



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2024-002 **Councilmanic District:** 3
Meeting Date: 2/23/2026 **Zone(s):** RTO-L-E
Case Name: The Mark at College Park
Applicant: The Mark at College Park, LLC
Location: Located approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue), between Hartwick Road and Knox Road (4.52 Acres; RTO-L-E Zone).
Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone for the development of up to 665 multifamily dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality: College Park

Opposition: None

Staff: Evan King

HISTORY:

Acting Body:

Date:

Action:

M-NCPPC Technical Staff 04/17/2025 approval with conditions

Zoning Hearing Examiner 12/04/2025 approval with conditions

Applicant 01/05/2026 filed

Notes: Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.

Office of the Clerk of the Council 01/07/2026 mailed

Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.

Sitting as the District Council 01/26/2026 announced hearing date

Sitting as the District Council 02/09/2026 hearing held; referred for document

Notes: *Evan King, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Council referred item for document.*

Aye: 9 Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams

Excused: 1 Fisher

Absent: 1 Blegay

Sitting as the District Council 02/23/2026

Document(s): ZMA-2024-002-Zoning Agenda Item Summary, ZMA-2024-002-Presentation Slides, ZMA-2024-002-Notice of Oral Arguments, ZMA-2024-002-Hatcher to Brown (Exceptions & Request for Oral Argument hearing) 1-5-2026, ZMA-2024-002-Notice of ZHE Decision, ZMA-2024-002-ZHE Decision, ZMA-2024-002-PORL, ZMA-2024-002-Technical Staff Report 3-27-2025, ZMA-2024-002-Technical Staff Report 5-1-2025, ZMA-2024-002-Exhibit List, ZMA-2024-002-Exhibits # 1-44, ZMA-2024-002 Transcripts 08-06-2025