

**LONG RANGE AGENDA
July 15, 2021 – July 29, 2021**

4-18011 WILDERCROFT..... 9

4-19006 CLINTON MARKET PLACE NORTH..... 6

4-19039 HARGROVE INDUSTRIAL..... 4

4-20008 HEPPE PROPERTY.....4

4-20031 BROOKS DRIVE SOUTH..... 16

A-10059 DOBSON FARMS..... 17

AMENDMENT TO THE SIGN POSTING REGULATIONS..... 7

CDP-8304-02 15151 SWEITZER LANE PROPERTY..... 8

COUNTYWIDE WAYFINDING STUDY UPDATE..... 11

CSP-20007 CLAY PROPERTY..... 5

DDS-668 SEABROOK – PARCEL F.....15

DPLS-479 SEABROOK – PARCEL F..... 15

DSP-18003-01 LANDY PROPERTY..... 16

DSP-19028 CALM RETREAT..... 10

DSP-19059 SKYLINE SUBDIVISION..... 3

DSP-19072 QUE FOR THE PEOPLE (FEDERALIST PIG).....13

DSP-20010 SEABROOK – PARCEL F..... 14

DSP20023 HEPPE PROPERTY.....9

DSP-20029 BEHNKE PROPERTY 7-ELEVEN.....8

MASTER PLAN OF TRANSPORTATION 2035..... 5

**PERMISSION TO PRINT THE PRELIMINARY BOWIE-MITCHELLVILLE AND VICINITY
MASTER PLAN AND TRANSMIT THE PUBLIC FACILITIES REFERRAL TO THE COUNTY
EXECUTIVE..... 13**

ROSP-4196-01 MCDONALDS FOREST HEIGHTS..... 2

ROSP-4785-01 TRADITIONS AT BEECHFIELD..... 3

SDP-1701-06 TIMOTHY BRANCH..... 10

SE-4834 ROYAL FARMS #411, KENT VILLAGE..... 12

SE-4847 ACE EASTOVER SQUARE..... 12

PGCPB AGENDA

7/15/2021

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. **ROSP-4196-01 MCDONALDS FOREST HEIGHTS**
(AC)
Council District: 08 Municipality: Forest Heights
Located at the southeast intersection of MD 210 (Indian Head Highway) and Livingston Road. (PA 76A)
(0.077 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 service.
- STAFF RECOMMENDATION: APPROVAL to Transmit
Technical Staff Report to the ZHE
(SPRADLEY)

FINAL PLAT OF SUBDIVISION (INQUIRIES CALL 301-952-3530)

- 4E. **5-20146 KNOX ROAD DEVELOPMENT**
Council District: 03
1 Parcel, M-U-I / D-D-O Zones (1.66 acres)
4-19028 and DSP-19037
Fee-in-lieu: No
Located on the north side of Knox Road, approximately 180 feet west of its intersection with US 1 (Baltimore Avenue).
Union on Knox, LLC, Applicant
Soltész, LLC, Engineer
- Action must be taken on or before 8/05/2021.
- STAFF RECOMMENDATION: APPROVAL
(VATANDOOST)

PGCPB AGENDA

7/15/2021

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **DSP-19059 SKYLINE SUBDIVISION**
(TCP)
Council District: 07 Municipality: Morningside
Location: At the southwest quadrant of the intersection of
Suitland Road and Randolph Road.
Planning Area: 76A Zone: D-D-O/R-80/M-I-O
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
- TCP2-016-2021 – APPROVAL

(BUTLER)

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

6. **ROSP-4785-01 TRADITIONS AT BEECHFIELD**
Council District: 06 Municipality: N/A
Location: In the northeast corner of MD 193 (Enterprise Road)
and US 50 (John Hanson Highway). (PA 71A)
(83.66 acres) (5/12/2021)
R-E Zone
Greenlife Property Group, LLC, Applicant
**Request: Revision of a special exception site plan to reduce
the development by 15 lots and to add new architecture,
including associated engineering changes.**

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: At the northwest quadrant of the intersection of MD 704 (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: Two parcels for 10,577 square feet of industrial/commercial 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, approximately 500 feet 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 development of 37 townhouse units.

Planning Board Action Limit: 7/26/2021

STAFF RECOMMENDATION:

- 4-20008 – APPROVAL with conditions
- TCP1-005-2021 – APPROVAL with conditions
- VARIANCE – APPROVAL

(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 the One-Family Detached Residential Zone (R-80) Zone to the One-Family Triple-Attached Residential (R-20) Zone.

Planning Board Action Limit: 9/13/2021

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) (VARIATION)

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 – DISAPPROVAL
- VARIATION 24-121(a)(3) – DISAPPROVAL
- VARIATION 24-128(b)(7) – DISAPPROVAL

(HEATH)

PGCPB AGENDA

7/22/2021

Prince George's County Planning Department
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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
(HIGHTOWER/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: APPROVAL with conditions
(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 – APPROVAL with conditions
- TCP1-008-2021 – APPROVAL with conditions
- AC-21015 – APPROVAL with conditions

(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 – APPROVAL with conditions
- TCP-010-2021 – APPROVAL with conditions

(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 – APPROVAL with conditions
- TCP2-068-93-08 – APPROVAL with conditions

(BOSSI)

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 – APPROVAL with conditions
- TCP-009-2020 – APPROVAL with conditions
- AC-21006 – APPROVAL

(BOSSI)

PGCPB AGENDA

7/29/2021

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

COUNTYWIDE WAYFINDING STUDY UPDATE

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/HARTSFIELD)

PGCPB AGENDA

7/29/2021

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-4847 ACE EASTOVER SQUARE

Council District: 08 Municipality: None

Location: At the southeast quadrant of the intersection of MD-210 (Indian Head Highway) and Oxon Run Drive.

Planning Area: 76A Zone: C-S-C

Gross Acreage: 25.21 Date Accepted: 5/27/2021

Applicant: Populus Financial Group

Request: Special exception for check cashing business.

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

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

4E. **SE-4834 ROYAL FARMS #411, KENT VILLAGE**

Council District: 05 Municipality: None

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 a 4,639-square-foot food and beverage store in combination with 8 fuel gas station pumps.

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

PGCPB AGENDA

7/29/2021

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

BOARD ACTION AND VOTE

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

5. **PERMISSION TO PRINT THE PRELIMINARY BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN AND TRANSMIT THE PUBLIC FACILITIES REFERRAL TO THE COUNTY EXECUTIVE**

Councilmanic District: 04, 06, 09

Request: Permission to print the Bowie-Mitchellville and Vicinity Master Plan, and Transmit the Public Facilities Referral to the County Executive

STAFF RECOMMENDATION: APPROVAL
(LESTER/ROWE)

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

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

DSP-19072 QUE FOR THE PEOPLE (FEDERALIST PIG)

(TCP EXEMPT)

Council District: 02 Municipality: Hyattsville

Location: On Route 1 (Baltimore Avenue), approximately 89 feet north of Jefferson Street.

Planning Area: 68 Zone: D-D-O/M-U-I

Gross Acreage: 0.27 Date Accepted: 5/20/2021

Applicant: 5504 Baltimore Avenue, LLC

Request: Redevelopment and expansion of an existing commercial structure for an eating and drinking establishment, excluding drive-through service.

Planning Board Action Limit: 7/29/2021

STAFF RECOMMENDATION: @
(BOSSI/GUINN)

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PGCPB AGENDA

7/29/2021

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM @ (DSP-19072).**

**DRAFT RESOLUTION – CASE HEARD ON
JULY 29, 2021**

PGCPB NO. 2021-@ - DSP-19072 QUE FOR THE PEOPLE
(FEDERALIST PIG)

STAFF RECOMMENDATION: APPROVAL

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-668) AND ITEM @ (DPLS-479).**

**DSP-20010 SEABROOK – PARCEL F
(TCP-EXEMPT)**

Council District: 03 Municipality: None

Location: On the southwest quadrant of MD-564 (Lanham
Severn Road) and Seabrook Road.

Planning Area: 70 Zone: C-M

Gross Acreage: 0.55 Date Accepted: 5/27/2021

Applicant: Store Management

**Request: Construct 3,350 square feet of retail space and a
1,600-square-foot eating and drinking establishment with
drive through.**

Planning Board Action Limit: 9/3/2021

STAFF RECOMMENDATION: @
(BISHOP)

PGCPB AGENDA

7/29/2021

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)

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-20010) AND ITEM @ (DPLS-479).**

DDS-668 SEABROOK – PARCEL F

Council District: 03 Municipality: None
Location: On the southwest quadrant of MD-564
(Lanham-Severn Road) and Seabrook Road.
Planning Area: 70 Zone: C-M
Gross Acreage: 0.55 Date Accepted: 5/27/2021
Applicant: Storc Management

Request: Departure from design standards to reduce the drive aisle width.

STAFF RECOMMENDATION: @
(BISHOP)

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

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-20010) AND ITEM @ (DDS-668).**

DPLS-479 SEABROOK – PARCEL F

Council District: 03 Municipality: None
Location: On the southwest quadrant of MD-564
(Lanham-Severn Road) and Seabrook Road.
Planning Area: 70 Zone: C-M
Gross Acreage: 0.55 Date Accepted: 5/27/2021
Applicant: Storc Management

Request: Departure from parking and loading spaces to allow a reduction in the number of required parking spaces.

STAFF RECOMMENDATION: @
(BISHOP)

PGCPB AGENDA

7/29/2021

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. **4-20031 BROOKS DRIVE SOUTH**
(TCP)
Council District: 07 Municipality: None
Location: Northwest quadrant of the intersection of Pennsylvania Avenue and Brooks Drive.
Planning Area: 75A Zone: R-10
Gross Acreage: 3.46 Date Accepted: 5/27/2021
Applicant: Oakcrest West, LLC
Request: 2 parcels for 8,619 square feet of commercial development.

Planning Board Action Limit: 9/5/2021

STAFF RECOMMENDATION:

- 4-20031 - APPROVAL with conditions
- TCP1-001-13-02 - APPROVAL with conditions

(DIAZ-CAMPBELL)

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

12. **DSP-18003-01 LANDY PROPERTY**
(TCP – EXEMPT)
Council District: 02 Municipality: Hyattsville
Location: On the west side of Belcrest Road, approximately 600 feet north of its intersection with Toledo Terrace.
Planning Area: 68 Zone: R-20/T-D-O
Gross Acreage: 24.60 Date Accepted: 5/27/2021
Applicant: Stanley Martin Companies, LLC
Request: Infrastructure Detailed Site Plan for 200 townhouse units and the second phase of the Landy Property.

Planning Board Action Limit: 9/3/2021

STAFF RECOMMENDATION: @

(ZHANG)

PGCPB AGENDA

7/29/2021

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 3, 2021.**

A-10059 DOBSON FARMS

Council District: 09 Municipality: None

Location: South side of McKendree Road and the west side of MD 301 (Crain Highway).

Planning Area: 85A Zone: R-A/R-E/ /to R-S

Gross Acreage: 581.06 Date Accepted: 2/17/2021

Applicant: D.R. Horton

Request: Change current zone from R-A and R-E to R-S zone.

STAFF RECOMMENDATION: APPROVAL
(SPRADLEY)