

LONG RANGE AGENDA
June 2, 2022 – June 23, 2022

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PGCPB AGENDA

6/2/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

VACATION PETITION (Inquiries call 301-952-3530)

- 5A. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 5B (PGCPB NO. 2022-68).**

**V-22001 UNIVERSITY OF MARYLAND
SCIENCE AND TECHNOLOGY CENTER
(MARCONI DRIVE)**

**Petition to vacate a 1,885-square-foot portion of
Marconi Drive, an improved public right-of-way**

Council District: 04 Municipality: Bowie

Location: North of the intersection of Melford
Boulevard and Marconi Drive.

Planning Area: 71B

Zoning: TAC-E Prior Zoning: M-X-T

Gross Acreage: 0.043 Date Accepted: 3/29/2022

Applicant: St. John Properties, Inc.

Petitioner: Maryland Science and Technology Center II
LLC

STAFF RECOMMENDATION: APPROVAL
(VATANDOOST)

- 5B. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 5A (V-22001).**

**DRAFT RESOLUTION – CASE HEARD ON
JUNE 2, 2022**

PGCPB NO. 2022-68 - V-22001 UNIVERSITY OF
MARYLAND SCIENCE AND TECHNOLOGY
CENTER (MARCONI DRIVE)

STAFF RECOMMENDATION: APPROVAL
(VATANDOOST)

PGCPB AGENDA

6/2/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **4-21039 ECOGRADS**
(TCP-EXEMPT) (VARIATION)
Council District: 03 Municipality: City of College Park
Location: In the southeast quadrant of the intersection of
US 1 (Baltimore Avenue) and Quebec Street.
Planning Area: 66
Zoning: LTO-E Prior Zoning: M-U-I/D-D-O
Gross Acreage: 0.52 Date Accepted: 3/30/2022
Applicant: KindBild, LLC
**Request: One parcel for 123 multifamily dwelling units
and 2,300 square feet of commercial use.**

Planning Board Action Limit: 9/16/2022

STAFF RECOMMENDATION: APPROVAL of Request for
Continuance to June 30, 2022
(GUPTA)

7. **4-21060 LARGO PARCEL O**
(TCP)
Council District: 06 Municipality: None
Location: On the south side of Harry S. Truman Drive, east
of its intersection with Largo Drive West.
Planning Area: 73
Zoning: RTO-H-C
Prior Zoning: M-U-I
Gross Acreage: 3.67 Date Accepted: 3/31/2022
Applicant: Gateway Properties Largo, LLC
**Request: One parcel for development of 269 multifamily
dwelling units and 1,990 square feet of commercial use.**

Planning Board Action Limit: 6/9/2022

STAFF RECOMMENDATION:
• 4-21060 – APPROVAL with conditions
• TCP1-010-2022 – APPROVAL with conditions
(HEATH)

PGCPB AGENDA

6/2/2022

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. **4-21056 NATIONAL CAPITAL BUSINESS PARK (TCP)(VARIANCE)**
Council District: 04 & 06 Municipality: None
Location: On the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 (Robert S. Crain Highway).
Planning Area: 74A
Zoning: LCD/IE/AR
Prior Zoning: R-S/I-1/R-A
Gross Acreage: 427.30 Date Accepted: 3/31/2022
Applicant: NCBP Property, LLC
Request: 27 parcels for the development of 5.5 million square feet of industrial development.

Planning Board Action Limit: 6/10/2022

STAFF RECOMMENDATION:

- 4-21056 – APPROVAL with conditions
- TCP1-004-2021-03 – APPROVAL with conditions
- VARIANCE- 25-122(b)(1)(G) - APPROVAL (GUPTA)

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

9. **ADOPTED ADELPHI ROAD-UMGC-UMD PURPLE LINE STATION AREA SECTOR PLAN AND ENDORSED SECTIONAL MAP AMENDMENT (SMA) – REVIEW OF PROPOSED COUNCIL AMENDMENTS**

Review staff recommendations on the proposed Council amendments (identified on the Council Resolution) to the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed SMA.

Councilmanic District: 02, 03

STAFF RECOMMENDATION: Authorize Chairman to transmit comments to the Council on behalf of the Planning Board
(PUNASE/ROWE)

PGCPB AGENDA

6/9/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

3C. **BOWIE-MITCHELLVILLE AND VICINITY SMA BRIEFING**

Councilmanic District: 4, 6, and 9

Request: Briefing regarding the upcoming District Council initiation of the Bowie-Mitchellville and Vicinity Master Plan.

STAFF RECOMMENDATION: BRIEFING
(LESTER)

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

4D. **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

Zoning: CGO

Prior Zoning: 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: APPROVAL with
conditions
(LOCKHART)

PGCPB AGENDA

6/9/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-21047 CHANCE ACADEMY**
(TCP) (VARIANCE)
Council District: 06 Municipality: Bowie
Location: Southwest quadrant of the intersection of Fairview
Vista Drive and My Mollies Pride Drive.
Planning Area: 71A
Zoning: RE Prior Zoning: R-E
Gross Acreage: 9.90 Date Accepted: 3/17/2022
Applicant: O'Malley, Miles, Nylen & Gilmour
**Request: One parcel for a private school for a maximum
of 80 students.**

Planning Board Action Limit: 9/5/2022

STAFF RECOMMENDATION:

- 4-21047 – APPROVAL with conditions
- TCP1-008-2022 – APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) – APPROVAL
(GUPTA)

PGCPB AGENDA

6/9/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on February 2, 2006, and the Resolution was mailed out on February 28, 2006. Thomas H. Haller, on behalf of the applicant, requests a reconsideration hearing for Condition 4.a regarding transportation improvements. The request was granted at the Planning Board meeting of March 10, 2022. This hearing is on the merits of that request.**

4-05058 BANAN FOREST

Council District: 09 Municipality: None

Location: On the north side of Edison Lane, approximately 550 feet east of the intersection of Cheltenham Road and Edison Lane.

Planning Area: 81A Zone: R-R

Gross Acreage: 10.00 Date Received: 02/18/2022

Applicant: Timberlake Banan Forest, LLC

STAFF RECOMMENDATION: APPROVAL with amended findings and conditions
(HEATH)

PGCPB AGENDA
6/9/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **DSP-06015-01 CAPITOL HEIGHTS SHOPPING CENTER**
(TCP)

Council District: 06 Municipality: N/A

Location: South side of MD 214 (Central Avenue),
approximately 200 feet east of its intersection with Shady Glen
Drive.

Planning Area: 75A

Zoning: LTO-E/MIO

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

Gross Acreage: 27.77 Date Accepted: 1/20/2022

Applicant: ZP No. 141, LLC

**Request: Approval of an integrated shopping center with a
gross floor area of approximately 113,389 square feet.**

Planning Board Action Limit: 6/9/2022

STAFF RECOMMENDATION:

- DSP-06015-01 – APPROVAL with conditions
 - TCP2-009-09-01 – APPROVAL with conditions
- (BISHOP)

PGCPB AGENDA

6/16/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

3C. **2022 Briefing on the I-495 Southside Express Lanes Study**

This presentation is to provide a briefing to the Planning Board on the Virginia Department of Transportation's (VDOT) recently initiated I-495 Southside Express Lanes (SEL) Study.

STAFF RECOMMENDATION: BRIEFING
(BORDEN/HANCOCK/MARTIN)

PGCPB AGENDA

6/16/2022

Prince George's County Planning Department
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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 March 7, 2019 and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-18007 WOODMORE OVERLOOK COMMERCIAL

Council District: 05 Municipality: None
Location: In the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road.
Planning Area: 73 Zoning: M-X-T
Gross Acreage: 18.33 Extension File Date: @
Applicant: Woodmore Overlook Commercial, LLC.

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

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

6. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 7 (PGCPB NO. @).**

DSP-21049 LARGO PARCEL O - ETOD (TCP?)

Council District: 06 Municipality: None
Location: On the southeast quadrant of the intersection of Largo Drive, west of Harry S. Truman Drive.
Planning Area: 73
Prior Zoning: D-D-O/M-U-I Zoning: @
Gross Acreage: 3.66 Date Accepted: 4/21/2022
Applicant: Gateway Merchant Banking
Request: ETOD DSP for 269 multifamily dwelling units and 1,990 square feet of commercial/retail space

Planning Board Action Limit: 6/20/2022

STAFF RECOMMENDATION:

- DSP-21049 – @
 - TCP-@ – @
- (ZHANG)

PGCPB AGENDA

6/16/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

URBAN DESIGN SECTION ITEM (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (DSP-21049).**

DRAFT RESOLUTION – CASE HEARD ON JUNE 16, 2022

PGCPB NO. @ - DSP-21049 LARGO PARCEL O - ETOD

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

8. **DSP-21014 4100 LAUREL ROAD PROPERTY**
(TCP?)

Council District: 07 Municipality: None

Location: On the south side of Laurel Road, approximately 295 feet east of its intersection with Beech Road.

Planning Area: 76A

Prior Zoning: I-1 Zoning: I-E

Gross Acreage: 0.80 Date Accepted: 4/14/2022

Applicant: Wave Civil LLC.

Request: Proposed industrial storage yard.

Planning Board Action Limit: 6/23/2022

STAFF RECOMMENDATION:

- DSP-21014 – @
- TCP-@ – @

(BUTLER)

PGCPB AGENDA

6/16/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MAY 19, 2022.**

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 WSSC, 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

6/16/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 28, 2022 and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-17034 THE PRESERVE AT WESTPHALIA

Council District: 06 Municipality: None

Location: In the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road

Planning Area: 78

Zoning Prior: L-A-C/R-M Zoning: @

Gross Acreage: 63.66 Extension File Date: @

Applicant: Green Revolution Realty, LLC

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

THE PLANNING BOARD
MEETING OF
JUNE 23, 2022
HAS BEEN CANCELED