

**LONG RANGE AGENDA  
November 20, 2025 – December 11, 2025**

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PGCPB AGENDA  
11/20/2025

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-2025-004 OUTPATIENT REPLACEMENT FACILITY – This item has been removed from the agenda**

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

6. **EVIDENTIARY HEARING**  
**DET-2025-006 JUNICA BRANDYWINE**  
(TCP)  
Council District: 09 Municipality: N/A  
Location: On the north side of MD 381 (Brandywine Road), approximately 800 feet west its intersection with MD 5 (Branch Avenue)  
Planning Area: 85A  
Growth Policy Area: Established Communities  
Zoning: CGO  
Gross Acreage: 1.687 Date Accepted: 09/11/2025  
Applicant: Junica Brandywine Village LLC  
**Request: Development of 142 two-family attached dwelling units and 2,000-square-foot clubhouse for residents**

Planning Board Action Limit: 11/20/2025

PGCPB AGENDA  
11/20/2025

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)

7. **EVIDENTIARY HEARING**

**DET-2024-015 SMITH LAKES ESTATES**

(TCP)(ACL)

Council District: 09 Municipality: None

Location: On the west side of Frank Tippett Road,  
approximately 800 feet southwest of its intersection with  
Commo Road

Planning Area: 82A

Growth Policy Area: Established Communities

Zoning: R-PD

Gross Acreage: 62.52 Date Accepted: 09/15/2025

Applicant: D.R. Horton, Inc.

**Request: Development of 75 single-family detached and  
68 single-family attached (townhomes) residential dwelling  
units**

Planning Board Action Limit: 11/24/2025

PGCPB AGENDA

11/20/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

8. **EVIDENTIARY HEARING**

**DSP-23026 OURISMAN OF BOWIE**

(TCP)

Council District: 04 Municipality: City of Bowie

Location: On the west side of US 301 (Robert Crain Highway),  
approximately 410 feet south of its intersection with Mount Oak  
Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-M Zoning: CS

Gross Acreage: 6.294 Date Accepted: 03/17/2025

Applicant: Rowhit Bowie LLC

**Request: Development of a 22,111-square-foot sales and  
service automotive dealership**

Planning Board Action Limit: Indefinite

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

9. **EVIDENTIARY HEARING**

**PPS-2024-035 BEECHTREE**

(TCP)

Council District: 06 Municipality: N/A

Location On the west side of US 301 (Robert S. Crain  
Highway), along the southern edge of Leeland Road

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 19.69 Date Accepted: 09/15/2025

Applicant: BeechTree Land Acquisition, LLC

**Request: 139 lots and 36 parcels for development of  
139 single-family attached residential dwelling units and  
approximately 15,000 square feet of commercial use**

Planning Board Action Limit: 11/24/2025 (70-day)

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)

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 11 (DDS-24004).**

**EVIDENTIARY HEARING**

**DSP-24012 NATIONAL VIEW**

(TCP)(AC)

Council District: 08 Municipality: Forest Heights

Location: On the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210

Planning area: 76A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/I-D-O Zoning: RMF-48/IDO

Gross Acreage: 20.09 Date Accepted: 03/31/2025

Applicant: Harbor View Development LLC c/o Rashid Salem

**Request: A mixed-use development, including**

**1,010 multifamily dwellings, 485 elderly housing units,**

**33,698 square feet of commercial/retail space,**

**1,350 square feet of office space, and a daycare center for**

**150 children**

Planning Board Action Limit: Indefinite

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

11. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DSP-24012).**

**EVIDENTIARY HEARING**

**DDS-24004 NATIONAL VIEW**

Council District: 08 Municipality: Forest Heights

Location: On the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/I-D-O Zoning: RMF-48/IDO

Gross Acreage: 20.09 Date Accepted: 03/31/2025

Applicant: Harbor View Development LLC c/o Rashid Salem

**Request: The proposed application is for a departure from**

**design standards for reduced parking space size in parking**

**the garages (proposed standard/nonparallel size 18 feet by**

**9 feet)**

PGCPB AGENDA  
11/20/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

12. **PUBLIC HEARING**

**MRF-2025-007 GOOD LUCK COMMUNITY CENTER**

Council District: 03 Municipality: None

Location: 8601 Good Luck Road

Planning Area: 70

Growth Policy Area: Established Communities

Zoning Prior: R-80 Zoning: RSF-95

Gross Acreage: 10.14 Date Accepted: 09/26/2025

Applicant: M-NCPPC

**Request: To replace the existing 13,000-square-foot Good Luck Community Center with a larger 22,000-square-foot modern facility serving the nearby community and beyond. Construction for this project is scheduled to begin in early summer 2025**

Action must be taken on or before 11/26/2025

STAFF RECOMMENDATION: Transmit Recommendations to the Applicant  
(WALKER)

**THE PLANNING BOARD**  
**MEETING OF**  
**NOVEMBER 27, 2024**  
**HAS BEEN CANCELED**

TENTATIVE PGCPB AGENDA

12/4/2025

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-24005).**

**EVIDENTIARY HEARING**

**DSP-24015 FAIRVIEW**

(TCP)(AC)

Council District: 05 Municipality: N/A

Location: In the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr. Boulevard)

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 7.65 Date Accepted: 09/22/2025

Applicant: DD Land Holding, LLC

**Request: Development of 65 single-family attached dwellings**

Planning Board Action Limit: 12/04/2025

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-24015).**

**EVIDENTIARY HEARING**

**DDS-24005 FAIRVIEW**

Council District: 05 Municipality: N/A

Location: In the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr. Boulevard)

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 7.65 Date Accepted: 09/22/2025

Applicant: DD Land Holding, LLC

**Request: Development of 65 single family attached dwellings**

TENTATIVE PGCPB AGENDA

12/4/2025

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)

7. **EVIDENTIARY HEARING**

**SDP-2504 LOCUST HILL, PHASE 2**

(TCP?)

Council District: 06 Municipality: None

Location: On the north and south sides of Oak Grove Road and west of MC-600 (Leeland Road), between Church Road and Collington Branch

Planning Area: 79, 74A

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 302.467 Date Accepted: 09/22/2025

Applicant: WBLH, LLC

**Request: Development of 210 single-family detached homes, with the associated infrastructure improvements, and a public neighborhood park**

Action must be taken on or before 12/04/2025

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DPT-2025-0001).**

**EVIDENTIARY HEARING**

**DET-2024-007 THE MARION**

(TCP)(AC)

Council District: 05 Municipality: N/A

Location: On the northeast quadrant of the intersection of (MD 214) Central Avenue and Hill Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 8.558 Date Accepted: 09/30/2025

Applicant: McNamee Hosea P.A c/o Morgan Station, LLC

**Request: Development of approximately 405 multifamily residential units**

Planning Board Action Limit: 12/10/2025

TENTATIVE PGCPB AGENDA

12/4/2025

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DET-2024-007).**

**EVIDENTIARY HEARING**

**DPT-2025-0001 THE MARION**

Council District: 05 Municipality: N/A

Location: Northeast quadrant of intersection of MD 214 (Central Avenue) and Hill Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: R-55 Zoning: CGO

Gross Acreage: 25.638 Date Accepted: 10/01/2025

Applicant: Middleburg Real Estate Partners LLC

**Request: The development of approximately 405 multifamily residential units**

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

10. **PUBLIC HEARING**  
**MRF-2025-004 OUTPATIENT REPLACEMENT FACILITY**

Council District: 04 Municipality: Greenbelt

Location: 9001 Edmonston Road

Planning Area: 67

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 3.00 Date Accepted: 05/20/2025

Applicant: Prince George's County Office of Central Services

**Request: Major interior renovation to existing building and several external building facade renovations**

Action must be taken on or before 07/17/2025 (extension provided)

TENTATIVE PGCPB AGENDA

12/11/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

**DET-2024-016 FREEWAY AIRPORT**

(TCP)

Council District: 06 Municipality: @

Location: At the southwest corner of the intersection of Church Road and US 50 (John Hanson Highway)

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-A Zoning: RSF-A

Gross Acreage: 131.5 Date Accepted: 09/29/2025

Applicant: Freeway Realty, LLC

**Request: Development of 297 single-family detached lots and associated infrastructure**

Planning Board Action Limit: 12/18/2025

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSDS 25001).**

**EVIDENTIARY HEARING**

**DSP-98039-04 MARYLAND 95 CORPORATE PARK**

(TCP)

Council District: 01 Municipality: Laurel

Location: 14400 Sweitzer Lane

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.14 Date Accepted: 09/29/2025

Applicant: Lord Charter Six, LLC c/o Dewberry Engineers Inc

**Request: Development of a 12,753 square-foot daycare building, site improvements for a future 2,000 square-foot restaurant with drive through on site with existing 128,113 square-foot office building**

Planning Board Action Limit: 12/11/2025

TENTATIVE PGCPB AGENDA

12/11/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-98039-04).**

**EVIDENTIARY HEARING**

**DSDS-25001 MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 2**

Council District: 01 Municipality: Laurel

Location: Northeast of the intersection of Sweitzer Lane and Konterra Drive, and MD 206 (Virginia Manor Road) in Laurel, Maryland

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.14 Date Accepted: 09/29/2025

Applicant: Lord Charter Six, LLC c/o Dewberry Engineers Inc

**Request: Departure from sign design guidelines for development in the prior I-3 Zone**