



Prince George's County Council

Sitting as the District Council Zoning Agenda Item Summary

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):**

DECISIONS/RECOMMENDATION:	LEGAL DEADLINES:
Technical Staff: Approval with Conditions	Appeal date: 1/15/2026
Planning Board: Approval with Conditions	Review date: 1/30/2026
Zoning Hearing Examiner:	Action date:
Municipality: Forest Heights	<i>Comments:</i>
Opposition:	

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/06/2025	approval with conditions
M-NCPPC Planning Board	12/11/2025	approval with conditions
Document(s): DSP-24012-Planning Board Resolution, DSP-24012 & DDS-24004-PORL, DSP-24012 & DDS-24004-Technical Staff Report		