

LONG RANGE AGENDA
November 27, 2025 – December 25, 2025

4-22067 MORTON FARM.....	10
DDS-24005 FAIRVIEW	4
DET-2024-007 THE MARION	5
DET-2024-016 FREEWAY AIRPORT	8
DPT-2025-0001	6
DPT-2025-0001 THE MARION	6
DSDS-25001 MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 2.....	9
DSP-24015 FAIRVIEW.....	4
DSP-98039-04 MARYLAND 95 CORPORATE PARK.....	8
MR-2025-0002 PALMERS CORNER TELECOM TOWER REPLACEMENT	7
MRF-2025-004 OUTPATIENT REPLACEMENT FACILITY	6
SDP-2504 LOCUST HILL, PHASE 2	5
TOWN OF RIVERDALE PARK	11
ZMA-2024-004 THE GROVE AT HYDE LANDING.....	11

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, 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
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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: N/A

Location: At the northwest corner of the intersection of
Konterra Drive and 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 for
approximately 200 children and site improvements for a
future 2,000-square-foot eating and drinking establishment
with drive-through service**

Planning Board Action Limit: 12/08/2025

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: At the northwest corner of the intersection of Konterra Drive and Sweitzer Lane

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.15 Date Accepted: 09/29/2025

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

Request: Departure from sign standards 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: None

Location: At the southwest quadrant 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
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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
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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

THE PLANNING BOARD
MEETING OF
DECEMBER 25, 2025
HAS BEEN CANCELED