, with outdoor storage and contractor's storage yard. More specifically, the applicant requests two phases of development. Phase 1 will include construction of a contractor's storage yard, including a landscape buffer along Hazelwood Drive and Rochell Avenue. Phase 2 will include three contractor office buildings with outdoor storage.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality: Capitol Heights

Opposition:

LEGAL DEADLINES:

Appeal date: 8/14/2025

Review date: 9/15/2025

Action date:

Comments:

Staff: David Myerholtz

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/28/2025	approval with conditions
M-NCPPC Planning Board	07/10/2025	approval with conditions
Sitting as the District Council	09/08/2025	

Document(s): DSP-25007-Planning Board Resolution, DSP-25007-PORL, DSP-25007-Technical Staff Report