

**LONG RANGE AGENDA**  
**March 24, 2022 – April 14, 2022**

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PGCPB AGENDA

3/24/2022

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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

5. **DEVELOPMENT REVIEW APPLICATION FEE UPDATE – This item was removed from the agenda**

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

6. **DSP-20003 MILL BRANCH CROSSING**  
(TCP) (AC)  
Council District: 04 Municipality: Bowie  
Location: In the northeast quadrant of the intersection of Mill Branch Road and US 301 (Robert Crain Highway).  
Planning Area: 71B Zone: C-S-C  
Gross Acreage: 70.11 Date Accepted: 12/28/2021  
Applicant: Green Branch, LLC  
**Request: Construction of 408 multifamily residential units and 190 single-family attached townhouse units.**

Planning Board Action Limit: 3/24/2022

STAFF RECOMMENDATION:

- DSP-20003 – APPROVAL with conditions
- TCP2-044-2021 – APPROVAL with conditions
- AC-21024 – APPROVAL

(BISHOP)

PGCPB AGENDA

3/24/2022

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

BOARD ACTION AND VOTE

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

7. **MR-2202F M-NCPPC HEADQUARTERS**  
Council District: 06 Municipality: None  
Location: 9401 Grand Boulevard  
Planning Area: 73 Zone: M-X-T/ D-D-O  
Gross Acreage: 3.29 Date Accepted: 2/22/2022  
Applicant: M-NCPPC  
**Request: A 347,000-square-foot office building and a six-story structured parking garage on a 3.3-acre site.**

Planning Board Action Limit: 4/22/2022

STAFF RECOMMENDATION: Transmit Recommendation to Applicant  
(PERRY)

PGCPB AGENDA  
3/31/2022

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

BOARD ACTION AND VOTE

VACATION PETITION (Inquiries call 301-952-3530)

5.       **V-21004 CRAFTSMAN (PART-OF) RIGHT-OF-WAY**  
**Petition to vacate 10,484 square feet of Craftsman Circle,**  
**an improved public right-of-way.**

Council District: 05    Municipality: Cheverly  
Location: Along craftsman circle cul-de-sac at the end of  
Schuster Drive.  
Planning Area: 69        Zone: I-1  
Gross Acreage: 0.20     Date Accepted: 2/22/2022  
Applicant: Craftsman's Circle LLC.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(VANTANDOOST)

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

6.       **SDP-2101 LOCUST HILL - ARCHITECTURE**  
Council District: 06    Municipality: None  
Location: ¼ of a mile east of the intersection of Oak Grove  
Road and Church Road.  
Planning Area: 79        Zone: R-L  
Gross Acreage: 4.60     Date Accepted: 1/27/2022  
Applicant: WBLH, LLC

**Request: Residential architecture for detached single  
family homes.**

Action must be taken on or before 4/7/2022.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(GUINN)

PGCPB AGENDA

4/7/2022

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. **4-21038 WOOD PROPERTY**  
(TCP) (VARIANCE) (VARIATION)  
Council District: 06 Municipality: None  
Location: On the northeast corner of the intersection of  
Presidential Parkway and MD 4 (Pennsylvania Avenue).  
Planning Area: 78 Zone: M-X-T/M-I-O  
Gross Acreage: 18.09 Date Accepted: 2/3/2022  
Applicant: CPWPG II, LLC  
**Request: 88 lots, 16 parcels, and 1 outparcel for  
development of 88 townhouse dwelling units.**

Planning Board Action Limit: 4/14/2022

STAFF RECOMMENDATION:

- 4-21038 – APPROVAL with conditions
- TCP1-011-2019-01 – APPROVAL with conditions
- VARIANCE - APPROVAL
- VARIATION - APPROVAL

(DIAZ-CAMPBELL)

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

6. **PRELIMINARY ADELPHI ROAD-UMGC/UMD  
PURPLE LINE STATION AREA SECTOR PLAN AND  
PROPOSED SECTIONAL MAP AMENDMENT**

Councilmanic District: 02, 03

**Request: Review the Analysis of Testimony for the  
Preliminary Adelphi Road-UMGC/UMD Purple Line  
Station Area Sector Plan and Proposed Sectional Map  
Amendment**

STAFF RECOMMENDATION: Direct staff to finalize the  
Resolution of Adoption for the Adelphi Road-UMGC/UMD  
Purple Line Station Area Sector Plan and Proposed Sectional  
Map Amendment

(PUNASE/CALOMESE/ROWE)

**TENTATIVE PGCPB AGENDA**

4/7/2022

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)

**4-21025 BROAD CREEK TOWNHOUSES AT  
HENSON CREEK TRANSIT VILLAGE**

(TCP)

Council District: 05 Municipality: None

Location: At the northwest corner of Oxon Hill Road and  
Livingston Road.

Planning Area: 80 Zone: O-S/R-T

Gross Acreage: 14.87 Date Accepted: 2/10/2022

Applicant: Abdulhussen Ejtemai

**Request: 81 lots and 7 parcels for 81 single-family  
attached dwelling units.**

Planning Board Action Limit: 4/21/2022

STAFF RECOMMENDATION:

- 4-21025 – @
- TCP1- 002-2022 – @

(GUPTA)

PGCPB AGENDA

4/14/2022

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. **RESOLUTION OF ADOPTION FOR THE  
PRELIMINARY ADELPHI ROAD-UMGC-UMD  
PURPLE LINE STATION AREA SECTOR PLAN  
AND PROPOSED SECTIONAL MAP  
AMENDMENT**

Councilmanic District: 02, 03

STAFF RECOMMENDATION: APPROVAL of the  
resolution to adopt the Adelphi Road-UMGC-UMD  
Purple Line Station Area Sector Plan and Proposed  
Sectional Map Amendment Preliminary and transmit to  
the District Council.  
(PUNASE/CALOMESE/ROWE)

PGCPB AGENDA

4/14/2022

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

BOARD ACTION AND VOTE

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

6. **PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC) PROGRAM**

**Request: Approval of four PAMC projects for FY22:**

**1. Berwyn Heights Pedestrian and Bicyclist Safety Improvement Action Plan**

Planning Area 67; Councilmanic District 3  
Municipality: Town of Berwyn Heights

**2. Capitol Heights Vacant Property Assessment Study**

Planning Area 75B; Councilmanic District 7  
Municipality: Town of Capitol Heights

**3. Greenbelt Strategic Wayfinding Plan**

Planning Area 67; Councilmanic District 4  
Municipality: City of Greenbelt

**4. Riverdale Park Street Tree Inventory and Management Plan**

Planning Area 68; Councilmanic District 3  
Municipality: Town of Riverdale Park

STAFF RECOMMENDATION: APPROVAL  
(SAMS/LUCKIN/STACHURA)