

**LONG RANGE AGENDA**  
**January 20, 2022 – February 10, 2022**

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PGCPB AGENDA

1/20/2022

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-2107F LIVINGSTON CROSSING SOLAR**

Council District: 09 Municipality: None  
Location: 14203 Livingston Road.  
Planning Area: 84 Zone: R-A  
Gross Acreage: 17.00 Date Accepted: 11/17/2021  
Applicant: Livingston Crossing Solar, LLC.  
**Request: Development of a 2MW community solar energy  
generating system on approximately 11 acres**  
Planning Board Action Limit: 1/17/2021

STAFF RECOMMENDATION: Transmit Recommendations to  
the Applicant  
(THOMPSON)

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

6. **NOTE: This Preliminary Plan of Subdivision was approved  
by the Planning Board on January 25, 2007, and is valid  
through December 31, 2021. Robert J. Antonetti Jr., by  
letter dated November 3, 2021, requested a two-year  
extension of this approval. If this request is approved, the  
PPS will be valid through December 31, 2023**

**4-06075 LOCUST HILL**

Council District: 06 Municipality: None  
Location: North and south side of Oak Grove Road, east of  
Church Road, east and west of Popes Creek Branch Railroad  
Crossing with Oak Grove Road.  
Planning Area: 79 Zone: R-L  
Gross Acreage: 503.53 Extension File Date: 11/3/2021  
Applicant: WBLH, LLC

STAFF RECOMMENDATION: APPROVAL of a six-year  
extension  
(DIAZ-CAMPBELL)

PGCPB AGENDA

1/20/2022

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

BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on June 4, 2009, and is valid through 12/31/2021. Shipley & Horne, P.A., by letter dated November 3, 2021, and supplemental letter dated December 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-08018 MOORE PROPERTY, THE**

Council District: 06 Municipality: None

Location: North of MD 4 (Pennsylvania Avenue), west of Melwood Road, south of Smith Home Farm Development.

Planning Area: 78 Zone: M-X-T

Gross Acreage: 47.70 Extension File Date: 11/3/2021

Applicant: Evangel Cathedral Inc.

STAFF RECOMMENDATION: APPROVAL of a six-year extension  
(GUPTA)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 28, 2006, and is valid through December 31, 2021. Arthur J. Horne, Jr., by letter dated November 2, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-05113 D'ARCY PARK NORTH**

Council District: 06 Municipality: None

Location: Northeast quadrant of the intersection of the Capital Beltway and D'Arcy Road.

Planning Area: 78 Zone: R-R

Gross Acreage: 72.00 Extension File Date: 11/2/2021

Applicant: GKG Partnership, LLC.

STAFF RECOMMENDATION: DISAPPROVAL  
(DIAZ-CAMPBELL)

PGCPB AGENDA

1/20/2022

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. **DSP-20012 METRO CITY**

(TCP)

Council District: 07 Municipality: N/A

Location: 4,000 feet southwest of the intersection of MD 214  
(Old Center Avenue) and Addison Road.

Planning Area: 75A Zone: M-X-T/D-D-O

Gross Acreage: 39.68 Date Accepted: 8/23/2021

Applicant: Metro City, LLC (Kushner Investment)

**Request: Phase 1 of the mixed-use project consisting of  
72 townhouses, 240 dwelling units for (55+) seniors, and a  
195-bed assisted living facility.**

Planning Board Action Limit: Indefinite

STAFF RECOMMENDATION:

- DSP-20012 – APPROVAL with conditions
- TCP2-027-2021– APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

1/27/2022

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

BOARD ACTION AND VOTE

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

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 29, 2008, and is valid through December 31, 2021. Shipley & Horne, P.A., by letter dated May 29, 2015, requested a one-year extension of this approval. This request was approved, and the plan was valid through December 31, 2016. Shipley & Horne, P.A., by letter dated November 5, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-07055 MELFORD, PHASE 2**

Council District: 04 Municipality: Bowie  
Location: At the northeast quadrant of US 50 and US 301.  
Planning Area: 71B Zone: M-X-T  
Gross Acreage: 176.19 Extension File Date: 11/5/2021  
Applicant: St. John Properties, Inc.

STAFF RECOMMENDATION: @ of a two-year extension  
(GUPTA)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 21, 2006, and is valid through December 31, 2021. Edward Gibbs, by letter dated November 9, 2021, requested a six-year extension of this approval, or 6 years should CB-93-2021 be approved. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-06016 WOODMORE TOWN CENTRE**

Council District: 05 Municipality: Glenarden  
Location: At the northeast quadrant of I-95 and Route 202.  
Planning Area: 73 Zone: M-X-T  
Gross Acreage: 244.67 Extension File Date: 11/9/2021  
Applicant: WTC Ventures, LLC.

STAFF RECOMMENDATION: APPROVAL of a six-year  
extension  
(HEATH)

PGCPB AGENDA

1/27/2022

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

BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 26, 2001, and is valid through December 31, 2021. André J. Gingles, by letter dated November 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-01048 NATIONAL HARBOR**

Council District: 08 Municipality: None  
Location: South of the Capital Beltway, at the Woodrow Wilson Bridge & west of Oxon Hill Road.  
Planning Area: 80 Zone: M-X-T/R-M/R-R/I-D-O  
Gross Acreage: 533.47 Extension File Date: 11/30/2021  
Applicant: Peterson Companies, The

STAFF RECOMMENDATION: APPROVAL of a six-year extension  
(DIAZ-CAMPBELL)

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

8. **DSP-21005 QUARLES PETROLEUM SITE 407 (TCP-EXEMPT)**  
Council District: 06 Municipality: None  
Location: At the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive.  
Planning Area: 78 Zone: I-1  
Gross Acreage: 0.81 Date Accepted: 11/4/2012  
Applicant: Quarles Petroleum Inc.  
**Request: Change of use from a gas station vehicle repair and service station to a commercial fuel depot, with revised signage.**

Planning Board Action Limit: 1/28/2022

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

5. **December 2021 CYCLE OF AMENDMENTS, 2018 Water and Sewer Service Area Changes**

CR-XX-2021 A Resolution Concerning the 2018 Water and Sewer Plan (September 2021 Cycle of Amendments)

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

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

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on February 7, 2008, and is valid through December 31, 2021. Raztec Associates, Inc., by letter dated December 2, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-07062 CLINTON VIEW**

Council District: 09 Municipality: None

Location: On the east side of Temple Hill Road, approximately 1,200 feet south of Plata Street.

Planning Area: 81A Zone: R-80

Gross Acreage: 7.36 Extension File Date: 12/2/2021

Applicant: 9111 Temple Hill Development, LLC

STAFF RECOMMENDATION: @ of a one-year extension (GUPTA)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 24, 2008, and is valid through December 31, 2021. Gingles, LLC, by letter dated November 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-07108 KONTERRA TOWN CENTER EAST**

Council District: 01 Municipality: Laurel  
Location: Adjacent to east side of I-95 and bounded by Van Dusen Road to the north and Virginia Manor Drive to the east.  
Planning Area: 60 Zone: M-X-T  
Gross Acreage: 488.00 Extension File Date: 11/30/2021  
Applicant: 1325 G Street Associates, LLP

STAFF RECOMMENDATION: @ of a six-year extension  
(GUPTA)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 31, 1994, and is valid through December 31, 2021. Robert J. Antonetti, Jr., by letter dated October 29, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-93078 MARLTON, SECTIONS 18-22 (EAST MARLTON)**

Council District: 9 Municipality: None  
Location: ½ mile east of the planned intersection of Heathermore Boulevard and Grandhaven Avenue, on the east and west sides of planned East Marlton Avenue.  
Planning Area: 82A Zone: R-P-C  
Gross Acreage: 181.69 Date Accepted: 10/27/2021  
Applicant: Brookfield Washington LLC

STAFF RECOMMENDATION: DISAPPROVAL  
(DIAZ-CAMPBELL)



PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**  
**NOTE: THIS ITEM MUST BE HEARD BEFORE**  
**ITEM @ (PGCPB NO. @).**

**CDP-0501-03 PARKSIDE**

(TCP?)

Council District: 06 Municipality: None

Location: At the intersection of Central Park Drive and  
Rock Spring Drive.

Planning Area: 78 Zone: L-A-C/R-M

Gross Acreage: 729.15 Date Accepted: 10/26/2021

Applicant: Dan Ryan Builders

**Request: Revisions to previously approved CDP to  
reduce the density/number of units of the mixed-  
retirement and commercial development.**

Planning Board Action Limit: 02/03/2022

STAFF RECOMMENDATION: @  
(ZHANG)

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @**  
**(CDP-0501-03).**

**DRAFT RESOLUTION – CASE HEARD ON**  
**FEBRUARY 3, 2022**

PGCPB NO. @ - CDP-0501-03 PARKSIDE

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

**TENTATIVE PGCPB AGENDA**

2/10/2022

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-4846 ROYAL FARMS #393**

Council District: 02 Municipality: Hyattsville

Location: At the southwest quadrant of MD 410 (East West Highway) and Riggs Road.

Planning Area: 65 Zone: C-S-C

Gross Acreage: 1.90 Date Accepted: 11/18/2021

Applicant: RF East West Hyattsville, LLC

**Request: Special exception for food and beverage store in combination with a gas station.**

STAFF RECOMMENDATION: @  
(SIEVERS)

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

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

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

**CDP-9705-04 CAMERON GROVE (JOHNSON SUNROOM)**

(TCP)

Council District: 06 Municipality: Bowie

Location: Southeast of the intersection of MD 214 (Central Avenue) and Church Road.

Planning Area: 74A Zone:

Gross Acreage: 200.30 Date Accepted: 11/16/2021

Applicant: Michelle Clancy

**Request: Single-family dwelling unit with proposed sunroom within setbacks.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: @  
(BUTLER)

PGCPB AGENDA  
2/10/2022

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

BOARD ACTION AND VOTE

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

**NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @ (CDP-9705-04).**

**DRAFT RESOLUTION – CASE HEARD ON FEBRUARY 10, 2022**

PGCPB NO. @ - CDP-9705-04 CAMERON GROVE  
(JOHNSON SUNROOM)

STAFF RECOMMENDATION: APPROVAL  
(BUTLER)

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

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

**DSP-07057-05 WOODMORE TOWN CENTER, LOT 14 BLOCK J (GIBBS POOL)**

(TCP)

Council District: 05 Municipality: Glenarden

Location: On the north side of Sir Michael Place, approximately 200 feet west of Glenarden Parkway.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 0.14 Date Accepted: 11/16/2021

Applicant: Livewell Outdoors

**Request: Construction of a pool and a hot tub within the rear setback of Lot 14 Block J.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: @  
(BISHOP)

PGCPB AGENDA

2/10/2022

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

BOARD ACTION AND VOTE

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

**NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @ (DSP-07057-05).**

**DRAFT RESOLUTION – CASE HEARD ON FEBRUARY 10, 2022**

PGCPB NO. @ - DSP-07057-05 WOODMORE TOWN CENTER, LOT 14 BLOCK J (GIBBS POOL)

STAFF RECOMMENDATION: APPROVAL (BISHOP)

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

**NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 2, 2021.**

**4-20035 RIDGES AT OLD CHAPEL**

(TCP) (VARIANCE)

Council District: 04 Municipality: None

Location: On the south side of Old Chapel Road approximately 400 feet east of its intersection with High Bridge Road.

Planning Area: 71A Zone: R-R

Gross Acreage: 12.67 Date Accepted: 9/24/2021

Applicant: Maryland Fine Homes, LLC

**Request: A conservation subdivision of 16 lots and 3 parcels for the development of 16 single-family detached dwellings.**

Planning Board Action Limit: 2/26/2022

STAFF RECOMMENDATION:

- 4-20035 – DISAPPROVAL
- TCP1-017-2021 – DISAPPROVAL
- VARIANCE – DISAPPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA  
2/10/2022

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

BOARD ACTION AND VOTE

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-687).**

**DSP-21009 DASH IN @ MARLBORO PIKE #7552 (AC)**

Council District: 09    Municipality: None  
Location: In the southwest quadrant of the intersection of Marlboro Pike and US 301 (Crain Highway).  
Planning Area: 79            Zone: I-1  
Gross Acreage: 2.60        Date Accepted: 10/14/2021  
Applicant: Dash in Food Stores

**Request: Construct a gas station with food and beverage store and a carwash.**

Planning Board Action Limit: 3/18/2022

STAFF RECOMMENDATION:

- DSP-21009 - @
- AC-21022 - @

(BUTLER)

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-21009).**

**DDS-687 DASH IN @ MARLBORO PIKE STORE #7552**

Council District: 09    Municipality: None  
Location: In the southwest quadrant of the intersection of Marlboro Pike and US 301 (Crain Highway).  
Planning Area: 79            Zone: I-1  
Gross Acreage: 2.60        Date Accepted: 10/14/2021  
Applicant: Dash In Food Stores, Inc.

**Request: Departure from design standards pertaining to Section 4.6 of the Landscape Manual; food and beverage store with gas station and car wash.**

STAFF RECOMMENDATION: @  
(BUTLER)

PGCPB AGENDA  
2/10/2022

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

BOARD ACTION AND VOTE

SECONDARY AMENDMENT (Inquiries call 301-952-3530)

**SA-130001-03 CAFRITZ PROPERTY AT  
RIVERDALE PARK (STATION FOOD HALL)**

Council District: 03    Municipality: Edmonston

Location: Northwest quadrant of the intersection of Van  
Buren Street and 45<sup>th</sup> Street.

Planning Area: 79            Zone: M-U-TC

Gross Acreage: 37.37    Date Accepted: 12/10/2021

Applicant: CT Building 4 LLC.

**Request: Secondary Amendment to Cafritz property at  
Riverdale Park development plan to allow a food hall  
within the M-U-TC table of uses.**

Planning Board Action Limit: @

STAFF RECOMMENDATION: @  
(HURLBUTT)

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

**A-9968-03 NATIONAL CAPITAL BUSINESS PARK**

Council District: 04    Municipality: None

Location: On the north side of Leeland Road, approximately  
3,178 feet west of the intersection of US 301.

Planning Area: 74A            Zone: E-I-A/R-S

Gross Acreage: 427.30    Date Accepted: 12/17/2021

Applicant: NCBP, LLC., c/o Manekin

**Request: Amend the current approved Basic Plan to  
reflect 5.5 million square feet of warehouse, distribution,  
office, light industrial and manufacturing.**

STAFF RECOMMENDATION: @  
(SIEVERS)

PGCPB AGENDA

2/10/2022

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

BOARD ACTION AND VOTE

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

**MR-2023F TPE MARYLAND SOLAR HOLDINGS, LLC**

Council District: 09 Municipality: None

Location: 11211 Tippet Road Clinton

Planning Area: 81B Zone: R-E

Gross Acreage: 16.87 Date Accepted: 12/15/2021

Applicant: TPE Maryland Solar Holdings, LLC

**Request: Development of a community solar project with solar array**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: @  
(OSEI)