



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** ZMA-2024-003 **Councilmanic District:** 3  
**Meeting Date:** 11/18/2025 **Zone(s):** NAC  
**Case Name:** RST New Carrollton  
**Applicant:** RST DEVELOPMENT, LLC  
**Location:** Located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland (4.29 Acres; NAC Zone).  
**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center Planned Development) Zone for the development of up to 300 multifamily dwelling units.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with Conditions

**Municipality:**

**Opposition:** Amanda Karam

#### LEGAL DEADLINES:

**Appeal date:** 11/14/2025

**Review date:**

**Action date:** 3/16/2026

*Comments:*

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**Staff:** Evan King

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/17/2025	approval with conditions
Zoning Hearing Examiner	10/15/2025	approval with conditions
Sitting as the District Council	10/21/2025	deferred
Sitting as the District Council	11/17/2025	referred for document

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**Notes:** Council referred item to staff for preparation of an approving document, with conditions in accordance with ZHE (Vote: 9-0; Absent: Council Members Fisher and Hawkins).

Aye: 9 Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha,  
Ivey and Adams-Stafford  
Excused: 1 Hawkins  
Absent: 1 Fisher

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11/18/2025

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**Document(s):** ZMA-2024-003-Zoning Agenda Item Summary, ZMA-2024-003-Notice of ZHE  
Decision, ZMA-2024-003-ZHE Decision, ZMA-2024-003-PORL,  
ZMA-2024-003-Technical Staff Report 4-10-2025, ZMA-2024-003-Technical Staff  
Report 5-1-2025, ZMA-2024-003-Exhibit List, ZMA-2024-003-Exhibits # 1-48