



Prince George's County Council

Sitting as the District Council Zoning Agenda Item Summary

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):**

DECISIONS/RECOMMENDATION:		LEGAL DEADLINES:
Technical Staff:	Approval with Conditions	Appeal date: 2/12/2026
Planning Board:	Approval with Conditions	Review date: 2/12/2026
Zoning Hearing Examiner:		Action date:
Municipality:		<i>Comments:</i>
Opposition:		

Staff:	David E. Myerholtz
---------------	--------------------

HISTORY:

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

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