

**LONG RANGE AGENDA
November 17, 2011-December 8, 2011**

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.

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V-11002 DE CESARIS PARK 6

TENTATIVE PGCPB AGENDA

11/17/11

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

BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

3C. **PLEASE NOTE: THIS ITEM WILL BE HEARD AT 9:00 A.M. AS AN ADMINISTRATIVE ITEM**

Prince George's County Watershed Implementation Plan

Department of Environmental Resource staff will present an overview of the Watershed Implementation Plan for Prince George's County.

STAFF RECOMMENDATION: BRIEFING
(WYNKOOP)

Final Plats of Subdivision (Inquiries call 301-952-3530)

4D. **5-11093 WEST NEW BRIDGE SUBDIVISION**

Council District: 06

Tier: Developing

1 Parcel, C-M Zone (2.84 acres) 4-07102

Located on the south side of Old Annapolis Road, east of Woodcliffe Road. (PA 71A)

West New Bridge LLC, Applicant

Landesign, Inc., Engineer

Action must be taken on or before 12/1/11.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

TENTATIVE PGCPB AGENDA
11/17/11

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

BOARD ACTION AND VOTE

THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.

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

5. **DSP-96026-01 BATES TRUCKING AND TRASH
REMOVAL**

Council District: 05 Municipality: Bladensburg

Tier: Developed

Located in the northwestern quadrant of the intersection of
49th and Webster Streets. (PA 69)

I-1/I-D-O Zone (1.5 acres) (9/23/2011)

Bates Enterprises II, LLC, Applicant

Request: Trash Removal Services.

Action must be taken on or before 11/29/11.

STAFF RECOMMENDATION: APPROVAL with
conditions
(GROVER)

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

6. **DSDS-672 CALVERTON SHOPPING CENTER**

Council District: 01 Municipality: None

Tier: Developing

Located at at the northeast corner of the intersection of
Beltsville Drive and Powder Mill Road. (PA 61)

(8.44± acres) (8/11/2011)

C-S-C Zone

Albert W. Turner, Applicant

**Request: Departure from Sign Design Standards for
Size, Height and Location of Freestanding Sign.**

STAFF RECOMMENDATION: @
(LOCKARD)

TENTATIVE PGCPB AGENDA
11/17/11

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)

7. **NOTE: THIS ITEM WAS SCHEDULED FROM THE PLANNING BOARD MEETING OF OCTOBER 6, 2011.**

SE-4695 CVS – LANHAM

(TCP2-015-11) (VARIANCES)

Council District: 05 Municipality: None

Tier: Developed

Located in the southeast corner of Martin Luther King Jr. Highway (MD 704) and Ardwick-Ardmore Road. (PA 72) (2.21± acres) (4/22/11)

C-M Zone

Maryland CVS Pharmacy, LLC, Applicant

Request: Special Exception for Department or Variety Stores Combined with Food and Beverage Store in the C-M Zone. Variance to the 50-Foot Setback Requirement of Section 27-348.02(a)(5)(B). Variance for Removal of Specimen Trees.

STAFF RECOMMENDATION:

- SE-4695 - DENIAL
- TCP2-015-11 - DENIAL
- VARIANCE - DENIAL
- VARIANCE - DENIAL

(LOCKARD)

URBAN DESIGN SECTION ITEM (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM WAS APPROVED AT THE PLANNING BOARD MEETING OF FEBRUARY 25, 2010.**

DSP-06029-02 & SP-070003-02 EYA/ARTS DISTRICT HYATTSVILLE, EAST VILLAGE

Council District: 02 Municipality: Hyattsville

Tier: Developed

Located south of Madison Street, north of Hamilton Street, east of Baltimore Avenue and west of the railway. (PA68) M-U-I Zone (17.00 acres)

LH East Associates Limited Partnership, Applicant

Request: Convert Live/Work Units to Residential Use Only Pursuant to Condition No. 13 of PGCPB NO. 10-21.

STAFF RECOMMENDATION: DISCUSSION
(C. JONES)

Planning

Board

meeting for

Nov. 24, 2011

is cancelled

TENTATIVE PGCPB AGENDA

12/1/11

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

BOARD ACTION AND VOTE

THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.

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

5. **NOTE: THIS ITEM WILL BE HEARD AT 10:00
a.m.**

CDP-0501-01 SMITH HOME FARM

Council District: 06 Municipality: None

Tier: Developing

Located off of Melwood Road. (PA 78)

R-M Zone (265 acres) (7/20/11)

SHF Project Owner, LLC, Applicant

**Request: Revision to 3 Conditions of the Previously
Approved CDP-0501.**

STAFF RECOMMENDATION: @

(ZHANG)

VACATION PLAT OF SUBDIVISION (Inquiries call
301-952-3530)

6. **NOTE: THIS ITEM WAS CONTINUED FROM
THE PLANNING BOARD MEETING OF
OCTOBER 27, 2011.**

V-11002 DE CESARIS PARK

**Petition to Vacate part of Berry Street, part of Shady
Avenue, Lots 1-5 and part of an outlet.**

Council District: 09 Municipality: None

Tier: Developing

Located on the west side of US Route 301 at Berry
Street. (PA 85A)

C-M Zone (3.88 acres)

Mani Patel Revocable Trust and Madhu Patel Revocable
Trust, Mani G. Patel and Madhu Patel, Applicant

Matthew C Tedesco, Attorney

STAFF RECOMMENDATION: Approval of request for
continuance

(BRESSLER)

TENTATIVE PGCPB AGENDA

12/1/11

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

BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries and requests for Staff Reports
call 301-952-3530 or [www.pgplanning.org/Planning Board/Agendas](http://www.pgplanning.org/Planning_Board/Agendas))

7. **CP-11001 (JACOBS PROPERTY) EAGLE HARBOR, LOTS 27-36**
(VC-11001)
Council District: 09 Municipality: Eagle Harbor
Tier: Rural
Located on the south side of Juniper Trail, opposite the southern terminus of Sycamore Trail in the Town of Eagle Harbor. (PA 87B)
R-R and L-D-O Zones (0.12 acre) (8/12/11)
Dwight A. & Rosalee M. Jacobs, Applicant
Request: CBCA Conservation Plan and Variance from Section 27-441(i) of the 2.0.

STAFF RECOMMENDATION:

- CP-11001 – APPROVAL with conditions
 - VC-11001 – APPROVAL with conditions
- (LOCKARD)

ZONING CASE FOR REVIEW (Inquiries call 301-952-3530)

8. **SE-4693 DEE'S EARLY LEARNING CENTER**
Council District: 05 Municipality: None
Tier: Developed.
The subject property is located on the east side Cypress Tree Drive, approximately 570 feet south of Sheriff Road.
(PA 72)
(0.69± acre) (5/2/2011)
R-55 Zone
Ms. Audearia Davis-Buchanan, Applicant
Request: Special Exception for Day Care Center for 65 Children in the R-55 zone.

STAFF RECOMMENDATION: @
(LOCKARD)

TENTATIVE PGCPB AGENDA

12/1/11

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

BOARD ACTION AND VOTE

ZONING CASE FOR REVIEW (Inquiries call 301-952-3530)

9. **SE-4647 MILLVILLE QUARRY**

(TCP2-59-02)

Council District: 09 Municipality: None

Tier: Developing.

The subject property is located on the south side of Accokeek Road and east side of McKendree Road, approximately 810 feet east of the intersection of both roads.

(PA 85A)+

(503.66± acres) (11/13/09)

R-R Zone

Aggregate Industries, Inc., Applicant

Request: Special Exception for Surface Mining of Sand and Gravel in the R-R Zone.

STAFF RECOMMENDATION: @

(LOCKARD)

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

DSP-95092-09 CORNERSTONE ASSEMBLY OF GOD CHURCH

(TCPII/123/91-01) (AC-@)

Council District: 04 Municipality: @

Tier: Developing

Located approximately 400 feet east of the intersection of Annapolis Road and Race Track Road. (PA 71B)

R-E Zone (7.83 acres) (8/8/11)

Cornerstone Assembly of God, Applicant

Request: Add Daycare to Existing Church.

Action must be taken on or before 11/9/11.

STAFF RECOMMENDATION:

- DSP-95092-09 – APPROVAL with conditions
- TCPII/123/91-01 - @
- AC-@

(C. JONES)

TENTATIVE PGCPB AGENDA

12/1/11

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

BOARD ACTION AND VOTE

PRELIMINARY PLAN (Inquiries call 301-952-3530)

**4-11002 KADY'S ADDITION TO DUCKETTSTVILLE
ESTATES**

(TCP?) (VARIATION)

Council District: 04 Municipality: None

Tier: Developing

Located on the south side of Duckettown Road,
approximately 1200 feet north of intersection with
Springfield Road. (PA 71A)

R-R Zone

(2.0 acres) (6/16/11)

Darryl Sulekioki, Applicant

Request: 2 Lots for Single-Family Dwelling.

Action must be taken on or before 12/8/11.

STAFF RECOMMENDATION:

- 4-11002 - @
- TCP-@ - @
- VARIATION - @

(NGUYEN)

TENTATIVE PGCPB AGENDA

12/8/11

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

BOARD ACTION AND VOTE

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

NOTE: THIS ITEM IS COMPANION WITH ITEM (DSDS-669) AND ITEM (DPLS-361).

SE-4686 McDONALD'S – UNIVERSITY BLVD.

Council District: 02 Municipality: None

Tier: Developed.

The subject property is located on the north side of University Blvd., approximately 375 feet west of 24th Avenue and approximately 2265 feet east of Riggs Road.

(PA 65)

(1.078± acres) (7/25/2011)

C-S-C Zone

McDonald's Corp., Applicant

Request: Special Exception to Alter or Amend the Existing Certified Non-Conforming Use for an Existing McDonald's Restaurant.

STAFF RECOMMENDATION: @
(LOCKARD)

NOTE: THIS ITEM IS COMPANION WITH ITEM (SE-4686) AND ITEM (DPLS-361).

DSDS-669 McDONALD'S – UNIVERSITY BLVD.

Council District: 02 Municipality: None

Tier: Developed.

The subject property is located on the north side of University Blvd., approximately 375 feet west of 24th Avenue and approximately 2265 feet east of Riggs Road.

(PA 65)

(1.078± acres) (7/25/2011)

C-S-C Zone

McDonald's Corp., Applicant

Request: Departure from Sign Design Standards.

STAFF RECOMMENDATION: @
(LOCKARD)

TENTATIVE PGCPB AGENDA

12/8/11

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 IS COMPANION WITH ITEM (SE-4686) AND ITEM (DSDS-669).

DPLS-361 McDONALD'S – UNIVERSITY BLVD.

Council District: 02 Municipality: None

Tier: Developed.

The subject property is located on the north side of University Blvd., approximately 375 feet west of 24th Avenue and approximately 2265 feet east of Riggs Road.

(PA 65)

(1.078± acres) (7/25/2011)

C-S-C Zone

McDonald's Corp., Applicant

Request: Departure from Parking and Loading Spaces.

STAFF RECOMMENDATION: @
(LOCKARD)

PRELIMINARY PLAN (Inquiries call 301-952-3530)

4-11006 AMERICAN LEGION

(TCP1-012-11)

Council District: 01 Municipality: None

Tier: Developing

Located on the west side of Powder Mill Road, approximately 400 feet north of Cherry Hill Road. (PA 61)

R-T Zone

(6.43 acres) (9/29/2011)

American Legion Post 28, c/o Bill Trimble, Applicant

Request: 17 Lots & 2 Parcel

Action must be taken on or before 12/8/11.

STAFF RECOMMENDATION:

- 4-11006 - @
- TCP1-012-11 - @

(NGUYEN)

TENTATIVE PGCPB AGENDA
12/8/11

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

BOARD ACTION AND VOTE

PRELIMINARY PLAN (Inquiries call 301-952-3530)

4-10021 MARY ANN BREECE PROPERTY
(TCP?)

Council District: 09 Municipality: None
Tier: Developing
Located at the intersection of U.S. Route 301/Missouri
Avenue and U.S. 301/Dyson Road. (PA 85A)
R-R Zone
(11.81 acres) (9/29/2011)
Mark George, Mark 5 Development Inc., Applicant
Request: 13 Lots & 1 Parcel, Residential.

Action must be taken on or before 12/8/11.

STAFF RECOMMENDATION:

- 4-10021 - @
- TCP-@ - @

(NGUYEN)

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

CSP-10004 KING PROPERTY
(TCP1-001-11)

Council District: 05 Municipality: None
Tier: Developing
Located 197 feet from the intersection of Ruby Lockhart
Boulevard and Lottsford Road. (PA 73)
M-X-T Zone (46.16 acres) (3/2/11)
Ludlow King, Applicant
**Request: Retirement Community with Office
Commercial Component.**

70-day limit has been waived.

STAFF RECOMMENDATION:

- CSP-10004 - @
- TCP1-001-11 - @

(FIELDS)