

LONG RANGE AGENDA
January 23, 2020 – February 13, 2020

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PGCPB AGENDA

1/23/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

5. **4-18027 COLLEGE PARK MARRIOTT**
(TCP-EXEMPT) (VARIATION)
Council District: 03 Municipality: College Park
Located in the northwest quadrant of the intersection of
Campus Drive and Corporal Frank S. Scott Drive. (PA 66)
M-U-I/T-D-O Zones (2.11 acres) (8/28/2019)
New County Hotel LLC, Applicant
**Request: 1 Parcel for development of a 165-room hotel
and 8,000 square feet of commercial development.**

Action must be taken on or before 2/2/20.

STAFF RECOMMENDATION:

- 4-18027 – APPROVAL with conditions
- VARIATION – APPROVAL

(SIMON)

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

6. **DSP-19025 NORTHGATE**
(TCP)
Council District: 03 Municipality: College Park
Located on west side of US 1 (Baltimore Avenue), at the
intersection with Quebec Street. (PA 66)
D-D-O/M-U-I Zones (2.05 acres) (11/15/2019)
8430 Baltimore Avenue, LLC, Applicant
**Request: Development of an apartment building with
approximately 296 multifamily dwelling units and
1,084-square-foot of commercial space.**

Action must be taken on or before 2/8/20.

STAFF RECOMMENDATION:

- DSP-19025 – APPROVAL with conditions
- TCP-II-038-2019 – APPROVAL with conditions

(BOSSI)

PGCPB AGENDA

1/23/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

7. **4-18025 PRESERVES AT WINGATE**
(TCP) (VARIANCE)
Council District: 04 Municipality: None
Located 3000 feet northeast from the intersection of Lanham
Road and Springfield Road. (PA 70)
R-E Zone (22.40 acres) (8/30/2019)
Jasim Aligabi, Applicant
Request: 18 lots for single-family detached development.

Action must be taken on or before 2/2/2020.

STAFF RECOMMENDATION:

- 4-18025 – APPROVAL with conditions
- TCPI-010-2019 – APPROVAL
- VARIANCE – APPROVAL

(SIMON)

8. **4-18016 CRAIN COMMONS**
(TCP) (VARIANCE)
Council District: 09 Municipality: None
Located on the east side of Northbound US 301,
approximately 160 feet south of its intersection with Croom
Road. (PA 82A)
C-S-C/R-R Zones (15.36 acres) (8/13/2019)
Petroleum Marketing Group, Inc., Applicant
**Request: 76 Lots & 12 Parcels for single-family attached
and commercial development.**

Action must be taken on or before 2/02/2020.

STAFF RECOMMENDATION:

- 4-18016 – DISAPPROVAL
- TCP-@ – DISAPPROVAL
- VARIANCE – DISAPPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

1/23/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

9. **BOWIE AND VICINITY MASTER PLAN**

Initiation of an area master plan for Planning Areas 71A, 71B, 74A, and 74B; endorsement of the project Goals, Concepts, and Guidelines, the proposed Public Participation Program; and a request for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan

Council Districts: 04, 06, 09

STAFF RECOMMENDATIONS: APPROVAL of the initiation and transmittal of the draft resolution of initiation, the Goals, Concepts, Guidelines, and Public Participation Program to the District Council for their review and approval.

APPROVAL of request to the District Council for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan.
(ROWE/LESTER)

TENTATIVE PGCPB AGENDA

1/30/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR JANUARY 30, 2020

New Information Cut-Off

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Sign Posting

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TENTATIVE PGCPB AGENDA

1/30/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD AT
10:00 A.M.**

CDP-0501-02 PARKSIDE

Council District: 06 Municipality: None
Located approximately 3,000 feet east of the
intersection of Westphalia Road and MD 4
(Pennsylvania Avenue). (PA 78)

L-A-C/R-M Zones (757 acres) (11/18/2019)
SHF Project Owner, LLC, Applicant

**Request: Revise condition #25 to change the
threshold for the number of building permit from
2,000 to 2500 for construction of commercial space
in the L-A-C Zone.**

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

TENTATIVE PGCPB AGENDA

1/30/20

Prince George's County Planning Department
Andree Green, County Planning Director

BOARD ACTION AND VOTE

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

6. **MANDATORY REFERRAL NO. MR-1931F
(BOWIE STATE UNIVERSITY LIVING LEARNING
RESIDENTIAL HALL AND ENTREPRENEURSHIP
CENTER)**
Council District: 4 Municipality: None
General Plan: Established Communities
Location 13300 Jericho Park Road, Bowie, MD 20715
(PA 71A)
Zone: O-S (21.40 acres)
Date Accepted: 12/5/2019
Maryland Economic Development Corporation, Applicant

Request: The Maryland Economic Development Corporation (MEDCO) is proposing the construction of the 168,000 square-foot Bowie State University Living Learning Residence Hall and Entrepreneurship Center on approximately 21.40 acres located at 13300 Jericho Park Road on the campus of Bowie State University in Bowie, MD.

Action must be taken on or before January 31, 2020.

STAFF RECOMMENDATION:
Transmit staff report to applicant
(KOWALUK)

TENTATIVE PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 6, 2020

New Information Cut-Off

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TENTATIVE PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

5. **DSP-18049 WALKER MILL ROAD BUSINESS PARK**
(TCP)
Council District: 07 Municipality: Capitol Heights
Located on the north side of Walker Mill Road,
approximately 1,200 feet southwest from the intersection of
Hazelwood Drive. (PA 75B)
I-1 Zone (1.99 acres) (11/19/2019)
D.E.N. United General Construction, LLC, Applicant
**Request: Construction of a 160 square foot contractors
office with outdoor storage for construction material and
equipment.**

Action must be taken on or before 2/12/2020.

STAFF RECOMMENDATION:

- DSP-18049 - @
- TCP-2-039-2019 - @

(BISHOP)

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

- 4-19029 GREATER MORNING STAR APOSTOLIC
CHURCH & THE VENUE**
(TCP) (VARIATIONS)
Council District: 06 Municipality: None
Located on the north side of Ritchie Marlboro Road in the
northwest quadrant of its intersection with White House
Road. (PA 73)
I-3/R-55/R-T Zones (54.00 acres) (11/14/2019)
Greenwood Park, LLC, Applicant
**Request: Subdivide Church property into 194 lots and 6
parcels for townhouse development.**

Action must be taken on or before 2/11/19.

STAFF RECOMMENDATION:

- 4-19029 - @
- TCP1-067-97-02-@ - @
- VARIATIONS - @

(SIMON)

TENTATIVE PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

6. **4-18026 BRANDYWINE CORNER**
(TCP)
Council District: 09 Municipality: None
Located on the west side of Branch Avenue, at the southwest quadrant of its intersection with Moores Road. (PA 85A)
C-M Zone (5.09 acres) (11/18/2019)
Brandywine Corner, LLC, Applicant
Request: Two parcels for 18,946 square feet of commercial development.

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:

- 4-18026 - @
- TCP1-014-2019 - @

(DIAZ-CAMPBELL)

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

7. **CSP-18007 HOPE VILLAGE CENTER**
(TCP)
Council District: 09 Municipality: None
Located southeast quadrant of the intersection of MD 223 (Woodyard Road) and Marlboro Pike. (PA 82A)
M-X-T Zone (37.61 acres) (11/19/2019)
VMD-Upper Marlboro, LLC, Applicant
Request: Mixed use development with 38 single-family attached residential units and 78,760 square foot of commercial for hotel, retail, assisted living, and institutional uses.

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:

- CSP-18007 - @
- TCP1-015-2019 - @

(HURLBUTT)

TENTATIVE PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

SDP-1202-07 CANTER CREEK

(TCP)

Council District: 09 Municipality: None

Located on west side of Frank Tippet Road, approximately 1,000 feet south of its intersection with Rosaryville Road.

(PA 82A)

R-S/M-I-O Zones (48.00 acres) (11/18/2019)

Walton Canter Creek Development, LLC, Applicant

Request: Approval of phases 3 & 4 consisting of 161 single family detached dwellings.

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:

- SDP-1202 - @
- TCPII-11-002-02-04 - @

(BURKE)

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

8. **4-19032 AMBER RIDGE**

(TCP) (VARIANCE)

Council District: 04 Municipality: Bowie

Located on west side of southbound US 301 (Crain Highway), approximately 1200 feet south of its intersection with Mitchellville Road. (PA 74B)

M-X-T Zone (19.03 acres) (11/18/2019)

CBR Amber Ridge, LLC, Applicant

Request: 195 Lots and 26 Parcels for townhouse and commercial development.

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:

- 4-19032 - @
- TCP2-001-2017-01 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

9. **4-19003 PECAN RIDGE**

(TCP) (VARIANCE)

Council District: 04 Municipality: None

Located on the south side of Lloyd Station Road, approximately 315 feet from its intersection with MD 197 (Laurel-Bowie Road). (PA 71A)

R-R Zone (41.70 acres) (11/6/2019)

Caruso Homes, Inc., Applicant

Request: Conservation subdivision with 80 lots and 12 parcels for single family detached development

Action must be taken on or before 1/30/20.

STAFF RECOMMENDATION:

- 4-19003 - @
- TCP-@ - @
- VARIANCE - @

(SIMON)

10. **4-19023 BELTWAY PLAZA**

(TCP)

Council District: 04 Municipality: Greenbelt

Located on the north side of MD 193 (Greenbelt Road), at the northeast quadrant of its intersection with Cherrywood Lane. (PA 67)

M-U-I/D-D-O Zones (53.88 acres) (10/7/2019)

GB Mall Limited Partnership/Quantum Management Co., Applicant

Request: 55 parcels for mixed-use development of 2,500 multifamily dwelling units and 700,000 square feet of commercial development

Action must be taken on or before 3/10/2020.

STAFF RECOMMENDATION:

- 4-19023 - @
- TCP1-013-2019 - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 13, 2020

New Information Cut-Off

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TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

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

DSP-16004 OAKLAWN

(TCP) (VARIANCE)

Council District: 08 Municipality: None

Located on east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road. (PA 76B)

R-R Zone (1.61 acres) (11/20/2019)

Daniel Mwavua, Applicant

Request: Architecture for three single-family detached dwelling unit flag lots.

Action must be taken on or before 2/13/20.

STAFF RECOMMENDATION:

- DSP-16004 - @
- TCP2-040-2019 - @
- VARIANCE - @

(BUSH)

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

4-19005 THE FAIRWAYS AT GLENN DALE ESTATES

(TCP) (VARIANCES)

Council District: 04 Municipality: None

Located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard. (PA 70)

O-S/R-18C Zones (125.16 acres) (11/25/2019)

Fairways Glenn Dale MD, LP, Applicant

Request: 272 Lots and 9 Parcels for the development of 210 single-family detached and 62 single-family attached dwellings.

Action must be taken on or before 2/18/20.

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STAFF RECOMMENDATION:

- 4-19005 - @
- TCP1-016-2019 - @
- VARIANCES-25-119(d)(4) - @

(SIMON)

TENTATIVE PGCPB AGENDA

2/13/20

Prince George's County Planning Department
Andree Green Checkley, Planning Director

BOARD ACTION AND VOTE

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

Four (4) reservations will expire on June 30, 2020, at various locations. They consist of the following:

Two (2) for Branch Avenue/Surratts Road Interchange

One (1) Part of Lot 4, Northwest of US 301 and Village Drive for the US 301 Upgrade

One (1) Parcel A and Parcel B of Mill Branch Road and Crain Highway (US 301) for the proposed F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional periods of time as noted in the staff Memorandum dated January 10, 2020, and to provide an opportunity for the County Executive and the County Council to comment on the renewals. (MASOG)

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

DSP-06001-03 COMMONS AT ADDISON ROAD (TCP)

Council District: 07 Municipality: None
Located at the southwest quadrant of the intersection of Central Avenue and Addison Road. (PA 75A)
C-S-C/D-D-O/R-55 Zones (2.98 acres) (4/10/2019)
6301 Central Avenue, LLC, Applicant

Request: Development of a mixed-use building including 193 multifamily residential units, approximately 11,000 square feet of ground floor commercial, and a reduction in the required amount of residential parking.

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:

- DSP-06001-03 - @
- TCPII-013-2019 - @

(BISHOP)