

LONG RANGE AGENDA
March 13, 2025 – April 3, 2025

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PGCPB AGENDA

3/13/2025

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

DSP-23008 FLATS AT GLENRIDGE STATION

(TCP)(AC)

Council District: 03 Municipality: None

Location: Approximately 110 feet east of its intersection with MD 450 (Annapolis Road) and Chesapeake 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 mixed-use building consisting of 245 dwelling units and 1,380 square feet of office space

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

PGCPB AGENDA

3/20/2025

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. **DET-2023-005 COMMUNICARE HEALTH**
(TCP-EXEMPT)(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)

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

TENTATIVE PGCPB AGENDA

3/27/2025

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on November 29, 2012. Tom Haller requests a reconsideration hearing for Condition 15f. The request was granted at the Planning Board meeting of January 16, 2025. This hearing is on the merits of that request.**

4-10020 THE VINEYARDS II

Council District: 09 Municipality: N/A

Location: At the terminus of Hunt Webber Drive, approximately 0.50 miles west of MD 381 (Brandywine Road)

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: R-80 Zoning: RSF-95

Gross Acreage: 90.69 Date Received: 12/13/24

US Home, LLC, Applicant

TENTATIVE PGCPB AGENDA

3/27/2025

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

6. **ZMA-2024-002 THE MARK AT COLLEGE PARK**
Council District: 03 Municipality: College Park
Location: 4330 Hartwick Road College Park
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: R-10 Zoning: RTO-L-e
Gross Acreage: 4.52 Date Accepted: 1/6/2025
Applicant: The Mark at College Park, LLC
Request: Rezoning of property from the RTO-L-e Zone to the RTO-PD Zone for development of two high-density multifamily residential buildings

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

7. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 20, 2025.**

4-24016 FAIRVIEW MANOR

(TCP)(VARIANCE)

Council District: 06 Municipality: N/A
Location: In the southwest quadrant of the intersection of My Mollies Pride Drive and Fairview Vista Drive
Planning Area: 71A
Growth Policy Area: Established Communities
Zoning Prior: R-E Zoning: RE
Gross Acreage: 9.90 Date Accepted: 12/02/2024
Applicant: Fairview Manor, LLC
Request: Two lots for single-family detached development

Planning Board Action Limit: 5/6/2025 (140-day)

TENTATIVE PGCPB AGENDA

4/3/2025

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

BOARD ACTION AND VOTE

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

5. **MRF-2024-001 7704 CROOM ROAD SOLAR**
Council District: 09 Municipality: NA
Location: 7704 Croom Road
Planning Area: 82A
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: RA Zoning: AR
Gross Acreage: 40.78 Date Accepted: 02/07/2025
Applicant: Croom Road LLC
Request: Proposed 5 MW community solar facility

Action must be taken on or before 4/8/2025

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

5. **4-24028 MERIDIAN HILL**
(TCP)(Variance)
Council District: 09 Municipality: N/A
Location: In the southern terminus of Johensu Drive, approximately 1,000 feet southeast of its intersection with Woodyard Road, and at the eastern terminus of Arethus Lane
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: R-A/M-I-O Zoning: AR/MIO
Gross Acreage: 43.73 Date Accepted: 01/28/2025
Applicant: Meridian Hill Partners LLC
Request: 127 lots and 15 parcels for residential development consisting of 127 attached dwelling units for a planned retirement community

Planning Board Action Limit: 4/8/2025