

LONG RANGE AGENDA
March 4, 2021 – March 25, 2021

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PGCPB AGENDA

3/4/2021

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-4836 THE CHILDREN'S GUILD, PRE-SCHOOL

Council District: 01 Municipality: Berwyn Heights

Located in the northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road.

(PA 66)

(2.15 acres) R-55 Zone (12/10/2020)

The Children's Guild Inc., Applicant

Request: A special exception to accommodate a 120-student private school for preschool-aged students within an existing church and associated playground improvement.

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)

4E. **A-9968-02 NATIONAL CAPITAL BUSINESS PARK (a.k.a Willowbrook)**

Council District: 08 Municipality: None

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

Planning Area: 80 Zone: I-1/R-A/R-S

Gross Acreage: 442.30 Date Accepted: 12/22/2020

Applicant: Manekin

Request: Amendment to an approved Basic Plan, pursuant to Section 27-197(c), to replace residential land uses with employment and institutional uses.

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)

PGCPB AGENDA

3/4/2021

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

BOARD ACTION AND VOTE

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

5. **MR-2101F BUREAU OF ENGRAVING AND PRINTING REPLACEMENT**

Council District: 1 Municipality: N/A
Located: Beltsville Agricultural Research Center
Planning Area: 60
Zone: R-O-S (104.00 acres)
Date Accepted: 1/8/2021
Applicant: United States Department of the Treasury
Request: Proposed facility containing a new building of approximately 800,000 to 1,000,000 square feet with 1,200 space surface parking; a visitor center; and screening facilities for cars and trucks

Action must be taken on or before 3/4/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(OSEI)

CONSERVATION PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (ROSP-4663-02).**

CP-10005-01 ALICE FERGUSON FOUNDATION – HARD BARGAIN FARM

Council District: 09 Municipality: None
Located on north side of Bryan Point Road approximately 2.4 miles west of Farmington Road. (PA 83)
O-S/R-C-O Zones (18.00 acres) (12/10/2020)
Alice Ferguson Foundation, Applicant
Request: Limited minor amendment to eleemosynary institution.

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)

PGCPB AGENDA

3/4/2021

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (CP-10005-01).**

ROSP-4663-02 ALICE FERGUSON FOUNDATION

Council District: 09 Municipality: None

Located on the north side of Bryan Point Road, approximately 2.4 miles west of Farmington Road. (PA 83)
O-S/R-C-O Zones (18.00 acres) (12/10/2020)

Alice Ferguson Foundation, Applicant

Request: Revision of Site Plan to remove previously approved 12,240-square-foot educational building and replace it with 2,400-square-foot open air pavilion and associated parking modifications.

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)

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

8. **DSP-14028-04 PRINCE GEORGES COUNTY REGIONAL HOSPITAL**

Council District: 06 Municipality: None

Located at the intersection of Harry S. Truman Drive and Health Care Way, approximately 256 feet south of Medical Center Drive. (PA 73)

M-X-T/-D-D-O Zones (77.83 acres) (12/14/2021)

Dimensions Health Corporation, Applicant

Request: A comprehensive signage package for the hospital campus.

Action must be taken on or before 3/9/2021.

STAFF RECOMMENDATION: APPROVAL with conditions
(ZHANG)

PGCPB AGENDA

3/4/2021

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)

9. **4-19011 TOWNES AT BRANDYWINE CROSSING**
(TCP)
Council District: 09 Municipality: None
Location: East of the intersection of U.S. 301 and
Matapeake Business Drive.
Planning Area: 85A Zone: I-1
Gross Acreage: 18.58 Date Accepted: 12/17/2020
Applicant: Foulger-Pratt Development, LLC
**Request: 170 lots and 23 parcels for the development of
single-family attached dwellings.**
Planning Board Action Limit: 3/12/2021

STAFF RECOMMENDATION:

- 4-19011 – APPROVAL with conditions
- TCP1-023-2020 – APPROVAL with conditions

(GUPTA)

TENTATIVE PGCPB AGENDA

3/11/2021

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

BOARD ACTION AND VOTE

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

- 3C. **ACTIVE TRANSPORTATION ADVISORY GROUP (ATAG)**
Briefing and discussion of the Countywide Transportation Planning Section's reinitiated Bicycle Trails Advisory Group. Staff will provide updated information regarding ATAG schedule, purpose statement, and expected outcomes.

Council Districts: All

STAFF RECOMMENDATION: Hold a briefing and Q&A session with the Planning Board (JACKSON/BARNETT-WOODS)

PGCPB AGENDA

3/11/2021

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-20046 2914 WESTBROOK LANE PROPERTY**

(TCP) (VARIANCE)

Council District: 06 Municipality: None

Location: 2914 Westbrook Lane, Bowie

Planning Area: 74A Zone: R-A

Gross Acreage: 2.20 Date Accepted: 1/4/2021

Applicant: Chesapeake Custom Builders, LLC

Request: Limited Detailed Site Plan for a single-family detached residence within the APA-3M area.

Planning Board Action Limit: 3/15/2021

STAFF RECOMMENDATION:

- DSP-20046 - APPROVAL with conditions
- TCP-2-00-2021 - APPROVAL with conditions
- VARIANCE (WCO) - APPROVAL

(BUTLER)

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

6. **4-17022 SPIRIT OF GOD DELIVERANCE CHURCH**

(TCP) (VARIANCE)

Council District: 06 Municipality: None

Located on the south side of Westphalia Road at its intersection with Melwood Road. (PA 78)

C-S-C/R-M/R-R Zones (5.27 acres) (10/15/2020)

Annette Dreher, Applicant

Request: Two parcels and one outparcel for development of an 18,112-square-foot church.

Action must be taken on or before 3/19/2021.

STAFF RECOMMENDATION:

- 4-17022 – APPROVAL with conditions
- TCP1-019-2020 – APPROVAL with conditions
- VARIANCE – APPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

3/11/2021

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

BOARD ACTION AND VOTE

SPECIAL PERMIT (Inquiries call 301-952-3470)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DSP-20013).**

SP-200002 ST. JOSEPH'S HOUSE

Council District: 02 Municipality: Hyattsville

Location: 4000 Oliver Street Hyattsville

Planning Area: 68 Zone: R-55/D-D-O

Gross Acreage: 0.18 Date Accepted: 1/4/2021

Applicant: St. Joseph's House, LTD

Request: Single-family dwelling with family day care.

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (SP-200002).**

DSP-20013 ST. JOSEPH'S HOUSE

(TCP-Exempt)

Council District: 02 Municipality: Hyattsville

Location: 4000 Oliver Street, Hyattsville.

Planning Area: 68 Zone: R-55/D-D-O

Gross Acreage: 0.18 Date Accepted: 1/4/2021

Applicant: St. Joseph's House, LTD

Request: Single-family dwelling with family day care.

Planning Board Action Limit: 3/15/2021

STAFF RECOMMENDATION: APPROVAL with conditions
(BOSSI)

TENTATIVE PGCPB AGENDA

3/11/2021

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

BOARD ACTION AND VOTE

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

9. **FY 2021 HISTORIC PROPERTY GRANT
PROGRAM AWARD RECOMMENDATIONS**

Council District: 2, 3, 4, 5, 6, 8, 9

STAFF RECOMMENDATION: Approval of Historic
Preservation Commission's Historic Property Grant
Program Award recommendations.
(TANA/ BERGER)

TENTATIVE PGCPB AGENDA

3/18/2021

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

BOARD ACTION AND VOTE

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

5. **2018 WATER AND SEWER SERVICE AREA
CHANGES, DECEMBER 2020 CYCLE OF
AMENDMENTS
CR-XX-2021**

STAFF RECOMMENDATION: APPROVAL of staff
comments for transmittal to the County Council.
(THOMPSON)

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

6. **4-19014 COLLINGTON NASA-FCU
(TCP)
Council District: 04 Municipality: None
Location: East side of Prince George's Boulevard,
approximately 370 feet north of Trade Zone Avenue.
Planning Area: 74A Zone: E-I-A
Gross Acreage: 11.00 Date Accepted: 12/29/2020
Applicant: NASA Federal Credit Union
**Request: Two lots for 133,176 square feet of commercial
development.****

Planning Board Action Limit: 5/24/2021

STAFF RECOMMENDATION:

- 4-19014 - @
- TCP1-024-2020 - @

(GUPTA)

PGCPB AGENDA

3/18/2021

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. **4-19050 MILL BRANCH CROSSING**
(TCP) (VARIANCE) (VARIATION)
Council District: 04 Municipality: Bowie
Located at the northeast quadrant of the intersection of
Mill Branch Road and MD 301 (Crain Highway). (PA 71B)
C-S-C Zone (70.10 acres) (10/22/2020)
GBR Mill Branch LLC & Green Branch, LLC, Applicants
**Request: 190 lots and 39 parcels for the development of
77,635 square feet of retail/office, a 150-room hotel, 190
townhouse units, and 408 multifamily apartments.**

Action must be taken on or before 3/25/2021.

STAFF RECOMMENDATION:

- 4-19050 - @
- TCP1-020-2020 - @
- VARIANCE - @
- VARIATION - @

(DIAZ-CAMPBELL)

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DDS-672).**

DSP-04067-10 WOODMORE COMMONS

(TCP?)

Council District: 05 Municipality: Glenarden

Location: At the northeast quadrant of the intersection of MD
202 (Landover Road) and St. Joseph's Drive.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 17.24 Date Accepted: 12/30/2020

Applicant: Balk Hill Ventures, LLC

**Request: Approximately 72,000 square feet of Retail office
and service commercial uses.**

Planning Board Action Limit: 3/18/2021

STAFF RECOMMENDATION:

- DSP-04067-10 – APPROVAL with conditions
- TCP- - @

(ZHANG)

PGCPB AGENDA

3/18/2021

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-04067-10).**

DDS-672 WOODMORE COMMONS

Council District: 05 Municipality: Glenarden
Location: At the northeast quadrant of the intersection of MD 202 (Landover Road) and St. Joseph's Drive.
Planning Area: 73 Zone: M-X-T
Gross Acreage: 17.24 Date Accepted: 12/30/2020
Applicant: Balk Hill Ventures, LLC
Request: Departure from design standards to reduce parking space size to 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

10. **4-19012 ENCLAVE AT WESTPHALIA**
(TCP)(VARIANCE)
Council District: 06 Municipality: None
Location: 4620 Melwood Road Upper Marlboro
Planning Area: 78 Zone: M-X-T
Gross Acreage: 68.70 Date Accepted: 1/7/2021
Applicant: Braveheart Land, LLC
Request: 352 single-family attached dwelling units.

Planning Board Action Limit: 5/27/2021

STAFF RECOMMENDATION:

- 4-19012 - @
- TCP-2020 - @
- VARIANCE - @

(HEATH)

TENTATIVE PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

3@. **COUNTYWIDE PARKING POLICIES**

Council Districts: All

Request: Briefing of current parking policies to support efficient supply and management of off-street parking for development applications and a status update of the Takoma-Langley parking study.

STAFF RECOMMENDATION: Hold a briefing and Q&A session with the Planning Board
(BENSON/ BARNETT-WOODS /HARTSFIELD)

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

3@. **OVERVIEW OF PLACEMAKING SECTION PROJECTS**

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/GREENE/HARTSFIELD)

TENTATIVE PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

3@. **OVERVIEW OF NEIGHBORHOOD
REVITALIZATION SECTION PROJECTS**

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(MIEROW/STACHURA)

TENTATIVE PGCPB AGENDA

3/25/2021

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-4830 8230 SCHULTZ ROAD SENIOR HOUSING

Council District: 09 Municipality: None

Location: 8230 Schultz Road Clinton

Planning Area: 81A Zone: R-80

Gross Acreage: 3.53 Date Accepted: 1/6/2021

Applicant: 8230 Schultz Road, LLC

Request: Special exception for apartment dwellings for the elderly.

STAFF RECOMMENDATION: @
(SIEVERS)

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TENTATIVE PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

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

**CDP-9306-H2 VILLAGES AT PISCATAWAY,
GLASSFORD VILLAGE, LOT 4 BLOCK B**

Council District: 09 Municipality: None

Location: On the north side of Hidden Forest Drive,
approximately 212 feet west of Hardy Tavern Drive.

Planning Area: 84 Zone: R-L

Gross Acreage: 0.17 Date Accepted: 1/26/2021

Applicant: Michelle Clancy

**Request: Construction of 12 feet by 29 feet deck within
the rear yard setback of an existing single-family
detached dwelling.**

Planning Board Action Limit: 4/6/2021

STAFF RECOMMENDATION: APPROVAL with
conditions
(BISHOP)

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

CSP-20002 TERRAPIN HOUSE

Council District: 03 Municipality: College Park

Located on the north side of Hartwick Road, between Yale
Avenue and Baltimore Avenue. (PA 66)

D-D-O/M-U-I/R-18/R-55 Zones (0.89 acre) (10/29/2020)

Gerardo Perez, Applicant

**Request: To rezone all lots to M-U-I Zone and develop
mixed uses for 10,000 to 15,000 square feet of
commercial/retail and 160 to 175 multifamily
residential units.**

Action must be taken on or before 4/2/2021.

STAFF RECOMMENDATION: @
(BOSSI)

TENTATIVE PGCPB AGENDA

3/25/2021

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)

4-20010 JIFFY LUBE FORT WASHINGTON

(TCP) (VARIATION)

Council District: 08 Municipality: None

Location: 11906 Livingstone Road Fort Washington

Planning Area: 80 Zone: C-S-C

Gross Acreage: 2.16 Date Accepted: 1/5/2021

Applicant: Fort Washington Site Associates, LLC

Request: Resubdivision of one parcel to add 3,500 square feet of commercial floor area; 14,355 square feet total.

Planning Board Action Limit: 5/25/2021

STAFF RECOMMENDATION:

- 4-20010 -
- TCP1-001-2021 -
- VARIATION -

(DIAZ-CAMPBELL)

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

TOWN OF RIVERDALE PARK MIXED-USE TOWN CENTER LOCAL DESIGN REVIEW COMMITTEE MEMBERSHIP

Council District: 3; Council Chair Dannielle M. Glaros

Request: Recommendation for appointments/re-appointments to the Town of Riverdale Park Mixed-Use Town Center Local Design Review Committee

STAFF RECOMMENDATION: APPROVAL

of the nominees to serve on the Town of Riverdale Park Mixed-Use Town Center Local Design Review Committee (SAMS)

PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

**CITY OF MOUNT RAINIER MIXED-USE TOWN
CENTER DESIGN REVIEW COMMITTEE
MEMBERSHIP**

Council District: 2; Councilmember Deni Taveras

**Request: Recommendation for appointments/re-
appointments to the City of Mount Rainier Mixed-Use
Town Center Design Review Committee**

STAFF RECOMMENDATION: APPROVAL
of the nominees to serve on the City of Mount Rainier
Mixed-Use Town Center Design Review Committee
(SAMS)