

**LONG RANGE AGENDA
May 1, 2025 – May 22, 2025**

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TENTATIVE PGCPB AGENDA

5/1/2025

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

BOARD ACTION AND VOTE

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

5. **PPS-2024-020 EASTGATE SHOPPING CENTER**
(TCP)
Council District: 03 Municipality: N/A
Location: On the south side of MD 193 (Greenbelt Road), west of its intersection with MD 564 (Lanham -Severn Road)
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 9.70 Date Accepted: 02/24/2025
Applicant: SO Eastgate, LLC
Request: 3 parcels for 32,230 square feet of commercial development, of which 25,905 square feet is existing

Planning Board Action Limit: 5/5/2025 (70-day)

6. **PPS-2023-023 BAPS GYMNASIUM**
(TCP)
Council District: 01 Municipality: N/A
Location: On the north side of Ammendale Road, approximately 2,000 feet east of its intersection with Old Gunpowder Road
Planning Area: 61
Growth Policy Area: Established Communities
Zoning Prior: C-O Zoning: CGO
Gross Acreage: 10.06 Date Accepted: 03/10/2025
Applicant: BAPS Beltsville, LLC
Request: One parcel for institutional development

Planning Board Action Limit: 5/19/2025 (70-day)

TENTATIVE PGCPB AGENDA

5/1/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MARCH 27, 2025.**

ZMA-2024-002 THE MARK AT COLLEGE PARK

Council District: 03 Municipality: College Park
Location: Approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue), between Hartwick Road and Knox Road
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: R-10 Zoning: RTO-L-e
Gross Acreage: 4.52 Date Accepted: 01/06/2025
Applicant: The Mark at College Park, LLC
Request: To rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 10, 2025.**

ZMA-2024-003 RST NEW CARROLLTON

Council District: 03 Municipality: N/A
Location: On the south side of MD 450 (Annapolis Road), approximately 400 feet east of its intersection with MD 410 (Veterans Highway)
Planning Area: 69
Growth Policy Area: Established Communities
Zoning: NAC
Gross Acreage: 4.29 Date Accepted: 01/31/2025
Applicant: RST Development, LLC
Request: To rezone the subject site from the Neighborhood Activity Center (NAC) Zone to the Neighborhood Activity Center Planned Development (NAC-PD) Zone

PGCPB AGENDA
5/1/2025

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)

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF APRIL 17, 2025**

DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6

Council District: 04 Municipality: City of Bowie

Location: South of Melford Boulevard and Tesla Drive, north of
US 50 (John Hanson Highway)

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: TAC-E

Gross Acreage: 51.83 Date Accepted: 02/11/2025

Applicant: St. John Properties, Inc.

**Request: Approval of parking methodology and optional
parking and playground regulations for future tenants
within the existing flex buildings.**

Planning Board Action Limit: 06/05/2025

TENTATIVE PGCPB AGENDA

5/8/2025

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-16039 FORESTVILLE CENTER**

(TCP)(AC)

Council District: 06 Municipality: None

Location: On the south side of Marlboro Pike, approximately
236 feet north of its intersection with Pumphrey Drive.

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C/R-55 Zoning: CGO

Gross Acreage: 1.37 Date Accepted: 09/28/2023

Applicant: NSR Petro Services LLC

**Request: Development of an 8,674-square-foot commercial
shopping center**

Planning Board Action Limit: Indefinite Waiver Received

TENTATIVE PGCPB AGENDA

5/15/2025

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

BOARD ACTION AND VOTE

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

5. **4-24029 MANOKEEK VILLAGE**
(TCP)
Council District: 09 Municipality: N/A
Location: On the south side of MD 228 (Berry Road), approximately 1,700 feet from its intersection with Manning Road East
Planning Area: 84
Growth Policy Area: Establish Communities
Zoning Prior: M-X-T Zoning: CN
Gross Acreage: 4.83 Date Accepted: 03/10/2025
Applicant: Manokeek Village Investments, LLC
Request: 3 lots for 57,200 square feet of commercial development
- Planning Board Action Limit: 05/16/2025

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

6. **MRF-2022-012 JUNIOR TENNIS CHAMPIONS CENTER EXPANSION**
Council District: 03 Municipality: College Park
Location: 5240 Campus Drive College Park
Planning Area: 66
Growth Policy Area: Establish Communities
Zoning Prior: OS Zoning: AG
Gross Acreage: 3.96 Date Accepted: 03/26/2025
Applicant: Junior Tennis Champions Center
Request: Expansion of existing tennis academy onto adjacent 3.96-acre site
- Action must be taken on or before 05/25/2025.

TENTATIVE PGCPB AGENDA

5/15/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 16, 2023 and is valid through April 6, 2025. Matt Tedesco, by letter dated April 2, 2025, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through April 6, 2026.**

4-22004 LIBRARY APARTMENTS

Council District: 02 Municipality: Hyattsville

Location: On the south side of Toledo Road, approximately 265 feet from the intersection of Toledo Road and Adelphi Road

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RTO-H-c

Gross Acreage: 3.00 Extension File Date: @

Applicant: The Bernstein Companies

TENTATIVE PGCPB AGENDA

5/22/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **MRF-2023-013 FAIRWOOD ELEMENTARY SCHOOL**

Council District: 06 Municipality: None
Location: Fairwood Parkway
Planning Area: 71A
Growth Policy Area: Established Communities
Zoning Prior: M-X-C Zoning: LMXC
Gross Acreage: 15.00 Date Accepted: 04/07/2025
Applicant: Prince George's County Public Schools
Request: Construct a new elementary school

Action must be taken on or before 06/06/2025.

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

6. **4-24014 DOBSON FARMS**

(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: South of McKendree Road and west of Timothy Branch, approximately 1,400 feet west of US 301 (Robert Crain Highway).
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 447.19 Date Accepted: 02/28/2025
Applicant: D.R. Horton, Inc. c/o Matt Muddiman
Request: 1,024 lots and 116 parcels for single-family detached and single-family attached residential dwelling units

Planning Board Action Limit: 07/18/2025 (140-day)