

**LONG RANGE AGENDA**  
**June 18, 2026 – July 9, 2026**

**CDP-9306-06 BAILEY'S VILLAGE LOT 10..... 2**

**CSP-2025-0001 ENCLAVE AT MARLBORO SQUARE ..... 8**

**DET-2022-004 PROMENADE AT LOTTSFORD ..... 3**

**DSP-2025-0036 MILL BRANCH CROSSING ..... 6**

**Legislative Drafting Request LDR-106-2026 ..... 4**

**Legislative Drafting Request LDR-111-2026 ..... 5**

**Legislative Drafting Request LDR-132-2026 ..... 7**

**Legislative Drafting Request LDR-142-2026 ..... 8**

**Legislative Drafting Request LDR-18-2024 ..... 7**

**Legislative Drafting Request LDR-96-2026 ..... 4**

**PAMC (Planning Assistance to Municipalities and Communities) Program ..... 3**

**SDP-2025-0014 OAKWOOD PRESERVE ..... 6**

**SDP-2026-0013 NORDSTROM DISTRIBUTION CENTER (LOT 3, BLOCK D..... 2**

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**  
**(LOT 3, BLOCK D)**

(TCP)

Council District: 04 Municipality: None

Location: West side of Commerce Drive, approximately 1,000  
feet northwest of its intersection with Prince Georges Boulevard

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: Nordstrom Inc.

**Request: Pavement expansion for trailer parking associated  
with an existing warehouse development**

Planning Board Action Limit: 06/22/2026

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.

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

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 (MD 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

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

6. **Legislative Drafting Request LDR-142-2026**

Legislative Amendment to the Zoning Ordinance

**Request: Accessory Dwelling Units. For the purpose of  
adding definitions and designating areas for accessory  
dwelling units consistent with authority set forth in State  
law; setting forth regulations for permitted accessory  
dwelling units; providing for the prospective application of  
provisions and amendments adopted herein; and providing  
a severability clause for the provisions related to accessory  
dwelling units in Prince George's County**

Action must be taken on or before 07/03/2026