

LONG RANGE AGENDA
May 6, 2021 – May 27, 2021

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TENTATIVE PGCPB AGENDA
5/6/2021

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)

5. **4-20013 KATHMANDU VILLAGE**
(TCP)
Council District: 06 Municipality: None
Location: On the west side of Alberta Drive, approximately 940 feet north of its intersection with Ritchie Road.
Planning Area: 75A Zone: M-I-O/R-80
Gross Acreage: 11.47 Date Accepted: 3/3/2021
Applicant: Kathmandu Village
Request: 30 lots and 4 parcels for development of 30 single-family detached dwellings.

Planning Board Action Limit: 5/12/2021

STAFF RECOMMENDATION:

- 4-20013 - APPROVAL with conditions
- TCP1-003-2021 - APPROVAL with conditions
- VARIANCE - APPROVAL

(DIAZ-CAMPBELL)

6. **4-20023 ADDITION TO DEER PARK HEIGHTS**
(TCP – EXEMPT)
Council District: 07 Municipality: None
Location: on the northeast quadrant at the intersection of Deer Park Drive and Akron Street.
Planning Area: 76A Zone: R-35
Gross Acreage: 0.77 Date Accepted: 3/3/2021
Applicant: West Holdings, LLC
Request: 8 lots for development of 8 one-family semidetached dwellings.

Planning Board Action Limit: 5/12/2021.

STAFF RECOMMENDATION: APPROVAL with conditions
(HEATH)

PGCPB AGENDA

5/6/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **SDP-1701-05 TIMOTHY BRANCH**

(TCP)

Council District: 09 Municipality: None

Location: south side of MD 381 (Brandywine Road),
approximately 1,000 feet east of its intersection with Short
Cut Road.

Planning Area: 85A Zone: R-M

Gross Acreage: 54.24 Date Accepted: 3/2/2021

Applicant: Timothy Branch Inc.

**Request: Development of 253 dwelling units within the
R-2 and RM-4 areas.**

Action must be taken on or before 5/11/2021.

STAFF RECOMMENDATION:

- SDP-1701-05 - APPROVAL with conditions
- TCP2-068-93-07 - APPROVAL with conditions
(BOSSI)

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

8. **DSP-20015 FREEWAY AIRPORT**

(TCP) (AC)

Council District: 06 Municipality: Bowie

Location: On the southwest quadrant of the intersection of
US 50 (John Hanson Highway) and Church Road.

Planning Area: 74A Zone: R-A

Gross Acreage: 131.50 Date Accepted: 2/12/2021

Applicant: Freeway Realty, LLC

**Request: Infrastructure DSP for 416 single-family
attached and 93 single-family detached units for a total of
509 units.**

Planning Board Action Limit: 5/6/2021

STAFF RECOMMENDATION:

- DSP-20015 - APPROVAL with conditions
- TCP2-005-2021 - APPROVAL with conditions
- AC - 21003 - APPROVAL
(ZHANG)

PGCPB AGENDA

5/6/2021

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. **MR-2105F GODDARD SPACE FLIGHT CENTER (NASA) MASTER PLAN**
Council District 4 Municipality: N/A
General Plan: Established Communities
Located: PA 67
Zone: R-O-S
Date Accepted: 3/10/2021
Applicant: (NASA) Goddard Space Flight Center at Greenbelt

Request: This is a referral from the National Capital Planning Commission (NCPC) to review a draft master plan update to the 2003 Master Plan for the Goddard Space Flight Center (NASA).

Action must be taken on or before 5/6/2021.

STAFF RECOMMENDATION: Transmit staff report to the applicant
(OSEI)

10. **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)

PGCPB AGENDA

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Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSP-20041 SUTTLAND CARWASH**

(TCP)

Council District: 07 Municipality: Morningside

Location: On the west side of Suitland Road, approximately 417 feet north of its intersection with Marianne Drive.

Planning Area: 76A Zone: C-M

Gross Acreage: 2.73 Date Accepted: 3/4/2021

Applicant: Andre Reveley

Request: Proposing the development of a carwash.

Planning Board Action Limit: 5/13/2021

STAFF RECOMMENDATION:

- DSP-20041 – APPROVAL with conditions
- TCP-@ - APPROVAL

(BUTLER)

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

6. **4-19006 CLINTON MARKET PLACE NORTH**

(TCP)

Council District: 09 Municipality: None

Location: Southwest quadrant of the intersection of Piscataway Road and Brandywine Road.

Planning Area: 81A Zone: M-X-T

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Piscataway Clinton, LLC

Request: 123 lots and 22 parcels for single-family attached development, 108 multi-family units, and 19,178 square feet of commercial development.

Planning Board Action Limit: 5/18/2021

STAFF RECOMMENDATION:

- 4-19006 - @
- TCP1-002-2019-01 - @
- VARIATION – 24-128(b)(7) - @
- VARIATION – 24-121(a)(3) - @

(HEATH)

TENTATIVE PGCPB AGENDA

5/13/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4-20008 HEPPE PROPERTY

(TCP) (VARIANCE)

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road, west of the intersection with Melwood Road.

Planning Area: 78 Zone: R-R/M-I-O

Gross Acreage: 3.82 Date Accepted: 3/8/2021

Applicant: Strittmatter Land, LLC

Request: 37 lots and 5 parcels for the development of 37 townhouse units.

Planning Board Action Limit: 5/17/2021

STAFF RECOMMENDATION:

- 4-20008 - @
- TCP1-005-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

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

7. PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC)

Councilmanic Districts: All

Request: Approve funding to initiate four (4) new PAMC projects: Economic Development Strategy, Retail Analysis and Toolkit, Cultural Heritage Tourism Study, and Age-Friendly Action Plan.

STAFF RECOMMENDATION: APPROVAL (IRMINGER/STACHURA)

TENTATIVE PGCPB AGENDA

5/13/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

CONTINUATION/EXPIRATION OF RESERVATIONS

Recommendations/renewal of four reservations that will expire on June 30, 2021 at various locations. The reservations consist of the following:

- Two for Branch Avenue/Surratts Road Interchange
- Two for the US 301 Upgrade

STAFF RECOMMENDATION: APPROVAL
(HOWERTON)

PGCPB AGENDA
5/20/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSDS-711 COLLEGE PARK CAR WASH**
Council District: 01 Municipality: @
Location: On the north side of the intersection of Sunnyside Avenue and Rhode Island Avenue.
Planning Area: 61 Zone: I-1
Gross Acreage: 2.96 Date Accepted: 2/26/2021
Applicant: Dugoff Properties LLC
Request: Departure from sign design standards to allow one additional freestanding sign for a building located less than 40 feet from the street line.
- STAFF RECOMMENDATION: APPROVAL with conditions (SIEVERS)

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

- DSP-20023 HEPPE PROPERTY**
(TCP)
Council District: 06 Municipality: None
Location: On the south side of Westphalia Road, approximately 1,040 feet west of D'arcy road.
Planning Area: 78 Zone: R-R/M-I-O
Gross Acreage: 3.82 Date Accepted: 3/23/2021
Applicant: Strittmatter Land, LLC
Request: Construction of 37 residential townhouses.

Planning Board Action Limit: 6/1/2021

- STAFF RECOMMENDATION:
- DSP-20023 - @
 - TCP-010-2021 - @
- (BISHOP)

PGCPB AGENDA
5/20/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **MR-2037F KENMOOR MIDDLE SCHOOL**
Council District: 05 Municipality: None
Location: 2500 Kenmoor Road, Hyattsville.
Planning Area: 72 Zone: R-55
Gross Acreage: 29.35 Date Accepted: 3/26/2021
Applicant: Gilbane Building Company
Request: The proposed project consists of a 2-story, 159,661-square foot school on 29.4-acre site. The existing buildings on the site will remain for use.

Planning Board Action Limit: May 20, 2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(PERRY)

7. **MR-2038F HYATTSVILLE MIDDLE SCHOOL**
Council District: 02 Municipality: Hyattsville
Location: 6001 42nd Avenue, Hyattsville.
Planning Area: 68 Zone: R-55
Gross Acreage: 9.41 Date Accepted: 3/24/2021
Applicant: Gilbane Building Company
Request: The proposed project will construct a new Middle School building and parking areas on the existing school site.

Planning Board Action Limit: May 20, 2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(PERRY)

PGCPB AGENDA
5/20/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **MR-2040F DREW FREEMAN MIDDLE SCHOOL**
Council District: 07 Municipality: None
Location: 2600 Brooks Drive, Suitland.
Planning Area: 75A Zone: R-55
Gross Acreage: 18.43 Date Accepted: 3/22/2021
Applicant: Gilbane Building Company
Request: The proposed project consists of a 2-story, 145,000-square foot school on the 18.4 acres site. The existing buildings on the site will be demolished and converted to athletic fields.

Planning Board Action Limit: 5/20/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant (HASAN)

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

9. **DSP-19009-01 WESTPHALIA EAST**
(TCP)
Council District: 06 Municipality: None
Location: On the west side of Melwood Road, approximately 1,388 feet north of MD 4 (Pennsylvania Avenue).
Planning Area: 78 Zone: M-I-O/M-X-T
Gross Acreage: 58.03 Date Accepted: 3/16/2021
Applicant: Westphalia Development
Request: An addition of 5,000 square foot community building, various recreational amenities, and lot line adjustments to detailed site plan.

Planning Board Action Limit: 5/25/2021

STAFF RECOMMENDATION:
• DSP-19009-01 - @
• TCP-029-12-14 - @
(BISHOP)

PGCPB AGENDA

5/27/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

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

ROSP-4196-01 MCDONALDS FOREST HEIGHTS (AC)

Council District: 08 Municipality: Forest Heights
Located at the southwest intersection of Arapahoe Drive and Livingston Road. (PA 76A)
(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

Request: Revision of a site plan to reconstruct an eating or drinking establishment with drive-through services.

STAFF RECOMMENDATION:

- ROSP-4196-01 – DISAPPROVAL
- DDS- 678 - @
- AC-20004 – APPROVAL of Section 4.2
- AC-20004 – DISAPPROVAL of Section 4.7

(SPRADLEY)

CNU-34625-2020 4919 WHEELER ROAD –OXON HILL

Council District: 07 Municipality: None
Location: Located on northeast corner of Wheeler Road and Branaby Lane

Planning Area: 76A Zone: R-R

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Cynthia Bulka

Request: Two existing dwellings on one lot - non-conforming

STAFF RECOMMENDATION: @

(BRADEN IV)

TENTATIVE PGCPB AGENDA

5/27/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4-19051 TIMOTHY BRANCH

(TCP)

Council District: 09 Municipality: None

Location: On the south side of the intersection of

Brandywine Road and Mattawoman Drive.

Planning Area: 85A Zone: L-A-C/M-I-O

Gross Acreage: 72.26 Date Accepted: 3/24/2021

Applicant: Timothy Branch Inc.

Request: 212 lots and 7 parcels for development of one family detached and semi-detached dwellings.

Planning Board Action Limit: 6/2/2021

STAFF RECOMMENDATION:

- 4-19051 - @
- TCP1-151-90-04 - @

(DIAZ-CAMPBELL)

4-20033 SUITLAND SELF STORAGE ZONE

(TCP)

Council District: 06 Municipality: None

Location: Southeast from the intersection of Forestville Road and Federal Campus Drive, and directly adjacent to northwest of I-95/495.

Planning Area: 76 Zone: I-1

Gross Acreage: 1.99 Date Accepted: 3/25/2021

Applicant: SSZ Suitland Self Storage, LLC

Request: 1 Parcel for 115,000 square-feet of industrial and commercial development.

Planning Board Action Limit: 6/1/2021

STAFF RECOMMENDATION:

- 4-20033 - @
- TCP1-006-2021 - @
- VARIATION – 24-122(a) - @

(HEATH)