

LONG RANGE AGENDA
May 7, 2026 – May 21, 2026

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TENTATIVE PGCPB AGENDA

5/7/2026

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES (Inquiries call 301-952-3530)

5. **EVIDENTIARY HEARING**

DPLS-24001 AUTOZONE #1837

Council District: 05 Municipality: N/A

Location: On the south side of MD 202 (Landover Road), approximately 500 feet east of its intersection with Fire House Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 2.29 Date Accepted: 10/28/2025

Applicant: Auto Zone, Inc.

Request: Departure from the number of parking and loading spaces is being submitted for a reduction of number of parking spaces required

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

6. **Legislative Drafting Request LDR-80-2026**

Request: AN ORDINANCE CONCERNING USE REGULATIONS - Use Regulations – Residential Infill For the purpose of promoting higher density residential development by permitting infill two-family and townhouse dwellings in the Residential, Rural (RR) Zone inside the Capital Beltway; providing for use standards for infill dwellings in the RR Zone; amending intensity and dimensional standards for infill dwellings within the RR Zone; setting forth minimum and maximum parking standards for infill dwellings within the RR Zone

Action must be taken on or before 05/10/2026

TENTATIVE PGCPB AGENDA
5/7/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

7. **Legislative Drafting Request LDR-94-2026**

Request: AN ORDINANCE CONCERNING USE REGULATIONS - DEVELOPMENT STANDARDS – Off-Street Parking and Loading- For the purpose of increasing the minimum number of required off-street parking spaces for apartment housing for elderly or physically disabled families

Action must be taken on or before 05/10/2026

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

8. **PRIORITY FUNDING AREA DESIGNATION FOR PARKLAND AND ROCK CREEK**

Councilmanic District: 06

Request: Staff requests the approval of the proposed correspondence to the Maryland Department of Planning for the amendment of the Priority Funding Area (PFA) to include the Parkland and Rock Creek property, located at 2505 Ritchie Marlboro Road, Upper Marlboro, MD 20774 and 10706 Westphalia Road, Upper Marlboro MD, as it proposes a residential development

TENTATIVE PGCPB AGENDA

5/14/2026

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-2023-039 CHEVERLY HILL

(TCP)(VARIATIONS)(VARIANCE)

Council District: 05 Municipality: Town of Cheverly

Location: On the south side of I-295, a295 (Baltimore-Washington Parkway) Approximately 900 feet south of its intersection with MD 202 (Landover Road)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: CGO/RSF-65

Gross Acreage: 44.18 Date Accepted: 02/02/2026

Applicant: Cheverly Partners, LLC

Request: 160 lots and 35 parcels for development of 1,340 residential units consisting of 160 townhouse and 1,180 multifamily dwelling units, a 71-room hotel (43,600 square feet), 39,725 square feet retail, and 70,000 square feet of existing medical offices

Planning Board Action Limit: 07/16/2026 (140-day)

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

6. **EVIDENTIARY HEARING**

DSP-2025-0024 LANDOVER METRO

(TCP)

Council District: 05 Municipality: None

Location: On the north side of Old Landover Road, approximately 175 feet west of its intersection with Pennsy Drive

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: LTO-C

Gross Acreage: 8.737 Date Accepted: 02/24/2026

Applicant: Soltesz Standard Landover Venture LP

Request: Development of 260 multifamily dwelling units with associated infrastructure and amenities

Planning Board Action Limit: 05/14/2026

TENTATIVE PGCPB AGENDA

5/14/2026

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

BOARD ACTION AND VOTE

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

7. **PRELIMINARY CENTRAL AVENUE-BLUE/SILVER
LINE SECTOR PLAN AND PROPOSED SECTIONAL
MAP AMENDMENT**

Councilmanic Districts: 5, 6, and 7

**REQUEST: Work Session to review the testimony received
at the Joint Public Hearing.**

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

8. **GO PRINCE GEORGE'S COUNTYWIDE MASTER
PLAN OF TRANSPORTATION**

Councilmanic District: All

PGCPB AGENDA

5/21/2026

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) – Consent
Agenda – Posting Not Required should be highlighted

4D.. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SPE-2025-007 BETTER CHILDCARE - CHILDCARE, TUTORING, AND AFTER

Council District: 09 Municipality: N/A

Location: 135 feet left at intersection of Old Branch Ave and Coolridge Drive

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: C-M Zoning: CS

Gross Acreage: 0.534 Date Accepted: 02/02/2026

Applicant: Better Childcare, LLC

Request: Special exception to permit a day care center for up to 148 children

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

5. **PUBLIC HEARING**
MR-2025-0011 FERGUSON FOUNDATION WATER TANK

Council District: 09 Municipality: NA

Location: 2451 Bryan Point Road

Planning Area: 83

Growth Policy Area: Rural and Agricultural Areas

Zoning Prior: O-S Zoning: AG

Gross Acreage: 0.716 Date Accepted: 3/26/2026

Applicant: Prince Georges Fire/ EMS Department

Request: Installation of a 30,000 gallon water tank half-way below grade to be used by the Prince George's County Fire Department

Action must be taken on or before 05/26/2026

TENTATIVE PGCPB AGENDA
5/28/2026

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

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

**DSP-2026-0004 CAPITAL PLAZA EASTERN PAD SITE
(TCP-EXEMPT)**

Council District: 03 Municipality: None

Location: On the north side of (MD 450), Annapolis Road,
approximately 1,500 feet east of its intersection with MD 295
(Baltimore Washington Parkway)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: R-55/C-S-C/D-D-O Zoning: RSF-65/CGO

Gross Acreage: 43.815 Date Accepted: 03/23/2026

Applicant: Landover Sandwiches, LLC

**Request: Development of a 1,910-square-foot eating and
drinking establishment with drive through service**

Planning Board Action Limit: 6/1/2026

TENTATIVE PGCPB AGENDA
5/28/2026

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

BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**
PPS-2024-016 THE MARK AT COLLEGE PARK
(TCP EXEMPT)(VARIATION)
Council District: 03 Municipality: College Park
Location: Along the north side of Hartwick Road and south side of Knox Road, approximately 500 feet west of the intersection with US 1 (Baltimore Avenue) and Knox Road
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: N/A Zoning: RTO-PD/APAO
Gross Acreage: 4.53 Date Accepted: 03/23/2026
Applicant: The Mark at College Park, LLC
Request: One parcel for development of 600 multifamily dwelling units.

Planning Board Action Limit: 6/1/2026 (70-day)

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

7. **December 2025 Cycle of Amendments**
2018 Water and Sewer Service Area Changes
- CR-029-2026– A Resolution Concerning the 2018 Water and Sewer Plan (December 2025 Cycle of Amendments)