

LONG RANGE AGENDA
July 23, 2026 – August 2026

City of Mount Rainier Legacy Mixed-Use Town Center (LMUTC) Design Review Committee	
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PGCPB AGENDA
7/23/2026

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

- 4D. **ZMA-2025-007 MARLBORO STATION**
Council District: 07 Municipality: N/A
Location: 5545 Marlboro Pike
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-18 Zoning: RMF-20
Gross Acreage: 1.68 Date Accepted: 05/04/2026
Applicant: Hijazi & Carroll, P.A.
Request: Request to rezone property from RMF-20 to RMF-48 ZONE

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BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**
 DET-2024-017 METRO GROVE
 (TCP2)(ACL)
 Council District: 07 Municipality: None
 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: R-10 Zoning: RMF-48
 Gross Acreage: 7.21 Date Accepted: 05/11/2026
 Applicant: Silver Hill 9, LLC; Silver Hill 4, LLC; Silver Hill Land Owner, LLC
 Request: Development of up to 250 multifamily residential dwelling units in three buildings, with associated infrastructure and amenities

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

6. **EVIDENTIARY HEARING**
 PPS-2026-0006 GLENN DALE COVE
 (TCP)
 Council District: 04 Municipality: N/A
 Location: On the east side of Springfield Road, approximately 1,200 feet north of its intersection with MD 564 (Lanham-Severn Road)
 Planning Area: 71A
 Growth Policy Area: Established Communities
 Zoning Prior: N/A Zoning: RR
 Gross Acreage: 12.01 Date Accepted: 05/20/2026
 Applicant: ESC 8215 Springfield, L.C.
 Request: 41 lots and 4 parcels for development of 41 residential dwelling units as a planned retirement community

 Planning Board Action Limit: 07/29/2026 (70 day)

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BOARD ACTION AND VOTE

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

7. **PRELIMINARY PORT TOWNS SECTOR PLAN AND
PROPOSED SECTIONAL MAP AMENDMENT**

Councilmanic District: 05

**REQUEST: Work Session to review the testimony received
at the Joint Public Hearing, adopt the master plan and
endorse the SMA**

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

8. **City of Mount Rainier Legacy Mixed-Use Town Center
(LMUTC) Design Review Committee Nominations**

Council District: 02
Planning Area: 68

PGCPB AGENDA

7/23/2026

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BOARD ACTION AND VOTE

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

9. **Legislative Drafting Request LDR-149-2026**
Legislative Amendment to the Zoning Ordinance

Request: Nonresidential Base Zones – Permitted Principal Uses – Sustainable Inclusive Mixed-Use Community. For the purpose of defining the use “Sustainable Inclusive Mixed-Use Community” in the Zoning Ordinance; permitting the use in the Residential Estate (RE) zone pursuant to the grant of a special exception; and establishing certain requirements applicable to said special exception.

Action must be taken on or before 07/30/2026

10. **Legislative Drafting Request LDR-151-2026**
Legislative Amendment to the Zoning Ordinance

Request: Cannabis Dispensaries - Use Regulations. For the purpose of making the use regulations for Cannabis dispensaries and Cannabis micro-dispensaries consistent with provisions of State law; and generally regarding Cannabis uses in Prince George's County.

Action must be taken on or before 07/30/2026

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BOARD ACTION AND VOTE

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11. **Legislative Drafting Request LDR-155-2026**
Legislative Amendment to the Zoning Ordinance

Request: Use Regulations - Qualified Data Centers. For the purpose of permitting Qualified Data Centers in certain Rural Agricultural and Residential Base Zones subject to additional development requirements, and repealing the exemption from detailed site plan review for qualified data centers under certain circumstances.

Action must be taken on or before 07/30/2026

TENTATIVE PGCPB AGENDA

7/30/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

PPS-2025-019 SUIT ROAD INDUSTRIAL

(TCP)(VARIATION)(VARIANCE)

Council District: 06 Municipality: N/A

Location: On the north side of Suitland Parkway, approximately 300 feet west of its intersection with Forestville Road.

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: IE/ MIO

Gross Acreage: 14.19 Date Accepted: 05/26/2026

Applicant: Suit & Forest OI, LLC

Request: One parcel for 190,329 square feet of industrial development

Planning Board Action Limit: 09/04/2026 (70-day)

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

6. **PUBLIC HEARING**

MR-2026-0005 FOR UMD – RESEARCH & DEVELOPMENT DISTRICT

Council District: 03 Municipality: Riverdale Park

Location: 6.4-acre parcel located at the southeast corner of River Road and Rivertech Court

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: M-U-I Zoning: RTO-L-E

Gross Acreage: 6.978 Date Accepted: 06/01/2026

Applicant: University of Maryland

Request: Proposing two research and development buildings totaling 57,960 square feet (21,000 square feet and 36,960 Square feet) on a 6.4-acre parcel located at the southeast corner of River Road and Rivertech Court

Action must be taken on or before 7/30/2026.

TENTATIVE PGCPB AGENDA

7/30/2026

Prince George's County Planning Department

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BOARD ACTION AND VOTE

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

7. **PUBLIC HEARING**

ZMA-2025-004 EDELEN PROPERTY

Council District: 09 Municipality: N/A

Location: West side of Piscataway Road approximately 1500 feet south of its intersection with Tippet Road

Planning Area: 81B

Growth Policy Area: Established Communities

Zoning Prior: R-E Zoning: RE

Gross Acreage: 254.14 Date Accepted: 05/26/2026

Applicant: DRB Group, Mid-Atlantic, LLC

Request: Rezone property from the RE Zone to the R-PD Zone

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

8. **PRELIMINARY PORT TOWNS SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT**

Councilmanic District: 05

REQUEST: Adopt the master plan and endorse the SMA and permission to transmit copies to the County Council, County Executive and municipalities

TENTATIVE PGCPB AGENDA

7/30/2026

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BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call
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9. **Legislative Drafting Request LDR-013-2026**
Legislative Amendment to the Zoning Ordinance

Request: Commercial Reinvestment and Innovation Projects Act of 2026. For the purpose of establishing an alternative, streamlined development review and appeal process for the highest priority transit-oriented development areas, called Regional Transit Districts and Local Transit Centers in Prince George's County's Plan 2035 General Plan, to stimulate greater economic growth in Prince George's County, subject to certain conditions.

Action must be taken on or before 07/30/2026

10. **Legislative Drafting Request LDR-030-2026**
Legislative Amendment to the Zoning Ordinance

Request: Use Regulations – Community Service And Commercial Uses. For the purpose of permitting certain community service and commercial uses by right in Residential, Single-Family-Attached (RSF-A) zones; and amending use standards for permitted community service and commercial uses to promote the productive reuse of existing buildings and ensure compatibility with surrounding neighborhood in which these uses are proposed.

Action must be taken on or before 07/30/2026

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11. **Legislative Drafting Request LDR-152-2026**
Legislative Amendment to the Zoning Ordinance

Request: Convenience Stores -Tobacco Product Sales. For the purpose of amending to the transitional provisions of the Zoning Ordinance to prohibit food or beverage store uses under the prior ordinance; modifying the definition of the Convenience Store use in the Zoning Ordinance to prohibit the sale of tobacco and tobacco-related products; remove certain use requirements for convenience store related to the sale of tobacco products; and providing for a transition period to ensure compliance.

Action must be taken on or before 07/30/2026

12. **Legislative Drafting Request LDR-153-2026**
Legislative Amendment to the Zoning Ordinance

Request: Streamlining Site Plan Review Act of 2026. For the purpose of amending the Zoning Ordinance to establish a combined application for detailed site plans and preliminary plans of major subdivision; authorizing concurrent review of certain development-related applications, including natural resource inventory plans, stormwater management concept plans; and generally relating to development plan review.

Action must be taken on or before 07/30/2026

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7/30/2026

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

13. **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: Established 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**

Applicant has provided a waiver of the Action Date.

**THE PLANNING BOARD
IS IN RECESS
DURING AUGUST
AND
WILL RESUME ON
SEPTEMBER 3, 2026**