

**LONG RANGE AGENDA
April 10, 2025 – May 1, 2025**

4-22013 SPIRIT AND TRUTH TABERNACLE CHURCH..... 5
4-22034 DISCOVERY DISTRICT 6

December 2024 Cycle of Amendments..... 4

DET-2023-003 MICHAEL’S RETREAT 2

DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6 8

Legislative Drafting Request LDR-44-2025..... 9
Legislative Drafting Request LDR-58-2025..... 9
Legislative Drafting Request LDR-61-2025..... 10
Legislative Drafting Request LDR-63-2025..... 10

MRF-2023-008 BRANDYWINE K-8 SCHOOL 7
MRF-2023-011 HYATTSVILLE K-8 SCHOOL 7
MRF-2024-001 7704 CROOM ROAD SOLAR..... 4

PPS-2023-023 BAPS GYMNASIUM..... 13
PPS-2024-017 ENCLAVE AT BRANDYWINE PHASE 2 8
PPS-2024-020 EASTGATE SHOPPING CENTER..... 12
PPS-2024-021 FREEWAY AIRPORT 3

**Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA and Public Facilities
Referral..... 11**

SDP-0317-H11 304 HIDDEN GATE COURT - PALISADES - LOT 61A 2

ZMA-2024-003 RST NEW CARROLLTON..... 3

PGCPB AGENDA

4/10/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

5. **SDP-0317-H11 304 HIDDEN GATE COURT - PALISADES - LOT 61A**
(TCP)
Council District: 06 Municipality: None
Location: 304 Hidden Gate Court Upper Marlboro
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-L Zoning: LCD
Gross Acreage: 0.30 Date Accepted: 02/27/2025
Applicant: Edwin James
Request: Build deck, gazebo, and patio

Action must be taken on or before 05/08/2025

DETAILED SITE PLAN (Inquiries call 301-952-3530)

6. **DET-2023-003 MICHAEL'S RETREAT**
(TCP)
Council District: 09 Municipality: None
Location: On the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-T/R-R Zoning: RSF-A/RR
Gross Acreage: 30.41 Date Accepted: 01/31/2025
Applicant: A. Decesaris Holding Company, LLC
Request: Development of 155 single-family attached (townhouse) residential dwellings units, with associated infrastructure and amenities

Planning Board Action Limit: 04/11/2025

PGCPB AGENDA

4/10/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

7. **PPS-2024-021 FREEWAY AIRPORT**
(TCP)(VARIANCE)
Council District: 06 Municipality: N/A
Location: In the Southwest quadrant of US 50 (John Hanson Highway) and Church Road
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning: RSF-A/APAO 5 and 6
Gross Acreage: 131.50 Date Accepted: 12/30/2024
Applicant: Freeway Realty, LLC
Request: 297 lots and 15 parcels for single-family detached residential development

Planning Board Action Limit: 5/24/2025 (140-day)

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

8. **ZMA-2024-003 RST NEW CARROLLTON**
Council District: 03 Municipality: @
Location: 7951 Annapolis Road Hyattsville
Planning Area: 69
Growth Policy Area: New Carrollton Transit District
Zoning: NAC
Gross Acreage: 4.29 Date Accepted: 01/31/2025
Applicant: RST Development, LLC
Request: Rezone from NAC to NAC-PD to allow development of a multifamily residential development with up to 275 affordable dwelling units and up to 3,000 square feet of retail/nonprofit space

PGCPB AGENDA

4/10/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

9. **MRF-2024-001 7704 CROOM ROAD SOLAR**
Council District: 09 Municipality: NA
Location: 7704 Croom Road
Planning Area: 82A
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: RA Zoning: AR
Gross Acreage: 40.78 Date Accepted: 02/07/2025
Applicant: Croom Road LLC
Request: Proposed 5 MW community solar facility

Action must be taken on or before 4/10/2025

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

10. **December 2024 Cycle of Amendments**
2018 Water and Sewer Service Area Changes

CR-037-2025 – A Resolution Concerning the 2018 Water and Sewer Plan (December 2024 Cycle of Amendments)

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Director on March 8, 2023 and is valid through March 8, 2025. Raztec Associates, Inc., by letter dated February 28, 2025, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through March 8, 2026.**

4-22013 SPIRIT AND TRUTH TABERNACLE CHURCH

Council District: 01 Municipality: N/A

Location: On the east side of Riggs Road, approximately 255 feet south of its intersection with Powder Mill Road

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 1.82 Extension File Date: 2/28/2025

Applicant: Spirit and Truth Tabernacle Church, Inc.

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 9, 2023 and is valid through March 9, 2025. Lawrence N. Taub, by letter dated March 4, 2025, requested a six-month extension of this approval. If this request was approved, the PPS will be valid through September 9, 2025.**

4-22034 DISCOVERY DISTRICT

(TCP?)

Council District: 03 Municipality: @

Location: At the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Campus Drive

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: D-D-O/M-U-I Zoning: LTO-E

Gross Acreage: 42.91 Extension File Date: 03/04/2025

Applicant: Brandywine MD Discovery District, LLC

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

7. **MRF-2023-011 HYATTSVILLE K-8 SCHOOL**
Council District: 02 Municipality: Hyattsville
Location: 5311 43rd Avenue Hyattsville
Planning Area: 68
Growth Policy Area: Established Communities
Zoning Prior: R-55 Zoning: RSF-65
Gross Acreage: 2.00 Date Accepted: 02/17/2025
Applicant: Prince Georges County Public Schools
Request: Replacement of the existing Hyattsville Elementary School.
Action must be taken on or before 04/18/2025

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

8. **MRF-2023-008 BRANDYWINE K-8 SCHOOL**
Council District: 09 Municipality: NA
Location: 8000 Dyson Road Brandywine
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 14.71 Date Accepted: 02/18/2025
Applicant: Prince George's County Public Schools
Request: Replacement of the existing Gwynn Park Middle School with a new K-8 School
Action must be taken on or before 04/19/2025

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

9. **DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6**

Council District: 04 Municipality: Bowie

Location: On the south side of Melford Boulevard and Tesla Drive

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: TAC-e

Gross Acreage: 51.83 Date Accepted: 02/11/2025

Applicant: St. John Properties, Inc.

Request: The intent of this LDSP is to limit/eliminate the need for future parking/fencing focused DSP amendments for the properties containing the flex uses within Melford

Planning Board Action Limit: 04/21/2025

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

10. **PPS-2024-017 ENCLAVE AT BRANDYWINE PHASE 2 (TCP)**

Council District: 09 Municipality: N/A

Location: South of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chaddsford Drive

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-T Zoning: RSF-A

Gross Acreage: 5.44 Date Accepted: 02/07/2025

Applicant: SH Brandywine, LLC

Request: 36 lots and 6 parcels for single-family attached residential development

Planning Board Action Limit: 4/18/25 (70 days)

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

11. **Legislative Drafting Request LDR-44-2025**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances.

Action must be taken on 4/17/2025.

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

12. **Legislative Drafting Request LDR-58-2025**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to repeal Section 27-61603(b) Universal Design of the Zoning Ordinance, as universal design implementation is required, absent an exemption or waiver, pursuant to Subtitle 4. Building, Division 6, Universal Design for Housing.

Action must be taken on 4/17/2025.

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

13. **Legislative Drafting Request LDR-61-2025**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to amend the decision standards for approval of detailed site plan and special exception applications to include master plan consistency as a required standard for site plan approval.

Action must be taken on 4/17/2025.

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

14. **Legislative Drafting Request LDR-63-2025**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to amend the uses permitted in the CGO Zone; amend the Principal Use Table for nonresidential base zones; and provide for approval of certain residential developments in the CGO Zone by special exception or planned unit development.

Action must be taken on 4/17/2025.

TENTATIVE PGCPB AGENDA

4/24/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

5. **Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment and Public Facilities Referral**

Councilmanic District: 2

Request: Permission to print the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft 3) and transmit the Public Facilities Referral to the District Council, the County Executive, the Towns of University Park and Brentwood, and the Cities of Mount Rainier and Hyattsville

PGCPB AGENDA

5/1/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

5. **PPS-2024-020 EASTGATE SHOPPING CENTER**
(TCP)

Council District: 03 Municipality: N/A
Location: On the south side of MD 193 (Greenbelt Road), in the southwest quadrant of its intersection with MD 564 (Lanham -Severn Road)
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 9.57 Date Accepted: 02/24/2025
Applicant: SO Eastgate, LLC

Request: 3 parcels for 28,354 square feet of commercial development, of which 22,029 square feet is existing

Planning Board Action Limit: 5/5/2025

STAFF RECOMMENDATION:

- PPS-2024-020 – APPROVAL with conditions
- TCP1-026-01-02 – APPROVAL with conditions

(VATANDOOST)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

6. **PPS-2023-023 BAPS GYMNASIUM**
(TCP)

Council District: 01 Municipality: N/A
Location: North of Ammendale Road, approximately 2,000 feet east of its intersection with Old Gunpowder Road
Planning Area: 61
Growth Policy Area: Established Communities
Zoning Prior: C-O Zoning: CGO
Gross Acreage: 10.05 Date Accepted: 03/10/2025
Applicant: BAPS Beltsville LLC

Request: One parcel for institutional development

Planning Board Action Limit: 5/19/2025 (70-day)

STAFF RECOMMENDATION:

- PPS-2023-023 – @
- TCP1-- @

(VATANDOOST)