

**LONG RANGE AGENDA**  
**January 13, 2022 – February 3, 2022**

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PGCPB AGENDA

1/13/2022

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on October 21, 2004, and is valid through December 31, 2021. Arthur J. Horne, Jr., by letter dated October 29, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-04035 SOUTH LAKE (FORMERLY KARINGTON)**

Council District: 04 Municipality: Bowie  
Location: At the southwest corner of the intersection of MD 214 (Central Avenue) and US 301 (Robert Crain Highway).  
Planning Area: 74A Zone: E-I-A  
Gross Acreage: 381.52 Extension File Date: 10/27/2021  
Applicant: Karington, LLC

STAFF RECOMMENDATION: APPROVAL of a two-year extension  
(DIAZ-CAMPBELL)

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

6. **DSP-21003 HILL ROAD PROPERTY (TCP)**  
Council District: 07 Municipality: None  
Location: In the northwest quadrant of the intersection of MD 214 (Central Avenue) and Hill Road.  
Planning Area: 72 Zone: R-18C/R-T/M-I-O  
Gross Acreage: 3.71 Date Accepted: 10/21/2021  
Applicant: Richard Alter, Retail RE Central Hill, LLC  
**Request: To construct a 7-Eleven food and beverage store with a gas station.**

Planning Board Action Limit: 1/14/2022

STAFF RECOMMENDATION: APPROVAL of an indefinite continuance  
(BUTLER)

PGCPB AGENDA

1/13/2022

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

BOARD ACTION AND VOTE

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

7. **SDP-1603-01 NATIONAL CAPITAL BUSINESS PARK**  
(TCP) (Infrastructure)

Council District: 04 Municipality: N/A

Location: On the north side of Leeland Road, approximately 3,178 feet west of its intersection with US 301 (Robert Crain Highway).

Planning Area: 74A Zone: R-S/I-1/R-A

Gross Acreage: 442.30 Date Accepted: 10/14/2021

Applicant: Manekin

**Request: Infrastructure specific design plan including the proposed street network, sidewalks, utilities, grading, stormwater management, retaining walls, and directional signage.**

Action must be taken on or before 01/13/2022.

STAFF RECOMMENDATION:

- SDP-1603-01 – APPROVAL with conditions
- TCP2-026-2021-01 – APPROVAL with conditions

(GUINN/ZHANG)

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

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on December 6, 2007, and is valid through December 31, 2021. Arthur J. Horne, Jr., by letter dated October 29, 2021, and revised on December 22, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-07050 LIVINGSTON OF FORT WASHINGTON**

Council District: 08 Municipality: None

Location: At the northeast corner of Livingston Road, at its intersection with MD 210 (Indian Head Highway), and approximately 105 feet north of Rich Hill Drive.

Planning Area: 80 Zone: C-S-C

Gross Acreage: 12.27 Extension File Date: 10/29/2021

Applicant: Livingston, LLC.

STAFF RECOMMENDATION: APPROVAL of a one-year extension

(HEATH)

PGCPB AGENDA

1/13/2022

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

BOARD ACTION AND VOTE

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

9. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on October 2, 2014, and is valid through December 31, 2021. Edward Gibbs, by letter dated October 28, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-11004 STEPHEN'S CROSSING AT BRANDYWINE**

Council District: 09 Municipality: None  
Location: Southeast of the intersection of US 301 (Robert Crain Highway) and MD 381 (Brandywine Road).  
Planning Area: 85A Zone: M-X-T/M-I-O  
Gross Acreage: 169.34 Extension File Date: 11/2/2021  
Applicant: Route 301 Ind. CPI. Ltd. Partnership

STAFF RECOMMENDATION: APPROVAL of a six-year extension  
(HEATH)

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

10. **DSDS-715 MEDSTAR SOUTHERN MARYLAND HOSPITAL CENTER**  
Council District: 09 Municipality: None  
Location: In the southeast quadrant of the intersection of MD 5 (Branch Avenue) and Surratts Road.  
Planning Area: 81A Zone: R-R  
Gross Acreage: 67.78 Date Accepted: 10/22/2021  
Applicant: Medstar Southern Maryland Hospital Center  
**Request: A departure to allow the replacement of two existing freestanding signs with one new monument sign.**

STAFF RECOMMENDATION: APPROVAL  
(SIEVERS)

PGCPB AGENDA

1/20/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **MR-2107F LIVINGSTON CROSSING SOLAR**  
Council District: 09 Municipality: None  
Location: 14203 Livingston Road.  
Planning Area: 84 Zone: R-A  
Gross Acreage: 17.00 Date Accepted: 11/17/2021  
Applicant: Livingston Crossing Solar, LLC.  
**Request: Development of a 2MW community solar energy  
generating system on approximately 11 acres**  
Planning Board Action Limit: 1/17/2021

STAFF RECOMMENDATION: Transmit Recommendations  
to the Applicant  
(THOMPSON)

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

6. **NOTE: This Preliminary Plan of Subdivision was  
approved by the Planning Board on January 25, 2007, and  
is valid through December 31, 2021. Robert J. Antonetti  
Jr., by letter dated November 3, 2021, requested a  
two-year extension of this approval. If this request is  
approved, the PPS will be valid through  
December 31, 2023**

**4-06075 LOCUST HILL**

Council District: 06 Municipality: None  
Location: North and south side of Oak Grove Road, east of  
Church Road, east and west of Popes Creek Branch Railroad  
Crossing with Oak Grove Road.  
Planning Area: 79 Zone: R-L  
Gross Acreage: 503.53 Extension File Date: 11/3/2021  
Applicant: WBLH, LLC

STAFF RECOMMENDATION: APPROVAL of a six-year  
extension  
(DIAZ-CAMPBELL)

PGCPB AGENDA

1/20/2022

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

BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on June 4, 2009, and is valid through 12/31/2021. Shipley & Horne, P.A., by letter dated November 3, 2021, and supplemental letter dated December 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-08018 MOORE PROPERTY, THE**

Council District: 06 Municipality: None  
Location: North of MD 4 (Pennsylvania Avenue), west of Melwood Road, south of Smith Home Farm Development.  
Planning Area: 78 Zone: M-X-T  
Gross Acreage: 47.70 Extension File Date: 11/3/2021  
Applicant: Evangel Cathedral Inc.

STAFF RECOMMENDATION: APPROVAL of a six-year extension  
(GUPTA)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 28, 2006, and is valid through December 31, 2021. Arthur J. Horne, Jr., by letter dated November 2, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-05113 D'ARCY PARK NORTH**

Council District: 06 Municipality: None  
Location: Northeast quadrant of the intersection of the Capital Beltway and D'Arcy Road.  
Planning Area: 78 Zone: R-R  
Gross Acreage: 72.00 Extension File Date: 11/2/2021  
Applicant: GKG Partnership, LLC.

STAFF RECOMMENDATION: DISAPPROVAL  
(DIAZ-CAMPBELL)

PGCPB AGENDA

1/20/2022

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

BOARD ACTION AND VOTE

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

9. **DSP-20012 METRO CITY**

(TCP)

Council District: 07 Municipality: N/A

Location: 4,000 feet southwest of the intersection of MD 214  
(Old Center Avenue) and Addison Road.

Planning Area: 75A Zone: M-X-T/D-D-O

Gross Acreage: 39.68 Date Accepted: 8/23/2021

Applicant: Metro City, LLC (Kushner Investment)

**Request: Phase 1 of the mixed-use project consisting of  
72 townhouses, 240 dwelling units for (55+) seniors, and a  
195-bed assisted living facility.**

Planning Board Action Limit: Indefinite

STAFF RECOMMENDATION:

- DSP-20012 – APPROVAL with conditions
- TCP2-027-2021– APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

1/27/2022

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 29, 2008, and is valid through December 31, 2021. Shipley & Horne, P.A., by letter dated May 29, 2015, requested a one-year extension of this approval. This request was approved, and the plan was valid through December 31, 2016. Shipley & Horne, P.A., by letter dated November 5, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-07055 MELFORD, PHASE 2**

Council District: 04 Municipality: Bowie  
Location: At the northeast quadrant of US 50 and US 301.  
Planning Area: 71B Zone: M-X-T  
Gross Acreage: 176.19 Extension File Date: 11/5/2021  
Applicant: St. John Properties, Inc.

STAFF RECOMMENDATION: @ of a two-year extension  
(GUPTA)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 21, 2006, and is valid through December 31, 2021. Edward Gibbs, by letter dated November 9, 2021, requested a six-year extension of this approval, or 6 years should CB-93-2021 be approved. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-06016 WOODMORE TOWN CENTRE**

Council District: 05 Municipality: Glenarden  
Location: At the northeast quadrant of I-95 and Route 202.  
Planning Area: 73 Zone: M-X-T  
Gross Acreage: 244.67 Extension File Date: 11/9/2021  
Applicant: WTC Ventures, LLC.

STAFF RECOMMENDATION: APPROVAL of a six-year  
extension  
(HEATH)



PGCPB AGENDA

1/27/2022

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

BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 26, 2001, and is valid through December 31, 2021. André J. Gingles, by letter dated November 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-01048 NATIONAL HARBOR**

Council District: 08 Municipality: None  
Location: South of the Capital Beltway, at the Woodrow Wilson Bridge & west of Oxon Hill Road.  
Planning Area: 80 Zone: M-X-T/R-M/R-R/I-D-O  
Gross Acreage: 533.47 Extension File Date: 11/30/2021  
Applicant: Peterson Companies, The

STAFF RECOMMENDATION: APPROVAL of a six-year extension  
(DIAZ-CAMPBELL)

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

8. **DSP-21005 QUARLES PETROLEUM SITE 407 (TCP-EXEMPT)**  
Council District: 06 Municipality: None  
Location: At the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive.  
Planning Area: 78 Zone: I-1  
Gross Acreage: 0.81 Date Accepted: 11/4/2012  
Applicant: Quarles Petroleum Inc.  
**Request: Change of use from a gas station vehicle repair and service station to a commercial fuel depot, with revised signage.**

Planning Board Action Limit: 1/28/2022

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

5. **December 2021 CYCLE OF AMENDMENTS, 2018 Water and Sewer Service Area Changes**

CR-XX-2021 A Resolution Concerning the 2018 Water and Sewer Plan (September 2021 Cycle of Amendments)

STAFF RECOMMENDATION: APPROVAL of staff comments for transmittal to the County Council (THOMPSON)

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

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on February 7, 2008, and is valid through December 31, 2021. Raztec Associates, Inc., by letter dated December 2, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-07062 CLINTON VIEW**

Council District: 09 Municipality: None

Location: On the east side of Temple Hill Road, approximately 1,200 feet south of Plata Street.

Planning Area: 81A Zone: R-80

Gross Acreage: 7.36 Extension File Date: 12/2/2021

Applicant: 9111 Temple Hill Development, LLC

STAFF RECOMMENDATION: @ of a one-year extension (GUPTA)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 24, 2008, and is valid through December 31, 2021. Gingles, LLC, by letter dated November 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-07108 KONTERRA TOWN CENTER EAST**

Council District: 01 Municipality: Laurel  
Location: Adjacent to east side of I-95 and bounded by Van Dusen Road to the north and Virginia Manor Drive to the east.  
Planning Area: 60 Zone: M-X-T  
Gross Acreage: 488.00 Extension File Date: 11/30/2021  
Applicant: 1325 G Street Associates, LLP

STAFF RECOMMENDATION: @ of a six-year extension (GUPTA)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 31, 1994, and is valid through December 31, 2021. Robert J. Antonetti, Jr., by letter dated October 29, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-93078 MARLTON, SECTIONS 18-22 (EAST MARLTON)**

Council District: 9 Municipality: None  
Location: ½ mile east of the planned intersection of Heathermore Boulevard and Grandhaven Avenue, on the east and west sides of planned East Marlton Avenue.  
Planning Area: 82A Zone: R-P-C  
Gross Acreage: 181.69 Date Accepted: 10/27/2021  
Applicant: Brookfield Washington LLC

STAFF RECOMMENDATION: DISAPPROVAL (DIAZ-CAMPBELL)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**  
**NOTE: THIS ITEM MUST BE HEARD BEFORE**  
**ITEM @ (PGCPB NO. @).**

**CDP-0501-03 PARKSIDE**

(TCP?)

Council District: 06 Municipality: None

Location: At the intersection of Central Park Drive and  
Rock Spring Drive.

Planning Area: 78 Zone: L-A-C/R-M

Gross Acreage: 729.15 Date Accepted: 10/26/2021

Applicant: Dan Ryan Builders

**Request: Revisions to previously approved CDP to  
reduce the density/number of units of the mixed-  
retirement and commercial development.**

Planning Board Action Limit: 02/03/2022

STAFF RECOMMENDATION: @

(ZHANG)

**NOTE: REVIEWER CONTACT PEOPLE'S ZONING COUNSEL  
5 WEEKS PRIOR TO HEARING DATE, READ RECEIPT  
REQUESTED**

STAN D. BROWN, ESQUIRE

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PEOPLE ZONING COUNSEL

1300 CARAWAY COURT, SUITE 101

LARGO MD 20774-5455

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

10. **NOTE: THIS ITEM MUST BE HEARD AFTER**  
**ITEM @ (CDP-0501-03).**

**DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 3, 2022**

PGCPB NO. @ - CDP-0501-03 PARKSIDE

STAFF RECOMMENDATION: APPROVAL

(ZHANG)