

LONG RANGE AGENDA
February 27, 2025 – March 20, 2025

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DSP-21013 BROAD CREEK TOWNHOUSES AT HENSON CREEK..... 4

DSP-23008 7011 CHESAPEAKE ROAD (FLATS AT GLENRIDGE STATION 5

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DSP-24009 INTERNATIONAL CHURCH OF CHRIST TENANT FIT OUT 3

PPS-2023-017 JUNICA BRANDYWINE VILLAGE 4

TENTATIVE PGCPB AGENDA

2/27/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **DSP-23020 CENTRAL INDUSTRIAL PARK**
(TCP-EXEMPT)
Council District: 06 Municipality: N/A
Location: On the east side of Westhampton Avenue,
approximately 200 feet south of its intersection with MD 214
(Central Avenue).
Planning Area: 75A
Growth Policy Area: Employment Area
Zoning Prior: I-1/D-D-O/M-I-O Zoning: LTO-e/MIO
Gross Acreage: 6,600 sq. ft. Date Accepted: 12/10/2024
Applicant: American Resource Management Group Limited
Partnership
**Request: A change to the list of permitted uses for the
subject property within the Light Industrial (I-1) and
Development District Overlay (D-D-O) Zones, to allow a
contractor's office and site improvements to parking and
pedestrian circulation**

Planning Board Action Limit: 03/05/2025

TENTATIVE PGCPB AGENDA
2/27/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **DSP-24009 INTERNATIONAL CHURCH OF CHRIST
TENANT FIT OUT
(TCP-EXEMPT)**
Council District: 06 Municipality: N/A
Location: 7515 Marlboro Pike District Heights
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-T/M-I-O Zoning: RSF-A/MIO
Gross Acreage: 1.23 Date Accepted: 12/18/2024
Applicant: Roland Kenner, Jr.
**Request: Proposed interior fit out for change in use of an
existing building to a church on a lot between 1– 2 acres in
size**

Planning Board Action Limit: 03/13/2025

TENTATIVE PGCPB AGENDA
3/6/2025

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **DSP-21013 BROAD CREEK TOWNHOUSES AT HENSON CREEK**
(TCP)
Council District: 08 Municipality: None
Location: In the northwest quadrant of the intersection of Oxon Hill Road and Livingston Road
Planning Area: 80
Growth Policy Area: Established Communities
Zoning Prior: R-T/O-S Zoning: RSF-A/AG
Gross Acreage: 14.88 Date Accepted: 12/27/2024
Applicant: Abdolhossein Ejtemai
Request: Development of 80 one-family attached (townhouse) dwelling units
- Planning Board Action Limit: 03/14/2025

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

6. **PPS-2023-017 JUNICA BRANDYWINE**
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: On the west side of MD 5 (Branch Avenue), approximately 800 feet west of its intersection with Brandywine Road.
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: C-O Zoning: CGO
Gross Acreage: 6.28 Date Accepted: 10/21/2024
Applicant: Brandywine Village, LLC.
Request: One parcel for development of 150 two-family condominium dwelling units and 1,000 square feet of commercial space
- Planning Board Action Limit: 3/24/2025 (140-day)

TENTATIVE PGCPB AGENDA

3/13/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-24002)**

DSP-23008 FLATS AT GLENRIDGE STATION
(TCP)(AC)

Council District: 03 Municipality: None

Location: On the northeastern side of Chesapeake Road,
approximately 110 feet east of its intersection with MD 450
(Annapolis Road)

Planning Area: 69

Growth Policy Area: Establishing Communities

Zoning Prior: M-X-T/D-D-O Zoning: NAC

Gross Acreage: 3.00 Date Accepted: 1/02/2025

Applicant: Landover Hills Leased Housing Associates I, LLLP

Request: Development of a multifamily building containing 245 dwelling units and 1,380 square feet of office space with associated amenities

Planning Board Action Limit: 3/14/2025

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-23008).**

DDS-24002 FLATS AT GLENRIDGE STATION

Council District: 03 Municipality: None

Location: On the northeastern side of Chesapeake Road,
approximately 110 feet east of its intersection with MD 450
(Annapolis Road)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/D-D-O Zoning: NAC

Gross Acreage: 3.00 Date Accepted: 01/02/2025

Applicant: Landover Hills Leased Housing Associates I, LLLP

Request: Departure from the requirements of Section 4.6 of the Landscape Manual

TENTATIVE PGCPB AGENDA
3/20/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DET-2023-005 COMMUNICARE HEALTH**

(ACL)

Council District: 06 Municipality: None

Location: In the northwest quadrant of the intersection of Marlboro
Pike and Ritchie Road

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: R-55/C-O Zoning: RSF-65/CGO

Gross Acreage: 3.55 Date Accepted: 12/17/2024

Applicant: Marlboro Leasing Co., LLC

**Request: Proposed addition to the existing building and
reconfigured parking area**

Planning Board Action Limit: 4/26/2025(with 45 days extension)
(70-day waiver received)

TENTATIVE PGCPB AGENDA

3/20/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **DSP-20003-04 MILL BRANCH CROSSING INLINE
RETAIL**
Council District: 04 Municipality: City of Bowie
Location: 3500 Saint Lola Lane Bowie
Planning Area: 71A
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 1.36 Date Accepted: 12/26/2024
Applicant: Green Branch, LLC
**Request: Development of an approximately
10,237-square-foot inline retail building for eating and
drinking use with drive-through**

Planning Board Action Limit: 4/28/2025