

**LONG RANGE AGENDA**  
**January 22, 2026 – February 12, 2026**

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PGCPB AGENDA  
1/22/2026

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

**DSP-20053-02 WEST HYATTSVILLE PHASE 2 ETOD**

(TCP)(AC)

Council District: 02 Municipality: Hyattsville

Location: On the east side of Little Branch Run, 250 feet west of its intersection with Ager Road

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/T-D-O Zoning: LTO-C

Gross Acreage: 8.04 Date Accepted: 11/03/2025

Applicant: WHPC Block 3, LLC & WHPC Block 4, LLC

**Request: A residential building consisting of 342 multifamily dwelling units and associated parking garage and plaza**

Planning Board Action Limit: 01/31/2026

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

6. **EVIDENTIARY HEARING**

**PPS-2024-031 SILVER HILL APARTMENTS**

(TCP)(VARIATION)(VARIANCE)

Council District: 07 Municipality: N/A

Location: In the southwest quadrant of the intersection of MD 458 Silver Hill Road and Suitland Parkway

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RMF-48

Gross Acreage: 7.21 Date Accepted: 11/10/2025

Applicant: Silver Hill 9, LLC, Silver Hill 4, LLC; Silver Hill Land Owner, LLC

**Request: One parcel for development of 250 multifamily dwelling units**

Planning Board Action Limit: 02/03/2026 (70-day)

PGCPB AGENDA  
1/22/2026

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

7.     **EVIDENTIARY HEARING**  
      **PPS-2025-009 COLMAR MANOR**  
      (TCP-EXEMPT)  
      Council District: 05     Municipality: Colmar Manor  
      Location: South of Bladensburg Road, east of its intersection  
      with 41st Avenue  
      Planning Area: 68  
      Growth Policy Area: Established Communities  
      Zoning Prior: N/A       Zoning: IDO  
      Gross Acreage: 2.52     Date Accepted: 11/03/2025  
      Applicant: EHP, LLC  
      **Request: Two parcels for 22,291 square feet of existing  
      commercial development**
- Planning Board Action Limit: 01/27/2026 (70-day)

**TENTATIVE PGCPB AGENDA**  
1/29/2026

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

5.     **MAJOR AMENDMENT TO THE 2007 APPROVED  
WESTPHALIA SECTOR PLAN AND SECTIONAL MAP  
AMENDMENT**

Councilmanic District: 06

**Request: Permission to print the Draft Major Amendment  
to the 2007 *Approved Westphalia Sector Plan* and Proposed  
Sectional Map Amendment and transmit the Public  
Facilities Referral to the County Executive**

**TENTATIVE PGCPB AGENDA**  
**2/5/2026**

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call  
301-952-3650)

**5. BRIEFING ON DRAFT ENVIRONMENTAL  
TECHNICAL MANUAL REWRITE**

**Request: Briefing to Planning Board on updates to the Environmental Technical Manual (ETM). The purpose of this update is to align the preparation, submittal and procedural requirements, and associated documents, with the amendments to Subtitle 25, Division 2 and Subtitle 24 as adopted in CB-020-2024, CB-022-2024, CB-077-2024 and CB-046-2025**

**TENTATIVE PGCPB AGENDA**  
2/12/2026

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

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

5.     **EVIDENTIARY HEARING**  
      **DET-2024-010 ENCLAVE AT BRANDYWINE, PHASE 2**  
      (TCP)  
      Council District: 09     Municipality: None  
      Location: On the west side of US 301 (Robert Crain Highway),  
      south of Chaddsford Drive  
      Planning Area: 85A  
      Growth Policy Area: Established Communities  
      Zoning Prior: R-T         Zoning: RSF-A  
      Gross Acreage: 3.479     Date Accepted: 11/24/2025  
      Applicant: SH Brandywine LLC  
      **Request: Phase 2 addition of 38 townhouse lots**
- Planning Board Action Limit: 02/17/2026

**TENTATIVE PGCPB AGENDA**

2/12/2026

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

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

6. **EVIDENTIARY HEARING**

**DSP-2025-0017 HYDE LANDING**

(TCP)

Council District: 09 Municipality: None

Location: On the northwest side of (MD 223) Piscataway Road,  
at its intersection with Steed Road

Planning Area: 81B

Growth Policy Area: Established Communities

Zoning Prior: L-A-C/R-S Zoning: R-PD

Gross Acreage: 425.46 Date Accepted: 11/17/2025

Applicant: Hyde Field Acquisition LLC

**Request: Detailed site plan for infrastructure only**

Planning Board Action Limit: 02/12/2026

**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 January 18, 2024 and is valid through February 8, 2026, by letter dated December 18, 2025, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through February 8, 2027.**

**4-22012 THE HERMAN MULTI-FAMILY  
APARTMENTS**

Council District: 02 Municipality: N/A

Location: On the north side of Ager Road, approximately  
2,500 feet southeast of its intersection with MD 410 (East West  
Highway)

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: R-55/R-35 Zoning: RSF-65/RSF-A

Gross Acreage: 9.5 Extension File Date: 12/19/2025

Applicant: Community Housing Initiative

**TENTATIVE PGCPB AGENDA**

2/12/2026

Prince George's County Planning Department  
James R. Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

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

8.     **EVIDENTIARY HEARING**  
      **PPS-2025-002 CORNERSTONE COMMONS**  
      (TCP)(VARIATION)(VARIANCE)  
      Council District: 07     Municipality: N/A  
      Location: On the north side of MD 214 (Central Avenue)  
      approximately 850 feet west of its intersection with Hill Road  
      Planning Area: 72  
      Growth Policy Area: Established Communities  
      Zoning Prior: N/A        Zoning: RMF-20  
      Gross Acreage: 29.32     Date Accepted: 10/20/2025  
      Applicant: NVR, Inc.  
      **Request: 186 lots and 28 parcels for single-family attached residential development**
- Planning Board Action Limit: 03/24/2026 (140-day)

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

9.     **PUBLIC HEARING**  
      **MRF-2025-010 LIBERTY SPORTS PARK PHASE 2**  
      **PARKING LOT EXPANSION**  
      Council District: 04     Municipality: N/A  
      Location: Prince Georges Boulevard  
      Planning Area: 74A  
      Growth Policy Area: Established Communities  
      Zoning Prior: E-I-A     Zoning: AG  
      Gross Acreage: 23.96     Date Accepted: 12/09/2025  
      Applicant: Green Branch Management Group  
      **Request: Phased parking lot expansion**
- Action must be taken on or before 02/12/2026