

**LONG RANGE AGENDA**  
**March 25, 2021 – April 15, 2021**

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PGCPB AGENDA  
3/25/2020

Office of the Secretary-Treasurer  
Joseph C. Zimmerman, Secretary-Treasurer

BOARD ACTION AND VOTE

DEPARTMENT OF FINANCE ITEM

3C. **JANUARY 31, 2021 PROJECTIONS**

STAFF RECOMMENDATION: INFORMATION  
(ZIMMERMAN)

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)

3D. **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)

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

Councilmanic Districts: All

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(DODGSHON/GREENE)

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)

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

Councilmanic Districts: All

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(MIEROW/STACHURA)

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: APPROVAL to Transmit  
Technical Staff Report to the ZHE  
(SIEVERS)

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)

5. **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)

6. **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)

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)

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

**NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. @).**

**CDP-9306-LUSBY VILLAGE EAST, LOT 4 BLOCK B (GUNN DECK)**

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)

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (CDP-9306-H2).**

**DRAFT RESOLUTION – CASE HEARD ON MARCH 25, 2021**

PGCPB NO. @ - CDP-9306-H2 – LUSBY VILLAGE EAST, LOT 4 BLOCK B (GUNN DECK)

STAFF RECOMMENDATION: APPROVAL (BISHOP)

PGCPB AGENDA

3/25/2021

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

BOARD ACTION AND VOTE

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

9. **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: APPROVAL with  
conditions  
(BOSSI)



PGCPB AGENDA

4/1/2021

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)

5. **DDS-674 WELLSPRING MANOR & SPA**  
Council District: 06 Municipality: None  
Location: South of Route 214 (Central Avenue), northeast of Route 202 (Largo road), west of Route 193 (Watkins Park Drive), and Watkins Regional Park.  
Planning Area: 73 Zone: R-R  
Gross Acreage: 7.35 Date Accepted: 1/26/2021  
Applicant: Wellspring Manor & Spa  
**Request: Departure from design standards to allow an 8-foot reduction in driveway width for a bed and breakfast.**

STAFF RECOMMENDATION: @  
(BRADEN IV)

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

6. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**  
**NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 7 (PGCPB NO. @).**

**CDP-0302-H1 BALMORAL, LOT 24 BLOCK C - VALA DECK**  
(TCP)  
Council District: 06 Municipality: None  
Location: On the south side of Governors Park, approximately 2,160 feet west of its intersection with US 301 (Robert S Crain Highway).  
Planning Area: 79 Zone: R-S  
Gross Acreage: 0.22 Date Accepted: 2/11/2021  
Applicant: Carine Vala  
**Request: An addition of a deck to an existing single-family home.**

Planning Board Action Limit: 4/22/2021

STAFF RECOMMENDATION: @  
(BUTLER)

PGCPB AGENDA

4/1/2021

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (CDP-0302-H1).**

**DRAFT RESOLUTION – CASE HEARD ON  
APRIL 1, 2021**

PGCPB NO. @ - CDP-0302-H1 BALMORAL, LOT 24  
BLOCK C - VALA DECK

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

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

8. **CSP-07001-03 WESTPHALIA ROW**  
Council District: 06 Municipality: None  
Location: On the southwest corner of the intersection of  
Ritchie Marlboro Road and Sansbury Road.  
Planning Area: 78 Zone: M-X-T  
Gross Acreage: 20.67 Date Accepted: 2/5/2021  
Applicant: Westphalia Row Partners, LLC  
**Request: Remove 10,000 square feet of retail/office use in  
Phase III and replace it with 19 townhouses.**

Planning Board Action Limit: 4/16/2021.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(ZHANG)

PGCPB AGENDA

4/8/2021

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-20031 ASPEN - MARYLAND**  
(TCP – EXEMPT)  
Council District: 03 Municipality: College Park  
Location: On the north and south sides of the intersection of  
Knox Road and Guilford Road.  
Planning Area: 66 Zone: M-U-I/D-D-O  
Gross Acreage: 0.85 Date Accepted: 2/2/2021  
Applicant: York Acquisitions, Inc.  
**Request: Construction of 129 multifamily dwelling units and  
2,080 square foot of commercial/retail space in two buildings.**
- Planning Board Action Limit: 4/13/2021
- STAFF RECOMMENDATION: @  
(BISHOP)

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

6. **4-19044 METRO CITY**  
(TCP)(VARIATION)  
Council District: 07 Municipality: N/A  
Location: 4,000 feet southwest from the intersection of MD 214  
(Old Central Avenue) and Addison Road.  
Planning Area: 75A Zone: M-X-T  
Gross Acreage: 39.68 Date Accepted: 1/26/2021  
Applicant: Metro City, LLC (Kushner Investment)  
**Request: 72 lots and 11 parcels for single-family attached  
development, 1,221 multi-family units and 147,400 square  
foot of retail.**
- Planning Board Action Limit: 6/15/2021
- STAFF RECOMMENDATION:
- 4-19044 - @
  - TCP-004-2017 - @
  - VARIATION- 24-121(a)(3) - @
- (HEATH)

TENTATIVE PGCPB AGENDA

4/8/2021

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

BOARD ACTION AND VOTE

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

7. **Proposed Designation of two Prince George's County Historic Sites: Jones-Sheridan House (Documented Property 68-010-79)**, 5103 42<sup>nd</sup> Avenue, Hyattsville, and **Hierling House (Documented Property 68-010-93)**, 4230 Oglethorpe Street, Hyattsville, based on Historic Preservation Commission recommendations (December 15, 2020) and joint public hearing with County Council (February 23, 2021) and pursuant to Subtitle 29-120.01.

STAFF RECOMMENDATION: Recommendation of APPROVAL to County Council of two proposed historic site designations and of proposed letter transmitting Planning Board action  
(BERGER/GROSS)

**TENTATIVE PGCPB AGENDA**

4/15/2021

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-4838 GROVE AT GLENARDEN SENIOR LIVING**

Council District: 08 Municipality: None

Location: 700 Watkins Park Drive Upper Marlboro

Planning Area: 76A Zone: R-E

Gross Acreage: 9.05 Date Accepted: 1/21/2021

Applicant: First Baptist Church of Glenarden

**Request: Special Exception to permit a 4-story, 164-unit apartment housing for the elderly.**

STAFF RECOMMENDATION: @  
(SIEVERS)

**TENTATIVE PGCPB AGENDA**

4/15/2021

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

BOARD ACTION AND VOTE

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

**BALTIMORE-WASHINGTON SUPERCONDUCTING  
MAGLEV DRAFT ENVIRONMENTAL IMPACT  
STATEMENT**

Council Districts: All

**Request: Transmit comments to the Federal Railroad Administration (FRA) and the Maryland Department of Transportation (MDOT) on the Baltimore-Washington Superconducting MagLev (SCMAGLEV) Project Draft Environmental Impact Statement (DEIS). These comments were developed in conjunction with the Department of Parks and Recreation.**

STAFF RECOMMENDATION: TRANSMIT COMMENTS  
(BORDEN/HANCOCK/MARTIN/CONNELLY)

**TENTATIVE PGCPB AGENDA**

4/15/2021

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-0505-01 NATIONAL CAPITAL BUSINESS PARK  
(TCP?)**

Council District: 04 Municipality: None

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

Planning Area: 74A Zone: R-S

Gross Acreage: 427.00 Date Accepted: 1/5/2021

Applicant: Manekin

**Request: Approximately 3.5 million square feet of  
employment and institutional uses**

Planning Board Action Limit: 04/15/2021

STAFF RECOMMENDATION: @  
(ZHANG)

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

**4-20021 BRANDYWINE WOODS  
(TCP) (VARIANCE) (VARIATION)**

Council District: 09 Municipality: None

Location: On west side Tower Road, approximately 400 feet  
from its intersection with MD 381 (Brandywine Road). Planning  
Area: 85B Zone: R-R

Gross Acreage: 106.62 Date Accepted: 12/8/2020

Applicant: Tower Terra, LLC.

**Request: 165 lots and 17 parcels for the development of 165  
single-family detached dwellings in an environmental  
conservation subdivision.**

Planning Board Action Limit: 5/17/2021

STAFF RECOMMENDATION:

- 4-20021 - @
- TCP1-022-2020 - @
- VARIATION - @
- VARIANCE - @

(DIAZ-CAMPBELL)

**TENTATIVE PGCPB AGENDA**

4/15/2021

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)**

**4-20022 VISTA GARDENS WEST**

(TCP)

Council District: 05 Municipality: None

Location: Northeast corner of the intersection of MD 704 (Martin Luther King Jr. Highway) and Business Parkway.

Planning Area: 70 Zone: M-X-T

Gross Acreage: 6.80 Date Accepted: 2/12/2021

Applicant: Lanham Development Group, LLC

**Request: 13 parcels for 51 single-family attached dwellings and 14,881 square feet of commercial development.**

Planning Board Action Limit: 4/23/2021

STAFF RECOMMENDATION:

- 4-20022 - @
- TCP1-048-96-03 - @

(HEATH)

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

**4-20024 WESTPHALIA ROW**

(TCP)

Council District: 06 Municipality: None

Location: Southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road.

Planning Area: 78 Zone: M-X-T

Gross Acreage: 1.23 Date Accepted: 1/29/2021

Applicant: Westphalia Row Partners, LLC

Request: Subdivide Parcel Q into 19 townhouse lots and 4 HOA parcels.

Planning Board Action Limit: 6/18/2021

STAFF RECOMMENDATION:

- 4-20024 - @
- TCP1-33-07-05 - @
- VARIATION – 24-121(a)(4) - @
- VARIATION – 24-128(b)(12) - @
- VARIATION – 24-122(a) - @
- VARIATION – 24-128(b)(7)(A) - @

(GUPTA)