

**LONG RANGE AGENDA**  
**September 15, 2022 – October 6, 2022**

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PGCPB AGENDA  
9/15/2022

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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 Ronald Road and Karen Boulevard.

Planning Area: 75A

Prior Zone: R-18/M-I-O Zone: RMF-20/MIO

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 Ronald Road and Karen Boulevard.

Planning Area: 75A

Prior Zone: R-18/M-I-O Zone: RMF-20/MIO

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: APPROVAL of Request for Continuance to September 29, 2022  
(BISHOP)

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

9/29/2022

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-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: APPROVAL of Request for  
Continuance to October 6, 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)

PGCPB AGENDA  
10/6/2022

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-21023 FOX CLUB APARTMENTS**  
(TCP EXEMPT)  
Council District: 07    Municipality: N/A  
Location: Approximately 1,400 feet east of the intersection of  
Brooks Drive and Marlboro Pike.  
Planning Area: 76B  
Zoning Prior: R-18        Zoning: RMF-20  
Gross Acreage: 11.81    Date Accepted: 7/7/2022  
Applicant: Brian Alford  
**Request: Proposed demolition of the existing pool and pool  
house and replacement with alternative recreational area.**
- Planning Board Action Limit: 10/16/2022
- STAFF RECOMMENDATION: @  
(BUTLER)

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

6.       **MR-2022-018 CHEVERLY PUBLIC WORKS COMPLEX**  
Council District: 5    Municipality: Town of Cheverly  
Location: 6401 Forest Road, Cheverly 20785  
Planning Area:69  
Zoning Prior: R-55        Zoning: ROS  
Gross Acreage: 12.42    Date Accepted: 8/8/2022  
Applicant: Town of Cheverly, Public Works  
**Request: Construction of a new 18,615 sf public works  
building, accessory structures and surface parking.**
- Planning Board Action Limit: October 6, 2022
- STAFF RECOMMENDATION: Accept Recommendations and  
Transmit to the Applicant  
(HASAN)

PGCPB AGENDA

10/6/2022

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

BOARD ACTION AND VOTE

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

**DSP-94052-03 BREIGHTON HILLS CONDOMINIUMS**

(TCP) (AC)

Council District: 08 Municipality: None

Location: 2,675 feet north of the intersection of Livingston Road and MD 210 (Indian Head Highway).

Planning Area: 76A

Prior Zone: R-30C Zone: RMF-12

Gross Acreage: 2.00 Date Accepted: 6/8/2022

Applicant: La Lomita LLC

**Request: Reapproval of the detailed site plan and revision to the layout to construct a cul-de-sac at the end of Marcy Avenue.**

Planning Board Action Limit: 11/3/2022

STAFF RECOMMENDATION:

- DSP-94052-03 – @
- TCPII-112-94-02 – @
- AC-95023-01 – @

(BISHOP)