



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DET-2023-003 **Councilmanic District:** 9
Meeting Date: **Zone(s):** RSF-A/RR
Case Name: Michael's Retreat
Applicant: A. Decesaris Holding Company, LLC
Location: Located on the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue) (30.41 Acres; RSF-A/RR Zone).
Request: Requesting approval of a Detailed Site Plan (DET) for the development of 155 single-family attached (townhouse) residential dwelling units with associated infrastructure and amenities. The applicant requests a waiver from Section 27-6208(a)(2)(B), to provide an internal bicycle circulation system.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 6/12/2025

Review date: 6/12/2025

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/27/2025	approval with conditions
M-NCPPC Planning Board	05/08/2025	approval with conditions

Document(s): DET-2023-003-Planning Board Resolution, DET-2023-003-PORL, DET-2023-003-Technical Staff Report