

**LONG RANGE AGENDA**  
**May 21, 2026 – June 11, 2026**

**2025 ANNUAL REPORT ON GROWTH, PRINCE GEORGE’S COUNTY ..... 7**

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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

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)

**TENTATIVE PGCPB AGENDA**  
5/28/2026

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

BOARD ACTION AND VOTE

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)

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**

**TENTATIVE PGCPB AGENDA**

6/11/2026

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

BOARD ACTION AND VOTE

INFORMATION MANAGEMENT DIVISION (Inquiries call  
301-952-3918) – **Consent Agenda**

**4D. 2025 ANNUAL REPORT ON GROWTH, PRINCE  
GEORGE'S COUNTY**

STAFF RECOMMENDATION: APPROVAL to transmit  
2025 Annual Report on Growth to Maryland Department of  
Planning by July 1, 2026  
(CANNISTRA/ZHAO)

TENTATIVE PGCPB AGENDA

6/11/2026

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-2026-0009 LARGO STATION**

(TCP)

Council District: 06 Municipality: None

Location: On the south side of Harry S. Truman Drive, at its intersection with Largo Drive West

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: M-U-I/D-D-O Zoning: RTO-H-C

Gross Acreage: 3.67 Date Accepted: 04/06/2026

Applicant: Largo QODZ JV LLC

**Request: Detailed site plan for 269 multifamily dwelling units and 1,990 square feet of ground-floor commercial space (ETOD)**

Planning Board Action Limit: 06/18/2026

STAFF RECOMMENDATION:

- DSP-2026-0009 – APPROVAL with condition
- TCP2-2026 – 0030 – APPROVAL with condition

(COFIELD)

TENTATIVE PGCPB AGENDA

6/11/2026

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

**SDP-2025-0015 SADDLE RIDGE**

(TCP)

Council District: 09 Municipality: None

Location: South of Floral Park Road and north of MD 373  
(Accokeek Road), approximately one mile west of the  
intersection of MD 373 and Brandywine Road

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 289.36 Date Accepted: 04/06/2026

Applicant: D.R. Horton, Inc.

**Request: Development of 450 single-family detached homes  
and 253 single-family attached homes, with infrastructure  
improvements.**

Planning Board Action Limit: 06/15/2026

STAFF RECOMMENDATION:

- SDP-2025-0015 – @
- TCP2-2026-0032 – @

(HUANG)

TENTATIVE PGCPB AGENDA  
6/11/2026

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **EVIDENTIARY HEARING**

**DET-2024-009 THE MARK AT COLLEGE PARK**  
(TCP-EXEMPT)

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 of US 1 (Baltimore Avenue) and Knox Road  
Planning Area: 66  
Growth Policy Area: Established Communities  
Zoning Prior: R-10/D-D-O/APAO Zoning: RTO-PD/APAO  
Gross Acreage: 4.53 Date Accepted: 03/30/2026  
Applicant: The Mark at College Park, LLC  
**Request: Development of 590 multifamily dwelling units within two buildings, with associated site infrastructure and amenities, including a central promenade**

Planning Board Action Limit: 06/11/2026

STAFF RECOMMENDATION: APPROVAL with conditions (HUANG)