

**LONG RANGE AGENDA**  
**August – September 16, 2010**

The items scheduled on the long-range agenda represent a tentative work in progress. Therefore, it is subject to last minute changes, and the items listed should always be verified. For additional information or to verify the list of scheduled items, please call Reyna Kosla at 301-952-4148.

<b>4-08039 CHERRY HILL PARK.....</b>	<b>5</b>
<b>City of Mount Rainier Mixed-Use Town Center.....</b>	<b>5</b>
<b>DSP-08035 NORBOURNE PROPERTY.....</b>	<b>8</b>
<b>DSP-09011 STEPHEN’S CROSSING.....</b>	<b>8</b>
<b>DSP-09023 BOWIE VALVOLINE.....</b>	<b>6</b>
<b>DSP-10006 QUARLES PETROLEUM GAS STATION #403.....</b>	<b>6</b>
<b>DSP-10018 MILL BRANCH CROSSING.....</b>	<b>7</b>
<b>SE-4675 TIRES R US .....</b>	<b>7</b>

THE  
PLANNING BOARD  
IS IN RECESS  
FOR THE  
MONTH OF AUGUST

THE PLANNING  
BOARD  
MEETING FOR  
SEPTEMBER 2, 2010  
HAS BEEN  
CANCELED

**THE PLANNING  
BOARD  
MEETING FOR  
SEPTEMBER 9, 2010  
HAS BEEN  
CANCELED**

TENTATIVE PGCPB AGENDA  
9/16/10

Prince George's County Planning Department  
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

**THE FOLLOWING ITEMS WILL BEGIN AT 1:00 P.M.**

COMMUNITY PLANNING NORTH DIVISION (Inquiries call 301-952-4225 or [www.mncppc.org/pgco](http://www.mncppc.org/pgco))

5. **City of Mount Rainier Mixed-Use Town Center (M-U-TC) Zone Development Plan**

Approval of the draft report of the Secondary Amendment to the City of Mount Rainier Mixed-Use Town Center (M-U-TC) Zone Development Plan

**Council District: 2**

STAFF RECOMMENDATION: APPROVAL of the Draft report of the Secondary Amendment to the City of Mount Rainier Mixed-Use Town Center (M-U-TC) Zone Development Plan (METZGER)

PRELIMINARY PLAN (Inquiries call 301-952-3530)  
[www.pgplanning.org/Planning Board/Agendas](http://www.pgplanning.org/Planning_Board/Agendas)

**4-08039 CHERRY HILL PARK**  
(TCPI-082-04)

Council District: 01 Municipality: None

Tier: Developing

Located at northwest quadrant of the intersection of Cherry Hill Road and I-495. (PA 66)

9 Parcels, R-R Zone

(63.97 acres) (6/7/10)

Chirp Resorts, LLC, Applicant

Action must be taken on or before 9/16/10.

STAFF RECOMMENDATION:

- 4-08039 - @
- TCPI-082-04 - @

(THORNTON)

TENTATIVE PGCPB AGENDA

9/16/10

Prince George's County Planning Department  
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

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

**DSP-10006 QUARLES PETROLEUM GAS STATION  
#403**

Council District: 01    Municipality: None

Tier: Developing

Located quarter mile north on Baltimore Avenue from  
intersection with Powder Mill Road. (PA 61)

C-M Zone (.59 acre) (3/16/10)

Quarles Petroleum, Inc., Applicant

**Request: Request to Add 24x81x20H Canopy over  
Existing Pumps.**

70-day limit has been waived.

STAFF RECOMMENDATION: APPROVAL with  
conditions.

(C. JONES)

**DSP-09023 BOWIE VALVOLINE**

(TCPII-161-91)

Council District: 04    Municipality: None

Tier: Developing

Located on the south side of Ball Park Road; within the  
southeastern quadrant of the intersection of US 301 and Ball  
Park Road. (PA 74B)

C-M Zone (1.03 acres) (7/7/10)

Mid-Atlantic Lubes, LLC, Applicant

**Request: Vehicle Lube**

Action must be taken on or before 9/21/10.

STAFF RECOMMENDATION:

- DSP-09023 - @
- TCPII-161-91 - @

(KOSACK)

TENTATIVE PGCPB AGENDA

9/16/10

Prince George's County Planning Department  
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

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

**NOTE: THIS ITEM WAS SCHEDULED FROM THE  
PLANNING BOARD MEETING OF JULY 22, 2010.**

**SE-4675 TIRES R US**

Council District: 03 Municipality: Riverdale Park.

Tier: Developed.

The subject property is located on the west side of  
Kenilworth Avenue (MD 201) 1,670 feet north of  
East-West Highway. (PA 68)

(0.46± acre) (3/24/10)

C-S-C Zone

Tires R Us, Applicant

**Request: Special Exception for Vehicle Repair and  
Parts or Tire Store with Installation Facilities in the  
C-S-C Zone.**

STAFF RECOMMENDATION: @  
(LOCKARD)

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

**NOTE: THIS ITEM WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF JULY 29, 2010.**

**DSP-10018 MILL BRANCH CROSSING**

(TCPII-016-10)

Council District: 04 Municipality: None.

Tier: Developing.

Located in the northeast quadrant of the intersection  
of US 301 and Mill Branch Road. (PA 74B)

C-S-C Zone (73.98 acres) (6/8/10)

Mill Branch Crossing, LLC, Applicant

**Request: Entrance Road for Future Shopping Center.**

Action must be taken on or before 9/17/10.

STAFF RECOMMENDATION:

- DSP-10018 - @
- TCPII-016-10 - @

(C. JONES)

**TENTATIVE PGCPB AGENDA**  
9/16/10

Prince George's County Planning Department  
Fern Piret, County Planning Director

**BOARD ACTION AND VOTE**

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

**DSP-09011 STEPHEN'S CROSSING**

(TCPII/055/09)

Council District: 09 Municipality: None.

Tier: Developing

Located at the northwest and northeast intersection of  
Mattawoman Drive and Brandywine Road. (PA 85A)

I-1 Zone (12.60 acres) (10/22/09)

Greater Metropolitan Orthopedic, Applicant

**Request: Medical Office Building**

70-day limit has been waived.

STAFF RECOMMENDATION:

- DSP-09011 - @
- TCPII/055/09 - @

(KOSACK)

**DSP-08035 NORBOURNE PROPERTY**

(TCPII/058/09)

Council District: 09 Municipality: None

Tier: Developing

Located in the southwest quadrant of the intersection of  
Marlboro Pike and Woodyard Road. (PA 77)

R-T Zone (30.42 acres) (11/6/09)

Woodyard Land, LLC, Applicant

**Request: 165 Single-Family Attached Dwelling Units.**

70-day limit has been waived.

STAFF RECOMMENDATION:

- DSP-08035 - @
- TCPII/058/09-@ - @

(GROVER)