



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2024-003 **Councilmanic District:** 3
Meeting Date: 10/21/2025 **Zone(s):** NAC
Case Name: RST New Carrollton
Applicant: RST DEVELOPMENT, LLC
Location: Located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland (4.29 Acres; NAC Zone).
Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center Planned Development) Zone for the development of up to 300 multifamily dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: Amanda Karam

LEGAL DEADLINES:

Appeal date: 11/14/2025

Review date:

Action date: 3/16/2026

Comments:

Staff: Evan King

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/17/2025	approval with conditions
Zoning Hearing Examiner	10/15/2025	approval with conditions
Sitting as the District Council	10/21/2025	

Document(s): ZMA-2024-003-Notice of ZHE Decision, ZMA-2024-003-ZHE Decision, ZMA-2024-003-PORL, ZMA-2024-003-Technical Staff Report 4-10-2025, ZMA-2024-003-Technical Staff Report 5-1-2025, ZMA-2024-003-Exhibit List,

ZMA-2024-003-Exhibits # 1-48