

**LONG RANGE AGENDA  
November 27, 2025 – December 18, 2025**

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**THE PLANNING BOARD**  
**MEETING OF**  
**NOVEMBER 27, 2024**  
**HAS BEEN CANCELED**

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

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, and a public neighborhood park**

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-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 several external building facade renovations**

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

PGCPB AGENDA  
12/4/2025

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)

11. **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: 09/03/2025  
Applicant: CNC Civil Services  
**Request: The project involves the construction of a new  
200 feet tall telecommunications tower at the Pepco  
substation**

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

TENTATIVE PGCPB AGENDA

12/11/2025

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 @ (DSDS 25001).**

**EVIDENTIARY HEARING**

**DSP-98039-04 MARYLAND 95 CORPORATE PARK (TCP)**

Council District: 01 Municipality: Laurel

Location: 14400 Sweitzer Lane

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.14 Date Accepted: 09/29/2025

Applicant: Lord Charter Six, LLC c/o Dewberry Engineers Inc

**Request: Development of a 12,753 square-foot daycare building, site improvements for a future 2,000 square-foot restaurant with drive through on site with existing 128,113 square-foot office building**

Planning Board Action Limit: 12/11/2025

**TENTATIVE PGCPB AGENDA**  
12/11/2025

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

BOARD ACTION AND VOTE

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-98039-04).**

**EVIDENTIARY HEARING**

**DSDS-25001 MARYLAND 95 CORPORATE PARK,  
REDEVELOPMENT OF LOT 2**

Council District: 01 Municipality: Laurel

Location: Northeast of the intersection of Sweitzer Lane and  
Konterra Drive, and MD 206 (Virginia Manor Road) in Laurel,  
Maryland

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.14 Date Accepted: 09/29/2025

Applicant: Lord Charter Six, LLC c/o Dewberry Engineers Inc

**Request: Departure from sign design guidelines for  
development in the prior I-3 Zone**

**TENTATIVE PGCPB AGENDA**  
12/11/2025

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-2024-016 FREEWAY AIRPORT**  
(TCP)

Council District: 06 Municipality: @

Location: At the southwest corner of the intersection of Church Road and US 50 (John Hanson Highway)

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-A Zoning: RSF-A

Gross Acreage: 131.5 Date Accepted: 09/29/2025

Applicant: Freeway Realty, LLC

**Request: Development of 297 single-family detached lots and associated infrastructure**

Planning Board Action Limit: 12/18/2025

TENTATIVE PGCPB AGENDA

12/18/2025

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**

**4-22067 MORTON FARM**

(TCP)(VARIANCE)

Council District: 09 Municipality: N/A

Location: On the east side of Livingston Road, north of its  
intersection with Teresa Drive in Accokeek

Planning Area: 83

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 84.52 Date Accepted: 10/13/2025

Applicant: Caruso Land Development, LLC

**Request: A public benefit conservation subdivision for  
140 lots and 5 parcels for 140 single-family detached  
residential development**

Planning Board Action Limit: 12/22/2025 (70-day)

**TENTATIVE PGCPB AGENDA**  
12/18/2025

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)**

6.       **ZMA-2024-004 THE GROVE AT HYDE LANDING**  
Council District: 09      Municipality: @  
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              Zoning: RE/APA-6  
Gross Acreage: 126.16      Date Accepted: 08/05/2025  
Applicant: NVR, INC.  
**Request: Planned development - rezone from RE TO R-PD**

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

7.       **TOWN OF RIVERDALE PARK**  
**LEGACY MIXED-USE TOWN CENTER (LMUTC)**  
**DESIGN REVIEW COMMITTEE NOMINATIONS**
- Nominations by the Town of Riverdale Park for the Riverdale  
Park LMUTC Committee
- Council District: 3
- STAFF RECOMMENDATION: APPROVAL**  
**(SAMS)**

**NOTE: NEW ITEM**

- POSTING NOT REQUIRED**
- POSTING REQUIRED**
- POSTED**
- NOT POSTED**
- CONTINUED TO THIS DATE**
- CONTINUED INDEF.**

**Move to (date) \_\_\_\_\_**