



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DET-2024-007 **Councilmanic District:** 5  
**Meeting Date:** **Zone(s):** CGO/MIO  
**Case Name:** The Marion  
**Applicant:** Morgan Station, LLC  
**Location:** Located in the northeast quadrant of Hill Road and MD 214 (Central Avenue) (8.54 Acres; CGO/MIO Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 405 multifamily dwelling units consisting of 38 studio, 202 one-bedroom, 133 two-bedroom, and 32 three-bedroom units, in two buildings, with associated infrastructure and amenities.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 2/12/2026

**Review date:** 2/12/2026

**Action date:**

*Comments:*

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**Staff:** David E. Myerholtz

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/19/2025	approval with conditions
M-NCPPC Planning Board	01/08/2026	approval with conditions

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**Document(s):** DET-2024-007-Planning Board Resolution, DET-2024-007-PORL, DET-2024-007-Technical Staff Report