

LONG RANGE AGENDA
October 23, 2025 – November 13, 2025

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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 southeast side of Penn Crossing Drive, at its
intersection with Marlboro Pike

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning: RMF-20

Gross Acreage: 4.91 Date Accepted: 08/28/2025

Applicant: Penn Place II Owner LLC

**Request: Development of 54 multifamily dwelling units in
7 buildings, with an additional amenity building and
associated infrastructure**

Planning Board Action Limit: 11/10/2025

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10/23/2025

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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: City of 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: RMF-20
 Gross Acreage: 2.34 Date Accepted: 08/18/2025
 Applicant: Collington Place, LLC
 Request: Development of 48 two-family dwelling units, with
 associated infrastructure and amenities.

Planning Board Action Limit: 11/10/2025

PGCPB AGENDA
10/23/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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 July 28, 2022 and was valid through September 8, 2024. By letter dated August 7, 2024, Shipley & Horne requested a 1-year extension of this approval. This request was approved, and the plan is valid through September 8, 2025. By letter dated September 5, 2025, Shipley & Horne requested a 2-year extension of this approval. If this request is approved, the PPS will be valid through September 8, 2027.**

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

Council District: 07 Municipality: N/A
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: M-U-TC/D-D-O Zoning: LMUTC
Gross Acreage: 6.43 Extension File Date: 09/05/2025
Applicant: Redevelopment Authority of Prince George's County

PGCPB AGENDA

10/23/2025

Prince George's County Planning Department
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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: M-U-I/D-D-O Zoning: LTO-E

Gross Acreage: 42.91 Extension File Date: 09/05/2025

Applicant: Brandywine MD Discovery District, LLC

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

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 2, 2025.**

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: 9.45 Date Accepted: 06/23/2025

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

Request: Development of 23 additional parking spaces within the front yard of an existing nursing home

Planning Board Action Limit: 11/16/2025

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 MD 725 (Marlboro Pike),
approximately 1,200 feet west of its intersection with US 301
(Robert Crain Highway)

Planning Area: 75A

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: 4 lots and 1 parcel for mixed-use development,
including 168 multifamily residential dwelling units and
6,444 square feet of commercial uses**

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

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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**

TENTATIVE PGCPB AGENDA

11/13/2025

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BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

5. **ZMA-2024-004 THE GROVE AT HYDE LANDING**
Council District: 09 Municipality: N/A
Location: Approximately 3,330 feet northwest of the
intersection of MD 223 (Piscataway Road) and Steed Road
Planning Area: 81B
Growth Policy Area: Established Communities
Zoning Prior: R-E Zoning: RE
Gross Acreage: 126.18 Date Accepted: 07/28/2025
Applicant: NVR, INC
Request: Planned Development - Rezone from RE to R-PD

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

6. **PUBLIC HEARING**
MRF-2025-007 GOOD LUCK COMMUNITY CENTER
Council District: 03 Municipality: None
Location: 8601 Good Luck Road
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 10.14 Date Accepted: 09/26/2025
Applicant: MNCPPC
**Request: To replace the existing 13,000 square-foot Good
Luck Community Center with a larger 22,000 square-foot
modern facility serving the nearby community and beyond.
Construction for this project is scheduled to begin in early
summer 2025**

Action must be taken on or before 11/26/2025