

LONG RANGE AGENDA
June 11, 2026 – July 2, 2026

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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: Southeast of the confluence of Largo Drive West and Harry S Truman Drive

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

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 dwellings and 253 single-family attached dwellings, with recreational amenities

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.

SUPPLEMENTAL
PGCPB AGENDA
6/11/2026

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)

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MAY 28, 2026.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 7.

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: 09/01/2026 (140-day)

TENTATIVE PGCPB AGENDA

6/18/2026

Prince George's County Planning Department
James 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-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 reduce the minimum amount of
retail/office space to a range of 6,000 to 10,000 square feet
within the L-A-C zoned area and update the associated CDP
plan and text to reflect these changes**

Planning Board Action Limit: 06/18/2026

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

6. **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

TENTATIVE PGCPB AGENDA
6/18/2026

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-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

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

8. **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.

TENTATIVE PGCPB AGENDA

6/18 2026

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

BOARD ACTION AND VOTE

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

9. **Legislative Drafting Request LDR-96-2026**
Legislative Amendment to the Zoning Ordinance

Request: Use Regulations – Permitted Uses – Private Schools. For the purpose of exempting certain private school uses in the Residential, Rural Zone from the requirement for special exception approval.

Action must be taken on or before 6/20/2026

10. **Legislative Drafting Request LDR-106-2026**
Legislative Amendment to the Zoning Ordinance

Use Regulations and Dimensional Standards – Places of Worship. For the purpose of amending the definition of a place of worship; amending the intensity and dimensional standards in certain residential zones to allow such standards to be modified when applied to a place of worship; and amending use regulations to provide modified design standards for places of worship on assemblages of twenty-five acres or more to provide, subject to the approval of a detailed site plan.

Action must be taken on or before 6/20/2026

TENTATIVE PGCPB AGENDA

6/18/2026

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

BOARD ACTION AND VOTE

11. **Legislative Drafting Request LDR-111-2026**
Legislative Amendment to the Zoning Ordinance

Request: Home Occupation and Home Businesses - Regulation and Enforcement. For the purpose of revising the definition of home occupation; adding the definition of prohibited home vehicle business; providing for the presumptive evidence of prohibited home vehicle business; providing for property owner responsibility; providing for certain enforcement procedures; providing for certain enhanced penalties for prohibited home businesses; and generally regarding regulation and enforcement of home occupation and home businesses.

Action must be taken on or before 6/20/2026

TENTATIVE PGCPB AGENDA

6/25/2026

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-2025-0036 MILL BRANCH CROSSING

Council District: 04 Municipality: Bowie

Location: In the northeast quadrant of the intersection of
US 301 (Robert Crain Highway) and Mill Branch Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 0.93 Date Accepted: 04/06/2026

Applicant: GLW

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

Planning Board Action Limit: 06/25/2026

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

6. **EVIDENTIARY HEARING**

SDP-2025-0014 OAKWOOD PRESERVE

(TCP)

Council District: 06 Municipality: N/A

Location: On both east and west sides of Largo Road (Maryland
Route 202), approximately 2,220 feet south of Kent Drive

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 167.7 Date Accepted: 04/27/2026

Applicant: Dorsey, Ace

**Request: Development of 112 single-family detached
dwelling units, with associated infrastructure improvements**

Action must be taken on or before 07/06/2026

PGCPB AGENDA
6/25/2026

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)

7. **Planning Department Addressing and Street Naming Procedures Briefing**

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

8. **Legislative Drafting Request LDR-132-2026**
Legislative Amendment to the Zoning Ordinance

Request: Standards for Specific Sign Types. For the purpose of amending the Height (maximum) of Sign (from base to top) for certain signs within the Industrial, Employment and Industrial/ Employment Planned Development (IE-PD) Zones of Prince George's County.

Action must be taken on or before 6/27/2026

TENTATIVE PGCPB AGENDA

7/2/2026

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

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

**CSP-2025-0001 ENCLAVE AT MARLBORO SQUARE
(TCP)**

Council District: 06 Municipality: None

Location: In the northwest quadrant of the intersection of
Ritchie Marlboro Road and MD 725 (Old Marlboro Pike)

Planning Area: 78

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: CN

Gross Acreage: 8.99 Date Accepted: 04/27/2026

Applicant: Caruso Builder Enclave at Marlboro Square, LLC

**Request: Amend CSP-12001 for development of 62 single
family attached residential (townhouse) dwelling units with
associated infrastructure improvements, in conjunction
with an existing food and beverage store of 4,650 square feet
and a gas station**

Planning Board Action Limit: 07/06/2026