

LONG RANGE AGENDA
November 13, 2025 – December 4, 2025

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PGCPB AGENDA

11/13/2025

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

5. **ZMA-2024-004 THE GROVE AT HYDE LANDING**

Council District: 09 Municipality: N/A

Location: On the south side of Steed Road, approximately
3,300 feet northwest of its intersection with MD 223
(Piscataway Road)

Planning Area: 81B

Growth Policy Area: Established Communities

Zoning Prior: R-E/APA-6 Zoning: RE/APA-6

Gross Acreage: 126.16 Date Accepted: 07/28/2025

Applicant: NVR, INC

**Request: To rezone the subject site from the
Residential-Estate (RE) Zone to the Residential-Planned
Development (R-PD) Zone**

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

TENTATIVE PGCPB AGENDA
11/20/2025

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)

5. **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)

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

6. **EVIDENTIARY HEARING**

**DET-2025-006 JUNICA BRANDYWINE
(TCP)**

Council District: 09 Municipality: N/A

Location: On the north side of MD 381 (Brandywine Road),
approximately 800 feet west its intersection with MD 5 (Branch
Avenue)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning: CGO

Gross Acreage: 1.687 Date Accepted: 09/11/2025

Applicant: Junica Brandywine Village LLC

**Request: Development of 142 two-family attached dwelling
units and 2,000-square-foot clubhouse for residents**

Planning Board Action Limit: 11/20/2025

TENTATIVE PGCPB AGENDA

11/20/2025

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-2024-015 SMITH LAKES ESTATES
(TCP)(ACL)
Council District: 09 Municipality: None
Location: On the west side of Frank Tippet Road,
approximately 800 feet southwest of its intersection with
Commo Road
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning: R-PD
Gross Acreage: 62.52 Date Accepted: 09/15/2025
Applicant: D.R. Horton, Inc.
**Request: Development of 75 single-family detached and 68
single-family attached (townhomes) residential dwelling
units**

Planning Board Action Limit: 11/24/2025

TENTATIVE PGCPB AGENDA

11/20/2025

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)

8. **EVIDENTIARY HEARING**

DSP-23026 OURISMAN OF BOWIE

(TCP)

Council District: 04 Municipality: Bowie

Location: On the west side of US 301 (Robert Crain Highway),
approximately 410 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: 6.294 Date Accepted: 03/17/2025

Applicant: Rowhit Bowie LLC

**Request: Development of a 22,111-square-foot sales and
service automotive dealership**

Planning Board Action Limit: Indefinite

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

9. **EVIDENTIARY HEARING**

PPS-2024-035 BEECHTREE

(TCP)

Council District: 06 Municipality: N/A

Location: In the southwest quadrant of the intersection of
Leeland Road and US 301 (Robert Crain Highway)

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 19.69 Date Accepted: 09/15/2025

Applicant: BeechTree Land Acquisition, LLC

**Request: 139 lots and 36 parcels for development of 139
single-family attached residential dwelling units and
approximately 15,000 square feet of commercial use**

Planning Board Action Limit: 11/24/2025 (70-day)

TENTATIVE PGCPB AGENDA
11/20/2025

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 (DDS-24004).**

EVIDENTIARY HEARING

DSP-24012 NATIONAL VIEW

(TCP)(AC)

Council District: 08 Municipality: Forest Heights

Location: On the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210

Planning area: 76A

Growth Policy Area: Established Communities

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

Gross Acreage: 20.09 Date Accepted: 03/31/2025

Applicant: Harbor View Development LLC c/o Rashid Salem

Request: A mixed-use development, including 1,010 multifamily dwellings, 485 elderly housing units; 33,698 square feet of commercial/retail space, 1,350 square feet of office space; and a daycare center for 150 children

Planning Board Action Limit: Indefinite

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

11. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DSP-24012).**

EVIDENTIARY HEARING

DDS-24004 NATIONAL VIEW

Council District: 08 Municipality: Forest Heights

Location: On the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210

Planning Area: 76A

Growth Policy Area: Established Communities

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

Gross Acreage: 20.09 Date Accepted: 03/31/2025

Applicant: Harbor View Development LLC c/o Rashid Salem

Request: The proposed application is for a departure from design standards for reduced parking space size in parking the garages (proposed standard/nonparallel size 18 feet by 9 feet)

TENTATIVE PGCPB AGENDA
12/4/2025

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)

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-24005).**

EVIDENTIARY HEARING

DSP-24015 FAIRVIEW

(TCP)(AC)

Council District: 05 Municipality: N/A

Location: In the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr. Boulevard)

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 7.65 Date Accepted: 09/22/2025

Applicant: DD Land Holding, LLC

Request: Development of 65 single-family attached dwellings

Planning Board Action Limit: 12/04/2025

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-24015).**

EVIDENTIARY HEARING

DDS-24005 FAIRVIEW

Council District: 05 Municipality: N/A

Location: In the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr. Boulevard)

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 7.65 Date Accepted: 09/22/2025

Applicant: DD Land Holding, LLC

Request: Development of 65 single family attached dwellings

TENTATIVE PGCPB AGENDA

12/4/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **EVIDENTIARY HEARING**

SDP-2504 LOCUST HILL, PHASE 2

(TCP?)

Council District: 06 Municipality: None

Location: On the north and south sides of Oak Grove Road and west of MC-600 (Leeland Road), between Church Road and Collington Branch

Planning Area: 79, 74A

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 302.467 Date Accepted: 09/22/2025

Applicant: WBLH, LLC

Request: Development of 210 single-family detached homes, with the associated infrastructure improvements

Action must be taken on or before 12/04/2025

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DPT-2025-0001).**

EVIDENTIARY HEARING

DET-2024-007 THE MARION

(TCP)(AC)

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 Prior: C-O Zoning: CGO

Gross Acreage: 8.558 Date Accepted: 09/30/2025

Applicant: McNamee Hosea P.A c/o Morgan Station, LLC

Request: Development of approximately 405 multifamily residential units

Planning Board Action Limit: 12/10/2025

TENTATIVE PGCPB AGENDA

12/4/2025

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)

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DET-2024-007).**

EVIDENTIARY HEARING

DPT-2025-0001 THE MARION

Council District: 05 Municipality: N/A

Location: Northeast quadrant of intersection of MD 214 (Central Avenue) and Hill Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: R-55 Zoning: CGO

Gross Acreage: 25.638 Date Accepted: 10/01/2025

Applicant: Middleburg Real Estate Partners LLC

Request: Minor departure from Section 27-6903(d) to exceed the maximum building length requirement for Multifamily development

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

10. **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)