

**LONG RANGE AGENDA
May 11, 2017 – June 1, 2017**

2008 Water and Sewer Service Area Changes, 8

4-01063 MANOKEEK 15

4-06066 WILLOWBROOK 4, 5

4-06075 LOCUST HILL 5, 6

4-06123 GLEN DALE COMMONS, PHASE III 9, 10

4-11013 CADILLAC CROSSING 2

4-16022 RIVERSIDE (M-SQUARE)..... 11

4-16031 CAPITAL COURT 13

5-17040 RIVERDALE GARDENS, PARCEL B 16

CNU-58250-2015 HAMPSHIRE VIEW, BLOCK 3, 7

CNU-58255-2015 HAMPSHIRE VIEW, BLOCK 3, 7

CNU-61161-2016 MILE HIGH RESTAURANT 8

DDS-637 HAMPTON PARK 12

DSDS-691 SMO, INCORPORATED 14

DSP-16032 SMO, INCORPORATED 13

DSP-16035 LIDL (BRANDYWINE) 3

DSP-16052 HAMPTON PARK..... 11

Greater Cheverly Sector Plan 14

SE-4785 TRADITIONS AT BEECHFIELD – ENTERPRISE ROAD 15

SE-4792 ERNEST MAIER CONCRETE BATCHING PLANT 9

SE-4794 UPTOWN SUITES; LANHAM..... 2

PGCPB AGENDA

5/11/17

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

BOARD ACTION AND VOTE

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

5. **SE-4794 UPTOWN SUITES; LANHAM**
Council District: 05 Municipality: None
The subject property is located on the southeast side of
Willowdale Road, approximately 810 feet northeast of its
intersection with Forbes Blvd. (PA 70)
(3.01± acres) (2/6/17)
I-2 Zone
Connor & Gaskin Unlimited, LLC, Applicant
Request: Special Exception for Hotel in I-2 Zone.
- STAFF RECOMMENDATION: APPROVAL with
conditions
(POMPA)

RECONSIDERATION OF A PRELIMINARY PLAN

6. **NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM 7 (PGCPB NO. 12-94(A)) AND ITEM 8
(DSP-16035).**
- NOTE: This Preliminary Plan was APPROVED by the
Planning Board on October 4, 2012 and the Resolution
(PGCPB NO. 12-94) was mailed out on October 23, 2012.
Matthew Tedesco, Esquire, on behalf of the owner and
applicant, requested a reconsideration of Findings 11
and 20, and Conditions 3, 4, 7, 22, and 25. The request
was APPROVED at the Planning Board Meeting on
February 2, 2017.**
- 4-11013 CADILLAC CROSSING**
(TCP1-004-12)
Council District: 09 Municipality: None
Located on the west side of US 301, south of its intersection
with Albert Road. (PA 85A)
C-M Zone
(14.62 acres) (6/29/12)
MGP Real Estate, LLC, Applicant
- STAFF RECOMMENDATION: @
(CONNER)

PGCPB AGENDA

5/11/17

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

BOARD ACTION AND VOTE

Subdivision Section Items (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (4-11013).**

**DRAFT RESOLUTION – CASE HEARD ON
MAY 11, 2017**

PGCPB NO. 12-94 (A) – 4-11013 – CADILLAC
CROSSING

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

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

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (4-11013) AND ITEM 7 (PGCPB NO. 12-94(A)).**

DSP-16035 LIDL (BRANDYWINE)

Council District: 09 Municipality: None

Located in the southwest quadrant of the intersection of
Cadillac Drive and Robert S. Crain Highway (US 301) at
16131 Cadillac Drive in Brandywine. (PA 85A)

C-M Zone (4.0 acres) (3/7/17)

Lidl US Operation, LLC, Applicant

Request: 36,185-Square-Foot Food and Beverage Store.

Action must be taken on or before 5/16/17.

STAFF RECOMMENDATION:

- DSP-16035 – APPROVAL with conditions
(GROVER)

TENTATIVE PGCPB AGENDA

5/11/17

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

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call
301-952-3530 or www.mncppc.org/pgco

9. **NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM 10 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated April 14, 2017, Robert J. Antonetti, Jr., is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-06066 WILLOWBROOK

Council District: 04 Municipality: None.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301.

(PA 74A)

732 Lots, 1 Parcel and 26 Outparcels, R-S Zone

(440.85 acres) (9/14/06)

Toll Brothers, Inc., Applicant

(POMPA)

TENTATIVE PGCPB AGENDA

5/11/17

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

BOARD ACTION AND VOTE

REQUEST FOR RECONSIDERATION FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9 (WAIVER OF THE RULES OF PROCEDURE).**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on February 8, 2007 and the Resolution was mailed out on March 20, 2007. Robert J. Antonetti, Jr., requests a reconsideration of the @.

4-06066 WILLOWBROOK

Council District: 04 Municipality: None.

Tier: Developing.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301.

(PA 74A)

732 Lots, 1 Parcel and 26 Outparcels, R-S Zone

(440.85 acres) (9/14/06)

Toll Brothers, Inc., Applicant

STAFF RECOMMENDATION: DISCUSSION
(POMPA)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530 or www.mncppc.org/pgco)

11. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 12 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated April 14, 2017, Robert J. Antonetti, Jr., is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-06075 LOCUST HILL

Council District: 06 Municipality: None.

Tier: Developing.

Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)

554 Lots & 24 Outparcels, R-L Zone

(503.53 acres) (8/23/06)

Mercantile Bank Real Estate Services, Applicant
(POMPA)

TENTATIVE PGCPB AGENDA

5/11/17

Prince George's County Planning Department

Andree Green Checkley Piret, County Planning Director

BOARD ACTION AND VOTE

REQUEST FOR RECONSIDERATION FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

12. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11 (WAIVER OF THE RULES OF PROCEDURE).**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 25, 2007 and the Resolution was mailed out on January 25, 2007. Robert J. Antonetti, Jr., requests a reconsideration of the @.

4-06075 LOCUST HILL

Council District: 06 Municipality: None.

Tier: Developing.

Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)
554 Lots & 24 Outparcels, R-L Zone
(503.53 acres) (8/23/06)

Mercantile Bank Real Estate Services, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

TENTATIVE PGCPB AGENDA

5/18/17

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

BOARD ACTION AND VOTE

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

5. **CNU-58250-2015 HAMPSHIRE VIEW, BLOCK 3,
LOT 6 – 6806 RED TOP ROAD**
Council District: 02 Municipality: None
Located in the northwest quadrant of the intersection of
Red Top Road and Fairview Avenue. Located at 6806 Red
Top Road in Takoma Park. (PA 65)
(0.16± acre) (3/2/17)
R-18 Zone
Mekdese B. Kassa, Applicant
**Request: Certification of a 6-Unit Apartment Building as
a Nonconforming Use.**

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

6. **CNU-58255-2015 HAMPSHIRE VIEW, BLOCK 3,
LOT 7 – 6804 RED TOP ROAD**
Council District: 02 Municipality: None
Located in the northwest quadrant of the intersection of
Red Top Road and Fairview Avenue.
Located at 6804 Red Top Road in Takoma Park. (PA 65)
(0.16± acre) (3/2/17)
R-18 Zone
Mekdese B. Kassa, Applicant
**Request: Certification of a 6-Unit Apartment Building as
a Nonconforming Use.**

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

PGCPB AGENDA
5/18/16

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

BOARD ACTION AND VOTE

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

7. **CNU-61161-2016 MILE HIGH RESTAURANT**
Council District: 09 Municipality: None
Located approximately 870 feet east of the intersection of
Old Branch Avenue and Aaron Lane.
Located at 6520 Aaron Lane in Clinton. (PA 81A)
(1.31± acres) (2/27/16)
C-M/M-I-O Zones
KO-ME, LLC (t/a Mile High), Applicant
**Request: Eating and Drinking Establishment with
Adult Entertainment.**
- STAFF RECOMMENDATION: @
(THOMPSON)

Countywide Planning Division

8. **2008 Water and Sewer Service Area Changes,
December 2016 Cycle of Amendments
CR-23-2017**

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

TENTATIVE PGCPB AGENDA

5/18/17

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

BOARD ACTION AND VOTE

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

9. **SE-4792 ERNEST MAIER CONCRETE BATCHING PLANT**
(Variance)
Council District: 05 Municipality: Bladensburg
The subject property is located on the west side of Kenilworth Avenue approximately 254 feet west of its intersection with Upshur Street. (PA 69)
(4.63± acres) (1/9/2017)
I-2 Zone
Ernest Maier, Inc., Applicant
Request: Special Exception for Concrete Batching Plant; Variance from Sections 27-343.02 (a)(1), 27-247(b), and 27-474(e).

STAFF RECOMMENDATION:

- SE-4792 - @
- VARIANCE – @

(THOMPSON)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530 or www.mncppc.org/pgco)

10. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM# 11 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated April 19, 2017 Norman D. Rivera, Esq., is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-06123 GLENN DALE COMMONS, PHASE III

(TCPI/03/02-01)

Council District: 04 Municipality: None.

Tier: Developing,

Located north of the intersection of Hubble Drive and Aerospace Road. (PA 70)

70 Lots & 3 Parcels, M-X-T Zone

(26.50 acres) (10/19/07)

Jemal's Greentec Land, LLC, Applicant

(POMPA)

TENTATIVE PGCPB AGENDA

5/18/17

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

BOARD ACTION AND VOTE

REQUEST FOR RECONSIDERATION FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

11. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM # 10 (WAIVER OF THE RULES OF PROCEDURE).**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on March 13, 2008 and the Resolution was mailed out on April 8, 2008. Norman D. Rivera, Esq., requests a reconsideration to eliminate Condition 22.

4-06123 GLENN DALE COMMONS, PHASE III

(TCPI/03/02-01)

Council District: 04 Municipality: None.

Tier: Developing,

Located north of the intersection of Hubble Drive and Aerospace Road. (PA 70)

70 Lots & 3 Parcels, M-X-T Zone

(26.50 acres) (10/19/07)

Jemal's Greentec Land, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(POMPA)

PGCPB AGENDA

5/25/17

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

BOARD ACTION AND VOTE

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

5. **4-16022 RIVERSIDE (M-SQUARE)**
(TCP1-009-90-01)
Council District: 03 Municipality: College Park/Riverdale Park
Located on the north side of River Road along University Research Court. (PA 66 & 68)
M-U-I and T-D-O Zones
(34.07 acres) (3/16/17)
State of Maryland c/o University of Maryland, Applicant
Request: 5 Parcels for Existing and Proposed Research & Development Office Complex.

Action must be taken on or before 5/25/17.

STAFF RECOMMENDATION:

- 4-16022 – APPROVAL with conditions
- TCP1-009-90-01 - @

(CONNER)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-637).**

DSP-16052 HAMPTON PARK
(TCP Exempt)
Council District: 06 Municipality: None
Located at the southwest corner of the intersection of Central Avenue and I-495. (PA 75A)
M-X-T Zone (24.55 acres) (3/22/17)
Velocity Capital, LLC c/o Brandon Bellamy, Applicant
Request: Mixed-Use Project consist of 254 Unit Multi-Family Residential Building, 130,000 Square Foot of Office Space, 125 Rooms Hotel & 91,170 Additional Square Foot of Retail.

Action must be taken on or before 5/31/17.

STAFF RECOMMENDATION: @

(BISHOP)

PGCPB AGENDA

5/25/17

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-16052).**

DDS-637 HAMPTON PARK

Council District: 06 Municipality: None

Located on the southwest corner of the intersection of Central Avenue and I-495. (PA 75A)

(24.55± acres) (3/22/17)

M-X-T Zone

Velocity Capital, LLC, c/o Brandon Bellamy, Applicant

Request: Departure from Design Standards from Parking Spaces (Potential DDS from Loading)

STAFF RECOMMENDATION: @
(BISHOP)

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

8. **Mandatory Referral No. MR-1626F (Prince George's County Indoor Firearms Range)**

Council District: 6 Municipality: N/A

General Plan: Established Community

Located at 4920 Ritchie Marlboro Road (PA 79)

R-R Zone (131.56 acres)

(Date Accepted: 4/5/2017)

Prince George's County, Applicant

Request: Prince George's County proposes to construct a 150,100-square foot, 1-story masonry building to house the County police indoor firing range, non-lethal training, computer simulation and administrative areas at the end of Dille Drive immediately past the County Prison in Upper Marlboro.

Action must be taken on or before June 1, 2017.

STAFF RECOMMENDATION: APPROVAL
Transmit staff report to applicant
(KOWALUK)

PGCPB AGENDA

6/1/17

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

BOARD ACTION AND VOTE

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

4-16031 CAPITAL COURT

(TCP1-003-2017) (VARIANCE) (VARIATION)

Council District: 06 Municipality: None

Located approximately 448 feet west of the intersection of Capital Lane and Harry S. Truman Drive. (PA 73)

C-O Zone

(36.42 acres) (3/28/17)

Galaxy NC LLC, Applicant

Request: 310 Lots and 32 Parcels totaling 560 Total Dwelling Units.

Action must be taken on or before 6/6/17.

STAFF RECOMMENDATION:

- 4-16031 - @
- TCP1-003-2017 - @
- VARIANCE - @
- VARIATION - @

(CONNER)

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

DSP-16032 SMO, INCORPORATED

(TCP-EXEMPT)

Council District: 09 Municipality: None

Located on the west side of Old Branch Avenue at its intersection with Kirby Road. (PA 81A)

C-M/M-I-O Zones (1.58 acres) (3/27/17)

SMO, Incorporated, Applicant

Request: Gas Station, Food and Beverage Store, and Car Wash; Raze Existing Structures and obtain approval of DSP in C-M Zone.

Action must be taken on or before 6/5/17.

STAFF RECOMMENDATION:

- DSP-@ - @

(KOSACK)

PGCPB AGENDA

6/1/17

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

BOARD ACTION AND VOTE

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

DSDS-691 SMO, INCORPORATED

Council District: 09 Municipality: None
Located on the west side of Old Branch Avenue at its intersection with Kirby Road. (PA 81A)
(1.58± acres) (3/27/17)
C-M/M-I-O Zones
SMO, Incorporated, Applicant
Request: Departure from Sign Design Standards.

STAFF RECOMMENDATION: @
(KOSACK)

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972 or www.mncppc.org/pgco)

Planning Board Recommendations Regarding Preliminary Greater Cheverly Sector Plan

Council Districts: 5

STAFF RECOMMENDATION:

Direct staff to finalize the Resolution of Adoption of the Preliminary Greater Cheverly Sector Plan

(HARTMANN)

TENTATIVE PGCPB AGENDA

6/1/17

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN

NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 10, 2002 and the Resolution (PGCPB No. 02-07) was mailed out on February 12, 2002. By letter dated January 4, 2017, Edward C. Gibbs, Jr., Esquire, requested a reconsideration of the approved single lot in order to plat multiple lots. Mr. Gibbs requested a reconsideration of Condition 6 and Findings 4, 8, and 9, and all matters related to the conversion to lots. The request was APPROVED at the Planning Board Meeting on February 2, 2017.

4-01063 MANOKEEK

(TCP) (VARIANCES) (VARIATIONS)

Council District: 09 Municipality: None

Located in the northwest quadrant of Berry Road (MD 228) and Manning Road. (PA 84)

M-X-T Zone

(57.47 acres) (8/15/01)

MacArthur Development, LLC, Applicant

STAFF RECOMMENDATION:

- TCP - @
- VARIANCES - @
- VARIATIONS - @

(CONNER)

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

SE-4785 TRADITIONS AT BEECHFIELD – ENTERPRISE ROAD

Council District: 06 Municipality: None

The subject property is in the northeastern quadrant of MD 193 and MD 50. (PA 71A)

(83.68± acres) (2/13/2017)

R-E Zone

Greenlife Property Group, LLC, Applicant

Request: Special Exception for Planned Retirement Community; request approval of Major Revision to prior SE-4529.

STAFF RECOMMENDATION: @

(POMPA)

PGCPB AGENDA
6/1/17

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

BOARD ACTION AND VOTE

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

5-17040 RIVERDALE GARDENS, PARCEL B

Council District: 03

1 Parcel, C-O Zone (1.69 acres) 4-@

Fee-in-lieu ??

Located in the northeast quadrant of Sarvis Avenue and
Kenilworth Avenue. (PA 69)

Jemal's Calvert II, LLC, Applicant

Ben Dyer Associates, Inc., Engineer

Action must be taken on or before 6/5/2017.

STAFF RECOMMENDATION: @.
(CONNER)