

LONG RANGE AGENDA
May 28, 2026 – June 18, 2026

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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. **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)

4D. **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. **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)

**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: Construction of a mixed-use building containing 269 multifamily dwelling units and 1,990 square feet of ground-floor commercial/retail space in one building

Planning Board Action Limit: 06/18/2026

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

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)

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 US 1 (Baltimore Avenue)

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

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

8. **Proposed Designation of one Prince George's County**

Historic Site: Weinstein House/Harry's Market

(Documented Property 68-074-05), 4221 31st Street, Mount Rainier, MD 20712; based on Historic Preservation

Commission recommendations (February 17, 2026) and joint public hearing with County Council (May 4, 2026) and pursuant to Subtitle 29-120.01.

TENTATIVE PGCPB AGENDA

6/18/2026

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BOARD ACTION AND VOTE

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

PAMC (Planning Assistance to Municipalities and Communities) Program Overview of recently completed projects and request to release FY26 PAMC program funds to conduct new projects.

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

EVIDENTIARY HEARING

DET-2022-004 PROMENADE AT LOTTSFORD
(TCP) (ACL)

Council District: 06 Municipality: None

Location: In the southwest quadrant of the intersection of
Lottsford Road and McCormick Drive

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: RTO-H-E

Gross Acreage: 9.61 Date Accepted: 04/13/2026

Applicant: 9400 Lottsford Road, LLC

**Request: Development of 763 multifamily dwelling units in
three buildings and 47,461 non-residential use, with
associated infrastructure and amenities**

Planning Board Action Limit: 06/22/2026

TENTATIVE PGCPB AGENDA

6/18/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

EVIDENTIARY HEARING

**SDP-2026-0013 NORDSTROM DISTRIBUTION CENTER
PARKING EXPANSION**

(TCP)

Council District: 04 Municipality: None

Location: 839 Commerce Drive, Upper Marlboro

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: E-I-A Zoning: IH

Gross Acreage: 27.85 Date Accepted: 04/13/2026

Applicant: Jonathan Arevalo

Request: This site development plan seeks to construct a trailer storage area at an existing warehouse facility

Planning Board Action Limit: 06/22/2026

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

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

EVIDENTIARY HEARING

CDP-9306-06 BAILEY'S VILLAGE LOT 10

(TCP)

Council District: 09 Municipality: None

Location: South of Floral Park Road, at its intersection with Saint Mary's View Road

Planning Area: 84

Growth Policy Area: Established Communities

Zoning Prior: L-A-C Zoning: LCD

Gross Acreage: 1.65 Date Accepted: 04/06/2026

Applicant: WYL B FLATES LLC

Request: Amendment to develop up to 34 residential units over retail/office and 6,000 to 10,000 square feet of retail/office space within two buildings by reducing the minimum amount of retail/office space to 6,000 to 10,000 square feet, amending the total acres of residential and commercial areas, and updating the associated CDP plan and text to reflect these changes

Planning Board Action Limit: 06/18/2026