

LONG RANGE AGENDA`
February 3, 2022 – February 24, 2022

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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)

5. **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: APPROVAL of a one-year extension
(GUPTA)

6. **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, and email dated December 31, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

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)

8. **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, Section 7

(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/M-I-O

Gross Acreage: 760.93 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 in the R-M Zone; increase the density/number of units of the market-rate SFDs in the R-M Zone; reduce the acreage and number of units of the residential and commercial components and replace all multifamily dwellings with townhouses in the L-A-C Zone; as well as deletion of previously approved Condition 25.

Planning Board Action Limit: 02/03/2022

STAFF RECOMMENDATION: DISAPPROVAL
(ZHANG)

.9. **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: DISAPPROVAL
(ZHANG)

PGCPB AGENDA

2/10/2022

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

- 4D. **A-9968-03 NATIONAL CAPITAL BUSINESS PARK**
Council District: 04 Municipality: None
Location: On the north side of Leeland Road, approximately
3,178 feet west of the intersection of US 301.
Planning Area: 74A Zone: E-I-A/R-S
Gross Acreage: 427.30 Date Accepted: 12/17/2021
Applicant: NCBP, LLC., c/o Manekin

**Request: Amend the current approved Basic Plan to
reflect 5.5 million square feet of warehouse, distribution,
office, light industrial and manufacturing.**

STAFF RECOMMENDATION: @
(SIEVERS)

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

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

**NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM @ (PGCPB NO. @).**

**CDP-9705-04 CAMERON GROVE (JOHNSON
SUNROOM)**
(TCP)

Council District: 06 Municipality: Bowie
Location: Southeast of the intersection of MD 214 (Central
Avenue) and Church Road.
Planning Area: 74A Zone:
Gross Acreage: 200.30 Date Accepted: 11/16/2021
Applicant: Michelle Clancy

**Request: Single-family dwelling unit with proposed
sunroom within setbacks.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: APPROVAL
(BUTLER)

PGCPB AGENDA
2/10/2022

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

BOARD ACTION AND VOTE

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

6. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @ (CDP-9705-04).**

**DRAFT RESOLUTION – CASE HEARD ON
FEBRUARY 10, 2022**

PGCPB NO. @ - CDP-9705-04 CAMERON GROVE
(JOHNSON SUNROOM)

STAFF RECOMMENDATION: APPROVAL
(BUTLER)

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM @ (PGCPB NO. @).**

**DSP-07057-05 WOODMORE TOWN CENTER, LOT 14
BLOCK J (GIBBS POOL)**

(TCP)

Council District: 05 Municipality: Glenarden

Location: On the north side of Sir Michael Place,
approximately 200 feet west of Glenarden Parkway.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 0.14 Date Accepted: 11/16/2021

Applicant: Livewell Outdoors

**Request: Construction of a pool and a hot tub within the
rear setback of Lot 14 Block J.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

PGCPB AGENDA
2/10/2022

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

BOARD ACTION AND VOTE

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

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @ (DSP-07057-05).**

**DRAFT RESOLUTION – CASE HEARD ON
FEBRUARY 10, 2022**

PGCPB NO. @ - DSP-07057-05 WOODMORE TOWN
CENTER, LOT 14 BLOCK J (GIBBS POOL)

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

SECONDARY AMENDMENT (Inquiries call 301-952-3530)

9. **SA-130001-03 CAFRITZ PROPERTY AT RIVERDALE
PARK (STATION FOOD HALL)**

Council District: 03 Municipality: Edmonston
Location: Northwest quadrant of the intersection of Van
Buren Street and 45th Street.

Planning Area: 79 Zone: M-U-TC
Gross Acreage: 37.37 Date Accepted: 12/10/2021
Applicant: CT Building 4 LLC.

**Request: Secondary Amendment to Cafritz property at
Riverdale Park development plan to allow a food hall
within the M-U-TC table of uses.**

Planning Board Action Limit: @

STAFF RECOMMENDATION: @
(SIEVERS)

PGCPB AGENDA

2/10/2022

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

BOARD ACTION AND VOTE

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

10. **MR-2023F TPE MARYLAND SOLAR HOLDINGS, LLC**
Council District: 09 Municipality: None
Location: 11211 Tippet Road Clinton
Planning Area: 81B Zone: R-E
Gross Acreage: 16.87 Date Accepted: 12/15/2021
Applicant: TPE Maryland Solar Holdings, LLC
Request: Development of a ground-mounted community solar project Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: Transmit Recommendation to Applicant
(OSEI)

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

11. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 2, 2021.**

4-20035 RIDGES AT OLD CHAPEL

(TCP) (VARIANCE)

Council District: 04 Municipality: None
Location: On the south side of Old Chapel Road approximately 400 feet east of its intersection with High Bridge Road.
Planning Area: 71A Zone: R-R
Gross Acreage: 12.67 Date Accepted: 9/24/2021
Applicant: Maryland Fine Homes, LLC

Request: A conservation subdivision of 16 lots and 3 parcels for the development of 16 single-family detached dwellings.

Planning Board Action Limit: 2/26/2022

STAFF RECOMMENDATION:

- 4-20035 – DISAPPROVAL
- TCP1-017-2021 – DISAPPROVAL
- VARIANCE – DISAPPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

2/10/2022

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

BOARD ACTION AND VOTE

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

12. **Four reservations will expire on June 30, 2022, at various locations.** They consist of the following:

Parcel A of Branch Avenue/Surratts Road
Interchange
Summit Creek

Parcel B, C, G, and E of Branch Avenue/Surratts
Road Interchange
Summit Creek

One Part of Lot 4, Northwest of US 301 and
Village Drive for the US 301 Upgrade
Bowling Heights

Parcel A and Parcel B of Mill Branch Road
and Crain Highway (US 301) for the proposed
F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional period of time as noted in the staff Memorandum dated January XX 2022, and to provide an opportunity for the County Executive and the County Council to comment on the renewals.

(CAPERS, HOWERTON)

PGCPB AGENDA

2/10/2022

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)

13. **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: N/A
Location: Adjacent to east side of I-95 and bounded by Konterra Drive to the north and east and MD 200 to the south.
Planning Area: 60 Zone: M-X-T
Gross Acreage: 402.58 Extension File Date: 11/30/2021
Applicant: 1325 G Street Associates, LLP

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

14. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-06116 GREENVALE PARKWAY

Council District: 03 Municipality: None
Location: West side of Greenvale Parkway, south of its intersection with Furman Parkway.
Planning Area: 69 Zone: R-55
Gross Acreage: 2.14 Extension File Date: @
Applicant: Surrinder Khanna and Surendra Dhir

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

PGCPB AGENDA

2/17/2022

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4846 ROYAL FARMS #393

Council District: 02 Municipality: Hyattsville

Location: At the southwest quadrant of MD 410 (East West Highway) and Riggs Road.

Planning Area: 65 Zone: C-S-C

Gross Acreage: 1.90 Date Accepted: 11/18/2021

Applicant: RF East West Hyattsville, LLC

Request: Special exception for food and beverage store in combination with a gas station.

STAFF RECOMMENDATION: @
(SIEVERS)

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 April 8, 2010, and is valid through December 31, 2021. Thomas H. Haller, by letter dated December 28, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

4-08060 GRANDE VISTA

Council District: 08 Municipality: None.

Location: On the west side of Clay Drive, approximately 500 feet north of its intersection with Potomac Valley Drive.

Planning Area: 80 Zone: R-R Zone

Gross Acreage: 18.36 Extension File Date: @

Applicant: Grande Vista, LLC

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

PGCPB AGENDA

2/17/2022

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

BOARD ACTION AND VOTE

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

6. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on October 2, 2014, and the Resolution was mailed out on October 28, 2014. Edward C. Gibbs, Jr. requests a reconsideration of Conditions 10, 11, 15, 16, and 33. The request was granted at the Planning Board meeting of December 16, 2021. This hearing is on the merits of that request.**

4-11004 STEPHEN'S CROSSING AT BRANDYWINE

(TCP1-007-12-01) (VARIATIONS) (VARIANCE)

Council District: 09 Municipality: None

Location: At the southeast corner of Crain Highway (US 301) and Brandywine Road (MD 381)

Planning Area: 85A Zone: M-X-T/M-I-O

Gross Acreage: 169.34 Date Received: 11/22/2021

Applicant: Route 301 Industrial CPI Limited Partnership

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

7. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on December 3, 2015, and the Resolution was mailed out on January 12, 2016. Edward C. Gibbs, Jr. requests a reconsideration of Conditions 3, 4, 8, and 9. The request was granted at the Planning Board meeting of December 16, 2021. This hearing is on the merits of that request.**

**4-15011 STEPHEN'S CROSSING AT BRANDYWINE,
OUTLOT W**

(TCP1-007-12-02) (VARIATIONS) (VARIANCE)

Council District: 09 Municipality: None

Location: At the southwest corner of Missouri Avenue and Cattail Way.

Planning Area: 85A Zone: M-X-T

Gross Acreage: 7.12 Date Received: 11/22/2021

Applicant: Route 301 Industrial CPI Limited Partnership

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

PGCPB AGENDA

2/17/2022

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

BOARD ACTION AND VOTE

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

8. **4-21023 BRINKLEY ROAD APARTMENTS**
(TCP)
Council District: 08 Municipality: None
Location: On the north side of Brinkley Road,
approximately .20 mile east of its intersection with MD 414
and I-495.
Planning Area: 76B Zone: R-10/R-30C
Gross Acreage: 5.18 Date Accepted: 10/29/2021
Applicant: David Shaool
**Request: One parcel for the development of 105
multifamily dwelling units.**

Planning Board Action Limit: 04/01/2022

STAFF RECOMMENDATION:

- 4-21023 – @
- TCP1-018-2021 – @

(HEATH)

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

9. **SDP-0519-01 BRANDYWINE VILLAGE**
(TCP2-126-98)
Council District: 09 Municipality: None
Location: In the southwestern quadrant of the intersection of
Crain Highway and Chadds Ford Drive.
Planning Area: 85A Zone: L-A-C
Gross Acreage: 18.37 Date Accepted: 11/30/2021
Applicant: ZP No. 140, LLC.
**Request: Construction of approximately 97,597 square
feet of office and retail uses in an integrated shopping
center.**

Action must be taken on or before 2/23/2022.

STAFF RECOMMENDATION: @

(BISHOP)

PGCPB AGENDA

2/24/2022

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

BOARD ACTION AND VOTE

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

DSP-17023-03 ADDISON ROW (ETOD)

(TCP)

Council District: 05 Municipality: None

Location: 4800 Addison Road Capitol Heights

Planning Area: 72 Zone: M-X-T

Gross Acreage: 34.59 Date Accepted: 12/21/2021

Applicant: Jemals Fairfield Farms

**Request: Construction of a three-story building
containing 327 multifamily dwelling units.**

Planning Board Action Limit: 3/3/2022

STAFF RECOMMENDATION:

- DSP-17023-03 - @
- TCP2-007-2016-02 - @

(BISHOP)

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

**NOTE: THIS CASE WAS CONTINUED
INDEFINATELY FROM THE PLANNING BOARD
MEETING OF FEBRUARY 15, 2018.**

**CNU-12648-2015 8204 BELLEFONTE LANE
APARTMENTS**

Council District: 09 Municipality: None

The subject property is located on the north side of Bellefonte

Lane, approximately 2500 feet east of the intersection of Old

Alexandria Ferry Road and Bellefonte Lane. (PA 81A)

(0.46± acre) (11/14/17)

R-R Zone

Joe Myers Sr., Applicant

**Request: Certification of a nonconforming use for an
existing 6-unit multifamily building.**

STAFF RECOMMENDATION: @

(SIEVERS)

PGCPB AGENDA

2/24/2022

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

BOARD ACTION AND VOTE

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

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-687).

DSP-21009 DASH IN @ MARLBORO PIKE #7552 (AC)

Council District: 09 Municipality: None

Location: In the southwest quadrant of the intersection of Marlboro Pike and US 301 (Crain Highway).

Planning Area: 79 Zone: I-1

Gross Acreage: 2.60 Date Accepted: 10/14/2021

Applicant: Dash in Food Stores

Request: Construct a gas station with food and beverage store and a carwash.

Planning Board Action Limit: 3/18/2022

STAFF RECOMMENDATION:

- DSP-21009 - @
- AC-21022 - @

(BUTLER)

PGCPB AGENDA

2/24/2022

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

BOARD ACTION AND VOTE

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

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-21009).

DDS-687 DASH IN @ MARLBORO PIKE STORE #7552

Council District: 09 Municipality: None

Location: In the southwest quadrant of the intersection of Marlboro Pike and US 301 (Crain Highway).

Planning Area: 79 Zone: I-1

Gross Acreage: 2.60 Date Accepted: 10/14/2021

Applicant: Dash In Food Stores, Inc.

Request: Departure from design standards pertaining to Section 4.6 of the Landscape Manual; food and beverage store with gas station and car wash.

STAFF RECOMMENDATION: @
(BUTLER)

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

NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 4, 2008, and is valid through December 31, 2021. Chris Hatcher, by letter dated December 29, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through 12/31/2023.

4-08019 COMMONS AT ADDISON ROAD II

Council District: 07 Municipality: None.

Location: On the west side of Addison Road, 1,000 feet south of its intersection with MD 214.

Planning Area: 75A Zone: C-S-C/D-D-O

Gross Acreage: 1.00 Extension File Date: 12/29/2021

Applicant: 6301 Central Avenue, LLC

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

PGCPB AGENDA

2/24/2022

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

BOARD ACTION AND VOTE

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

**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)