

LONG RANGE AGENDA
September 25, 2025 – October 16, 2025

4-22034 DISCOVERY DISTRICT	9
4-24038 LOCUST HILL PHASE 3.....	4
City of Mount Rainier Legacy Mixed-Use Town Center (LMUTC) Design Review Committee	
Nominations	3
CSP-24002 8808 OLD BRANCH AVENUE	2
DDS-689 THE PROMISE	10
DSP- 25006 THE PROMISE.....	10
DSP-15032-05 PRINCE GEORGE’S POST ACUTE CARE FACILITY	4
MJD-2024-005 JOES MOVEMENT EMPORIUM.....	2
MR-2025-0002 PALMERS CORNER TELECOM TOWER REPLACEMENT	11
MRF-2024-009 MENS TRANSITION CENTER	5
PPS-2023-006 ADDISON OVERLOOK.....	5
PPS-2024-008 MELLWOOD HILLS SUBDIVISION	8
PPS-2024-010 COVINGTON OAKS	7
SDP-2501 SADDLE RIDGE	7
SDP-2503 DOBSON FARMS UMBRELLA ARCHITECTURE	8

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: @

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 residential units with associated infrastructure improvements, in conjunction with an existing office building of 6,336 square feet

Planning Board Action Limit: 09/25/2025

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

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

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

Council District: 2
Planning Area: 68

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)(VARIATION)

Council District: 06 Municipality: N/A

Location: On the north and south side of Leeland Road within the Locust Hill Subdivision, approximately 1.5 miles west of the intersection of Leeland Road and US 301 (Crain Highway)

Planning Area: 74A and 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 residential development consisting of 161 single-family attached dwelling units

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 700 feet north of the intersection with Ronald Road

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning: RSF-A/RMF-20

Gross Acreage: 9.76 Date Accepted: 06/23/2025

Applicant: Woodside Land Investments, LLC

Request: 34 lots, 12 parcels, and 2 outlots for residential development of 130 single-family 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-2024-009 MENS TRANSITION CENTER

Council District: 07 Municipality: NA

Location: 603 Addison Road South

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: R-55 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 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

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

Legislative Drafting Request LDR-132-2025 – Withdrawn

TENTATIVE PGCPB AGENDA

10/9/2025

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-2501 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 Accepted: 07/07/2025

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

Request: SDP for architecture

Action must be taken on or before 10/15/2025

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

6. **EVIDENTIARY HEARING**

PPS-2024-010 COVINGTON OAKS

(TCP)

Council District: 04 Municipality: City of Bowie

Location: On the north side of Elder Oaks Boulevard,
approximately 300 feet east of its intersection with Excalibur
Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RMF-20

Gross Acreage: 2.34 Date Accepted: 08/04/2025

Applicant: Collington Place LLC

**Request: One parcel for development of 48 two-family
dwelling units**

Planning Board Action Limit: 11/09/2025 (70-day)

TENTATIVE PGCPB AGENDA

10/9/2025

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-2024-008 MELLWOOD HILLS
 (TCP) (VARIANCE)
 Council District: 09 Municipality: N/A
 Location: Approximately 350 feet south of the intersection of Antock Place and Dower Road, at the terminus of Mathew Road and Dower House Road
 Planning Area: 82A
 Growth Policy Area: Established Communities
 Zoning Prior: R-R Zoning: RR
 Gross Acreage: 10.54 Date Accepted: 08/04/2025
 Applicant: Reliable Real Estate Services LLC
 Request: 12 lots and 2 parcels for development of 12 single-family detached residential dwelling units
- Planning Board Action Limit: 10/14/2024 (70 days)

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

8. **EVIDENTIARY HEARING**
 SDP-2503 DOBSON FARMS UMBRELLA
 ARCHITECTURE
 Council District: 09 Municipality: N/A
 Location: 16305 Mckendree Road
 Planning Area: 85A
 Growth Policy Area: Established Communities, Rural and Agricultural Areas
 Zoning Prior: R-S Zoning: LCD
 Gross Acreage: 524.385 Date Accepted: 06/30/2025
 Applicant: D.R. Horton, Inc. c/o Matt Muddiman
 Request: Architectural umbrella
- Action must be taken on or before 10/9/2025

TENTATIVE PGCPB AGENDA

10/9/2025

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)

9. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 9, 2023 and is valid through September 9, 2025. O'Malley, Miles, Nylen & Gilmore, P.A., by letter dated September 5, 2025, requested a 6-month extension of this approval. If this request is approved, the PPS will be valid through March 9, 2025.**

4-22034 DISCOVERY DISTRICT

Council District: 03 Municipality: College Park

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: 9/5/2025

Applicant: Brandywine MD Discovery District, LLC

TENTATIVE PGCPB AGENDA

10/16/2025

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)

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DDS-689)**

EVIDENTIARY HEARING

DSP- 25006 THE PROMISE

(TCP)(AC)

Council District: 07 Municipality: N/A

Location: Adjacent to the southeast District of Columbia border
on Southern Avenue, within immediate proximity to the
Southern Avenue Metro Station

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: NAC

Gross Acreage: 15.1 Date Accepted: 08/28/2025

Applicant: Dewberry Engineers, Inc

Request: ETOD mixed-use development

Planning Board Action Limit: 11/10/2025

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DSP- 25006)**

EVIDENTIARY HEARING

DDS-689 THE PROMISE

Council District: 07 Municipality: N/A

Location: Adjacent to the southeast District of Columbia border
on Southern Avenue, within immediate proximity to the
Southern Avenue Metro Station

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: NAC

Gross Acreage: 15.1 Date Accepted: 08/28/2025

Applicant: Dewberry Engineers, Inc

Request: ETOD mixed-use development

TENTATIVE PGCPB AGENDA

10/16/2025

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. **PUBLIC HEARING**

**MR-2025-0002 PALMERS CORNER TELECOM
TOWER REPLACEMENT**

Council District: 08 Municipality: N/A

Location: 3001 Tucker Road

Planning Area: 76B

Growth Policy Area: Established Communities

Zoning Prior: RE/I-1 Zoning: IE/RE

Gross Acreage: 0.001 Date Accepted: 08/27/2025

Applicant: CNC Civil Services

**Request: The project involves the construction of a new
telecommunications tower at the Pepco Substation.**

Action must be taken on or before 10/22/2025