



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-23002 **Councilmanic District:** 9
Meeting Date: 9/8/2025 **Zone(s):** RMF-48 (Prior; M-X-T)
Case Name: Signature Club East
Applicant: WP East Acquisitions, L.L.C.
Location: Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone).
Request: Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/4/2025

Review date: 9/30/2025

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/26/2025	approval with conditions
M-NCPPC Planning Board	07/31/2025	approval with conditions
Sitting as the District Council	09/08/2025	

Document(s): CSP-23002-Planning Board Resolution, CSP-23002-PORL, CSP-23002-Technical Staff Report