

**LONG RANGE AGENDA
August 21, 2025 – September 18, 2025**

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**THE PLANNING BOARD
IS IN RECESS
DURING AUGUST
AND
WILL RESUME ON
SEPTEMBER 4, 2025**

PGCPB AGENDA

9/4/2025

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **PUBLIC HEARING**
Legislative Drafting Request LDR-89-2025
Legislative Amendment to the Zoning Ordinance

**Request: An Ordinance Concerning Administration –
Standard Review Procedures – Pre-Application
Consultation and Notice for the purpose of requiring certain
development applicants to conduct a pre-application
consultation with interested County Council members; and
revising pre-application notice procedures to ensure that
County Council members remain aware of development
activity in their respective Council districts**

Action must be taken on or before 06/04/2025

PGCPB AGENDA

9/4/2025

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)

6. **PUBLIC HEARING**

Legislative Drafting Request LDR-111-2025

Legislative Amendment to the Zoning Ordinance

Request: An Ordinance Concerning Administration – Pre-Application Neighborhood Meeting Requirements for the purpose of requiring applicants to include community feedback provided during the pre-application neighborhood meeting into that meeting's written summary; amending certain development application procedures to require applicants who conducted pre-application neighborhood meetings to submit the written summary in the applicable application; adding the neighborhood meeting written summary to the administrative record of certain development applications; providing that certain participants in pre-application neighborhood meetings shall be deemed persons of record; and revising a certain definition in accordance with these amendments

Action must be taken on or before 09/04/2025

7. **PUBLIC HEARING**

Legislative Drafting Request LDR-112-2025

Legislative Amendment to the Zoning Ordinance

Request: An Ordinance Concerning Administration – Pre-Application Neighborhood Meetings – Transparency In Land Use for the purpose of requiring the Planning Department to publish on its website a searchable database of informational notifications of pre-application neighborhood meetings; and ensuring that electronic versions of the informational notifications comply with web accessibility guidelines

Action must be taken on or before 09/04/2025

PGCPB AGENDA

9/4/2025

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)

8. **PUBLIC HEARING**

Legislative Drafting Request LDR-113-2025

Legislative Amendment to the Zoning Ordinance

**Request: An Ordinance Concerning Municipalities –
County Use And Occupancy Permits - Application
Documentation for the purpose of providing that the
Department of Permitting, Inspections and Enforcement is
required at the time a County use and occupancy permit
application is made to provide a certain municipality with
certain documents; and generally regarding use and
occupancy permits in Prince George's County**

Action must be taken on or before 09/04/2025

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

9. **EVIDENTIARY HEARING**

PPS-2023-027 LARGO PARK, LOT 6

(TCP)(VARIANCE)

Council District: 06 Municipality: N/A

Location: South of the intersection of MD 202 (Landover Road) and
Lottsford Road

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RTO-H-e

Gross Acreage: 9.14 Date Accepted: 05/27/2025

Applicant: Lot 5B, LLC c/o Knollwood Development Corp.

**Request: One parcel for residential development of 398
multifamily dwelling units**

Planning Board Action Limit: 09/05/2025 (70-day)

PGCPB AGENDA

9/4/2025

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)

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 11 (MJD-2024-004)**

EVIDENTIARY HEARING

DET-2023-013 LARGO PARK, LOT 6

(TCP)(ACL)

Council District: 06 Municipality: None

Location: Southeast quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: M-U-I/D-D-O Zoning: RTO-H-e

Gross Acreage: 9.15 Date Accepted: 05/27/2025

Applicant: Lot 5B LLC

Request: Development of 398 multifamily dwelling units in one building, with associated infrastructure and amenities

Planning Board Action Limit: 09/05/2025

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

11. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DET-2023-013)**

EVIDENTIARY HEARING

MJD-2024-004 LARGO PARK LOT 6

Council District: 06 Municipality: None

Location: 9611 Lottsford Road Largo

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: M-U-I/D-D-O Zoning: RTO-H-e

Gross Acreage: 9.15 Date Accepted: 05/27/2025

Applicant: Vista Residential Partners

Request: Major departure to provide 1 entrance along Lottsford Road and 1 entrance along MD 202, instead of 1 entrance for every 150 feet

PGCPB AGENDA

9/4/2025

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)

12. **CENTRAL AVENUE – BLUE/SILVER LINE SECTOR
PLAN AND SECTIONAL MAP AMENDMENT**

Councilmanic Districts: 5, 6, and 7

**Request: Permission to print the Draft Central Avenue-
Blue/ Silver Line Sector Plan and Sectional Map
Amendment and transmit the Public Facilities Referral to
the County Executive**

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

13. **City of Mount Rainier Legacy Mixed-Use Town Center
(LMUTC) Design Review Committee Nominations**

Council District: 2
Planning Area: 68

TENTATIVE PGCPB AGENDA

9/11/2025

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)

- 4D. **SE-4851 MIKE WILLIAM CONGREGATE LIVING**
Council District: 08 Municipality: N/A
Location: In the northeast corner of Joyce Drive and Brinkley Road, 0.5 mile from Allentown Road
Planning Area: 76B
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 0.30 Date Accepted: 03/31/2025
Applicant: Ogu, Eucharia & Ignatius
Request: Increase in occupancy to existing assisted/
congregate living

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

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

Councilmanic District: 2

Request: Work session to review the testimony received at the Joint Public Hearing

STAFF RECOMMENDATION: Direct staff to finalize the resolution of adoption for the Preliminary West Hyattsville-Queens Chapel Sector Plan (Draft III) and resolution of endorsement of the Proposed Sectional Map Amendment (Draft III)

TENTATIVE PGCPB AGENDA

9/11/2025

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)

6. **Resolution of Adoption for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Resolution of Endorsement for the Proposed Sectional Map Amendment**

Councilmanic District: 2

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

7. **EVIDENTIARY HEARING**
4-24011 IGLESIA EVANGELICA APOSTLES CHURCH
(TCP)(VARIANCE)

Council District: 01 Municipality: N/A

Location: On the west side of Riggs Road, approximately 600 feet north of its intersection with I-95/495 (Capital Beltway)

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 1.15 Date Accepted: 03/31/2025

Applicant: Iglesia Evangelica Apostoles Church

Request: 1 parcel for 6,988 square feet of institutional development

Planning Board Action Limit: 09/18/2025 (140-day)

TENTATIVE PGCPB AGENDA

9/11/2025

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)

8. **EVIDENTIARY HEARING**

PPS-2023-016 HYDE LANDING

(TCP)(VARIATIONS)(VARIANCE)

Council District: 09 Municipality: N/A

Location: In the northwest quadrant of the intersection of
Piscataway Road and Steed Road

Planning Area: 81B

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: R-PD/APAO

Gross Acreage: 425.46 Date Accepted: 04/28/2025

Applicant: Hyde Field Acquisition, LLC

**Request: 906 lots and 170 parcels for mixed use
development consisting of 906 single-family attached,
382 two-family dwelling units, and up to 60,000 square feet
of nonresidential development**

Planning Board Action Limit: 10/16/2025 (140-day)

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

9. **EVIDENTIARY HEARING**

PPS-2024-013 THE MARION

(TCP)(VARIANCE)

Council District: 05 Municipality: N/A

Location: In the northeast quadrant of the intersection of
MD 214 (Central Avenue) and Hill Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning: CGO/RSF-65/MIO

Gross Acreage: 26.17 Date Accepted: 06/09/2025

Applicant: Morgan Station, LLC

**Request: 35 lots and 6 parcels for mixed-use development,
including 405 multifamily and 35 single-family detached
dwelling units and 5,000 square feet of commercial use**

Planning Board Action Limit: 09/18/2025 (70 days)

TENTATIVE PGCPB AGENDA
9/11/2025

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)

10. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF JULY 31, 2025.**

EVIDENTIARY HEARING

4-25004 OXON HILL HOTEL

(TCP-EXEMPT)(VARIATION)

Council District: 08 Municipality: N/A

Location: South of Oxon Hill Road, approximately 2,000 feet
east of its intersection with Livingston Road

Planning Area: 76B

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: NAC

Gross Acreage: 1.70 Date Accepted: 03/31/2025

Applicant: Oxon Hotel LLC

**Request: 1 parcel for 114,646 square feet of commercial
development**

Planning Board Action Limit: 09/18/2025 (140-day)

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

11. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF JULY 24, 2025.**

EVIDENTIARY HEARING

4-24032 PENN MAR SHOPPING CENTER

(TCP- EXEMPT)

Council District: 06 Municipality: N/A

Location: On the east side of Donnell Drive, between Marlboro
Pike and MD 4 (Pennsylvania Avenue)

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 40.80 Date Accepted: 03/31/2025

Applicant: MEPT Penn Mar LLC

Request: 15 parcels for existing commercial development

Planning Board Action Limit: 09/18/2025 (140-day)

TENTATIVE PGCPB AGENDA

9/11/2025

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)

12. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF JULY 31, 2025.**

EVIDENTIARY HEARING

4-24035 JPRE COMMERCIAL OFFICE BUILDING

(TCP)(VARIATION)(VARIANCE)

Council District: 09 Municipality: N/A

Location: On the south side of MD 223 (Woodyard Road),
approximately 0.5 miles west of its intersection with MD 5 (Old
Branch Avenue)

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C/M-I-O Zoning: CGO/MIO

Gross Acreage: 1.27 Date Accepted: 03/31/2025

Applicant: JP Real Estate Holdings MD LLC

**Request: 1 parcel for 14,372 square feet of commercial
development**

Planning Board Action Limit: 09/18/2025 (140-day)

13. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF JULY 31, 2025.**

EVIDENTIARY HEARING

4-25002 TROUTMAN PROPERTY

(TCP)(VARIANCE)

Council District: 05 Municipality: N/A

Location: At the terminus of Studee Drive, one-half mile west of its
intersection with US 301 (Robert S. Crain Highway)

Planning Area: 82A

Growth Policy Area: Established Communities

Zoning Prior: R-A Zoning: AR

Gross Acreage: 202.31 Date Accepted: 03/31/2025

Applicant: Sandra Wiseman

**Request: 65 lots, 2 outparcels, and 9 parcels for 65 single family
dwellings and 34,664 square feet of equestrian recreational
facility.**

Planning Board Action Limit: 09/18/2025 (140-day)

TENTATIVE PGCPB AGENDA

9/18/2025

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**
 PPS-2022-009 TULIP MEADOWS
 (TCP- EXEMPT)
 Council District: 05 Municipality: N/A
 Location: On the north side of Sheriff Road, at its intersection with Belle Haven Drive
 Planning Area: 72
 Growth Policy Area: Established Communities
 Zoning: RMF-20
 Gross Acreage: 1.96 Date Accepted: 06/09/2025
 Applicant: GA Washington, LLC
 Request: 29 lots and 5 parcels for townhouse development

 Planning Board Action Limit: 09/18/2025

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-24003)**

 EVIDENTIARY HEARING
 DSP-22017 THE HERMAN APARTMENTS
 (TCP)(AC)
 Council District: 02 Municipality: None
 Location: 6203 Ager Road Hyattsville
 Planning Area: 65
 Growth Policy Area: Established Communities
 Zoning Prior: R-55/R-35 Zoning: RSF-65/RSF-A
 Gross Acreage: 9.51 Date Accepted: 06/02/2025
 Applicant: Community Housing Initiative, Inc.
 Request: Development of approximately 145 multifamily dwelling units and associated site improvements

 Planning Board Action Limit: 10/26/2025

TENTATIVE PGCPB AGENDA

9/18/2025

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call
301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DSP-22017)**

EVIDENTIARY HEARING

**DDS-24003 THE HERMAN MULTI-FAMILY
APARTMENTS**

Council District: 02 Municipality: None

Location: 6203 Ager Road Hyattsville

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: R-255/R-35 Zoning: RSF-65/RSF-A

Gross Acreage: 19.00 Date Accepted: 06/02/2025

Applicant: Community Housing Initiative, Inc.

**Request: Departure from design standards to reduce the
size of parking spaces to 9 feet by 18 feet**

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

8. **EVIDENTIARY HEARING
4-25006 LANDOVER METRO
(TCP)(VARIANCE)**

Council District: 05 Municipality: N/A

Location: On the north side of Old Landover Road,
approximately 175 feet west of its intersection with Pennsy
Drive

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: LTO-c

Gross Acreage: 10.75 Date Accepted: 03/31/2025

Applicant: Standard Communities

**Request: 2 parcels for 275 multifamily residential dwelling
units**

Planning Board Action Limit: 09/18/2025 (140-day)

TENTATIVE PGCPB AGENDA

9/18/2025

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)

9. **EVIDENTIARY HEARING**

4-24006 OURISMAN GENESIS OF BOWIE

(TCP)

Council District: 04 Municipality: City of Bowie

Location: In the median of US 301 (Robert Crain Highway), approximately 900 feet south of its intersection with Mount Oak Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-M Zoning: CS

Gross Acreage: 3.52 Date Accepted: 03/31/2025

Applicant: Whitro Bowie #1, LLC

Request: 2 parcels for 26,302 square feet of commercial development

Planning Board Action Limit: 09/18/2025 (140-day)

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

10. **PUBLIC HEARING**

MRF-2024-002 KIRBY ROAD COMMUNITY SOLAR

Council District: 09 Municipality: None

Location: On the south side of Kirby Road, approximately 1,440 feet east of its intersection with Temple Hill Road

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: I-2 Zoning: IH

Gross Acreage: 136.67 Date Accepted: 02/26/2025

Applicant: Centennial Generating Company

Request: Installation of a floating solar array

Action must be taken on or before: the applicant has granted a waiver to the 60-day review period.

TENTATIVE PGCPB AGENDA

9/18/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

11. **PUBLIC HEARING**
MRF-2022-012 JUNIOR TENNIS CHAMPIONS CENTER
EXPANSION
(VARIANCE)
Council District: 03 Municipality: College Park
Location: 5240 Campus Drive College Park
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: OS Zoning: AG
Gross Acreage: 3.96 Date Accepted: 03/26/2025
Applicant: Junior Tennis Champions Center
Request: Expansion of existing tennis academy onto
adjacent 3.96-acre site

Action must be taken on or before 05/25/2025 (extension granted)