

**LONG RANGE AGENDA
October 16, 2025 – November 6, 2025**

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PGCPB AGENDA

10/16/2025

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-689)**

EVIDENTIARY HEARING

DSP- 25006 THE PROMISE

(TCP)(ACL)

Council District: 07 Municipality: N/A

Location: On the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/D-D-O Zoning: NAC

Gross Acreage: 15.09 Date Accepted: 08/27/2025

Applicant: A Determined Seed I LLC

Request: A mixed-use development containing 448 multifamily units, 396 assisted living units, 9,453 square feet of day care for 150 children, and 27,128 square feet of commercial/retail space

Planning Board Action Limit: 11/06/2025

PGCPB AGENDA

10/16/2025

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)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP- 25006)**

EVIDENTIARY HEARING

DDS-689 THE PROMISE

Council District: 07 Municipality: N/A

Location: On the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road.

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/D-D-O Zoning: NAC

Gross Acreage: 15.09 Date Accepted: 08/27/2025

Applicant: Dewberry Engineers, Inc

Request: To allow a reduction in parking space size, loading space distance, and number of street trees

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 200' tall telecommunications tower at the Pepco Substation

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

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

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

8. **PUBLIC HEARING**

Legislative Drafting Request LDR-153-2025

Legislative Amendment to the Zoning Ordinance

**Request: AN ORDINANCE CONCERNING FLAGSHIP
PROJECT OVERLAY ZONE for the purpose of creating a
Flagship Project Overlay Zone to facilitate transformative
redevelopment of signature sites in Prince George's County**

Action must be taken on or before 10/17/2025

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

9. **PUBLIC HEARING**

Legislative Drafting Request LDR-149-2025

Legislative Amendment to the Zoning Ordinance

**Request: AN ORDINANCE CONCERNING
ADMINISTRATION – STREAMLINING THE
DEVELOPMENT REVIEW PROCESS for the purpose of
authorizing concurrent submission of certain development
applications regarding the same parcel or development site;
and generally streamlining the development review process
to foster greater economic growth Prince George's County**

Action must be taken on or before 10/19/2025

TENTATIVE PGCPB AGENDA

10/23/2025

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-2402 WOODSIDE RESERVE - EAST

(TCP)(AC)

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road, approximately
3,750 feet west of its intersection with Ritchie-Marlboro Road

Planning Area: 78

Growth Policy Area: Established Communities

Zoning Prior: R-M/M-I-O Zoning: LCD/MIO

Gross Acreage: 53.36 Date Accepted: 08/11/2025

Applicant: Richmond American Homes of Maryland, Inc.

**Request: Development of Phase II consisting of
260 single-family detached homes, with associated
infrastructure improvements**

Action must be taken on or before 11/10/2025

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

6. **EVIDENTIARY HEARING**

DET-2024-020 PENN PLACE II

(TCP)

Council District: 07 Municipality: N/A

Location: On the south side of Penn Crossing Drive at its
intersection with Marlboro Pike

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: R-18 Zoning: RMF-20

Gross Acreage: 4.907 Date Accepted: 08/15/2025

Applicant: Penn Place II Owner LLC

**Request: Construct 54 affordable multifamily dwelling
units in 7 buildings, plus a separate community building**

Planning Board Action Limit: 11/10/2025

TENTATIVE PGCPB AGENDA

10/23/2025

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)

7. **EVIDENTIARY HEARING**

DET-2024-005 COVINGTON OAKS

(TCP)

Council District: 04 Municipality: Bowie

Location: On the north side of Elder Oaks Boulevard,
approximately 215 feet east of its intersection with Excalibur
Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: RMF-20

Gross Acreage: 2.34 Date Accepted: 08/14/2025

Applicant: Collington Place, LLC

Request: 48 two-family attached dwelling units

Planning Board Action Limit: 11/10/2025

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

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

**4-21003 TOWNE SQUARE AT SUITLAND FEDERAL
CENTER, PHASE 4**

(TCP?)

Council District: 07 Municipality: @

Location: North of the intersection of MD 458 (Silver Hill
Road) and MD 218 (Suitland Road)

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: MU-TC/D-D-O Zoning: LMUTC

Gross Acreage: 0.751 Extension File Date: @

Applicant: Arther Horne Jr.

TENTATIVE PGCPB AGENDA

10/23/2025

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: 09/05/2025

Applicant: Brandywine MD Discovery District, LLC

TENTATIVE PGCPB AGENDA

10/30/2025

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**

4-24021 UPPER MARLBORO GATEWAY

(TCP)

Council District: 06 Municipality: N/A

Location: On the north side of Marlboro Pike, approximately 1,200 feet west of its intersection with US 301 (Robert Crain Highway)

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RMF-48

Gross Acreage: 4.68 Date Accepted: 08/25/2025

Applicant: Hart3, LLC

Request: 5 parcels for mixed-use development including 168 multifamily residential dwelling units and 6,444 square feet of commercial use

Planning Board Action Limit: 11/10/2025 (70 days)

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

2018 Water & Sewer Service Area Changes

June 2025 Cycle of Amendments

CR-119-2025

Planning Board Action Limit: 10/30/2025

PGCPB AGENDA

11/6/2025

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-23003 MERIDIAN HILL**

Council District: 09 Municipality: N/A

Location: On the southwest side of Johensu Drive
approximately 1,015 feet from the intersection of Woodyard
Road and Johensu Drive

Planning Area: 82A

Growth Policy Area: Established Communities

Zoning Prior: R-A Zoning: AR

Gross Acreage: 43.73 Date Accepted: 08/11/2025

Applicant: NVR, Inc

**Request: Special exception to permit 126 single-family villas
and community center for a planned retirement community**

4E. **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**