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June 17, 2021 – July 8, 2021

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TENTATIVE PGCPB AGENDA

6/17/2021

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

BOARD ACTION AND VOTE

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

**NOTE: NO ACTION WILL BE TAKEN ON THIS
ITEM. SPEAKER REGISTRATION UNAVAILABLE
FOR THIS ITEM.**

**BRIEFING ON WEST HYATTSVILLE-QUEENS
CHAPEL SECTOR PLAN**

Councilmanic District: 2

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(BENTON, HYSON, ROWE)

PGCPB AGENDA

6/17/2021

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. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-676).**

DSP-16052-03 HAMPTON PARK

(TCP-EXEMPT) (AC)

Council District: 06 Municipality: None

Location: At the southwest corner of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway).

Planning Area: 75A Zone: M-X-T

Gross Acreage: 24.55 Date Accepted: 4/1/2021

Applicant: Velocity Capital, LLC

Request: An addition of a multifamily residential component to the site.

Planning Board Action Limit: 6/17/2021

STAFF RECOMMENDATION:

- DSP-16052-03 - APPROVAL with conditions
- AC- 17005-01 - APPROVAL with conditions (BISHOP)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-16052-03).**

DDS-676 HAMPTON PARK

Council District: 06 Municipality: None

Location: At the southwest corner of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway).

Planning Area: 75A Zone: M-X-T

Gross Acreage: 24.55 Date Accepted: 4/1/2021

Applicant: Velocity Capital, LLC

Request: Departure from design standards for a reduced standard parking space size of 9 feet by 18 feet and a parallel parking space size of 8 feet by 21 feet.

STAFF RECOMMENDATION: APPROVAL (BISHOP)

PGCPB AGENDA
6/17/2021

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

BOARD ACTION AND VOTE

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

7. **MR-2032F CAPITOL HEIGHTS SOLAR
(ADDISON ROAD)**
Council District: 07 Municipality: None
Location: Addison Road South.
Planning Area: 75A Zone: R-A
Gross Acreage: 15.64 Date Accepted: 4/19/2021
Applicant: Distributed Solar Operations, LLC
**Request: Construction and operation of a ground-mounted
1,500 kilowatt alternating current photovoltaic community
solar energy generation facility.**

Planning Board Action Limit: 6/17/2021

STAFF RECOMMENDATION: Transmit Recommendations to
the Applicant
(THOMPSON)

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

8. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MAY 13, 2021.**

**4-19006 CLINTON MARKET PLACE NORTH
(TCP)**
Council District: 09 Municipality: None
Location: In the southwest quadrant of the intersection of
MD 223 (Piscataway Road) and Brandywine Road.
Planning Area: 81A Zone: M-X-T/M-I-O
Gross Acreage: 21.27 Date Accepted: 3/9/2021
Applicant: Piscataway Clinton, LLC

**Request: 136 lots and 48 parcels for development of
136 single-family attached dwellings, 96 two-family
attached units, and 19,178 square feet of commercial
development.**

Planning Board Action Limit: 7/27/2021

STAFF RECOMMENDATION:

- 4-19006 - DISAPPROVAL
 - VARIATION 24-121(a)(3) - DISAPPROVAL
 - VARIATION 24-128(b)(7) - DISAPPROVAL
- (HEATH)

PGCPB AGENDA
6/24/2021

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. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4834 ROYAL FARMS #411, KENT VILLAGE

Council District: 05 Municipality: @

Location: On the southwest quadrant of the intersection of MD 202 (Landover Road) and Kent Town Place

Planning Area: 72 Zone: C-S-C

Gross Acreage: 4.48 Date Accepted: 4/16/2021

Applicant: RF Landover, LLC

Request: Special exception for 4,639 square feet food and beverage store in combination with 8 fuel gas station.

STAFF RECOMMENDATION: APPROVAL with conditions (BRADEN IV)

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DPLS-491).**

DSP-05018-01 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER) - ETOD

Council District: 09 Municipality: None

Location: On the northwest quadrant of the intersection of Old Soper Road and Auth Road.

Planning Area: 76A Zone: C-S-C/D-D-O/M-I-O

Gross Acreage: 7.50 Date Accepted: 5/7/2021

Applicant: The Learning Curve, CDC

Request: A Day Care Center for up to 88 children.

Planning Board Action Limit: 7/6/2021

STAFF RECOMMENDATION: APPROVAL with conditions (ZHANG)

PGCPB AGENDA

6/24/2021

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

BOARD ACTION AND VOTE

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-05018-01).**

DPLS-491 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER)

Council District: 09 Municipality: N/A

Location: On the northwest quadrant of the intersection of Old Soper Road and Auth Road.

Planning Area: 76A Zone: C-S-C/D-D-O/M-I-O

Gross Acreage: 7.50 Date Accepted: 5/7/2021

Applicant: The Learning Curve, CDC

Request: Departure from the numbers of parking and loading spaces required for reduction of one loading space.

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

7. **NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 8 (PGCPB NO. 2021-@).**

DSP-20055 KENNEDY KRIEGER INSTITUTE BELTSVILLE

(TCP-EXEMPT)

Council District: 01 Municipality: None

Location: On the east side of Powder Mill Road, approximately 357 feet north of Odell Road.

Planning Area: 61 Zone: C-O/R-80

Gross Acreage: 9.72 Date Accepted: 4/29/2021

Applicant: Dengar Belt LLLP

Request: A private school within an existing building.

Planning Board Action Limit: 7/8/2021

STAFF RECOMMENDATION: APPROVAL
(BUTLER)

PGCPB AGENDA

6/24/2021

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 CASE WILL BE HEARD AFTER ITEM 7 (DSP-20055).**

**DRAFT RESOLUTION – CASE HEARD ON
JUNE 24, 2021**

PGCPB NO. 2021-@ - DSP-20055 KENNEDY
KRIEGER INSTITUTE BELTSVILLE

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

9. **DSP-20039 ADELPHI FRIENDS MEETING, INC.**
(TCP-EXEMPT) (AC)
Council District: 02 Municipality: N/A
Location: On the south side of the intersection of Metzerott
Road and 23rd Avenue.
Planning Area: 65 Zone: R-R
Gross Acreage: 1.30 Date Accepted: 4/19/2021
Applicant: Adelphi Friends Meeting, Inc.
**Request: Construction of a 4,580 square feet addition to
an existing church, including church office space,
religious education classrooms, and fellowship space.**

Planning Board Action Limit: 06/28/2021

STAFF RECOMMENDATION:

- DSP-20039 – APPROVAL
 - AC-21012 – APPROVAL
- (BUTLER)

PGCPB AGENDA
6/24/2021

Prince George's County Planning Department
VOTE

BOARD ACTION AND

Andree Green Checkley, Esq., Planning Director

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

10. **DSP-21002 SOUTH LAKE (MULTIFAMILY PHASE)**
(TCP) (AC)

Council District: 04 Municipality: Bowie

Location: On the north side of Gwynn Brook Way, at the intersection of Fairmont Drive and MD 301 (Crain Highway).

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

Gross Acreage: 15.87 Date Accepted: 5/7/2021

Applicant: South Lake Partners, LLC.

Request: Proposed five-building multifamily apartment complex consisting of 326 total dwelling units.

Planning Board Action Limit: 7/16/2021

STAFF RECOMMENDATION:

- DSP-21002 - @
- TCP2-126-05-05 - @
- AC - 21011 - @

(BISHOP)

11. **DSP-16043-02 NEW CARROLLTON TOWN CENTER – PHASE 5**
(TCP)

Council District: 03 Municipality: New Carrollton

Location: 4000 block of Garden City Drive. South of Metro Station and North of Garden City Drive.

Planning Area: 72 Zone: M-X-T

Gross Acreage: 15.50 Date Accepted: 4/16/2021

Applicant: New Carrollton Multifamily II, LLC

Request: Approval for a 5-story multifamily building with 286 dwelling units and 4,000 square feet of ground floor retail on Parcel 5.

Planning Board Action Limit: 6/25/2021

STAFF RECOMMENDATION:

- DSP-16043-02 - @
- TCP2-036-2016- 03 - @

(BISHOP)

PGCPB AGENDA

6/24/2021

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

BOARD ACTION AND VOTE

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

12. **DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1**
(TCP) (AC)
Council District: 04 Municipality: Bowie
Location: On the southwest quadrant of the intersection of
US 301 (Crain Highway) and MD 214 (Central Avenue).
Planning Area: 74A Zone: E-I-A
Gross Acreage: 59.83 Date Accepted: 4/5/2021
Applicant: Karington, LLC
**Request: Mixed use development for commercial and retail
on Phase 1.**

Planning Board Action Limit: 6/24/2021

STAFF RECOMMENDATION:

- DSP-19021 – @
- TCP2-126-05 – @
- AC-21010 – @

(BOSSI)

PGCPB AGENDA

7/1/2021

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. **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-4196-01 – DISAPPROVAL
- DDS- 678 – APPROVAL of DDS from Section 4.7
- AC-20004 – APPROVAL of Section 4.2
- AC-20004 – DISAPPROVAL of Section 4.7

(SPRADLEY)

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

5. **MR-2035F ADELPHI MIDDLE SCHOOL**

Council District: 02 Municipality: College Park

Location: Riggs Road

Planning Area: 65 Zone: R-R

Gross Acreage: 14.58 Date Accepted: 5/6/2021

Applicant: Gilbane Building Company

Request: A 2-story, 145,000 square foot middle school building on a -14.58-acre site. The existing elementary school on the site will be demolished.

Planning Board Action Limit: July 5, 2021

STAFF RECOMMENDATION: Transmit Recommendations to the Applicant
(KOWALUK)

PGCPB AGENDA
7/1/2021

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

BOARD ACTION AND VOTE

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

6. **MR-2104F BEECH ROAD SOLAR**
Council District: 07 Municipality: None
Location: Holly Tree Road
Planning Area: 76A Zone: C-O/R-R
Gross Acreage: 24.00 Date Accepted: 5/7/2021
Applicant: Beech Road Solar
Request: The proposed project consists of a solar energy facility on several parcels.

Planning Board Action Limit: July 6, 2021

STAFF RECOMMENDATION: Transmit Recommendation to Applicant
(HASAN)

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

7. **DSDS-713 RIVER OF LIFE CHURCH**
Council District: 07 Municipality: None
Location: On southwest side of Norcross Street, at the intersection of Olson Street and Norcross Street.
Planning Area: 76A Zone: R-55
Gross Acreage: 8.98 Date Accepted: 5/11/2021
Applicant: River of Life Church
Request: Departure from sign design standards to install 60.17 square foot sign mounted on Norcross Street side of building.

STAFF RECOMMENDATION: @
(SPRADLEY)

PGCPB AGENDA

7/1/2021

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 MUST BE HEARD BEFORE ITEM 9 (PGCPB NO. @).**

DSP-16055-04 VISTA GARDENS WEST

(TCP)(AC)

Council District: 05 Municipality: College Park

Location: At the northeast corner of the intersection of Martin Luther King Jr. Highway and Business Parkway.

Planning Area: 70 Zone: M-X-T

Gross Acreage: 6.90 Date Accepted: 5/21/2021

Applicant: Lanham Development Group LLC

Request: Proposed reconstruction of existing parcels 1, 2, and 3 of Vista Gardens West into 1 commercial parcel, 7 residential condos, and 6 HOA parcels private Road.

Planning Board Action Limit: 7/29/2021

STAFF RECOMMENDATION:

- DSP-16055-04 - @
- TCP-@ - @
- AC-17019-02 - @

(BOSSI)

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

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (DSP-16055-04).**

DRAFT RESOLUTION – CASE HEARD ON JULY 1, 2021

PGCPB NO. 2021-@ - DSP-16055-04 VISTA GARDENS WEST

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

PGCPB AGENDA

7/1/2021

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

BOARD ACTION AND VOTE

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

10. **CSP-20001 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE (TCP)**
Council District: 09 Municipality: N/A
Location: On the west side of Manning Road, north of its intersection with Berry Road.
Planning Area: 84 Zone: M-X-T
Gross Acreage: 7.24 Date Accepted: 4/22/2021
Applicant: Signature Land Holdings, LLC
Request: A CSP for up to 80 townhouse units, including live/work component will have total office space between 2,600 square feet and 3,100 square feet in four of the units.

Planning Board Action Limit: 7/1/2021

STAFF RECOMMENDATION:

- CSP-20001 - APPROVAL with conditions
- TCP-@ - @

(ZHANG)

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

11. **DSP-20007 DOBSON RIDGE (TCP) (AC)**
Council District: 09 Municipality: N/A
Location: south side of McKendree Road, approximately 413 feet west of its intersection with US 301(Robert Crain Highway).
Planning Area: 85A Zone: R-T
Gross Acreage: 80.94 Date Accepted: 4/22/2021
Applicant: D.R. Horton
Request: Construction of 196 single-family attached dwelling units, and a variance to reduce the width of end units in building groups containing more than six units.

Planning Board Action Limit: 7/01/2021

STAFF RECOMMENDATION:

- DSP-20007 - @
- TCP2-013-2021 - @
- AC-21009 - APPROVAL

(BISHOP)

TENTATIVE PGCPB AGENDA

7/8/2021

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

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

**CDP-9306-04 PRESERVE AT PISCATAWAY
(GLASSFORD VILLAGE NORTH)**

(TCP)

Council District: 09 Municipality: None

Location: At the intersection of Livingston Road and
Piscataway Road.

Planning Area: 84 Zone: R-L

Gross Acreage: 16.90 Date Accepted: 5/13/2021

Applicant: NVR MS Cavalier Preserve, LLC

**Request: Revision to previously approved Conditions
1(A), (1), and (2) to allow cementitious siding and
attached garage to be used for the north section of 14
lots.**

Planning Board Action Limit: 7/22/2021

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

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

**CDP-8304-02 15151 SWEITZER LANE PROPERTY
(TCP?)**

Council District: 01 Municipality: Laurel

Location: At the intersection of Sweitzer Lane and Sandy
Spring Road.

Planning Area: 60 Zone: E-I-A

Gross Acreage: 0.96 Date Accepted: 5/27/2021

Applicant: Bhoopendra Prakash

**Request: Replacing an existing freestanding sign with a
new and larger sign.**

Planning Board Action Limit: 9/3/2021

STAFF RECOMMENDATION: @
(ZHANG)

TENTATIVE PGCPB AGENDA

7/8/2021

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

BOARD ACTION AND VOTE

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

A-10060 SADDLE RIDGE

Council District: 09 Municipality: None
Location: South side of Floral Park Road and north side of
Accokeek Road.
Planning Area: 85A Zone: R-E
Gross Acreage: 289.01 Date Accepted: 4/7/2021
Applicant: D.R. Horton

**Request: Rezone the property from R-R & R-E Zones to
the R-S Zone.**

STAFF RECOMMENDATION: DISAPPROVAL
(SIEVERS)

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call
(301) 952-3530)

**NOTE: This Preliminary Plan of Subdivision was
APPROVED by the Planning Board on May 3, 2007
and the Resolution was mailed out on May 29, 2007.
Thomas H. Haller, Esq., requests a reconsideration
hearing for Condition 15 pertaining to off-site stream
mitigation. The request was granted at the Planning
Board meeting of April 8, 2021. This hearing is on the
merits of that request.**

4-06145 JEMAL'S POST

Council District: 06 Municipality: None
Location: On the east side of Forestville Road, in the
southwest quadrant of the intersection of Pennsylvania
Avenue and the Capital Beltway.
Planning Area: 75A Zone: I-1/M-I-O
Gross Acreage: 33.35 Date Accepted: 5/3/2007
Applicant: 3700 Forestville Road, LLC

STAFF RECOMMENDATION:

- PPS-01645 - @
- TCP1-11-07-01 - @
- VARIATION 24-129(b) - @
- VARIATION 24-130(a) - @

(GUPTA)

PGCPB AGENDA

7/8/2021

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 27, 2021.

CNU-34625-2020 4919 WHEELER ROAD –OXON HILL

Council District: 07 Municipality: None

Location: On the northeast corner of Wheeler Road and Barnaby Lane

Planning Area: 76A Zone: R-R

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Cynthia Bulka

Request: Certification of a nonconforming use for two existing dwellings on one lot.

STAFF RECOMMENDATION: @
(BRADEN IV)

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

4-18011 WILDERCROFT

(TCP)(AC)

Council District: 03 Municipality: None

Location: On the south side of River Dale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore Washington Parkway).

Planning Area: 69 Zone: C-A/R-80

Gross Acreage: 5.67 Date Accepted: 4/20/2021

Applicant: NPKS LLC

Request: Two parcels for 4,307 square feet of commercial development.

Planning Board Action Limit: 10/8/2021

STAFF RECOMMENDATION:

- 4-18011 - @
- TCP1-008-2021 - @
- AC-@

(HEATH)

TENTATIVE PGCPB AGENDA

7/8/2021

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-18056 WILLIS PROPERTY

(TCP?)

Council District: 08 Municipality: N/A

Location: On the north side of Wesson Drive, approximately
564 feet west of Bridgeport Drive.

Planning Area: 76A Zone: R-80/D-D-O

Gross Acreage: 0.50 Date Accepted: 5/20/2021

Applicant: Ed Willis

Request: Development of a detached single-family dwelling.

Planning Board Action Limit: 7/29/2021

STAFF RECOMMENDATION:

- DSP-18056 - @
- TCP-@ - @

(BUTLER)

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

**MR-2111F UNITED STATES DEPARTMENT OF
AGRICULTURE (USDA)**

Council District 1 Municipality: N/A

General Plan: Established Communities

Located: PA 62

Zone: R-O-S 249 acres

Date Accepted: 5/25/21

Applicant: General Services Administration (GSA)

**Request: This is a referral from the National Capital
Planning Commission (NCPC) to review the draft 2021
Master Plan that updates the 1966 Site Development Plan
and the 1981 Master Plan.**

Action **must** be taken on or before **7/8/2021**.

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