

LONG RANGE AGENDA
March 18, 2021 – April 8, 2021

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TENTATIVE PGCPB AGENDA

3/18/2021

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

BOARD ACTION AND VOTE

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

5. **2018 WATER AND SEWER SERVICE AREA
CHANGES, DECEMBER 2020 CYCLE OF
AMENDMENTS
CR-XX-2021**

STAFF RECOMMENDATION: APPROVAL of staff
comments for transmittal to the County Council.
(THOMPSON)

PGCPB AGENDA
3/18/2021

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

BOARD ACTION AND VOTE

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

6. **4-19014 COLLINGTON NASA-FCU**
(TCP)
Council District: 04 Municipality: None
Location: East side of Prince George's Boulevard,
approximately 370 feet north of Trade Zone Avenue.
Planning Area: 74A Zone: E-I-A
Gross Acreage: 11.00 Date Accepted: 12/29/2020
Applicant: NASA Federal Credit Union
**Request: Two lots for 133,176 square feet of commercial
development.**

Planning Board Action Limit: 5/24/2021

STAFF RECOMMENDATION:

- 4-19014 – APPROVAL with conditions
- TCP1-024-2020 – APPROVAL with conditions

(GUPTA)

7. **4-19050 MILL BRANCH CROSSING**
(TCP) (VARIANCE) (VARIATION)
Council District: 04 Municipality: Bowie
Located at the northeast corner of the intersection of
Mill Branch Road and MD 301 (Crain Highway). (PA 71B)
C-S-C Zone (70.10 acres) (10/22/2020)
GBR Mill Branch LLC & Green Branch, LLC, Applicants
**Request: 190 lots and 39 parcels for the development of
77,635 square feet of retail/office, a 150-room hotel, 190
townhouse units, and 408 multifamily apartments.**

Action must be taken on or before 3/25/2021.

STAFF RECOMMENDATION:

- 4-19050 – APPROVAL with conditions
- TCP1-020-2020 – APPROVAL with conditions
- VARIANCE - APPROVAL
- VARIATION from Section 24-122(a) - DENIAL
- VARIATION from Section 24-121(a)(3) – NO
ACTION

(DIAZ-CAMPBELL)

PGCPB AGENDA

3/18/2021

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

BOARD ACTION AND VOTE

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DDS-672).**

DSP-04067-10 WOODMORE COMMONS

(TCP?)

Council District: 05 Municipality: N/A

Location: At the northeast quadrant of the intersection of MD 202 (Landover Road) and St. Joseph's Drive.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 17.24 Date Accepted: 12/30/2020

Applicant: Balk Hill Ventures, LLC

Request: Approximately 72,000 square feet of retail office and service commercial uses.

Planning Board Action Limit: 3/18/2021

STAFF RECOMMENDATION:

- DSP-04067-10 – APPROVAL with conditions
- TCP- - @
- AC – most likely approve with condition

(ZHANG)

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DSP-04067-10).**

DDS-672 WOODMORE COMMONS

Council District: 05 Municipality: N/A

Location: At the northeast quadrant of the intersection of MD 202 (Landover Road) and St. Joseph's Drive.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 17.24 Date Accepted: 12/30/2020

Applicant: Balk Hill Ventures, LLC

Request: Departure from design standards to reduce parking space size to 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL

(ZHANG)

PGCPB AGENDA

3/18/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **4-19012 ENCLAVE AT WESTPHALIA**
(TCP)(VARIANCE)
Council District: 06 Municipality: None
Location: 4620 Melwood Road Upper Marlboro
Planning Area: 78 Zone: M-X-T
Gross Acreage: 68.70 Date Accepted: 1/7/2021
Applicant: Braveheart Land, LLC
Request: 356 single-family attached dwelling units.

Planning Board Action Limit: 5/27/2021

STAFF RECOMMENDATION:

- 4-19012 – APPROVAL with conditions
- TCP-2020 - APPROVAL with conditions
- VARIANCE - APPROVAL

(HEATH)

TENTATIVE PGCPB AGENDA

3/25/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

3C. COUNTYWIDE PARKING POLICIES

Council Districts: All

Request: Briefing of current parking policies to support efficient supply and management of off-street parking for development applications and a status update of the Takoma-Langley parking study.

STAFF RECOMMENDATION: Hold a briefing and Q&A session with the Planning Board (BENSON/ BARNETT-WOODS /HARTSFIELD)

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

3D. OVERVIEW OF PLACEMAKING SECTION PROJECTS

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION (DODGSHON/GREENE)

TENTATIVE PGCPB AGENDA

3/25/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

3E. **OVERVIEW OF NEIGHBORHOOD
REVITALIZATION SECTION PROJECTS**

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(MIEROW/STACHURA)

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

4D.

SE-4830 8230 SCHULTZ ROAD SENIOR HOUSING

Council District: 09 Municipality: None

Location: 8230 Schultz Road Clinton

Planning Area: 81A Zone: R-80

Gross Acreage: 3.53 Date Accepted: 1/6/2021

Applicant: 8230 Schultz Road, LLC

**Request: Special exception for apartment dwellings for
the elderly.**

STAFF RECOMMENDATION: APPROVAL to Transmit
Technical Staff Report to the ZHE
(SIEVERS)

TENTATIVE PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

5. **TOWN OF RIVERDALE PARK MIXED-USE TOWN
CENTER LOCAL DESIGN REVIEW COMMITTEE
MEMBERSHIP**

Council District: 3; Council Chair Dannielle M. Glaros

**Request: Recommendation for appointments/re-
appointments to the Town of Riverdale Park Mixed-Use
Town Center Local Design Review Committee**

STAFF RECOMMENDATION: APPROVAL
of the nominees to serve on the Town of Riverdale Park
Mixed-Use Town Center Local Design Review Committee
(SAMS)

6. **CITY OF MOUNT RAINIER MIXED-USE TOWN
CENTER DESIGN REVIEW COMMITTEE
MEMBERSHIP**

Council District: 2; Councilmember Deni Taveras

**Request: Recommendation for appointments/re-
appointments to the City of Mount Rainier Mixed-Use
Town Center Design Review Committee**

STAFF RECOMMENDATION: APPROVAL
of the nominees to serve on the City of Mount Rainier Mixed-
Use Town Center Design Review Committee
(SAMS)

PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

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

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. @).

CDP-9306-H2 VILLAGES AT PISCATAWAY, LUSBY VILLAGE EAST, LOT 4 BLOCK B

Council District: 09 Municipality: None

Location: On the north side of Hidden Forest Drive, approximately 212 feet west of Hardy Tavern Drive.

Planning Area: 84 Zone: R-L

Gross Acreage: 0.17 Date Accepted: 1/26/2021

Applicant: Michelle Clancy

Request: Construction of 12 feet by 29 feet deck within the rear yard setback of an existing single-family detached dwelling.

Planning Board Action Limit: 4/6/2021

STAFF RECOMMENDATION: APPROVAL with conditions (BISHOP)

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (CDP-9306-H2).**

DRAFT RESOLUTION – CASE HEARD ON MARCH 25, 2021

PGCPB NO. @ - CDP-9306-H2 – VILLAGES AT PISCATAWAY, LUSBY VILLAGE EAST LOT 4 BLOCK B

STAFF RECOMMENDATION: APPROVAL (BISHOP)

PGCPB AGENDA

3/25/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **CSP-20002 TERRAPIN HOUSE**
Council District: 03 Municipality: College Park
Located on the north side of Hartwick Road, between
Yale Avenue and Baltimore Avenue. (PA 66)
D-D-O/M-U-I/R-18/R-55 Zones (0.89 acre) (10/29/2020)
Gerardo Perez, Applicant
**Request: To rezone all lots to M-U-I Zone and develop
mixed uses for 10,000 to 15,000 square feet of
commercial/retail and 160 to 175 multifamily
residential units.**

Action must be taken on or before 4/2/2021.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BOSSI)

PGCPB AGENDA

4/1/2021

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

5. **DDS-674 WELLSRING MANOR & SPA**
Council District: 06 Municipality: None
Location: South of Route 214 (Central Avenue), northeast of
Route 202 (Largo road), west of Route 193 (Watkins Park Drive),
and Watkins Regional Park.
Planning Area: 73 Zone: R-R
Gross Acreage: 7.35 Date Accepted: 1/26/2021
Applicant: Wellspring Manor & Spa
**Request: Departure from design standards to allow an 8-foot
reduction in driveway width for a bed and breakfast.**

STAFF RECOMMENDATION: @
(BRADEN IV)

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

- 4-19044 METRO CITY**
(TCP)(VARIATION)
Council District: 07 Municipality: N/A
Location: 4,000 feet southwest from the intersection of MD 214
(Old Central Avenue) and Addison Road.
Planning Area: 75A Zone: M-X-T
Gross Acreage: 39.68 Date Accepted: 1/26/2021
Applicant: Metro City, LLC (Kushner Investment)
**Request: 72 lots and 11 parcels for single-family attached
development, 1,221 multi-family units and 147,400 square
foot of retail.**

Planning Board Action Limit: 4/6/2021

STAFF RECOMMENDATION:

- 4-19044 - @
 - TCP-004-2017 - @
 - VARIATION- 24-121(a)(3) - @
- (HEATH)

TENTATIVE PGCPB AGENDA

4/1/2021

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

BOARD ACTION AND VOTE

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

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

**CDP-0302-H1 BALMORAL, LOT 24 BLOCK C - VALA DECK
(TCP?)**

Council District: 06 Municipality: None

Location: On the south side of Governors Park, approximately 2,160 feet west of its intersection with US 301 (Robert S Crain Highway).

Planning Area: 79 Zone: R-S

Gross Acreage: 0.22 Date Accepted: 2/11/2021

Applicant: Carine Vala

Request: An addition of Deck.

Planning Board Action Limit: 4/22/2021

STAFF RECOMMENDATION: @
(BUTLER)

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM @
(DSP-08039-10).**

CSP-07001-03 WESTPHALIA ROW

Council District: 06 Municipality: None

Location: On the southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road.

Planning Area: 78 Zone: M-X-T

Gross Acreage: 20.67 Date Accepted: 2/5/2021

Applicant: Westphalia Row Partners, LLC

Request: Remove 10,000 square feet of retail/office use in Phase III and replace it with 19 townhouses.

Planning Board Action Limit: 4/16/2021.

STAFF RECOMMENDATION: @
(ZHANG)

TENTATIVE PGCPB AGENDA

4/8/2021

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

BOARD ACTION AND VOTE

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

4D. **SE-4838 GROVE AT GLENARDEN SENIOR LIVING**

Council District: 08 Municipality: None
Location: 700 Watkins Park Drive Upper Marlboro
Planning Area: 76A Zone: R-E
Gross Acreage: 9.05 Date Accepted: 1/21/2021
Applicant: First Baptist Church of Glenarden
**Request: Special Exception to permit a 4-story, 164-unit
apartment housing for the elderly.**

STAFF RECOMMENDATION: @
(SIEVERS)

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

**Proposed Designation of two Prince George's County
Historic Sites: Jones-Sheridan House (Documented
Property 68-010-79), 5103 42nd Avenue, Hyattsville, and
Hierling House (Documented Property 68-010-93), 4230
Oglethorpe Street, Hyattsville, based on Historic Preservation
Commission recommendations (December 15, 2020) and joint
public hearing with County Council (February 23, 2021) and
pursuant to Subtitle 29-120.01.**

STAFF RECOMMENDATION: Recommendation of
APPROVAL to County Council of two proposed historic site
designations and of proposed letter transmitting Planning
Board action
(BERGER/GROSS)

TENTATIVE PGCPB AGENDA

4/8/2021

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

BOARD ACTION AND VOTE

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

DSP-20031 ASPEN - MARYLAND

(TCP – EXEMPT)

Council District: 03 Municipality: College Park

Location: On the north and south sides of the intersection of
Knox Road and Guilford Road.

Planning Area: 66 Zone: M-U-I/D-D-O

Gross Acreage: 0.85 Date Accepted: 2/2/2021

Applicant: York Acquisitions, Inc.

**Request: Construction of 129 multifamily dwelling units and
2,080 square foot of commercial/retail space in two buildings.**

Planning Board Action Limit: 4/13/2021

STAFF RECOMMENDATION: @
(BISHOP)