

**LONG RANGE AGENDA`
February 24, 2022 – March 17, 2022**

4-18016 CRAIN COMMONS.....	8
4-21022 FIRST BAPTIST CHURCH OF HIGHLAND PARK.....	6
4-21028 RICHARDSON SUBDIVISION.....	8
CDP-2101 PARKLAND AND ROCK CREEK.....	7
CNU-12648-2015 8204 BELLEFONTE LANE APARTMENTS.....	3
DDS-682 CLINTON CHURCH OF CHRIST.....	9
DDS-687 DASH IN - MARLBORO PIKE STORE #7552.....	4
December 2021 CYCLE OF AMENDMENTS,.....	12
DPLS-490 PREMIER HEALTH (MALCOLM ROAD).....	10
DSP-17023-03 ADDISON ROW (ETOD).....	4
DSP-20045 MARLBORO CROSSROADS, STARBUCKS.....	9
DSP-20050 STEPHEN’S CROSSING AT BRANDYWINE.....	12
DSP-21009 DASH IN @ MARLBORO PIKE #7552.....	3
DSP-21012 SPIRIT OF GOD DELIVERENCE CHURCH.....	7
DSP-21015 SYCAMORE HILL ASSISTED LIVING FACILITY.....	10

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)

3C. **BRIEFING TO PRESENT THE DRAFT 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

2/24/2022

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS CASE WAS CONTINUED INDEFINITELY 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) (11/14/2017)

R-R Zone

Joe Myers Sr., Applicant

Request: Certification of a nonconforming multifamily use.

STAFF RECOMMENDATION: DISAPPROVAL
(SIEVERS)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DDS-687).**

**DSP-21009 DASH IN @ MARLBORO PIKE #1552
(AC)**

Council District: 09 Municipality: None

Location: On the southwest quadrant of the intersection of Marlboro Pike and Crain Highway.

Planning Area: 75A Zone: I-1

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

Applicant: Dash in Food Stores

Request: To construct a 4,508-square-foot food and beverage store, gas station, and a 3,216-square-foot carwash.

Planning Board Action Limit: 3/18/2022

STAFF RECOMMENDATION:

- DSP-21009 – APPROVAL with conditions
- AC-21022 – DISAPPROVAL

(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)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSP-21009).**

DDS-687 DASH IN @ MARLBORO PIKE STORE #1552

Council District: 09 Municipality: None

Location: On the southwest quadrant of the intersection of Marlboro Pike and Crain Highway.

Planning Area: 75A Zone: I-1

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

Applicant: Dash In Food Stores, Inc.

Request: To reduce the width of the buffer required by Section 4.6 of the Landscape Manual along the site's frontage on MD 725 (Marlboro Pike).

STAFF RECOMMENDATION: APPROVAL
(BUTLER)

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

8. **DSP-17023-03 ADDISON ROW PHASE 2 (ETOD)**
(TCP)

Council District: 05 Municipality: None

Location: On the north side of Addison Road, north of its intersection with North Englewood Drive.

Planning Area: 72 Zone: M-X-T

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

Applicant: Jemals Fairfield Farms

Request: Construction of 327 multifamily dwelling units in Building C for Phase 2 of a larger mixed-use development.

Planning Board Action Limit: 3/3/2022

STAFF RECOMMENDATION:

- DSP-17023-03 – APPROVAL with conditions
 - TCP2-007-2016-02 – APPROVAL with conditions
- (BISHOP)

PGCPB AGENDA

2/24/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **Proposed Designation of one Prince George's County Historic Site: Edward and Maggie Smith House (Documented Property 68-074-03)**, 3215 Perry Street, Mount Rainier, based on Historic Preservation Commission recommendations (September 21, 2021) and joint public hearing with County Council (January 18, 2022) and pursuant to Subtitle 29-120.01.

STAFF RECOMMENDATION: Recommendation of Approval to County Council of one proposed historic site designation and of proposed letter transmitting Planning Board action (BERGER/GROSS)

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)(VARIANCE)
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 – APPROVAL with conditions
- VARIANCE - 25-122(b)(1)(G) – APPROVAL (HEATH)

PGCPB AGENDA

3/3/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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)

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)

PGCPB AGENDA

3/3/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **4-21028 RICHARDSON SUBDIVISION**

(TCP) (VARIANCE)

Council District: 09 Municipality: None

Location: Approximately 1,000 feet southeast from the intersection of Old Alexander Ferry Road with Woodyard Road, at the terminus of Rammer Drive.

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
- VARIANCE - 25-122(b)(1)(G) - APPROVAL

(GUPTA)

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 @ 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 @.**

4-18016 CRAIN COMMONS

Council District: 09 Municipality: None

Location: On the east side of northbound US 301, approximately 160 feet south of its intersection with Croom Road.

Planning Area: 82A Zone: C-S-C/R-R

Gross Acreage: 15.36 Extension File Date: @

Applicant: Petroleum Marketing Group, Inc.

STAFF RECOMMENDATION: APPROVAL of a @-year extension

(@)

PGCPB AGENDA

3/10/2022

Prince George's County Planning Department
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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: APPROVAL with conditions (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 – APPROVAL with conditions
 - TCP2-110 – 90-02 20045 – APPROVAL with conditions (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: DISAPPROVAL
(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
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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: DISAPPROVAL
(ZHANG)

PGCPB AGENDA
3/17/2022

Prince George's County Planning Department
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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)

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

6. **DSP-20050 STEPHEN'S CROSSING AT
BRANDYWINE**

(TCP)

Council District: 09 Municipality: None

Location: On the southbound side of MD 301 (Crain Highway) near the intersection of Mattawoman Drive.

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

Gross Acreage: 89.53 Date Accepted: 1/7/2022

Applicant: Route 301 Industrial CPI Ltd. Partnership

Request: Development of 431 townhomes and 116 two-over-two units including recreational amenities and infrastructure.

Planning Board Action Limit: 3/18/2022

STAFF RECOMMENDATION:

- DSP-20050 – APPROVAL
- TCP2-008-2017-01 – @

(GUINN)

PGCPB AGENDA

3/17/2022

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

BOARD ACTION AND VOTE

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

7. **TOWN OF RIVERDALE PARK MIXED-USE TOWN
CENTER LOCAL DESIGN REVIEW COMMITTEE
MEMBERSHIP**

Recommendation for appointment to the Town of Riverdale
Park Mixed-Use Town Center Local Design Review Committee

Councilmanic District: 03

STAFF RECOMMENDATION: APPROVAL
of the nominee to serve on the Town of Riverdale Park Mixed-
Use Town Center Local Design Review Committee
(SAMS)