

**LONG RANGE AGENDA**  
**July 2, 2026 – July 23, 2026**

**CSP-2025-0001 ENCLAVE AT MARLBORO SQUARE ..... 4**

**DSP-2025-0036 MILL BRANCH CROSSING ..... 2**

**Legislative Drafting Request LDR-132-2026 ..... 3**

**Legislative Drafting Request LDR-142-2026 ..... 4**

**Legislative Drafting Request LDR-18-2024 ..... 3**

**SDP-2025-0014 OAKWOOD PRESERVE ..... 2**

PGCPB AGENDA

6/25/2026

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

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

**DSP-2025-0036 MILL BRANCH CROSSING**

Council District: 04 Municipality: Bowie

Location: In the northeast quadrant of the intersection of  
US 301 (Robert Crain Highway) and Mill Branch Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 0.93 Date Accepted: 04/06/2026

Applicant: GLW

**Request: Development of a 1,910-square-foot eating and  
drinking establishment with drive-through service**

Planning Board Action Limit: 06/25/2026

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

6. **EVIDENTIARY HEARING**

**SDP-2025-0014 OAKWOOD PRESERVE**

(TCP)

Council District: 06 Municipality: N/A

Location: On both east and west sides of Largo Road (MD 202),  
approximately 2,220 feet south of Kent Drive

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 167.7 Date Accepted: 04/27/2026

Applicant: Dorsey, Ace

**Request: Development of 112 single-family detached  
dwelling units, with associated infrastructure improvements**

Action must be taken on or before 07/06/2026

PGCPB AGENDA

6/25/2026

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

BOARD ACTION AND VOTE

INFORMATION MANAGEMENT DIVISION (Inquiries call 301-952-3918)

7. **Planning Department Addressing and Street Naming Procedures Briefing – This item has been removed from the agenda.**

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

8. **Legislative Drafting Request LDR-132-2026**  
Legislative Amendment to the Zoning Ordinance

**Request: Standards for Specific Sign Types. For the purpose of amending the Height (maximum) of Sign (from base to top) for certain signs within the Industrial, Employment and Industrial/ Employment Planned Development (IE-PD) Zones of Prince George's County**

Action must be taken on or before 6/27/2026

PGCPB AGENDA

7/2/2026

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-2025-0001 ENCLAVE AT MARLBORO SQUARE  
(TCP)**

Council District: 06 Municipality: None

Location: In the northwest quadrant of the intersection of  
Ritchie Marlboro Road and MD 725 (Old Marlboro Pike)

Planning Area: 78

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: CN

Gross Acreage: 8.99 Date Accepted: 04/27/2026

Applicant: Caruso Builder Enclave at Marlboro Square, LLC

**Request: Amend CSP-12001 for development of 62 single  
family attached residential (townhouse) dwelling units with  
associated infrastructure improvements, in conjunction  
with an existing gas station and food and beverage store of  
4,650 square feet**

Planning Board Action Limit: 07/06/2026

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

6. **Legislative Drafting Request LDR-142-2026**

Legislative Amendment to the Zoning Ordinance

**Request: Accessory Dwelling Units. For the purpose of  
adding definitions and designating areas for accessory  
dwelling units consistent with authority set forth in State  
law; setting forth regulations for permitted accessory  
dwelling units; providing for the prospective application of  
provisions and amendments adopted herein; and providing  
a severability clause for the provisions related to accessory  
dwelling units in Prince George's County**

Action must be taken on or before 07/03/2026