

**LONG RANGE AGENDA`
February 17, 2022 – March 10, 2022**

4-08019 COMMONS AT ADDISON ROAD II.....	4
4-08060 GRANDE VISTA.....	2
4-11004 STEPHEN’S CROSSING AT BRANDYWINE.....	2
4-15011 STEPHEN’S CROSSING AT BRANDYWINE, OUTLOT W.....	3
4-21022 FIRST BAPTIST CHURCH OF HIGHLAND PARK.....	9
4-21023 BRINKLEY ROAD APARTMENTS.....	3
4-21028 RICHARDSON SUBDIVISION.....	10
CDP-2101 PARKLAND AND ROCK CREEK.....	10
CNU-12648-2015 8204 BELLEFONTE LANE APARTMENTS.....	5
DDS-682 CLINTON CHURCH OF CHRIST.....	11
DDS-687 DASH IN - MARLBORO PIKE STORE #7552.....	6
December 2021 CYCLE OF AMENDMENTS.....	5
DPLS-490 PREMIER HEALTH (MALCOLM ROAD).....	12
DSP-17023-03 ADDISON ROW (ETOD).....	7
DSP-20045 MARLBORO CROSSROADS, STARBUCKS.....	11
DSP-21009 DASH IN @ MARLBORO PIKE #7552.....	6
DSP-21012 SPIRIT OF GOD DELIVERENCE CHURCH.....	9
DSP-21015 SYCAMORE HILL ASSISTED LIVING FACILITY.....	12
SDP-0519-01 BRANDYWINE VILLAGE.....	4

PGCPB AGENDA
2/17/2022

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 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

Gross Acreage: 18.36 Extension File Date: 12/28/2021

Applicant: Grande Vista, LLC

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

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 US 301 (Crain Highway) and MD 381 (Brandywine Road)

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: APPROVAL with conditions
(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)

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: APPROVAL with conditions
(DIAZ-CAMPBELL)

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 – APPROVAL with conditions
- TCP1-018-2021 – APPROVAL with conditions
(HEATH)

PGCPB AGENDA

2/17/2022

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

BOARD ACTION AND VOTE

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

9. **SDP-0519-01 BRANDYWINE VILLAGE**

(TCP)

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: 17.45 Date Accepted: 11/30/2021

Applicant: ZP No. 140, LLC.

Request: 97,597 square feet of buildings within an integrated shopping center.

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

STAFF RECOMMENDATION:

- SDP-0519-01 – APPROVAL with conditions
- TCP2-126-98 – APPROVAL

(BISHOP)

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

10. **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, and supplemental letter dated January 28, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through 12/31/2022.**

4-08019 COMMONS AT ADDISON ROAD II

Council District: 07 Municipality: None.

Location: On the west side of Addison Road, approximately 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: APPROVAL of a one-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)

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)

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

6. **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: APPROVAL (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)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (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 – APPROVAL with conditions
- AC-21022 – DENIAL

(BUTLER)

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (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: APPROVAL

(BUTLER)

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)

9. **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)

PGCPB AGENDA

2/24/2022

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. **BRIEFING TO PRESENT THE FINAL PRINCE GEORGE'S COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGIC ACTION PLAN**

Comprehensive Economic Development Strategic Action Plan seeks to generate new, high-quality jobs in Prince George's County, diversify and expand the County's tax base, and improve in the quality of life in the County. This updated strategy focuses on supporting Prince George's County by:

- Leveraging existing economic assets and critical industry clusters that have the most significant potential to contribute to economic growth and development in the County.
- Addressing the gaps, challenges, and opportunities related to the competitiveness of economic, workforce, and real-estate development in the County.
- Setting forth a series of targeted strategies and actions that help to maximize broad-based economic development.

The strategic planning process involved broad collaborative public-private engagements with economic development stakeholders from private industry, economic and workforce development, higher education, real estate development, and community and government leadership to review in detail the analyses and provide input into the development of strategies and actions.

Council Districts: ALL

STAFF RECOMMENDATION: Receive briefing (PHILSON)

PGCPB AGENDA

3/3/2022

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)

5. **4-21022 FIRST BAPTIST CHURCH OF HIGHLAND PARK**
(TCP)
Council District: 05 Municipality: N/A
Location: On the south side of Sheriff Road, at its intersection with Hunt Avenue and MD 704 (Martin Luther King Jr. Highway).
Planning Area: 72 Zone: R-80
Gross Acreage: 18.64 Date Accepted: 12/28/2021
Applicant: Community Housing Initiative, Inc.
Request: One parcel for the development of 138 multifamily units for elderly or handicap families. In addition to 128,112 square feet of existing institutional uses.

Planning Board Action Limit: 03/15/2022

STAFF RECOMMENDATION:

- 4-21022 – APPROVAL with conditions
- TCP-021-2021 – @

(HEATH)

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

6. **DSP-21012 SPIRIT OF GOD DELIVERANCE CHURCH**
(TCP)(AC)
Council District: 06 Municipality: None
Location: On the south side of the intersection of Westphalia Road and Rock Spring Drive.
Planning Area: 78 Zone: C-S-C
Gross Acreage: 5.28 Date Accepted: 12/14/2021
Applicant: Annette Dreher
Request: To construct a 18,112-square-foot church with 126 parking spaces.

Planning Board Action Limit: 3/9/2022

STAFF RECOMMENDATION:

- DSP-21012 – APPROVAL with conditions
- TCP2-043-2021 – APPROVAL with conditions
- AC-21020 – APPROVAL with condition

(BUTLER)

PGCPB AGENDA

3/3/2022

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

BOARD ACTION AND VOTE

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

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

CDP-2101 PARKLAND AND ROCK CREEK

(TCP1)

Council District: 06 Municipality: None

Location: At the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road.

Planning Area: 78 Zone: R-M

Gross Acreage: 156.87 Date Accepted: 12/9/2021

Applicant: Stanley Martin Companies, LLC.

Request: Up to 770 residential dwelling units, including 350-440 single-family attached, 130-170 single-family detached, 110-160 units age restricted units, and 6,000 square feet of commercial/retail development.

Planning Board Action Limit: 3/4/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(ZHANG)

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

8. **4-21028 RICHARDSON SUBDIVISION**

(TCP)

Council District: 09 Municipality: None

Location: Approximately 1,000 feet southeast from the intersection of Old Alexander Ferry Road and Woodyard Road.

Planning Area: 81A Zone: M-I-O/R-R

Gross Acreage: 6.35 Date Accepted: 12/16/2021

Applicant: Becker Building Company, LLC

Request: Conservation Subdivision for 6 single-family residential lots.

Planning Board Action Limit: 3/11/2022

STAFF RECOMMENDATION:

- 4-21028 – APPROVAL with conditions
- TCP1-019-2021 – APPROVAL with conditions

(GUPTA)

PGCPB AGENDA
3/10/2022

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)

5. **DDS-682 CLINTON CHURCH OF CHRIST**
Council District: 09 Municipality: None
Location: At the intersection of Brandywine Road and Den Lee Drive.
Planning Area: 81A Zone: R-80
Gross Acreage: 3.43 Date Accepted: 12/17/2021
Applicant: Gutschick, Little, and Weber
Request: Departure from design standards from Landscape Manual Section 4.7 to allow a reduction to the building setback and landscape buffer yard requirements.
- STAFF RECOMMENDATION: @
(SIEVERS)

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

6. **DSP-20045 MARLBORO CROSSROADS, STARBUCKS**
(TCP)
Council District: 09 Municipality: None
Location: At the southeast corner of the intersection of US 301 (Crain Highway) and MD 4 (Pennsylvania Avenue).
Planning Area: 82A Zone: C-S-C
Gross Acreage: 10.55 Date Accepted: 12/16/2021
Applicant: Shopcore Properties, LP.
Request: Conversion of an existing bank to an eating and drinking establishment with drive-through service on Parcel A.
- Planning Board Action Limit: 3/11/2022
- STAFF RECOMMENDATION:
- DSP-20045 – @
 - TCP2-110 – 90-02 @
- (BISHOP)

PGCPB AGENDA

3/10/2022

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES (Inquiries call 301-952-3530)

7. **DPLS-490 PREMIER HEALTH (MALCOLM ROAD)**
Council District: 09 Municipality: None
Location: On the east side of the intersection of Malcolm Road and Branch Avenue.
Planning Area: 81A Zone: C-M
Gross Acreage: 5.90 Date Accepted: 12/29/2021
Applicant: Ramesh Narayanan
Request: Departure from parking and loading spaces for a health office.

STAFF RECOMMENDATION: @
(SIEVERS)

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

8. **DSP-21015 SYCAMORE HILL ASSISTED LIVING FACILITY**
(TCP)
Council District: 05 Municipality: N/A
Location: On the east side of Lottsford Vista Road, approximately 1,000 feet south of US 50 (John Hanson Highway).
Planning Area: 73 Zone: R-R
Gross Acreage: 7.91 Date Accepted: 12/30/2022
Applicant: Residential Care, LLC.
Request: Development of an assisted living facility, adult day care center, and associated site improvements.

Planning Board Action Limit: 3/14/2022

STAFF RECOMMENDATION:
• DSP-21015 – APPROVAL
• TCP2-003-14-02 – APPROVAL
(GUINN)

PGCPB AGENDA

3/10/2022

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

BOARD ACTION AND VOTE

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

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

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 3, 2022.

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. 2022-13).

CDP-0501-03 PARKSIDE, SECTION 7
(TCP)

Council District: 06 Municipality: None

Location: Approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue).

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: Reduce the density/number of units of the mixed-retirement development in the R-M Zone; increase the density/number of units of the market-rate single-family dwellings in the R-M Zone; reduce the acreage and number of units of the commercial and residential components, and replace all multifamily dwelling units with townhouses in the L-A-C Zone; and delete Condition 25.

Planning Board Action Limit: 02/03/2022

STAFF RECOMMENDATION: DISAPPROVAL
(ZHANG)

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 3, 2022.**

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

DRAFT RESOLUTION – CASE HEARD ON MARCH 10, 2022

PGCPB NO. 2022-13 - CDP-0501-03 PARKSIDE

STAFF RECOMMENDATION: APPROVAL
(ZHANG)