LONG RANGE AGENDA
November 5, 2026 – November 26, 2026

4-22051 IVY CREEK **3**

Addressing Policy Development and Recommendation **4**

DSP-2026-0030 NATIONAL HARBOR - BELTWAY PARCEL **3**

PPS-2024-029 WOODMORE GATEWAY **4**

SE-4851 MIKE WILLIAM CONGREGATE LIVING **2**

PGCPB AGENDA
11/5/2026

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) –

4D. **SE-4851 MIKE WILLIAM CONGREGATE LIVING**
Council District: 08 Municipality: N/A
Location: In the northeast corner of Joyce Drive and Brinkley Road, 0.5 mile from Allentown Road
Planning Area: 76B
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 0.30 Date Accepted: 03/31/2025
Applicant: Ogu, Eucharia & Ignatius
Request: Special exception to permit a congregate living facility serving up to 20 and Alternative Compliance from the Landscape Manua

PGCPB AGENDA
11/5/2026

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **EVIDENTIARY HEARING**
DSP-2026-0030 NATIONAL HARBOR - BELTWAY PARCEL
(TCP)
Council District: 08 Municipality: None
Location: In the southwest quadrant of the intersection of Oxon Hill Road and I-95/495 (Capital Beltway)
Planning Area: 80
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RTO-L-E
Gross Acreage: 49.79 Date Accepted: 08/31/2026
Applicant: Sphere Maryland, LLC
Request: Development of a recreational or entertainment establishment (commercial or noncommercial) use on Parcels 5 and 6

Planning Board Action Limit: 11/10/2026

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on October 3,2024 and is valid through. October 3, 2026. Edward Gibbs, by letter dated October 1, 2026, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through October 3, 2027.**

4-22051 IVY CREEK
(TCP1-011-2024)
Council District: 04 Municipality: N/A
Location: On the northwest quadrant of intersections MD 450 (Annapolis Road) and MD 193 (Glenn Dale Boulevard)
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 0.945 Extension File Date: 10/01/2026
Applicant: Glen Dale Holding Company LLC & WFC Flagship, LLC

TENTATIVE PGCPB AGENDA
11/19/2026

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-2024-029 WOODMORE GATEWAY
(TCP)
Council District: 05 Municipality: N/A
Location: Southeast of the intersection of MD 202 (Landover Road) and Barlowe Road
Planning Area: 72
Growth Policy Area: Established Communities
Zoning Prior: N/A Zoning: TAC-C
Gross Acreage: 9.79 Date Accepted: 07/13/2026
Applicant: Standard Communities
Request: One parcel for development of 195 multifamily dwelling units

Planning Board Action Limit: 1/15/2027 (140-day)

INFORMATION MANAGEMENT DIVISION (Inquiries call 301-952-3918)

6. **Addressing Policy Development and Recommendation**

THE PLANNING BOARD

MEETING OF

NOVEMBER 26, 2026

IS CANCELED