

**LONG RANGE AGENDA
September 11, 2025 – October 2, 2025**

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PGCPB AGENDA

9/11/2025

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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**

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

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)

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 y Profetas "Monte de
Sion," Inc.
**Request: 1 parcel for 6,887 square feet of institutional
development**

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

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: On the northwest side of Piscataway Road (MD 223),
at its intersection with 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 development of 1,288
residential units, consisting of 906 single-family attached
and 382 two-family dwelling units, and up to 69,000 square
feet of commercial, utility, and community service uses**

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

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)

9. **EVIDENTIARY HEARING**

PPS-2024-013 THE MARION

(TCP)(VARIANCE)

Council District: 05 Municipality: N/A

Location: On 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: 10/02/2025 (70 days)

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: On the south side of MD 414 (Oxon Hill Road),
approximately 2,000 feet east of its intersection with Bock
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 development of a 160-room hotel

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

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)

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/M-I-O Zoning: CGO/MIO

Gross Acreage: 40.79 Date Accepted: 03/31/2025

Applicant: Penn Mar Improvements, LLC

Request: 15 parcels for existing commercial development

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

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 mile 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)

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)

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: On the north and south sides of Farm Road, one-half
mile west of its intersection with US 301 (Robert S. Crain
Highway) and east of Osborne Road

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 residential dwellings and 34,664 square feet
of equestrian recreational facility**

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

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)

14. **CENTRAL AVENUE – BLUE/SILVER LINE SECTOR
PLAN AND SECTIONAL MAP AMENDMENT – This
item has been removed from the agenda.**

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

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

Council District: 2
Planning Area: 68

STAFF RECOMMENDATION: APPROVAL
(TARIQ)

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 7 (DDS-24003) (DDS-24003)**

EVIDENTIARY HEARING

DSP-22017 THE HERMAN APARTMENTS

(TCP)(AC)

Council District: 02 Municipality: None

Location: On the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East-West Highway)

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 6 (DSP-22017)**

EVIDENTIARY HEARING

DDS-24003 THE HERMAN MULTI-FAMILY APARTMENTS

Council District: 02 Municipality: None

Location: On the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East-West Highway)

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 Landover Venture LP

Request: 2 parcels for the development of 275 multifamily residential dwelling units and transportation use

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/R-R/R-80 Zoning: IH/RR/RSF-95

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
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

REQUEST A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN OF SUBDIVISION (Inquiries call
301-952-3530)

11. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 10, 2025. By letter dated August 19, 2025, Brandywine/TB, Southern Region Neighborhood Coalition requests a reconsideration hearing for approval of 4-24013.**

4-24013 SADDLE RIDGE

Council District: 09 Municipality: N/A
Location: On the north side of MD 373 (Accokeek Road), approximately 0.75 mile west of its intersection with MD 5 (Branch Avenue) and south of Floral Park Road
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 289.36 Date Received: 08/19/2025
D.R. Horton, Inc, Applicant

12. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 10, 2025. By letter dated August 19, 2025, Brandywine/TB, Southern Region Neighborhood Coalition requests a reconsideration hearing for approval of 4-24014.**

4-24014 DOBSON FARMS

Council District: 09 Municipality: N/A
Location: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 447.19 Date Received: 08/19/2025
D.R. Horton, Inc., Applicant

TENTATIVE PGCPB AGENDA

9/25/2025

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-25001 4932 PRINCE GEORGE'S AVENUE**
(AC)

Council District: 01 Municipality: N/A

Location: On the northeast side of Prince George's Avenue,
approximately 450 feet northwest of its intersection with US 1
(Baltimore Avenue)

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 0.36 Date Accepted: 03/25/2025

Applicant: William Nahhas

**Request: Razing of existing single-family dwelling and
paving existing parking lot with 19 spaces serving adjacent
auto service use**

TENTATIVE PGCPB AGENDA

9/25/2025

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)

5. **EVIDENTIARY HEARING**

MJD-2024-005 JOES MOVEMENT EMPORIUM

Council District: 02 Municipality: Mount Ranier

Location: North of Rhode Island Ave, approximately 188 feet
west from the intersection of Bunker Hill Road and 34th Street

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: MU-TC Zoning: LMUTC

Gross Acreage: 0.14 Date Accepted: 06/16/2025

Applicant: Portia Strahan

**Request: A 2-foot departure from the design standard to
allow for a 6-foot fence in the front yard**

Planning Board Action Limit: @

TENTATIVE PGCPB AGENDA

9/25/2025

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

BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

CSP-24002 8808 OLD BRANCH AVENUE

(TCP)

Council District: 09 Municipality: None

Location: On the east side of Branch Avenue, approximately
1,150 feet north of its intersection with Woodyard Road

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/M-I-O Zoning: RMF-48/MIO

Gross Acreage: 5.78 Date Accepted: 03/10/2025

Applicant: D.R. Horton, Inc.

**Request: Development of 45-55 single-family attached
(townhouse) residential units, with associated infrastructure
improvements, in conjunction with an existing
6,336 square feet of commercial/office uses**

Planning Board Action Limit: 09/25/2025

TENTATIVE PGCPB AGENDA

10/2/2025

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**

4-24038 LOCUST HILL PHASE 3

(TCP)

Council District: 06 Municipality: N/A

Location: On both sides of Leeland Road (one portion is located on the north side of Leeland Road and the east side of Church Road, and the other portion is located on the west side of CSX Railroad tracks)

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 50.09 Date Accepted: 04/21/2025

Applicant: WBLH LLC

Request: 161 lots and 8 parcels for single-family attached development

Planning Board Action Limit: 10/09/2025 (140 day)

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

6. **EVIDENTIARY HEARING**

DSP-15032-05 PRINCE GEORGE'S POST ACUTE CARE FACILITY

(TCP)(VARIANCE)

Council District: 05 Municipality: N/A

Location: On the east side of Brightseat Road, approximately 50 feet south of Bishop Peebles Drive

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.44 Date Accepted: 06/23/2025

Applicant: Prince George's Post-Acute Real Estate, LLC

Request: Additional parking for nursing/care home

Planning Board Action Limit: 10/02/2025

TENTATIVE PGCPB AGENDA

10/2/2025

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. **EVIDENTIARY HEARING**

PPS-2023-006 ADDISON OVERLOOK

(TCP)(VARIANCE)(VARIATION)

Council District: 06 Municipality: N/A

Location: On the east side of Addison Road, approximately 300 feet north of the intersection with Ronald Road

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning: RMF-20

Gross Acreage: 9.75 Date Accepted: 06/23/2025

Applicant: Woodside Development Investments, LLC

Request: 34 lots, 12 parcels, and 2 outlots for development of 130 single-family attached and two-family attached dwelling units

Planning Board Action Limit: 10/02/2025 (70 day)

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

8. **PUBLIC HEARING**

MRF-2025-004 OUTPATIENT REPLACEMENT FACILITY

Council District: 04 Municipality: Greenbelt

Location: 9001 Edmonston Road

Planning Area: 67

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 3.00 Date Accepted: 05/20/2025

Applicant: Prince George's County Office of Central Services

Request: Major interior renovation to existing building and façade renovations

Action must be taken on or before 07/17/2025 (extension provided)

TENTATIVE PGCPB AGENDA

10/2/2025

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. **PUBLIC HEARING**

MRF-2024-009 MENS TRANSITION CENTER

Council District: 07 Municipality: @

Location: Addison Road South

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: @ Zoning: RSF-65

Gross Acreage: 2.33 Date Accepted: 08/05/2025

Applicant: Prince Georges County Homeless Services

Request: Replacement of small facility on site with new two- story transition center

Action must be taken on or before @.