

**LONG RANGE AGENDA`
March 3, 2022 – March 24, 2022**

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PGCPB AGENDA
3/3/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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, approximately 150 feet east of its intersection with MD 704 (Martin Luther King Jr. Boulevard).
Planning Area: 72 Zone: R-80
Gross Acreage: 18.69 Date Accepted: 12/28/2021
Applicant: Community Housing Initiative, Inc.
Request: One parcel for development of 138 multifamily dwelling 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: In the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive.

Planning Area: 78 Zone: R-M/R-R/C-S-C/M-I-O

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

(TCP)

Council District: 06 Municipality: None

Location: On the north side of Westphalia Road, south of Ritchie Marlboro Road, approximately 1,790 feet west of their intersection.

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

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 dwellings, 130–170 single-family detached dwellings, and 110–160 age-restricted multifamily dwelling units, as well as approximately 6,000 square feet of commercial/retail space.

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 Alexandria Ferry Road with Woodyard Road, at the terminus of Rammer Drive.
Planning Area: 81A Zone: R-R/M-I-O
Gross Acreage: 6.35 Date Accepted: 12/16/2021
Applicant: Becker Building Company, LLC
Request: A conservation subdivision for six lots and one parcel for development of 6 single-family detached dwelling units.

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 February 20, 2020, and is valid through February 20, 2022. Christopher L. Hatcher, by letter dated February 4, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through February 20, 2023.**

4-18016 CRAIN COMMONS

Council District: 09 Municipality: None
Location: On the east side of northbound US 301 (Robert Crain Highway), 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: 2/4/2022
Applicant: Petroleum Marketing Group, Inc.

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

PGCPB AGENDA

3/3/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **ADOPTION BOWIE-MITCHELLVILLE AND
VICINITY MASTER PLAN**

Review Staff Recommendations on Council Resolution
proposing amendments to the Adopted Bowie-Mitchellville
and Vicinity Master Plan

Councilmanic District: 04, 06, 09

STAFF RECOMMENDATION: APPROVAL of staff
recommendations and permission to transmit the Planning
Board comments on the proposed amendments to the
District Council
(LESTER/ROWE)

GCPB 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: 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 – APPROVAL with conditions
- (BISHOP)

PGCPB AGENDA

3/10/2022

Prince George's County Planning Department
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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: Presidential 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 with conditions
 - TCP2-003-14-02 – APPROVAL with conditions
- (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: APPROVAL with conditions
(ZHANG)

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)

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)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

11. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 12 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated @, @. is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-05058 BANAN FOREST

Council District: 09 Municipality: None

Location: On north side of Edison Lane, approximately 550 feet east of the intersection of Cheltenham Road and Edison Lane.

Planning Area: 81A Zone: R-R

Gross Acreage: 10.00 Date Received: @

Applicant: Shelby Homes, LLC.
(HEATH)

TENTATIVE PGCPB AGENDA

3/10/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11 (WAIVER OF THE RULES OF PROCEDURE).

NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on February 2, 2006, and the Resolution was mailed out on February 28, 2006. @ requests a reconsideration hearing for @.

4-05058 BANAN FOREST

Council District: 09 Municipality: None

Location: On north side of Edison Lane, approximately 550 feet east of the intersection of Cheltenham Road and Edison Lane.

Planning Area: 81A Zone: R-R

Gross Acreage: 10.00 Date Received: @

Applicant: Shelby Homes, LLC

STAFF RECOMMENDATION: DISCUSSION
(HEATH)

GCPB AGENDA

3/17/2022

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)

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

6. **DSP-20050 STEPHEN'S CROSSING AT BRANDYWINE**
(TCP2-008-2017-01)
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: APPROVAL of Request for Continuance to @ (GUINN)

PGCPB AGENDA

3/17/2022

Prince George's County Planning Department
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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)

TENTATIVE PGCPB AGENDA

3/24/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

DSP-06015-01 CAPITOL HEIGHTS SHOPPING CENTER

(TCP)

Council District: 06 Municipality: Seat Pleasant
Location: South side of MD 214 (Central Avenue),
approximately 200 feet east of its intersection with Shady Glen
Drive.

Planning Area: 75A Zone: C-S-C/D-D-O
Gross Acreage: 27.77 Date Accepted: 1/20/2022
Applicant: ZP No. 141, LLC

**Request: Approval of an integrated shopping center with a
gross floor area of approximately 113,389 square feet.**

Planning Board Action Limit: 3/31/2022

STAFF RECOMMENDATION:

- DSP-06015-01 – @
- TCP2-009-09-01 – @

(BISHOP)

5. **DSP-20003 MILL BRANCH ROAD PROPERTY, PARCEL
A & 32**

(TCP2) (AC)

Council District: 05 Municipality: Bowie
Location: In the northeast quadrant of the intersection with Mill
Branch Road and US 301 (Robert S Crain Highway).

Planning Area: 71B Zone: C-S-C
Gross Acreage: 70.10 Date Accepted: 12/28/2021
Applicant: Mill Branch

**Request: Construction of 408 multifamily residential units
and 190 single-family attached townhouse units.**

Planning Board Action Limit: 3/13/2022

STAFF RECOMMENDATION:

- DSP-20003 – @
- TCP2-044-2021 – @
- AC-21024 - @

(BISHOP)

PGCPB AGENDA

3/24/2022

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

BOARD ACTION AND VOTE

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

6. **MR-2202F M-NCPPC HEADQUARTERS**
Council District: 06 Municipality: None
Location: 9401 Grand Boulevard
Planning Area: 73 Zone: M-X-T, D-D-O
Gross Acreage: 3.29 Date Accepted: @
Applicant: M-NCPPC
Request: A 347,000 SF office building and six-story structured parking garage on a 3.3-acre site.

Planning Board Action Limit: @

STAFF RECOMMENDATION: Transmit Recommendation to Applicant
(PERRY)