



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DET-2024-004 **Councilmanic District:** 1
Meeting Date: 3/18/2025 **Zone(s):** CGO
Case Name: Harmony Garden
Applicant: Potomac Realty Company
Location: Located south of the intersection of Old Baltimore Pike and Ammendale Way (7.75 Acres; CGO Zone).
Request: Requesting approval of a Detailed Site Plan (DET) for the development of the site improvements for 67 single-family attached (townhouse) residential dwelling units.
Companion Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 1/9/2025

Review date: 1/30/2025

Action date: 3/28/2025

Comments:

Staff: Joshua Mitchum

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/25/2024	approval with conditions
M-NCPPC Planning Board	12/05/2024	approval with conditions
Sitting as the District Council	01/13/2025	deferred
Sitting as the District Council	01/27/2025	elected to review

Notes: Council elected to review this item (Vote:7-0; Absent: Council Members Hawkins, Olson and Oriadha).

Aye: 7 Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: 3 Hawkins, Olson and Oriadha

Clerk of the Council 02/07/2025 mailed

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

Sitting as the District Council	02/24/2025	announced hearing date
Sitting as the District Council	03/10/2025	hearing held; case taken under advisement

Notes: *Te-Sheng (Emery) Huang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DET) 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. Nathaniel Foreman Esq., attorney for applicant and Sichao Bai spoke in support. Oscar Gregory spoke in opposition. Council took this case under advisement.*

Sitting as the District Council	03/18/2025
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Sitting as the District Council	03/24/2025
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Document(s): DET-2024-004-Presentation Slides, DET-2024-004-Notice of Oral Arguments Hearing, DET-2024-004-Planning Board Resolution, DET-2024-004-PORL, DET-2024-004-Technical Staff Report, DET-2024-004-Transcripts 11-14-2024, DET-2024-004 Planning Board Record