

**LONG RANGE AGENDA**  
**April 23, 2026 – May 14, 2026**

**CENTRAL BRANCH AVENUE CORRIDOR REVITALIZATION SECTOR PLAN MINOR PLAN AMENDMENT AND SECTIONAL MAP AMENDMENT BRIEFING..... 4**

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**PRELIMINARY CENTRAL AVENUE-BLUE/SILVER LINE SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT ..... 8**

TENTATIVE PGCPB AGENDA

4/23/2026

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

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

**CSP-24001 SOUTHERN HILLS**

(TCP)

Council District: 07 Municipality: None

Location: On the south side of Southern Avenue and the north and south sides of Wheeler Hills Road

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: R-18/R-55/M-X-T/D-D-O

Zoning: RMF- 20/RSF-65

Gross Acreage: 85.40 Date Accepted: 02/13/2025

Applicant: Southern Hills LLC

**Request: A mixed-use development consisting of 980 multifamily dwelling units, 150 senior housing units, 168 townhouse units, and approximately 45,000 square feet of commercial/retail and medical office space, along with a change to the list of allowed uses to permit multifamily and townhouse uses within the portions of the subject property zoned R-18 and R-55, to be developed according to the M-X-T Zone regulations**

Planning Board Action Limit: Indefinite

SUPPLEMENTAL  
PGCPB AGENDA  
4/23/2026

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)

6. **NOTE: THIS ITEM WAS POSTPONED FROM THE  
PLANNING BOARD MEETING OF APRIL 9, 2026.**

**DECISION ONLY**

**PPS-2022-036 GLENN VIEW RESUBDIVISION**

(TCP)(VARIANCE)

Council District: 03 Municipality: N/A

Location: On the north side of MD 450 (Annapolis Road),  
approximately 500 feet west of the intersection with Forbes  
Boulevard

Planning Area: 70

Growth Policy Area: Established Communities

Zoning: RSF-95

Gross Acreage: 5.62 Date Accepted: 12/19/2025

Applicant: Jamil-Ul-Jalil Islamic Organization, Inc.

**Request: 3 lots and 1 parcel for residential development and  
12,180 square feet of institutional use**

Planning Board Action Limit: 05/23/2026 (140-Day)

SUPPLEMENTAL  
PGCPB AGENDA  
4/23/2026

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)

7. **CENTRAL BRANCH AVENUE CORRIDOR  
REVITALIZATION SECTOR PLAN MINOR PLAN  
AMENDMENT AND SECTIONAL MAP AMENDMENT  
BRIEFING**

Councilmanic District: 6, 7, 8 and 9

**Request: Briefing to the Planning Board of the Central  
Branch Avenue Corridor Revitalization Sector Plan Minor  
Plan Amendment with Concurrent Sectional Map  
Amendment. Briefing will include plan background, project  
overview, proposed amendments, and schedule.**

TENTATIVE PGCPB AGENDA

5/7/2026

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES (Inquiries call 301-952-3530)

5. **EVIDENTIARY HEARING**

**DPLS-24001 AUTOZONE #1837**

Council District: 05 Municipality: N/A

Location: On the south side of MD 202 (Landover Road), approximately 500 feet east of its intersection with Fire House Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 2.29 Date Accepted: 10/28/2025

Applicant: Auto Zone, Inc.

**Request: Departure from the number of parking and loading spaces is being submitted for a reduction of number of parking spaces required**

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

6. **Legislative Drafting Request LDR-80-2026**

**Request: AN ORDINANCE CONCERNING USE REGULATIONS - Use Regulations – Residential Infill For the purpose of promoting higher density residential development by permitting infill two-family and townhouse dwellings in the Residential, Rural (RR) Zone inside the Capital Beltway; providing for use standards for infill dwellings in the RR Zone; amending intensity and dimensional standards for infill dwellings within the RR Zone; setting forth minimum and maximum parking standards for infill dwellings within the RR Zone**

Action must be taken on or before 05/10/2026

TENTATIVE PGCPB AGENDA  
5/7/2026

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

BOARD ACTION AND VOTE

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

7. **Legislative Drafting Request LDR-94-2026**

**Request: AN ORDINANCE CONCERNING USE REGULATIONS - DEVELOPMENT STANDARDS – Off-Street Parking and Loading- For the purpose of increasing the minimum number of required off-street parking spaces for apartment housing for elderly or physically disabled families**

Action must be taken on or before 05/10/2026

TENTATIVE PGCPB AGENDA

5/14/2026

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)

5. **EVIDENTIARY HEARING**

**PPS-2023-039 CHEVERLY HILL**

(TCP)(VARIATIONS)

Council District: 05 Municipality: Town of Cheverly

Location: On the south side of I-295, approximately 900 feet south of its intersection with MD 202 (Landover Road)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: CGO/RSF-65

Gross Acreage: 44.18 Date Accepted: 02/02/2026

Applicant: Cheverly Partners, LLC

**Request: 160 lots and 35 parcels for development of 160 single-family attached residential units, 1,180 multifamily units, 70,000 square feet of existing medical office space and 39,725 square feet of commercial use and a 71-room hotel**

Planning Board Action Limit: 07/16/2026 (140-day)

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

6. **EVIDENTIARY HEARING**

**DSP-2025-0024 LANDOVER METRO**

(TCP)

Council District: 05 Municipality: None

Location: On the north side of Old Landover Road, approximately 175 feet west of its intersection with Pennsy Drive

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: LTO-C

Gross Acreage: 8.737 Date Accepted: 02/24/2026

Applicant: Soltesz Standard Landover Venture LP

**Request: Development of 260 multifamily dwelling units with associated infrastructure and amenities**

Planning Board Action Limit: 05/14/2026

TENTATIVE PGCPB AGENDA

5/14/2026

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)

7. **PRELIMINARY CENTRAL AVENUE-BLUE/SILVER  
LINE SECTOR PLAN AND PROPOSED SECTIONAL  
MAP AMENDMENT**

Councilmanic Districts: 5, 6, and 7

**REQUEST: Work Session to review the testimony received  
at the Joint Public Hearing.**