



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-25002 **Councilmanic District:** 7  
**Meeting Date:** 7/6/2026 **Zone(s):** RMF-48 (Prior: M-X-T / D-D-O)  
**Case Name:** Metro City, Phase 1  
**Applicant:** Metro City LLC  
**Location:** Located on the west side of Addison Road South and the east side of Rollins Avenue, approximately 4,000 feet southwest of the intersection of MD 214 (Central Avenue) and Addison Road South (24.81 Acres; RMF-48 Zone (Prior M-X-T / D-D-O Zones)).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) application for Phase 1 of a mixed-use project consisting of 72 single-family attached (townhouse) dwelling units, 240 multifamily dwelling units for seniors (55 years plus), and a 195-bed assisted living facility.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:** Capital Heights

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 7/30/2026

**Review date:** 7/30/2026

**Action date:**

*Comments:*

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**Staff:** Meng Sun

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#### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	05/20/2026	approval with conditions
M-NCPPC Planning Board	06/25/2026	approval with conditions
Sitting as the District Council	07/06/2026	

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**Document(s):** DSP-25002 Planning Board Resolution, DSP-25002\_PORL, DSP-25002 Technical Staff Report