

LONG RANGE AGENDA
March 12, 2026 – April 2, 2026

4-19023 BELTWAY PLAZA..... 7
4-22067 MORTON FARM 2

BRIEFING ON FISCAL IMPACT OF GROWTH STUDY 5

CDP-9902-06 OAK CREEK CLUB..... 3
CDP-9903-05 OAK CREEK CLUB..... 3

DET-2025-010 BRANCHVILLE CROSSING 6

FY 2026 Historic Property Grant Program Award Recommendations..... 5

PPS-2022-036 GLENN VIEW RESUBDIVISION..... 6
PPS-2025-0022 RST NEW CARROLLTON 8

SUPPLEMENTAL
PGCPB AGENDA
3/12/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MARCH 5, 2026.**

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: 03/16/2025 (140-day)

TENTATIVE PGCPB AGENDA

3/19/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

EVIDENTIARY HEARING

CDP-9903-05 OAK CREEK CLUB

(TCP)

Council District: 06 Municipality: N/A

Location: At the northeast quadrant of the intersection of Mary
Bowie Parkway and Church Road

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: L-A-C Zoning: LCD

Gross Acreage: 917.75 Date Accepted: 11/17/2025

Applicant: Carrolton Oak Creek LLC

**Request: Revise the land use in the 8.09-acre site, known as
Landbay T, for development of 28 single-family detached
dwelling units in the R-L and L-A-C Zones, and to conform
with conditions and considerations set forth in Basic Plan
A-8427-C-02, A-8578-C-02, and A-8579-C-02**

Planning Board Action Limit: 03/19/2026

6. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

EVIDENTIARY HEARING

CDP-9902-06 OAK CREEK CLUB

(TCP1-2025-0035)

Council District: 06 Municipality: N/A

Location: At the northeast quadrant of the intersection of Mary
Bowie Parkway and Church Road

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 917.75 Date Accepted: 11/17/2025

Applicant: Carrolton Oak Creek LLC

**Request: Revise the land use in the 8.09-acre site, known as
Landbay T, for development of 28 single-family detached
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with conditions and considerations set forth in Basic Plan
A-8427-C-02, A-8578-C-02, and A-8579-C-02**

Planning Board Action Limit: 03/19/2026

TENTATIVE PGCPB AGENDA
3/19/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

7. **BRIEFING ON FISCAL IMPACT OF GROWTH STUDY**

Request: Briefing to the Planning Board on the findings of the Fiscal Impact of Growth Study. The purpose of this study is to analyze past and projected growth, fiscal and economic impacts, revenue generated, and the adequacy of existing infrastructure with an emphasis on a ten-year analysis of growth between Fiscal Years 2014-2023 and a projection of anticipated growth between Fiscal Years 2024-2033.

8. **FY 2026 Historic Property Grant Program Award Recommendations**

Council Districts 2, 3, 5, 6, 9

TENTATIVE PGCPB AGENDA

3/26/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**
DET-2025-010 BRANCHVILLE CROSSING
(TCP)
Council District: 03 Municipality: College Park
Location: On the north side of Branchville Road, at its intersection with US 193 (University Boulevard)
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: R-10/O-S Zoning: RMF-48/AG
Gross Acreage: 2.01 Date Accepted: 12/08/2025
Applicant: Cruz Development Corporation
Request: Development of an 87-unit building for elderly or physically disabled families, with associated infrastructure and amenities

Planning Board Action Limit: 03/26/2026

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

6. **EVIDENTIARY HEARING**
PPS-2022-036 GLENN VIEW RESUBDIVISION
(TCP)(VARIANCE)
Council District: 03 Municipality: N/A
Location: On the north side of MD 450 (Annapolis Road), approximately 500 feet west of the intersection with Forbes Boulevard
Planning Area: 70
Growth Policy Area: Established Communities
Zoning: RSF-95
Gross Acreage: 5.62 Date Accepted: 12/19/2025
Applicant: Jamil-Ul-Jalil Islamic Organization, Inc.
Request: 3 lots and 1 parcel for residential development and 12,180 square feet of institutional use

Planning Board Action Limit: 05/23/2026 (140-Day)

TENTATIVE PGCPB AGENDA

3/26/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

7. **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 @.**

4-19023 BELTWAY PLAZA

(TCP?)

Council District: 04 Municipality: @

Location: On the north side of MD 193 (Greenbelt Road), at the northeast quadrant of its intersection with Cherrywood Lane

Planning Area: 67

Growth Policy Area: Established Communities

Zoning Prior: Zoning: D-D-O/M-U-I

Gross Acreage: 53.88 Extension File Date: 02/16/2026

Applicant: Quantum Companies

TENTATIVE PGCPB AGENDA

4/2/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

PPS-2025-0022 RST NEW CARROLLTON

(TCP)

Council District: 03 Municipality: N/A

Location: On the south side of MD 450 (Annapolis Road),
approximately 500 feet east of its intersection with MD 410
(Veterans Highway)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: NAC-PD

Gross Acreage: 4.29 Date Accepted: 2/2/2026

Applicant: RST Development, L.L.P.

**Request: One parcel for mixed-use development consisting
of 300 multifamily dwelling units and 3,000 square feet of
commercial use**

Planning Board Action Limit: 04/13/2026 (70 Day)