



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DET-2025-010 **Councilmanic District:** 3
Meeting Date: 4/27/2026 **Zone(s):** RMF-48/AG
Case Name: Branchville Crossing
Applicant: Cruz Development Corporation
Location: Located on the north side of Branchville Road, at its intersection with MD 193 (University Boulevard) (2.20 Acres; RMF-48/AG Zone).
Request: Requesting approval of a Detailed Site Plan (DET) for development of an 87-unit apartment building for elderly or physically disabled families, with associated infrastructure.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality: City of College Park

Opposition:

LEGAL DEADLINES:

Appeal date: 5/21/2026

Review date: 5/21/2026

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/11/2026	approval with conditions
M-NCPPC Planning Board	04/16/2026	approval with conditions
Sitting as the District Council	04/27/2026	

Document(s): DET-2025-010-Planning Board Resolution, DET-2025-010-PORL, DET-2025-010-Technical Staff Report