

**LONG RANGE AGENDA
July 1, 2021 – July 22, 2021**

4-04051 CEDAR CHASE, PHASE II.....	11, 12
4-06145 JEMAL’S POST.....	15
4-18011 WILDERCROFT.....	23
4-19006 CLINTON MARKET PLACE NORTH.....	20
4-19039 HARGROVE INDUSTRIAL.....	18
4-20008 HEPPE PROPERTY.....	18
A-10060 SADDLE RIDGE.....	13
AMENDMENT TO THE SIGN POSTING REGULATIONS.....	21
CDP-8304-02 15151 SWEITZER LANE PROPERTY.....	22
CDP-9306-04 PRESERVES AT PISCATAWAY (GLASSFORD VILLAGE NORTH).....	14
CNU-34625-2020 4919 WHEELER ROAD –OXON HILL.....	15
CSP-20001 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE.....	10
CSP-20007 CLAY PROPERTY.....	19
DSDS-713 RIVER OF LIFE CHURCH.....	8
DSP-16055-04 VISTA GARDENS WEST.....	8
DSP-18056 WILLIS PROPERTY.....	13
DSP-19028 CALM RETREAT.....	24
DSP-19059 SKYLINE SUBDIVISION.....	17
DSP-20007 DOBSON RIDGE.....	10
DSP20023 HEPPE PROPERTY.....	23
DSP-20029 BEHNKE PROPERTY 7-ELEVEN.....	22
MASTER PLAN OF TRANSPORTATION 2035.....	19
MR-2035F ADELPHI MIDDLE SCHOOL.....	7
MR-2104F BEECH ROAD SOLAR.....	7
MR-2111F UNITED STATES FOOD AND DRUG ADMINISTRATION (FDA).....	14
ROSP-4196-01 MCDONALDS FOREST HEIGHTS.....	2
ROSP-4785-01 TRADITIONS AT BEECHFIELD.....	17
SDP-1701-06 TIMOTHY BRANCH.....	24

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: APPROVAL to Transmit
Technical Staff Report to the ZHE
(SPRADLEY)

PGCPB AGENDA
7/1/2021

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

BOARD ACTION AND VOTE

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

- 4E.. **5-19099 SMITH HOME FARM, SECTION 5, PLAT 6
(VARIATION)**
29 Lots & 2 Parcels (2.69 acres)
- 5-19100 SMITH HOME FARM, SECTION 5, PLAT 7
(VARIATION)**
61 Lots & 8 Parcels (3.64 acres)
- 5-19101 SMITH HOME FARM, SECTION 5, PLAT 8
(VARIATION)**
39 Lots & 5 Parcels (2.07 acres)
- 5-19102 SMITH HOME FARM, SECTION 5, PLAT 9
(VARIATION)**
28 Lots & 8 Parcels (2.87 acres)
- 5-19103 SMITH HOME FARM, SECTION 5, PLAT 10**
1 Parcel (4.26 acres)
- 5-19104 SMITH HOME FARM, SECTION 5, PLAT 11
(VARIATION)**
13 Parcels (3.96 acres)
- 5-19105 SMITH HOME FARM, SECTION 5, PLAT 12**
1 Parcel (15.21 acres)
- 5-19106 SMITH HOME FARM, SECTION 5, PLAT 13**
1 Parcel (11.77 acres)
- 5-20149 SMITH HOME FARM, SECTION 5, PLAT 14**
12 Lots (0.64 acres)
- 5-20163 SMITH HOME FARM, SECTION 6, PLAT 2**
2 Parcels (2.58 acres)
- 5-20164 SMITH HOME FARM, SECTION 6, PLAT 3**
1 Parcel (4.31 acres)
- 5-20165 SMITH HOME FARM, SECTION 6, PLAT 4
(VARIATION)**
23 Lots & 3 Parcels (2.45 acres)
- 5-20166 SMITH HOME FARM, SECTION 6, PLAT 5
(VARIATION)**
28 Lots & 2 Parcels (2.39 acres)

PGCPB AGENDA
7/1/2021

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

BOARD ACTION AND VOTE

ITEM 4E CONTINUED

**5-20167 SMITH HOME FARM, SECTION 6, PLAT 6
(VARIATION)**

31 Lots & 3 Parcels (1.97 acres)

**5-20168 SMITH HOME FARM, SECTION 6, PLAT 7
(VARIATION)**

34 Lots & 4 Parcels (1.71 acres)

**5-20169 SMITH HOME FARM, SECTION 6, PLAT 8
(VARIATION)**

41 Lots & 5 Parcels (2.11 acres)

5-20170 SMITH HOME FARM, SECTION 6, PLAT 9

21 Lots & 2 Parcels (3.44 acres)

5-20171 SMITH HOME FARM, SECTION 6, PLAT 10

1 Parcel (5.83 acres)

5-20172 SMITH HOME FARM, SECTION 6, PLAT 11

2 Parcels (2.58 acres)

5-20173 SMITH HOME FARM, SECTION 6, PLAT 12

1 Parcel (22.23 acres)

**5-20174 SMITH HOME FARM, SECTION 6, PLAT 13
(VARIATION)**

27 Lots & 4 Parcels (2.07 acres)

5-20175 SMITH HOME FARM, SECTION 6, PLAT 14

10 Lots & 1 Parcel (1.83 acres)

5-20176 SMITH HOME FARM, SECTION 6, PLAT 15

19 Lots (4.86 acres)

5-20177 SMITH HOME FARM, SECTION 6, PLAT 16

14 Lots & 1 Parcel (2.30 acres)

**5-20178 SMITH HOME FARM, SECTION 6, PLAT 17
(VARIATION)**

52 Lots & 6 Parcels (3.71 acres)

Council District: 06

R-M & M-I-O Zones, Section 5, Plats 6 through 13 and
Section 6, Plats 2 through 17: 4-16006 and SDP-1302;
Section 5, Plat 14: 4-05080 and SDP-1302

PGCPB AGENDA

7/1/2021

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

BOARD ACTION AND VOTE

ITEM 4E CONTINUED

Fee-in-lieu: No

Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue).

SHF Project Owner, LLC, Applicant

Dewberry Engineers, LLC, Engineer

Action must be taken on or before 7/14/2021.

STAFF RECOMMENDATION:

- FINAL PLATS 5-19099 THROUGH 5-19106, 5-20149, 5-20163 THROUGH 5-20169 AND 5-20171 THROUGH 5-20178 -APPROVAL
- VARIATION 24-128(b)(7)(A) - APPROVAL (DICRISTINA)

PGCPB AGENDA

7/1/2021

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

BOARD ACTION AND VOTE

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

F. **5-20114 FALLEN OAK TOWNHOMES, PLAT 1**
44 Lots & 6 Parcels (3.17 acres)

5-20115 FALLEN OAK TOWNHOMES, PLAT 2

2 Parcels & 1 Outparcel (5.67 acres)

Council District: 09

M-X-T Zone, 4-18033 and DSP-19066

Fee-in-lieu: No

Located on the north side of Dyson Road, approximately
1,200 feet northeast of the intersection of MD 381
(Brandywine Road) and Dyson Road.

CHI at Hampton, LLC, Applicant

Maser Consulting, PA, Engineer

Action must be taken on or before 7/17/2021.

STAFF RECOMMENDATION: APPROVAL
(DICRISTINA)

PGCPB AGENDA
7/1/2021

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **MR-2035F ADELPHI MIDDLE SCHOOL**
Council District: 02 Municipality: None
Location: 8820 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)

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: 25.00 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)

PGCPB AGENDA

7/1/2021

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)

7. **DSDS-713 RIVER OF LIFE CHURCH**
Council District: 07 Municipality: None
Location: On the 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 a 60.17-square-foot sign mounted on the Norcross Street side of building.

STAFF RECOMMENDATION: APPROVAL with conditions
(SPRADLEY)

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

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9A (PGCPB NO. 2021-81) AND ITEM 9B (PGCPB NO. 2016-90(A)).**
- DSP-16055-04 VISTA GARDENS WEST**
(TCP)(AC) (CSP)
Council District: 05 Municipality: N/A
Location: At the 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: 31.34 Date Accepted: 5/20/2021
Applicant: Lanham Development Group LLC
Request: Replace the hotel with 51 townhouse units and amend the conceptual site plan.

Planning Board Action Limit: 7/29/2021

STAFF RECOMMENDATION:

- CSP-14002 Amendment – APPROVAL
- DSP-16055-04 – APPROVAL with conditions
- TCP2-094-96-06 – APPROVAL with conditions
- AC-17019-02 - APPROVAL

(BOSSI)

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)

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

**DRAFT RESOLUTION – CASE HEARD ON
JULY 1, 2021**

PGCPB NO. 2021-81 - DSP-16055-04 VISTA
GARDENS WEST

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

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

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

**DRAFT RESOLUTION – CASE HEARD ON
JULY 1, 2021**

PGCPB NO. 2016-90(A) - CSP-14002 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: 7.26 Date Accepted: 4/22/2021
Applicant: Signature Land Holdings, LLC
Request: A CSP for 75 to 80 townhouse units, including live/work units, which will have a total office space between 2,600 square feet and 3,100 square feet.

Planning Board Action Limit: 7/1/2021

STAFF RECOMMENDATION:

- CSP-20001 - APPROVAL with conditions
- TCP1-009-2021 - APPROVAL

(ZHANG)

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

11. **DSP-20007 DOBSON RIDGE**
(TCP) (AC)
Council District: 09 Municipality: N/A
Location: On the 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 (townhouse) 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 – APPROVAL with conditions
- TCP2-013-2021– APPROVAL with conditions
- AC-21009 - APPROVAL

(BISHOP)

PGCPB AGENDA

7/1/2021

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

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

12. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 13 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated June 4, 2021, Thomas H. Haller, Esq., is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-04051 CEDAR CHASE, PHASE II

Council District: 09 Municipality: None.

Tier: Developing.

Located southeast of the intersection of Dangerfield Road and Woodyard Road, at the south end of Cedar Chase Drive.

(PA 81A)

21 Lots & 1 Parcel, R-R and M-I-O Zones

(16.40 acres) (5/13/04)

Timberlake Cedar Chase, LLC, Applicant
(GUPTA)

PGCPB AGENDA

7/1/2021

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

BOARD ACTION AND VOTE

REQUEST A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN (Inquiries call 301-952-3530)

13. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 12
(WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan of Subdivision was
APPROVED by the Planning Board on July 29, 2004 and
the Resolution was mailed out on September 14, 2004.
Thomas H. Haller, Esq., requests a reconsideration
hearing for Condition 20(a) pertaining to offsite road
improvements.**

4-04051 CEDAR CHASE, PHASE II

Council District: 09 Municipality: None.

Tier: Developing.

Located southeast of the intersection of Dangerfield Road and
Woodyard Road, at the south end of Cedar Chase Drive.

(PA 81A)

21 Lots & 1 Parcel, R-R and M-I-O Zones

(16.40 acres) (5/13/04)

Timberlake Cedar Chase, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(GUPTA)

PGCPB AGENDA

7/8/2021

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **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/R-R
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: APPROVAL
(SIEVERS)

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

6. **DSP-18056 WILLIS PROPERTY**
(TCP-EXEMPT)
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: APPROVAL
(BUTLER)

PGCPB AGENDA

7/8/2021

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-9306-04 PRESERVES 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)

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

8. **MR-2111F UNITED STATES FOOD AND DRUG
ADMINISTRATION (FDA)**

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 for the FDA Muirkirk Campus.**

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

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

PGCPB AGENDA

7/8/2021

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

BOARD ACTION AND VOTE

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

9. **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 4-01645 - APPROVAL with conditions
- TCP1-11-07-01 - APPROVAL with conditions
- VARIATION 24-129(b) - APPROVAL
- VARIATION 24-130 - APPROVAL

(GUPTA)

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

10. **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: DISAPPROVAL
(BRADEN IV)

PGCPB AGENDA
7/15/2021

Department of Parks and Recreation
Bill Tyler, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3C. **UNIFORM DOG PARK**

STAFF RECOMMENDATION: INFORMATIONAL
(TYLER/MCNEAL/STESNEY/EWING/WORSTIL)

PGCPB AGENDA

7/15/2021

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-19059 SKYLINE SUBDIVISION**

(TCP)

Council District: 07 Municipality: None

Location: At the southwest quadrant of the intersection of
Suitland Road and Randolph Road.

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

Gross Acreage: 2.48 Date Accepted: 5/18/2021

Applicant: DMD Holdings

**Request: Development of a subdivision with six single-family
detached dwelling units.**

Planning Board Action Limit: 7/27/2021

STAFF RECOMMENDATION:

- DSP-19059 – APPROVAL with conditions
- TCP-016-2021 – APPROVAL

(BUTLER)

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

6. **ROSP-4785-01 TRADITIONS AT BEECHFIELD**

Council District: 06 Municipality: N/A

The subject property is located at the northeast corner of
Enterprise Road, at US 50 (John Hanson Highway). (PA 71A)
(83.66 acres) (5/12/2021)

R-E Zone

Greenlife Property Group, LLC, Applicant

**Request: Revision of site plan to reduce the development by
15 lots and add new architecture.**

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)

PGCPB AGENDA

7/15/2021

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)

7. **4-19039 HARGROVE INDUSTRIAL**
(TCP)
Council District: 05 Municipality: None
Location: Northwest quadrant of the intersection of Martin Luther King Jr. Highway and Hargrove Drive.
Planning Area: 70 Zone: I-1
Gross Acreage: 5.31 Date Accepted: 5/13/2021
Applicant: CGMG Parcel F LLC
Request: 2 parcels for 10,577 square feet of industrial development.

Planning Board Action Limit: 7/22/2021

STAFF RECOMMENDATION:

- 4-19039 – APPROVAL with conditions
- TCP1-073-03-01 – APPROVAL with conditions

(DIAZ-CAMPBELL)

8. **4-20008 HEPPE PROPERTY**
(TCP) (VARIANCE)
Council District: 06 Municipality: None
Location: On the south side of Westphalia Road, west of its intersection with Rock Spring Drive.
Planning Area: 78 Zone: R-R/M-I-O
Gross Acreage: 3.82 Date Accepted: 3/8/2021
Applicant: BCE Real Estate
Request: 37 lots and 5 parcels for the development of 37 townhouse units.

Planning Board Action Limit: 7/26/2021

STAFF RECOMMENDATION:

- 4-20008 - @
- TCP1-005-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

PGCPB AGENDA

7/15/2021

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

BOARD ACTION AND VOTE

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

9. **MASTER PLAN OF TRANSPORTATION 2035
PROJECT INITIATION AND EXTENSION**

Council District: Countywide

Request: Initiation of a Countywide Functional Master Plan for the Master Plan of Transportation – 2035 (MPOT 2035); 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 MPOT 2035.

STAFF RECOMMENDATION:

- 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 MPOT 2035.

(SAUNDERS HANCOCK/BARNETT-WOODS)

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

10. **CSP-20007 CLAY PROPERTY**

Council District: 02 Municipality: Hyattsville

Location: At the intersection of Rosemary Lane and Hitching Post Lane.

Planning Area: 68 Zone: R-80

Gross Acreage: 12.87 Date Accepted: 4/16/2021

Applicant: Blumberg, Marvin R Company

Request: Rezone property from R-80 zone to R-20 zone.

Planning Board Action Limit: 7/22/2021

STAFF RECOMMENDATION: DISAPPROVAL
(SPRADLEY)

PGCPB AGENDA

7/15/2021

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)

11. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF JUNE 17, 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
- TCP1-002-2019-01 – APPROVAL
- VARIATION 24-121(a)(3) - DISAPPROVAL
- VARIATION 24-128(b)(7) - DISAPPROVAL

(HEATH)

PGCPB AGENDA

7/22/2021

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

BOARD ACTION AND VOTE

DEVELOPMENT REVIEW DIVISION (Inquiries call 301-952-3530)

3A. **AMENDMENT TO THE SIGN POSTING
REGULATIONS**

**Request: Approval to transmit a bill for the purpose of
amending the public hearing sign posting requirements.**

Council District: All

STAFF RECOMMENDATION: APPROVAL to Transmit
(SUMMERLIN/HUNT)

PGCPB AGENDA

7/22/2021

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

BOARD ACTION AND VOTE

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

5. **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: APPROVAL
(ZHANG)

REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS CASE WAS APPROVED AT THE PLANNING BOARD MEETING OF FEBRUARY 4, 2021, AND REMANDED BY DISTRICT COUNCIL ON MAY 24, 2021.**

DSP-20029 BEHNKE PROPERTY 7-ELEVEN

(TCP-EXEMPT)

Council District: 01 Municipality: None

Located on the west side of US 1 (Baltimore Avenue), south of its intersection with Howard Avenue. (PA 61)

C-M Zone (1.89 acres) (11/17/2020)

Root 1, LLC, ETAL Applicant

Request: Development of a food and beverage store and a gas station.

Action must be taken on or before 07/26/2021.

STAFF RECOMMENDATION: @
(BOSSI/KOSACK)

PGCPB AGENDA

7/22/2021

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)

7. **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 Veterans
Parkway (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)

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

8. **DSP-20023 HEPPE PROPERTY**
(TCP)
Council District: 06 Municipality: None
Location: On the south side of Westphalia Road, approximately
1,040 feet west of D'arcy Road.
Planning Area: 78 Zone: R-R/M-I-O
Gross Acreage: 3.82 Date Accepted: 3/23/2021
Applicant: Strittmatter Land, LLC
Request: Construction of 37 residential townhouses.

Planning Board Action Limit: 7/22/2021

STAFF RECOMMENDATION:

- DSP-20023 - @
- TCP-010-2021 - @

(BISHOP)

PGCPB AGENDA

7/22/2021

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

BOARD ACTION AND VOTE

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

9. **SDP-1701-06 TIMOTHY BRANCH**
(TCP)
Council District: 09 Municipality: None
Location: On the south side of Brandywine Road, at its intersection with Mattawoman Drive.
Planning Area: 85A Zone: L-A-C/M-I-O
Gross Acreage: 72.26 Date Accepted: 5/18/2021
Applicant: Timothy Branch Inc.
Request: Proposed mixed-retirement development to include 212 dwelling units.

Action must be taken on or before 7/27/2021.

STAFF RECOMMENDATION:

- SDP-1701-06 - @
- TCP2-068-93-08 - @

(BOSSI/SPRADLEY)

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

10. **DSP-19028 CALM RETREAT**
(TCP)(AC)
Council District: 09 Municipality: None
Location: On the west side of US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive.
Planning Area: 85A Zone: M-X-T
Gross Acreage: 72.1 Date Accepted: 5/13/2021
Applicant: D. R. Horton
Request: Phase one of a mixed-use development to include 488 single-family attached (townhouse) units.

Planning Board Action Limit: 7/22/2021

STAFF RECOMMENDATION:

- DSP-19028 - @
- TCP-009-2020- @
- AC-21006- @

(BOSSI/SIEVERS)