

**LONG RANGE AGENDA**  
**September 8, 2022 – September 29, 2022**

**4-05109 GOODMAN HEIGHTS..... 9**

**4-21047 CHANCE ACADEMY.....3, 4**

**4-21057 ALTA NEW CARROLLTON..... 8**

**4-22007 9113 BALTIMORE AVENUE..... 3**

**A-9802-C-01 KENWOOD VILLAGE..... 5**

**A-9803-C-01 KENWOOD VILLAGE..... 5**

**DPLS-22002 THE CASSIDY..... 6**

**DSP-21014 4100 LAUREL ROAD PROPERTY..... 2**

**DSP-21024 ECOGRADS..... 7**

**DSP-21045 THE CASSIDY.....6**

**DSP-22007 CHERRY LANE STORAGE.....7**

**DSP-22009 VISTA 95 LOGISTICS CENTER.....10**

**DSP-90001-02 WOOD PARTNERS ELLIN ROAD..... 10**

**June 2022 CYCLE OF AMENDMENTS,..... 11**

**SDP-8804-02 COLLINGTON CENTER (NASA FEDERAL CREDIT UNION)..... 2**

PGCPB AGENDA

9/8/2022

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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

5. **SDP-8804-02 COLLINGTON CENTER (NASA FEDERAL CREDIT UNION)**  
(TCP)  
Council District: 04 Municipality: None  
Location: On the eastern side of Prince George's Boulevard, approximately 400 feet north of its intersection with Trade Zone Avenue.  
Planning Area: 74A  
Prior Zone: E-I-A Zone: LCD  
Gross Acreage: 11.01 Date Accepted: 6/2/2022  
Applicant: O'Malley, Miles, Nylen, and Gilmour  
**Request: Construction of two 4-story office buildings and associated site improvements.**  
Action must be taken on or before 9/12/2022.

STAFF RECOMMENDATION:

- SDP-8804-02 – APPROVAL with conditions
  - TCP2-013-08-01 – APPROVAL with conditions
- (BUTLER)

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

6. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 7, 2022.**
- DSP-21014 4100 LAUREL ROAD PROPERTY**  
Council District: 07 Municipality: None  
Location: On the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road.  
Planning Area: 76A  
Prior Zone: I-1 Zone: IE  
Gross Acreage: 0.896 Date Accepted: 4/14/2022  
Applicant: Wave Civil LLC  
**Request: Development of an industrial storage yard.**

Planning Board Action Limit: 9/08/2022

STAFF RECOMMENDATION: APPROVAL with conditions  
(BUTLER)

PGCPB AGENDA

9/8/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **4-22007 9113 BALTIMORE AVENUE**  
(TCP-EXEMPT) (VARIATION)  
Council District: 03 Municipality: College Park  
Location: On the east side of US 1 (Baltimore Avenue),  
between Cherokee Street and Delaware Street.  
Planning Area: 66  
Prior Zone: M-U-I/D-D-O Zone: LTO-e  
Gross Acreage: 3.82 Date Accepted: 6/14/2022  
Applicant: RST Development c/o Scott Copeland  
**Request: One parcel for development of 331 multifamily  
dwelling units and 3,937 square feet of commercial use.**

Planning Board Action Limit: 9/23/2022

STAFF RECOMMENDATION:

- 4-22007 – APPROVAL with conditions
- VARIATION – 24-122(a) – APPROVAL  
(HEATH)

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

8. **NOTE: This Preliminary Plan of Subdivision was  
APPROVED by the Planning Board on July 7, 2022 and the  
Resolution was mailed out on August 2, 2022. Tamla  
Kirkland requests a reconsideration hearing for 4-21047.**

**4-21047 CHANCE ACADEMY**

Council District: 06 Municipality: None  
Location: Approximately 2,100 feet south of the intersection of  
Fairwood Parkway and Fairview Vista Drive.  
Planning Area: 71A  
Prior Zone: R-E Zone: RE  
Gross Acreage: 9.90 Date Accepted: 8/5/2022  
Applicant: Tamla Kirkland

STAFF RECOMMENDATION: DISCUSSION  
(GUPTA)

PGCPB AGENDA

9/8/2022

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

BOARD ACTION AND VOTE

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

9. **NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on July 7, 2022 and the Resolution was mailed out on August 2, 2022. Derek J. Baumgardner, on behalf of the applicant, requests a reconsideration hearing for 4-21047.**

**4-21047 CHANCE ACADEMY**

Council District: 06 Municipality: None

Location: Approximately 2,100 feet south of the intersection of Fairwood Parkway and Fairview Vista Drive.

Planning Area: 71A

Prior Zone: R-E Zone: RE

Gross Acreage: 9.90 Date Accepted: 8/9/2022

Applicant: Fairwood Community Association, Inc.

STAFF RECOMMENDATION: DISCUSSION  
(GUPTA)

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

10. **UPDATE TO TRANSPORTATION REVIEW GUIDELINES SUPPLEMENT**

The Transportation Planning Section is proposing minor technical corrections to the Transportation Review Guidelines (TRG) supplement and a revision to Section 2 (Requirements/Findings for Various Application Types) of the TRG to include special requirements for the Central US 1 Corridor Area.

STAFF RECOMMENDATION: APPROVAL  
(SMITH/CAPERS)

PGCPB AGENDA  
9/15/2022

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

BOARD ACTION AND VOTE

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

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

**NOTE: THIS CASE IS COMPANION WITH ITEM E (A-9803-C-01)**

**A-9802-C-01 KENWOOD VILLAGE**

Council District: 06 Municipality: None  
Location: On the southeast and southwest quadrants of the intersection of White House Road and Harry S. Truman Parkway.  
Planning Area: 78  
Zoning Prior: R-S Zoning: LCD  
Gross Acreage: 63.10 Date Accepted: 7/20/2022  
Applicant: BHC, Inc., c/o Mid-Atlantic Builders

**Request: To amend conditions 4, 7, 8, and 13 to allow for constructions of 124-one-family detached homes.**

STAFF RECOMMENDATION: @  
(LOCKHART)

4E. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

**NOTE: THIS CASE IS COMPANION WITH ITEM D (A-9802-C-01)**

**A-9803-C-01 KENWOOD VILLAGE**

Council District: 06 Municipality: None  
Location: On the southeast and southwest quadrants of the intersection of White House Road and Harry S. Truman Parkway.  
Planning Area: 78  
Zoning Prior: R-S Zoning: LCD  
Gross Acreage: 63.10 Date Accepted: 7/20/2022  
Applicant: BHC, Inc., c/o Mid-Atlantic Builders

**Request: To amend conditions 4, 7, 8, and 13 to allow for constructions of 124-one-family detached homes.**

STAFF RECOMMENDATION: @  
(LOCKHART)

PGCPB AGENDA

9/15/2022

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS CASE IS COMPANION WITH ITEM 6 (DPLS-22002).**

**DSP-21045 THE CASSIDY**

(TCP)

Council District: 06 Municipality: None

Location: East of the intersection of Wilberforce Court and Karen Boulevard.

Planning Area: 75A

Prior Zone: R-18 Zone: RSF-A

Gross Acreage: 13.14 Date Accepted: 6/7/2022

Applicant: KCG SSP Capital Heights, LLC

**Request: 175 multifamily dwelling units in three buildings.**

Planning Board Action Limit: 9/16/2022

STAFF RECOMMENDATION:

- DSP-21045 – APPROVAL with conditions
- TCP2-077-04-03 – APPROVAL with conditions

(BUTLER)

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

6. **NOTE: THIS CASE IS COMPANION WITH ITEM 5 (DSP-21045).**

**DPLS-22002 THE CASSIDY**

Council District: 06 Municipality: None

Location: East of the intersection of Wilberforce Court and Karen Boulevard.

Planning Area: 75A

Prior Zone: R-18 Zone: RSF-A

Gross Acreage: 13.14 Date Accepted: 6/7/2022

Applicant: KCG SSP Capital Heights, LLC

**Request: Departure from parking and loading spaces for 168 parking spaces.**

STAFF RECOMMENDATION: APPROVAL

(BUTLER)

PGCPB AGENDA

9/22/2022

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

BOARD ACTION AND VOTE

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

5. **DSP-21024 ECOGRADS**  
(TCP-EXEMPT)  
Council District: 03 Municipality: College Park  
Location: In the southeast quadrant of the intersection of Quebec Street and US 1 (Baltimore Avenue).  
Planning Area: 66  
Prior Zone: M-U-I/D-D-O Zone: APA-6/LTO-e  
Gross Acreage: 0.54 Date Accepted: 6/16/2022  
Applicant: Manzo Development  
**Request: Construction of 123 multifamily dwellings and 2,300 square feet of ground floor retail.**
- Planning Board Action Limit: 9/25/2022
- STAFF RECOMMENDATION: @  
(BISHOP)

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

6. **DSP-22007 CHERRY LANE STORAGE**  
(TCP)  
Council District: 01 Municipality: None  
Location: In the southwest quadrant of the intersection of Cherry Lane and Cherry Lane Court.  
Planning Area: 62  
Prior Zone: I-1 Zone: IE  
Gross Acreage: 2.33 Date Accepted: 6/13/2022  
Applicant: Cherry Lane Project, LLC  
**Request: Development of a 3-story, 108,273-square-foot consolidated storage facility with 895 units and a 1,200 square-foot office.**
- Planning Board Action Limit: 9/22/2022
- STAFF RECOMMENDATION:  
• DSP-22007 – @  
• TCP2-020-2022 – @  
(BUTLER)





PGCPB AGENDA

9/22/2022

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

BOARD ACTION AND VOTE

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

**NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on January 25, 2007 and the Resolution was mailed out on March 6, 2007. Thomas H. Haller requests a reconsideration hearing for 4-05109. The request was granted at the Planning Board meeting of July 7, 2022. This hearing is on the merits of that request.**

**4-05109 GOODMAN HEIGHTS**

Council District: 05 Municipality: None

Tier: Developing

Located on the north side of Crandall Road, approximately 350 feet east of its intersection with Gladys Court.

Planning Area: 70

Prior Zone: R-55 Zone: RSF-65

Gross Acreage: 11.76 Date Accepted: 6/15/2022

Applicant: William J. Goodman, Jr.

(HEATH)

PGCPB AGENDA

9/29/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

5. **DSP-90001-02 WOOD PARTNERS ELLIN ROAD (ETOD)**  
(TCP)

Council District: 03 Municipality: None  
Location: South of Ellin Road, approximately 330 feet east of  
Hanson Oaks Drive.  
Planning Area: 69  
Zoning Prior: C-O/M-X-T/T-D-O Zoning: RTO-H-C  
Gross Acreage: 3.71 Date Accepted: 7/13/2022  
Applicant: Alta New Carrollton Oz Holdings, LLC  
**Request: Development of 320 multifamily dwelling units in  
one building complex.**

Planning Board Action Limit: 10/12/2022

STAFF RECOMMENDATION:

- DSP-90001-02 – @
- TCP2-025-2022 – @

(ZHANG)

6. **DSP-22009 VISTA 95 LOGISTICS CENTER**  
(TCP)

Council District: 06 Municipality: None  
Location: On the north side of Westphalia Road, approximately  
450 feet west of its intersection with Poplar Drive.  
Planning Area: 78  
Zoning Prior: I-1/M-I-O Zoning: IE/MIO  
Gross Acreage: 53.21 Date Accepted: 7/26/2022  
Applicant: FV Flowers Road, LLC.  
**Request: Construction of two warehouse/distribution  
buildings that include a combined gross floor area of 373,835  
square feet.**

Planning Board Action Limit: 11/4/2022

STAFF RECOMMENDATION:

- DSP-22009 – @
- TCP2-026-2022 - @

(BISHOP)

PGCPB AGENDA

9/29/2022

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

BOARD ACTION AND VOTE

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

7. **June 2022 CYCLE OF AMENDMENTS,**  
**2018 Water and Sewer Service Area Changes**

CR-XX-2022 A Resolution Concerning the 2018 Water  
and Sewer Plan (June 2022 Cycle of Amendments)

STAFF RECOMMENDATION: APPROVAL of staff  
recommendations for transmittal to the County Council.  
(RAY)