

LONG RANGE AGENDA
April 15, 2021 – May 6, 2021

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PGCPB AGENDA

4/15/2021

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)

5. **4-20022 VISTA GARDENS WEST**

(TCP)

Council District: 05 Municipality: None

Location: Northeast corner of the intersection of MD 704
(Martin Luther King Jr. Highway) and Business Parkway.

Planning Area: 70 Zone: M-X-T

Gross Acreage: 6.80 Date Accepted: 2/12/2021

Applicant: Lanham Development Group, LLC

**Request: 13 parcels for 51 single-family attached
dwellings and 14,881 square feet of commercial
development.**

Planning Board Action Limit: 4/23/2021

STAFF RECOMMENDATION:

- 4-20022 – APPROVAL with conditions
- TCP1-048-96-03 - APPROVAL with conditions
(HEATH)

6. **4-20024 WESTPHALIA ROW**

(TCP)

Council District: 06 Municipality: None

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

Planning Area: 78 Zone: M-X-T

Gross Acreage: 1.23 Date Accepted: 1/29/2021

Applicant: Westphalia Row Partners, LLC

Request: Subdivide Parcel Q into 19 townhouse lots and 4
HOA parcels.

Planning Board Action Limit: 6/18/2021

STAFF RECOMMENDATION:

- 4-20024 – APPROVAL with conditions
- TCP1-33-07-05 - APPROVAL with conditions
- VARIATION – 24-121(a)(4) - APPROVAL
- VARIATION – 24-122(a) - APPROVAL
- VARIATION – 24-128(b)(7)(A) - APPROVAL
(GUPTA)

PGCPB AGENDA

4/15/2021

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.**

**CDP-0505-01 NATIONAL CAPITAL BUSINESS PARK
(TCP1)**

Council District: 04 Municipality: None

Location: On the north side of Leeland Road, approximately
3,178 feet west of US 301 (Robert S. Crain Highway).

Planning Area: 74A Zone: R-S

Gross Acreage: 427.00 Date Accepted: 1/5/2021

Applicant: Manekin

**Request: Approximately 3.5 million square feet of
employment and institutional uses**

Planning Board Action Limit: 04/15/2021

STAFF RECOMMENDATION: APPROVAL with
conditions
(ZHANG)

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

8. **4-20021 BRANDYWINE WOODS**

(TCP) (VARIANCE) (VARIATION)

Council District: 09 Municipality: None

Location: On west side Tower Road, approximately 400 feet
from its intersection with MD 381 (Brandywine Road).

Planning Area: 85B Zone: R-R

Gross Acreage: 106.62 Date Accepted: 12/8/2020

Applicant: Tower Terra, LLC.

**Request: 165 lots and 17 parcels for the development of
165 single-family detached dwellings in an environmental
conservation subdivision.**

Planning Board Action Limit: 5/17/2021

STAFF RECOMMENDATION:

- 4-20021 – APPROVAL with conditions
- TCP1-022-2020 – APPROVAL with conditions
- VARIANCE - APPROVAL
- VARIATION - APPROVAL

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

4/22/2021

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

BOARD ACTION AND VOTE

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

3C. **VISION ZERO PRINCE GEORGE'S**

Council Districts: All

**Request: Briefing on the Vision Zero Prince George's
program by the Department of Public Work &
Transportation (DPW&T)**

STAFF RECOMMENDATION: DISCUSSION
(BARNETT-WOODS & DPW&T)

TENTATIVE PGCPB AGENDA

4/22/2021

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

BOARD ACTION AND VOTE

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

5. **DSP-08039-10 WESTPHALIA ROW**

(TCP2)

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: Development of additional 19 townhouses in
Phase III of Westphalia Row.**

Planning Board Action Limit: 4/22/2021

STAFF RECOMMENDATION:

- DSP-08039-10 - APPROVAL with conditions
- TCP2-055 - 08-05 - APPROVAL with conditions

(ZHANG)

TENTATIVE PGCPB AGENDA

4/29/2021

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

BOARD ACTION AND VOTE

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

3C. **COUNTYWIDE WAYFINDING STUDY UPDATE**

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/HARTSFIELD)

3C. **TAKOMA LANGLEY IMPLEMENTATION STUDY**
UPDATE WITH AN OVERVIEW OF 3D MODELING

Councilmanic Districts: 02

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/HARTSFIELD/ROTONDO)

TENTATIVE PGCPB AGENDA

4/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4D. NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER

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)

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

4E. NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER

ROSP-4196-01 MCDONALDS FOREST HEIGHTS

(AC)

Council District: 08 Municipality: Forest Heights

Located at the southwest intersection of Arapahoe Drive and Livingston Road. (PA 76A)

(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

Request: Revision of a site plan to reconstruct an eating or drinking establishment with drive-through services.

STAFF RECOMMENDATION:

- ROSP-4196 – DISAPPROVAL
- DDS - @
- AC-20004 – APPROVAL of Section 4.6
- AC-20004 – DISAPPROVAL of Section 4.7

(SPRADLEY)

TENTATIVE PGCPB AGENDA

4/29/2021

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

BOARD ACTION AND VOTE

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

5. **SDP-2001 801 PRINCE GEORGES BOULEVARD
PROPERTY – OFFICE WAREHOUSE**

(TCP)

Council District: 04 Municipality: Upper Marlboro
Location: Northwest corner of the intersection of Prince
Georges Boulevard and Branch Court.

Planning Area: 74A Zone: E-I-A

Gross Acreage: 7.44 Date Accepted: 2/16/2021

Applicant: Collington Center, LLC

Request: Construction of an office/warehouse.

Action must be taken on or before 4/29/2021.

STAFF RECOMMENDATION:

- SDP-2001- APPROVAL with conditions
- TCP2-067-96-08 - @

(BOSSI)

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

6. **4-20007; 8230 SCHULTZ ROAD SENIOR HOUSING**
(TCP?)

Council District: 09 Municipality: None

Location: Southwest quadrant of the intersection of
Springbrook Lane and Schultz Road.

Planning Area: 81A Zone: R-80

Gross Acreage: 3.53 Date Accepted: 2/24/2021

Applicant: 8230 Schultz Road, LLC

**Request: 1 parcel for the development of 90 apartment
dwellings for elderly or handicapped families.**

Planning Board Action Limit: 5/5/2021

STAFF RECOMMENDATION:

- 4-20007 - @
- TCP-002-2021 - @

(GUPTA)

TENTATIVE PGCPB AGENDA

4/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **MR-1945F HALL PROPERTY SOLAR ARRAY**

Council District: 09 Municipality: None

Location: Croom Road.

Planning Area: 86B Zone: O-S

Gross Acreage: 26.69 Date Accepted: 3/3/2021

Applicant: Standard Solar, Inc.

Request: Installation of Solar Panel Array on agricultural field.

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(KOWALUK)

8. **MR-2024F CHEMISTRY BUILDING WING 1 REPLACEMENT**

Council District: 03 Municipality: College Park

Location: Chemistry building at University of Maryland.

Planning Area: 66 Zone: R-R

Gross Acreage: 1011.13 Date Accepted: 3/3/2021

Applicant: University of Maryland

Request: A single permanent structure, 105,00 Gross Square Feet with chemistry research labs, offices, and conferencing space, 4 above-grade floors one occupied sub-basement and mechanical penthouse.

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(KOWALUK)

TENTATIVE PGCPB AGENDA

4/29/2021

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DPLS-488).**

DSP-19041 EAST PINES

(TCP Exempt) (AC)

Council District: 03 Municipality: None

Location: On the east side of Riverdale Road, approximately 600 feet west of Veterans Parkway.

Planning Area: 69 Zone: R-18

Gross Acreage: 3.24 Date Accepted: 2/22/2021

Applicant: DVG Apartments

Request: Proposed mixed-use building and attached parking structure to include 224 multifamily dwelling units and 13,960 square feet of ground floor commercial/industrial space.

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION:

- DSP-19041 - @
- AC-21001 - @

(BOSSI)

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

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DSP-19041).**

DPLS-488 EAST PINES

Council District: 03 Municipality: None

Location: On the east side of Riverdale Road, approximately 600 feet west of Veterans Parkway.

Planning Area: 69 Zone: R-18

Gross Acreage: 3.24 Date Accepted: 2/22/2021

Applicant: DVG Apartments

Request: Departure from parking and loading spaces to reduce the number of required parking spaces from 553 to 303.

STAFF RECOMMENDATION: @

(BOSSI)

TENTATIVE PGCPB AGENDA

5/6/2021

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)

4-20013 KATHMANDU VILLAGE

(TCP?)

Council District: 06 Municipality: None

Location: On the west side of Alberta Drive, approximately
940 feet north of its intersection with Ritchie Road.

Planning Area: 75A Zone: M-I-O/R-80

Gross Acreage: 11.47 Date Accepted: 3/3/2021

Applicant: Kathmandu Village

**Request: 30 lots and 3 parcels for development of 30
single family detached dwelling.**

Planning Board Action Limit: 5/12/2021

STAFF RECOMMENDATION:

- 4-20013 - @
- TCP1-003-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

4-20023 ADDITION TO DEER PARK HEIGHTS

(TCP – EXEMPT)

Council District: 07 Municipality: None

Location: on the northeast quadrant at the intersection of
Deer Park Drive and Akron Street.

Planning Area: 76A Zone: R-35

Gross Acreage: 0.77 Date Accepted: 3/3/2021

Applicant: West Holdings, LLC

**Request: 8 lots for development of 8 one-family
semidetached dwellings.**

Planning Board Action Limit: 5/12/2021.

STAFF RECOMMENDATION: @

(HEATH)

TENTATIVE PGCPB AGENDA

5/6/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

SDP-1705-05 TIMOTHY BRANCH

(TCP)

Council District: 09 Municipality: None

Location: south side of MD 381 (Brandywine Road),
approximately 1,000 feet east of its intersection with Short
Cut Road.

Planning Area: 85A Zone: R-M

Gross Acreage: 54.24 Date Accepted: 3/2/2021

Applicant: Timothy Branch Inc.

**Request: Development of 253 dwelling units within the
R-2 and RM-4 areas.**

Action must be taken on or before 5/11/2021.

STAFF RECOMMENDATION:

- SDP-1701-05 - APPROVAL with conditions
- TCP2-068-93-07- APPROVAL with conditions
(BOSSI)

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

DSP-20015 FREEWAY AIRPORT

(TCP?) (AC)

Council District: 06 Municipality: Bowie

Location: On the southwest quadrant of the intersection of
US 5 (John Hanson Highway) and Church Road.

Planning Area: 74A Zone: R-A

Gross Acreage: 131.50 Date Accepted: 2/12/2021

Applicant: Freeway Realty, LLC

**Request: Infrastructure for 416 single-family attached
and 93 single-family detached units for a total of 509
units.**

Planning Board Action Limit: 4/23/2021

STAFF RECOMMENDATION:

- DSP-20015 - @
- TCP-@ - @
- AC - @

(ZHANG)

TENTATIVE PGCPB AGENDA

5/6/2021

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

BOARD ACTION AND VOTE

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

DSDS-711 COLLEGE PARK CAR WASH

Council District: 01 Municipality: College Park
Location: On the north side of the intersection of Sunnyside Avenue and Rhode Island Avenue.
Planning Area: 61 Zone: I-1
Gross Acreage: 2.96 Date Accepted: 2/26/2021
Applicant: Dugoff Properties LLC
Request: Departure from sign design standards to allow one additional freestanding sign for a building located less than 40 feet from the street line.

STAFF RECOMMENDATION: @
(SIEVERS)

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

**MR-2105F GODDARD SPACE FLIGHT CENTER
(NASA) MASTER PLAN**

Council District 4 Municipality: N/A
General Plan: Established Communities
Located: PA 67
Zone: R-O-S
Date Accepted: 3/10/2021
Applicant: (NASA) Goddard Space Flight Center at Greenbelt

Request: This is a referral from the National Capital Planning Commission (NCPC) to review a draft master plan update to the 2003 Master Plan for the Goddard Space Flight Center. (NASA)

Action must be taken on or before 5/6/2021.

STAFF RECOMMENDATION: Transmit staff report to the applicant
(OSEI)

PGCPB AGENDA

5/6/2021

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

BOARD ACTION AND VOTE

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

**BALTIMORE-WASHINGTON SUPERCONDUCTING
MAGLEV DRAFT ENVIRONMENTAL IMPACT
STATEMENT**

Council Districts: All

Request: Transmit comments to the Federal Railroad Administration (FRA) and the Maryland Department of Transportation (MDOT) on the Baltimore-Washington Superconducting MagLev (SCMAGLEV) Project Draft Environmental Impact Statement (DEIS). These comments were developed in conjunction with the Department of Parks and Recreation.

STAFF RECOMMENDATION: TRANSMIT COMMENTS
(BORDEN/HANCOCK/MARTIN/CONNELLY)