

LONG RANGE AGENDA
April 28, 2022 – May19, 2022

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PGCPB AGENDA

4/28/2022

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)

5. **NOTE: THIS ITEM WILL BE HEARD AT 10:15 A.M.**

CDP-0601-01 CASE YERGAT (WOODSIDE VILLAGE)

(TCP)

Council District: 06 Municipality: None

Location: On the southern side of Westphalia Road, approximately 2000 feet west of its intersection with Ritchie Marlboro Road.

Planning Area: 78

Zoning: LCD/MIO

Prior Zoning: R-M/M-I-O

Gross Acreage: 158.28 Date Accepted: 2/22/2022

Applicant: Edwards Family Partnership

Request: Up to 661 residential dwelling units, including 110-130 single-family attached dwellings (townhouses) and 516-531 single-family detached dwellings.

Planning Board Action Limit: 5/3/2022

STAFF RECOMMENDATION:

- CDP-0601-01 – APPROVAL with conditions
- TCP1-006-2022 – APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

4/28/2022

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)

6. **4-21017 HILLSIDE (FORMERLY FORT WASHINGTON RIDGE)**
(TCP) (VARIANCE)
Council District: 08 Municipality: None
Location: On the east side of Oxon Hill Road, at its intersection with Fort Foote Road.
Planning Area: 80
Zone: RR
Prior Zoning: R-R
Gross Acreage: 14.11 Date Accepted: 12/21/2021
Applicant: BGH Fort Washington
Request: 64 lots and 16 parcels for development of 64 single-family attached dwellings.

Planning Board Action Limit: 05/24/2022

STAFF RECOMMENDATION:

- 4-21017 – APPROVAL with conditions
- TCP1-020-2021 – APPROVAL with conditions
- VARIANCE – APPROVAL

(HEATH)

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

7. **DSP-95073-06 KAISER PERMANENTE LARGO MEDICAL CENTER**
(TCP-EXEMPT)
Council District: 06 Municipality: None
Location: In the southwest quadrant of the intersection of MD 202 (Landover Road) and Technology Way.
Planning Area: 73
Zoning: RTO-H-E
Zoning Prior: D-D-O/M-U-I
Gross Acreage: 14.71 Date Accepted: 2/22/2022
Applicant: A. Morton Thomas and Associates, Inc.
Request: Construction of 11,050 square feet of additions to an existing medical office building and an 80,000-square-foot addition to an existing parking garage.

Planning Board Action Limit: 5/3/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

PGCPB AGENDA
4/28/2022

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

BOARD ACTION AND VOTE

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

8. **MR-2120F SUTLAND HIGH SCHOOL REPLACEMENT**
Council District: 07 Municipality: District Heights
Location: At the intersection of MD 4 (Pennsylvania Avenue) and Silver Hill Road.
Planning Area: 75A
Zoning: RMF-20/RSF-65
Prior Zoning: R-18C/R-55
Gross Acreage: 42.39 Date Accepted: 3/3/2022
Applicant: Prince George's County Board of Education
Request: Construction of a new high school and associated site work.

Planning Board Action Limit: 4/28/2022

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(THOMPSON)

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

9. **4-21052 SUFFRAGE POINT**
(TCP-EXEMPT) (VARIATION)
Council District: 02 Municipality: Hyattsville
Location: On the west side of 40th Place, at its intersection with Gallatin Street.
Planning Area: 68
Zoning: RSF-65
Prior Zoning: D-D-O/R-55
Gross Acreage: 4.66 Date Accepted: 2/11/2022
Applicant: Werrlein Properties, LLC
Request: 41 lots and 4 parcels for 41 single-family attached homes.

Planning Board Action Limit: 6/30/2022

STAFF RECOMMENDATION:
• 4-21052 – APPROVAL with conditions
• VARIATION – APPROVAL
(DIAZ-CAMPBELL)

PGCPB AGENDA
4/28/2022

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

BOARD ACTION AND VOTE

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

10. **Renewal of four reservations will expire on June 30, 2022, at various locations. They consist of the following:**

Parcel A of Branch Avenue/Surratts Road
Interchange
Summit Creek

Parcel B, C, G, and E of Branch Avenue/Surratts Road
Interchange
Summit Creek

One Part of Lot 4, Northwest of US 301 and Village Drive
for the US 301 Upgrade
Bowling Heights

Parcel A and Parcel B of Mill Branch Road and Crain
Highway (US 301) for the proposed
F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL
(CAPERS/HOWERTON)

PGCPB AGENDA

5/5/2022

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

BOARD ACTION AND VOTE

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

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

**CDP-0505-02 NATIONAL CAPITAL BUSINESS PARK
(TCP)**

Council District: 04 Municipality: N/A

Location: On the north side of Leeland Road, approximately 3,178 feet west of US 301 (Crain Highway).

Planning Area: 74A

Zoning: LCD

Zoning Prior: R-S

Gross Acreage: 427.00 Date Accepted: 4/21/2021

Applicant: NCBP Property, LLC, c/o Manekin, LLC

Request: To increase total gross floor area from previously approved 3.5 to 5.5 million square feet

Planning Board Action Limit: 5/6/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(ZHANG)

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

6. **SDP-0614-H1 BEECH TREE EAST VILLAGE, LOT 6,
BLOCK U**

Council District: 06 Municipality: None

Location: On the west side of Sissinghurst Place, approximately 155 feet west of its intersection with Beech Tree Parkway.

Planning Area: 79

Zoning: LCD

Zoning Prior: R-S

Gross Acreage: 0.16 Date Accepted: 2/15/2022

Applicant: Michelle Clancy

Request: HMA request for 12 x 19 enclosure over existing deck.

Action must be taken on or before 5/9/2022.

STAFF RECOMMENDATION: APPROVAL
(BUTLER)

PGCPB AGENDA

5/5/2022

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 March 12, 2020 and is valid through April 2, 2022. Thomas H. Haller, by letter dated March 30, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through April 2, 2023.**

4-18031 ACCOKEEK PROPERTY

Council District: 09 Municipality: None

Location: Located along the east side of MD 210 (Indian Head Highway), approximately one mile south of the intersection of MD 210 and Farmington Road.

Planning Area: 84 Extension File Date: 03/30/2022

Zoning: RR Zoning Prior: R-R

Gross Acreage: 9.18

Applicant: ANFG Accokeek, LLC.

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

PGCPB AGENDA

5/5/2022

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)

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MARCH 3, 2022.**

4-21028 RICHARDSON SUBDIVISION

(TCP) (VARIANCE)

Council District: 09 Municipality: None

Location: Approximately 1,000 feet southeast from the intersection of Old Alexandria Ferry Road with Woodyard Road, at the terminus of Rammer Drive.

Planning Area: 81A

Zoning: RR/M-I-O

Zoning Prior: R-R/M-I-O

Gross Acreage: 6.35 Date Accepted: 12/16/2021

Applicant: Becker Building Company, LLC

Request: A conservation subdivision for six lots and one parcel for development of 6 single-family detached dwelling units.

Planning Board Action Limit: 5/20/2022

STAFF RECOMMENDATION:

- 4-21028 – APPROVAL with conditions
- TCP1-019-2021 – APPROVAL with conditions
- VARIANCE - 25-122(b)(1)(G) – APPROVAL

(GUPTA)

9. **4-21018 DCMC CAMPUS**

(TCP) (VARIANCE)

Council District: 03 Municipality: None

Location: At the northeast quadrant of the intersection of Good Luck Road and Hanover Parkway.

Planning Area: 67

Zoning: RSF-95

Zoning Prior: R-80

Gross Acreage: 40.04 Date Accepted: 3/3/2022

Applicant: Doctor's Hospital, Inc.

Request: One parcel for 1,129,390 square feet of institutional use (health campus).

Planning Board Action Limit: 5/12/2022

STAFF RECOMMENDATION:

- 4-21018 – @
- TCP1-007-2022 – APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) – APPROVAL

(GUPTA)

PGCPB AGENDA

5/5/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **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)

PGCPB AGENDA

5/12/2022

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

BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

5. **CP-19002 SWAN CREEK**

(VARIANCE)

Council District: 08 Municipality: None

Location: On the west side of Hatton Point Road, at its intersection with Riverview Place.

Planning Area: 80

Zoning: R-E

Zoning Prior: R-E

Gross Acreage: 1.33 Date Accepted: 2/1/2022

Applicant: Tchako Ngandjui

Request: Demolition of an existing single-family dwelling in the CBCA and construction of a new 2-story single-family residence.

STAFF RECOMMENDATION:

- CP-19002 – @
- VARIANCE 5b-121(e) – @

(LOCKHART)

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

6. **DSP-21019 ARCLAND SELF STORAGE**

(TCP)

Council District: 09 Municipality: None

Location: At the southeast quadrant of the intersection of Dangerfield Road and Woodyard Road.

Planning Area: 81A

Zoning: CGO/MIO

Zoning Prior: C-S-C/M-I-O

Gross Acreage: 5.65 Date Accepted: 2/22/2022

Applicant: McNamee Hosea

Request: Construction of a 3-story 198,606 square foot consolidated storage facility.

Planning Board Action Limit: 5/3/2022

STAFF RECOMMENDATION:

- DSP-21019 – APPROVAL with conditions
- TCP2-007-2018-01 – APPROVAL

(BUTLER)

PGCPB AGENDA

5/12/2022

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)

7. **4-20183 GROVE AT GLENARDEN SENIOR LIVING**
(TCP)
Council District: 06 Municipality: None
Location: On the north side of Oak Grove Road, at its intersection with Watkins Park Drive.
Planning Area: 74A
Zoning: RE
Zoning Prior: R-E
Gross Acreage: 6.40 Date Accepted: 2/15/2022
Applicant: CHI, Inc.
Request: One parcel for development of 164-unit apartment housing for elderly or physically handicap, and 622,352 square feet of existing institutional uses.

Planning Board Action Limit: 7/18/2022

STAFF RECOMMENDATION:

- 4-20183 – APPROVAL with conditions
- TCP1-006-02 – APPROVAL

(HEATH)

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

8. **DSP-18034-02 MELFORD TOWN CENTER**
(TCP)
Council District: 04 Municipality: Bowie
Location: At the intersection of Curie Drive and Melford Boulevard.
Planning Area: 71B
Zoning: TAC-E
Zoning Prior: M-X-T
Gross Acreage: 50.45 Date Accepted: 3/4/2022
Applicant: St. John Properties
Request: Approval of three architectural models for 205 single-family attached (townhouses), 44 two-family attached dwelling units, and construction of recreation amenities.

Planning Board Action Limit: 5/13/2022

STAFF RECOMMENDATION:

- DSP-18034-02 – APPROVAL with conditions
- TCP2-036-99-18 – @

(BISHOP)

PGCPB AGENDA

5/19/2022

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-4859 301 TOBACCO (MARLTON PLAZA)

Council District: 09 Municipality: None

Location: On the northbound side of US 301 (Robert S Crain Highway), south of its intersection with Fairhaven Avenue.

Planning Area: 82A

Zoning: CGO

Zoning Prior: C-S-C/R-P-C

Gross Acreage: 5.93 Date Accepted: 3/16/2022

Applicant: 301 Tobacco

Request: Special exception to allow a retail tobacco shop into an existing 1,750 square-foot space within Marlton Plaza Shopping Center.

STAFF RECOMMENDATION: @
(LOCKHART)

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

5. **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

Zoning: RSF-A/AG

Zoning Prior: O-S/R-T

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

Applicant: Abdulhussen Ejtemai

Request: 80 lots and 8 parcels for 80 single-family attached dwelling units.

Planning Board Action Limit: 6/30/2022

STAFF RECOMMENDATION:

- 4-21025 – @
- TCP1- 002-2022 – @

(GUPTA)

PGCPB AGENDA
5/19/2022

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

BOARD ACTION AND VOTE

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

6. **MR-2034F TPE MD PR270, LLC**

Council District: 08 Municipality: None

Location: 9004 Allentown Road.

Planning Area: 76B

Zoning: RE

Zoning Prior: R-E

Gross Acreage: 16.0 Date Accepted: 3/22/2022

Applicant: TPE Maryland Solar Holdings2, LLC.

**Request: Ground mounted community solar array on a
10.9-acre site**

Planning Board Action Limit: 5/19/2022

STAFF RECOMMENDATION: Transmit the Recommendation
to the Applicant
(HASAN)

7. **MR-2119F PEPCO - LIVINGSTON ROAD BATTERY
STORAGE**

Council District: 08 Municipality: None

Location: 7117 Livingston Road.

Planning Area: 76B

Zoning: RSF-65

Zoning Prior: R-55

Gross Acreage: 5.00 Date Accepted: 3/21/2022

Applicant: Pepco Holdings Inc.

**Request: Proposed Installation of a Battery Energy Storage
System (BESS)**

Planning Board Action Limit: 5/20/2022

STAFF RECOMMENDATION: Transmit Recommendation to
the Applicant
(OSEI)

PGCPB AGENDA

5/19/2022

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

BOARD ACTION AND VOTE

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

8. **UPDATE TO TRANSPORTATION REVIEW
GUIDELINES**

The Transportation Planning Section has completed Phase One of the update to the Transportation Review Guidelines (TRG). These updates reflect new transportation policies and procedures outlined in the new Zoning Ordinance and Subdivision Regulations pertaining to vehicular, pedestrian and bicycle adequacy.

**STAFF RECOMMENDATION: APPROVAL
(SMITH/CAPERS)**