

LONG RANGE AGENDA
January 19, 2012 – February 9, 2012

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.

4-05148 MILLS PROPERTY RECONSIDERATION HEARING.....	4
4-10022 KING PROPERTY.....	3
4-10023 10916 BALTIMORE AVENUE.....	4
Brandywine Revitalization and Preservation Study Briefing.....	10
CDP-1001 THE EDWARDS PROPERTY	8
Demonstration of the recently released upgrade for PGAtlas	6
DSP-09037 HOREB HAITIAN SEVENTH DAY ADVENTIST CHURCH	11
DSP-10028 MARYLAND BOOK EXCHANGE.....	2
DSP-11024 SEEDS OF EXCELLENCE LEARNING CENTER.....	10
DSP-96026-01 BATES TRUCKING AND TRASH REMOVAL	3
Reservations expiring on June 30, 2012.....	7
SDP-0506-02 SMITH HOME FARM	11
SDP-1001 THE EDWARDS PROPERTY	9
SDP-1002 SMITH HOME FARM STREAM RESTORATION	5
SDP-1003 SMITH HOME FARM PHASES 1A, 1B, 2, & 3	6

TENTATIVE PGCPB AGENDA
1/19/12

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

BOARD ACTION AND VOTE

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

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

5. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 8, 2011.**

DSP-10028 MARYLAND BOOK EXCHANGE

Council District: 03 Municipality: College Park

Tier: Developed

Located on the east side of Baltimore Avenue (US 1), north of College Avenue and west of Yale Avenue within the City of College Park. (PA 66)

D-D-O and M-U-I Zones (2.71acres) (7/14/11)

R & J Company, LLC, Applicant

Request: Mixed-Use Development with 14,366 Square Feet of Retail and 341 Multifamily Residential Units.

70-day limit has been waived.

STAFF RECOMMENDATION: @
(KOSACK)

TENTATIVE PGCPB AGENDA
1/26/11

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

BOARD ACTION AND VOTE

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

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

5. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 17, 2011.**

DSP-96026-01 BATES TRUCKING AND TRASH REMOVAL

(AC-11029)

Council District: 05 Municipality: Bladensburg

Tier: Developed

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

I-1 Zone (1.5 acres) (9/23/11)

Bates Enterprises II, LLC, Applicant

Request: Trash Removal Services.

70-day limit has been waived.

STAFF RECOMMENDATION: @

(GROVER)

PRELIMINARY PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 15, 2011.**

4-10022 KING PROPERTY

(TCP1-001-11-01)

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) (10/6/11)

Ludlow King III, Applicant

Request: 2 Parcels and 1 Outlot, Residential, Retail and Commercial.

Action must be taken on or before 3/7/2012.

STAFF RECOMMENDATION: @

(NGUYEN)

TENTATIVE PGCPB AGENDA

1/26/12

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

BOARD ACTION AND VOTE

PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. **4-10023 10916 BALTIMORE AVENUE**
(TCP1-011-11) (VARIATION) (VARIANCE)
Council District: 01 Municipality: None
Tier: Developing
Located on the west side of U.S. Route 1, at the intersection
with St. Mary's Street. (PA 61)
C-S-C Zone
(4.02 acres) (9/2/11)
Carl M. Freeman Retail LLC, Applicant
Request: 2 Parcels, Retail.

Action must be taken on or before 2/5/12.

STAFF RECOMMENDATION:

- 4-10023 - @
- TCP1-011-01 - @
- VARIATION - @
- VARIANCE - @

(NGUYEN)

RECONSIDERATION OF A PRELIMINARY PLAN

8. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on March 15, 2007, and the Resolution was adopted on April 12, 2007. Nancy Slepicka, on behalf of the applicant, requested a reconsideration of the conditions related to access to US 301. The request was APPROVED at the Planning Board Meeting on December 1, 2011.**

4-05148 MILLS PROPERTY RECONSIDERATION HEARING

(VARIATION)

Council District: 04 Municipality: Bowie

Tier: Developing

Located in the northwest quadrant of the intersection of Robert Crain Highway (US 301) and Mitchellville Road.
(PA 74B)

R-R and C-M Zones

(20.92 acres) (12/9/06)

Washington Management & Development Co., Applicant

STAFF RECOMMENDATION:

- 4-05148 - @
- VARIATION - @

(CHELLIS)

TENTATIVE PGCPB AGENDA

1/26/12

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

BOARD ACTION AND VOTE

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

9. **SDP-1002 SMITH HOME FARM STREAM RESTORATION**

Council District: 06 Municipality: None

Tier: Developing.

Located approximately 1,900 feet from the intersection of Pennsylvania Ave. and Presidential Pkwy. (PA 78)

R-M Zone (265 acres) (11/16/11)

SHF Project Owner, LLC, Applicant

Request: Specific Design Plan for Stream Restoration.

STAFF RECOMMENDATION: @
(GROVER)

TENTATIVE PGCPB AGENDA
2/2/12

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.

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

5. **SDP-1003 SMITH HOME FARM,
PHASES 1A, 1B, 2, & 3**
(TCP?)
Council District: 06 Municipality: None
Tier: Developing.
Located approximately 1,900 feet east of the intersection of
Pennsylvania Avenue (Route 4) and Presidential Parkway.
(PA 78)
R-M Zone (265 acres) (11/8/11)
SHF Project Owner, LLC, Applicant
**Request: Infrastructure Including 783 Townhouses, 297
Single-Family Detached Units and Attendant
Recreational Facilities.**

STAFF RECOMMENDATION: @
(GROVER)

INFORMATION MANAGEMENT DIVISION (Inquiries call
301-952-3918)

6. **Demonstration of the recently released upgrade for
PGAtlas, the Prince George's County web mapping
application.**

STAFF RECOMMENDATION: RECEIVE
DEMONSTRATION
(SHEAN)

TENTATIVE PGCPB AGENDA

2/9/12

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

BOARD ACTION AND VOTE

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

COUNTYWIDE PLANNING DIVISION (Inquiries call
301-952-3650 or www.mncppc.org/pgco)

5. Three (3) reservations will expire on June 30, 2012 at various locations. They consist of the following:

Two (2) for Branch Avenue/Surratts Road
Interchange

One (1) for the US 301 Upgrade

STAFF RECOMMENDATION @
(FOSTER)

TENTATIVE PGCPB AGENDA

2/9/12

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

BOARD ACTION AND VOTE

REMAND BY THE DISTRICT COUNCIL FOR A
COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

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

NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM @ (SDP-1001)

NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF SEPTEMBER 15,
2011 AND REMANDED BY THE DISTRICT
COUNCIL ON NOVEMBER 14, 2011.

CDP-1001 THE EDWARDS PROPERTY

(TCP1-015-06)

Council District: 01 Municipality: NA.

Tier: Developing.

Located in the northwestern quadrant of the intersection of
Riggs Road (MD 212) and Adelphi Road, on the eastern side
of Edwards Way. (PA 65)

L-A-C Zone (4.14 acres) (3/14/11)

Zimmer Development Company, Applicant

Request: Approval of a 9,275-square-foot freestanding
pharmacy and a 13,013-square-foot retail building.

The 70-day limit is not applicable.

STAFF RECOMMENDATION:

- CDP-1001 – APPROVAL with conditions
 - TCPI-015-06 – APPROVAL with conditions
- (GROVER)

TENTATIVE PGCPB AGENDA

2/9/12

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

BOARD ACTION AND VOTE

REMAND BY THE DISTRICT COUNCIL FOR A SPECIFIC
DESIGN PLAN (Inquiries-requests for Staff Reports call
301-952-3530)

**NOTE: THIS ITEM MUST BE HEARD AFTER ITEM
@ (CDP-1001).**

**NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF SEPTEMBER 15,
2011 AND REMANDED BY DISTRICT COUNCIL ON
NOVEMBER 14, 2011.**

SDP-1001 THE EDWARDS PROPERTY

(TCP2-011-11)

Council District: 01 Municipality: None.

Tier: Developing.

Located in the northwestern quadrant of the intersection of
Riggs Road (MD 212) and Adelphi Road, on the eastern side
of Edwards Way. (PA 65)

L-A-C Zone (4.14 acres) (3/14/11)

Zimmer Development Company, Applicant

**Request: Approval of a 9,275-square-foot freestanding
pharmacy and a 13,013-square-foot retail building.**

70 day limit is not applicable.

STAFF RECOMMENDATION:

- SDP-1001 – APPROVAL with conditions
- TCP2-011-11 – APPROVAL with conditions

(GROVER)

TENTATIVE PGCPB AGENDA

2/9/12

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

BOARD ACTION AND VOTE

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

**DSP-11024 SEEDS OF EXCELLENCE LEARNING
CENTER**

(TCP?)

Council District: 09 Municipality: None

Tier: Developing

Located at @.

Located at 8701 Woodyard Road. (PA 81A)

R-80 Zone (4.84 acres) (11/21/11)

Derric Stotts, Applicant

Request: Childcare Facility in Existing Church.

Action must be taken on or before 2/9/12.

STAFF RECOMMENDATION:

- DSP-@ - @
- TCP-@ - @

(FIELDS)

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

**Brandywine Revitalization and Preservation Study
Briefing**

Staff from the Community Planning South Division
will brief the Planning Board on the Brandywine
Revitalization and Preservation Study.

STAFF RECOMMENDATION: BRIEFING
(W. IRMINGER)

TENTATIVE PGCPB AGENDA

2/9/12

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

BOARD ACTION AND VOTE

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

SDP-0506-02 SMITH HOME FARM

(TCP/II/57/06-02)

Council District: 06 Municipality: None

Tier: Developing.

Located south of intersection of Westphalia Road and
Melwood Road and Presidential Parkway. (PA 78)

R-M Zone (265 acres) (10/18/11)

SHF Project Owner, LLC, Applicant

**Request: Revision to Previously Approved
Infrastructure SDP to Adjust ROW, SWM Pond
Locations, and Associated Grading.**

STAFF RECOMMENDATION:

- SDP-0506-02 - @
- TCP/II/57/06-02 - @

(ZHANG)

REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE
PLAN (Inquiries and requests for Staff Reports call 301-952-3470)

**NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF DECEMBER 16,
2010 AND REMANDED BY DISTRICT COUNCIL ON
JULY 11, 2011.**

**DSP-09037 HOREB HAITIAN SEVENTH DAY
ADVENTIST CHURCH**

Council District: 01 Municipality: None

Tier: Developing

Located on the western side of Powder Mill Road (MD 212),
approximately 500 feet south of its intersection with Cherry
Mill Drive. (PA 61)

R-R Zone (1.69 acres) (8/24/10)

Joseph A. Nicolas, Applicant

**Request: 3,302-Square-Foot Addition to an existing 3,329-
Square-Foot Residence to Establish a 6,631-Square-Foot
Church on the Property including a Rectory.**

STAFF RECOMMENDATION: APPROVAL with
conditions

(GROVER)