

LONG RANGE AGENDA
May 14, 2026 – June 4, 2026

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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, I-295 (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

TENTATIVE PGCPB AGENDA

5/21/2026

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)

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 US 1 (Baltimore Avenue)

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 residential 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)

TENTATIVE PGCPB AGENDA

5/28/2026

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

BOARD ACTION AND VOTE

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

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

Councilmanic Districts: 5, 6, and 7

REQUEST: Adopt the sector plan and endorse the SMA

TENTATIVE PGCPB AGENDA
6/4/2026

Prince George's County Planning Department
James 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-2024-013 SIGNATURE FUNERAL ALTERNATIVES

Council District: 06 Municipality: Capitol Heights
Location: On the Southwest corner of the intersection of
Ashwood Drive and Dunmore Place
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: I-1 Zoning: IE
Gross Acreage: 0.53 Date Accepted: 03/23/2026
Applicant: Signature Funeral Alternatives
**Request: Special exception to permit all other funeral and
mortuary services for water cremation services**

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

SPE-2025-005 KIDDIE ACADEMY

(TCP2-2026-0020)
Council District: 04 Municipality: @
Location: 500 feet north from the intersection of Pointer Ridge
and MD 301 (Robert Crain Highway)
Planning Area: 74B
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: CGO
Gross Acreage: 1.551 Date Accepted: 03/02/2026
Applicant: Elite Engineering, LLC
Request: Special exception for day care for children

TENTATIVE PGCPB AGENDA
6/4/2026

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-25002 METRO CITY

(TCP)

Council District: 07 Municipality: None

Location: 4,000 feet southwest from the intersection of MD 214
(Old Central Avenue) and Addison Road

Planning Area: 75A

Growth Policy Area: Established Communities

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

Gross Acreage: 24.81 Date Accepted: 03/30/2026

Applicant: Metro City LLC

**Request: Phase I of a mixed-used project consisting of
72 townhouses, 240 multifamily dwelling units for seniors,
and a 195-bed assisted living facility, along with
infrastructure and site improvements**

Planning Board Action Limit: 06/08/2026

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

6. **MISSING MIDDLE HOUSING STUDY BRIEFING –
HYBRID PRESENTATION**

Councilmanic District: Countywide

**REQUEST: Missing Middle Housing Study project
overview, findings, and recommendations**