

**LONG RANGE AGENDA**  
**March 20, 2025 – April 10, 2025**

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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/M-I-O Zoning: RSF-65/CGO/MIO  
Gross Acreage: 3.55 Date Accepted: 12/17/2024  
Applicant: Marlboro Leasing Co., LLC  
**Request: Development of a 33,000-square-foot addition to  
an existing 45,034-square-foot nursing home, with  
associated infrastructure improvements**

Planning Board Action Limit: 4/26/2025

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: On the east side of US 301 (Robert Crain Highway),  
approximately 550 feet north of its intersection with Mill  
Branch Road  
Planning Area: 71B  
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 a 10,237-square-foot multi-tenant  
commercial retail building**

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 mile 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

3/27/2025

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

BOARD ACTION AND VOTE

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

9. **Legislative Drafting Request LDR-02-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to modify the parking or site plan requirements for senior-serving developments located in transit-oriented zones; require that the parking or site plan for such developments include a parking demand study; and setting the necessary elements of the parking demand study**

Action must be taken on 3/27/2025.

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

10. **Legislative Drafting Request LDR-53-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to define opioid treatment centers as a new principal use; establish the zones the new use is permitted, as shown on principal use tables; setting conditions under which this use may be approved; and establishing off-street parking requirements.**

Action must be taken on 3/27/2025.

**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)

6.       **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

TENTATIVE PGCPB AGENDA

4/10/2025

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

BOARD ACTION AND VOTE

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

5. **SDP-0317-H11 304 HIDDEN GATE COURT - PALISADES - LOT 61A**  
(TCP)  
Council District: 06 Municipality: None  
Location: 304 Hidden Gate Court Upper Marlboro  
Planning Area: 74A  
Growth Policy Area: Established Communities  
Zoning Prior: R-L Zoning: LCD  
Gross Acreage: 0.30 Date Accepted: 02/27/2025  
Applicant: Edwin James  
**Request: Build deck, gazebo, and patio**

Action must be taken on or before 05/08/2025

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

6. **DET-2023-003 MICHAEL'S RETREAT**  
(TCP)  
Council District: 09 Municipality: None  
Location: At the northwest quadrant of the intersection of Brandywine Road and Accokeek Road  
Planning Area: 85A  
Growth Policy Area: Established Communities  
Zoning Prior: R-T Zoning: RSF-A  
Gross Acreage: 30.42 Date Accepted: 01/31/2025  
Applicant: A Decesaris Holding Company LLC  
**Request: Development of 155 townhouse dwellings**

Planning Board Action Limit: 04/11/2025

TENTATIVE PGCPB AGENDA

4/10/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **PPS-2024-021 FREEWAY AIRPORT**  
(TCP)(VARIANCE)  
Council District: 06 Municipality: N/A  
Location: Southwest quadrant of the US 50 (John Hanson Highway) and Church Road intersection  
Planning Area: 74A  
Growth Policy Area: Established Communities  
Zoning Prior: R-A Zoning: RSF-A  
Gross Acreage: 131.50 Date Accepted: 12/30/2024  
Applicant: Freeway Realty, LLC  
**Request: 297 lots and 15 parcels for single-family detached residential development**

Planning Board Action Limit: 5/24/2025 (140-day)

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

8. **ZMA-2024-003 RST NEW CARROLLTON**  
Council District: 03 Municipality: @  
Location: 7951 Annapolis Road Hyattsville  
Planning Area: 69  
Growth Policy Area: @  
Zoning Prior: @ Zoning: NAC  
Gross Acreage: 4.29 Date Accepted: 01/31/2025  
Applicant: RST Development, LLC  
**Request: Rezone from NAC to NAC-PD to allow development of a multifamily residential development with up to 275 affordable dwelling units and up to 3,000 square feet of retail/nonprofit space**