

**LONG RANGE AGENDA`
March 10, 2022 – March 31, 2022**

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PGCPB AGENDA
3/10/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **DDS-682 CLINTON CHURCH OF CHRIST**
Council District: 09 Municipality: None
Location: In the northwest quadrant of 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: A departure from design standards from Section 4.7 of the 2010 Prince George's County Landscape Manual for a church.

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 (Robert Crain Highway) and MD 4 (Pennsylvania Avenue).
Planning Area: 82B Zone: C-S-C
Gross Acreage: 10.54 Date Accepted: 12/16/2021
Applicant: Shopcore Properties, LP.
Request: Renovation of an existing 2,628-square-foot bank building to use as an eating and drinking establishment with drive-through service.

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
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: 50 feet north of the intersection of Malcolm Road and MD 5 (Branch Avenue).
Planning Area: 81A Zone: C-M
Gross Acreage: 5.90 Date Accepted: 12/29/2021
Applicant: Ramesh Narayanan
Request: A departure from Section 27-568(a) of the Prince George's County Zoning Ordinance for a 25-space reduction in required parking spaces.

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: In the southeast quadrant of the intersection of Vista Grande Drive and Lottsford Vista Road, approximately 1,000 feet south of its intersection with US 50 (John Hanson Highway).
Planning Area: 73 Zone: R-R
Gross Acreage: 7.91 Date Accepted: 12/30/2021
Applicant: Presidential Care, LLC.
Request: A proposed adult day care for 15 people, assisted living facility for 78 residents, and related 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 10 (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 Residential Medium Development (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 Local Activity Center (L-A-C) Zone; and delete Condition 25.

Planning Board Action Limit: Waived

STAFF RECOMMENDATION:

- CDP-0501-03 – APPROVAL with conditions
- TCPI-038-05-03 – APPROVAL

(ZHANG)

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

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9 (CDP--0501-03).

DRAFT RESOLUTION – CASE HEARD ON MARCH 10, 2022

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

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

3/10/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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 February 18, 2022, Thomas H. Haller, requested 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 the 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: 02/18/2022

Applicant: Timberlake Banan Forest, LLC
(HEATH)

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

12. **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. Thomas H. Haller, on behalf of the applicant, requests a reconsideration hearing for Condition 4.a regarding transportation improvements.

4-05058 BANAN FOREST

Council District: 09 Municipality: None

Location: On the 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: 02/18/2022

Applicant: Timberlake Banan Forest, LLC

STAFF RECOMMENDATION: DISCUSSION
(HEATH)

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**
(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)

PGCPB AGENDA

3/24/2022

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

BOARD ACTION AND VOTE

DEVELOPMENT REVIEW DIVISION (Inquiries call 301-952-3530)

**DEVELOPMENT REVIEW APPLICATION FEE
UPDATE**

Recommendation for new fees associated with the implementation of the new Zoning Ordinance and Subdivision Regulations.

STAFF RECOMMENDATION: APPROVAL
(HUNT/SUMMERLIN/SMITH)

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)

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)

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: 4/22/2022

STAFF RECOMMENDATION: Transmit Recommendation to Applicant
(PERRY)

- POSTING NOT REQUIRED**
- POSTING REQUIRED**
 - POSTED**
 - NOT POSTED**
- CONTINUED TO THIS DATE**
- CONTINUED INDEF.**

Move to (date):
Notice Mailed? _____

PGCPB AGENDA

3/31/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

VACATION PETITION (Inquiries call 301-952-3530)

5. **V-21004 CRAFTSMAN (PART-OF) RIGHT-OF-WAY**
Petition to vacate 10,484 square feet of Craftsman
Circle, an improved public right-of-way.

Council District: 05 Municipality: Cheverly

Location: Along craftsman circle cul-de-sac at the end of
Schuster Drive.

Planning Area: 69 Zone: I-1

Gross Acreage: 0.20 Date Accepted: 2/22/2022

Applicant: Craftsman's Circle LLC.

STAFF RECOMMENDATION: @
(VANTANDOOST)

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

6. **SDP-2101 LOCUST HILL**

Council District: 06 Municipality: None

Location: ¼ of a mile east of the intersection of Oak Grove
Road and Church Road.

Planning Area: 79 Zone: R-L

Gross Acreage: 4.60 Date Accepted: 1/27/2022

Applicant: WBLH, LLC

**Request: Residential architecture for detached single
family homes.**

Action must be taken on or before 4/7/2022.

STAFF RECOMMENDATION: APPROVAL
(GUINN)

TENTATIVE PGCPB AGENDA

3/31/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4-21052 SUFFRAGE POINT

(TCP-EXEMPT) (VARIATION)

Council District: 02 Municipality: Hyattsville

Location: On the west side of 40th Place, at its intersection
with Gallatin Street.

Planning Area: 68 Zone: D-D-O/R-55

Gross Acreage: 4.66 Date Accepted: 2/11/2022

Applicant: Werrlein Properties, LLC

**Request: 41 lots and 4 parcels for 41 single-family
attached homes.**

Planning Board Action Limit: 4/22/2022

STAFF RECOMMENDATION:

- 4-21052 – @
- VARIATION- @

(DIAZ-CAMPBELL)