

**LONG RANGE AGENDA
May 15, 2025 – June 5, 2025**

4-22004 LIBRARY APARTMENTS.....	3
4-24013 SADDLE RIDGE.....	8
4-24014 DOBSON FARMS	4
4-24027 RITCHIE STATION MARKETPLACE.....	5
4-24029 MANOKEEK VILLAGE.....	2
4-24037 MARYLAND 95 CORPORATE PARK.....	5
 CSP-07002-01 SANSBURY CROSSING.....	 7
 DSP-25007 WALKER MILL BUSINESS PARK LOT 15 BLOCK B.....	 9
 MRF-2023-013 FAIRWOOD ELEMENTARY SCHOOL	 4
MRF-2025-003 PARKERS PLACE SOLAR	8
 SDP-8712-07 COLLINGTON CENTER LOT 29 BLOCK B.....	 7
 SE-24003 STERLING CARE HILLHAVEN	 6
SE-24006 TRANQUILITY RIDGE.....	6

PGCPB AGENDA
5/15/2025

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. **EVIDENTIARY HEARING**
 4-24029 MANOKEEK VILLAGE
 (TCP)
 Council District: 09 Municipality: N/A
 Location: On the south side of MD 228 (Berry Road),
 approximately 1,700 feet from its intersection with Manning
 Road East
 Planning Area: 84
 Growth Policy Area: Establish Communities
 Zoning Prior: M-X-T Zoning: CN
 Gross Acreage: 4.83 Date Accepted: 03/10/2025
 Applicant: Manokeek Village Investments LLC
 **Request: Three lots for 57,200 square feet of commercial
 development**
- Planning Board Action Limit: 07/28/2025

PGCPB AGENDA

5/15/2025

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 16, 2023 and is valid through April 6, 2025. Matthew Tedesco of McNamee Hosea, by letter dated April 2, 2025, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through April 6, 2026.**

4-22004 LIBRARY APARTMENTS

Council District: 02 Municipality: Hyattsville

Location: On the south side of Toledo Road, approximately 265 feet west of its intersection with Adelphi Road

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RTO-H-c

Gross Acreage: 2.87 Extension File Date: 04/02/2025

Applicant: The Bernstein Companies, Inc.

TENTATIVE PGCPB AGENDA

5/22/2025

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)

5. **MRF-2023-013 FAIRWOOD ELEMENTARY SCHOOL**

Council District: 06 Municipality: None
Location: Fairwood Parkway
Planning Area: 71A
Growth Policy Area: Established Communities
Zoning Prior: M-X-C Zoning: LMXC
Gross Acreage: 15.00 Date Accepted: 04/07/2025
Applicant: Prince George's County Public Schools
Request: Construct a new elementary school

Action must be taken on or before 06/06/2025.

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

6. **EVIDENTIARY HEARING**

4-24014 DOBSON FARMS

(TCP)(VARIANCE)(VARIATION)

Council District: 09 Municipality: N/A
Location: South of McKendree Road and west of Timothy Branch, approximately 1,400 feet west of US 301 (Robert Crain Highway).

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 447.19 Date Accepted: 02/28/2025

Applicant: D.R. Horton, Inc. c/o Matt Muddiman

Request: 1,024 lots and 116 parcels for single-family detached and single-family attached residential dwelling units

Planning Board Action Limit: 07/18/2025 (140-day)

TENTATIVE PGCPB AGENDA

5/29/2025

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. **EVIDENTIARY HEARING**
 4-24037 MARYLAND 95 CORPORATE PARK
 (TCP)
 Council District: 01 Municipality: N/A
 Location: In the northwest corner of the intersection of
 Konterra Drive and Sweitzer Lane
 Growth Policy Area: Established Communities
 Zoning Prior: I-3 Zoning: IE
 Gross Acreage: 9.15 Date Accepted: 03/24/2025
 Applicant: Lord Charter Six, LLC
 **Request: Two parcels for 142,863 square feet of institutional
 and commercial uses, including 128,113 square feet of
 existing commercial development**
- Planning Board Action Limit: 06/02/2025 (70-day)

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

6. **EVIDENTIARY HEARING**
 4-24027 RITCHIE STATION MARKETPLACE
 (TCP)
 Council District: 06 Municipality: N/A
 Location: On the west side of I-95/495 (Capital Beltway),
 approximately 3,000 feet south of its intersection with Ritchie
 Marlboro Road
 Planning Area: 75A
 Growth Policy Area: Established Communities
 Zoning Prior: C-S-C/M-I-O Zoning: CGO/MIO
 Gross Acreage: 40.11 Date Accepted: 03/24/2025
 Applicant: Ritchie Hill II, LLC
 **Request: Six parcels for 190,563 square feet of existing
 commercial development**
- Planning Board Action Limit: 06/02/2025 (70-Day)

TENTATIVE PGCPB AGENDA

6/5/2025

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) – **Consent**

Agenda

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING
HEARING EXAMINER**

SE-24003 STERLING CARE HILLHAVEN

(TCP)

Council District: 01 Municipality: N/A

Location: 3210 Powder Mill Road Adelphi

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 8.34 Date Accepted: 02/28/2025

Applicant: Hillhaven SNF Realty LLC

**Request: Special exception for addition to an existing
nursing and care facility containing 36 skilled nursing beds
(bringing the facility total to 162 beds), additional parking,
and associated site improvements**

4E. **NOTE: TRANSMIT STAFF REPORT TO ZONING
HEARING EXAMINER**

SE-24006 TRANQUILITY RIDGE

Council District: 08 Municipality: N/A

Location: On the west side of Temple Hill Road, at the eastern
Terminus of Gull Road

Planning Area: 76B

Growth Policy Area: Establishing Communities

Zoning Prior: R-80 Zoning: RSF-95

Gross Acreage: 3.63 Date Accepted: 03/20/2025

Applicant: Tranquility Ridge Inc.

**Request: Increase the occupancy of the existing congregant
living facility from the current 8 to 16 residents**

TENTATIVE PGCPB AGENDA

6/5/2025

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. **EVIDENTIARY HEARING**
 SDP-8712-07 COLLINGTON CENTER LOT 29 BLOCK B
 (TCP)
 Council District: 04 Municipality: Bowie
 Location: 375 Prince Georges Boulevard Upper Marlboro
 Planning Area: 74A
 Growth Policy Area: Established Communities
 Zoning Prior: E-I-A Zoning: IH
 Gross Acreage: 6.08 Date Accepted: 03/31/2025
 Applicant: Maverick Holdings LLC
 Request: Construction of a 25,103-square-foot warehouse
 and office addition to the existing warehouse facility

Action must be taken on or before 06/09/2025.

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

6. **EVIDENTIARY HEARING**
 CSP-07002-01 SANSBURY CROSSING
 Council District: 06 Municipality: N/A
 Location: 1700 Sansbury Road Upper Marlboro
 Planning Area: 78
 Growth Policy Area: Established Communities
 Zoning Prior: M-X-T Zoning: RMF-48
 Gross Acreage: 4.41 Date Accepted: 03/31/2025
 Applicant: PB&J LLC
 Request: Amendment to the approved CSP to remove
 Condition 15 and revise Condition 5(d) regarding
 drive-through facilities

Planning Board Action Limit: 06/09/2025

TENTATIVE PGCPB AGENDA

6/5/2025

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-2025-003 PARKERS PLACE SOLAR**
Council District: 09 Municipality: None
Location: 2300 Robert Crain Highway SE Upper Marlboro
Planning Area: 79
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: O-S Zoning: AG
Gross Acreage: 24.40 Date Accepted: 04/08/2025
Applicant: Parkers Place Solar
Request: Develop a 2799.72kw dc/ 2000kw AC community solar energy generating system on 8.04 acres of a 24.4-acre parcel

Action must be taken on or before 06/08/2025

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

8. **EVIDENTIARY HEARING**
4-24013 SADDLE RIDGE
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: North of MD 373 (Accokeek Road), approximately 4000 feet west of its intersection with MD 5 (Branch Avenue)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 289.01 Date Accepted: 02/28/2025
Applicant: D.R. Horton, Inc.
Request: 783 lots and 108 parcels for residential development consisting of 534 single-family detached and 252 single-family attached dwellings

Planning Board Action Limit: 07/18/2025 (140 Days)

TENTATIVE PGCPB AGENDA
6/5/2025

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)

EVIDENTIARY HEARING

**DSP-25007 WALKER MILL BUSINESS PARK LOT 15
BLOCK B**

(TCP)

Council District: 07 Municipality: Capitol Heights

Location: In the southwest quadrant of the intersection of
Rochell Avenue and Hazelwood Drive

Planning Area: 75B

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 1.73 Date Accepted: 03/31/2025

Applicant: A and A Rochell LLC

**Request: Development of approximately 17,725 square feet
of industrial uses for a contractor's services facility with
outdoor storage/operating yard**

Planning Board Action Limit: 06/07/2025