



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-24012 **Councilmanic District:** 8  
**Meeting Date:** 1/20/2026 **Zone(s):** RMF-48/IDO (Prior; M-X-T/I-D-O)  
**Case Name:** National View  
**Applicant:** Harbor View Development LLC c/o Rashid Salem  
**Location:** Located on the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210 (20.09 Acres; RMF-48/IDO Zones (Prior; M-X-T/I-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) approved mixed-use development of 1,010 multifamily dwellings; 485 elderly housing units; 33,698 square feet of commercial/retail space; 1,350 square feet of office space; and a day care center for 150 children in 6 buildings, with associated infrastructure improvements.

#### Companion

#### Case(s):

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:** Forest Heights

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 1/15/2026

**Review date:** 1/30/2026

**Action date:**

*Comments:*

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**Staff:** Te-Sheng (Emery) Huang

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/06/2025	approval with conditions
M-NCPPC Planning Board	12/11/2025	approval with conditions

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**Document(s):** DSP-24012-Planning Board Resolution, DSP-24012 & DDS-24004-PORL, DSP-24012 & DDS-24004-Technical Staff Report