

LONG RANGE AGENDA
March 31, 2022 – April 21, 2022

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PGCPB AGENDA

3/31/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

VACATION PETITION (Inquiries call 301-952-3530)

5. **V-21004 CRAFTSMAN CIRCLE**
Petition to vacate a 10,484-square-foot portion of the cul-de-sac of Craftsman Circle, an improved public right-of-way.

Council District: 05 Municipality: Cheverly
Location: On the southeast side of MD 295 (Baltimore Washington Parkway), approximately 1,700 feet south of the intersection of Lydell Road and Schuster Drive.
Planning Area: 69 Zone: I-1
Gross Acreage: 0.24 Date Accepted: 2/22/2022
Applicant: Craftsman Circle, LLC.

STAFF RECOMMENDATION: APPROVAL with conditions (VATANDOOST)

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

6. **SDP-2101 LOCUST HILL – ARCHITECTURE**
Council District: 06 Municipality: None
Location: On the north and south sides of Oak Grove Road, west of its intersection with Leeland Road.
Planning Area: 79 Zone: R-L
Gross Acreage: 505.81 Date Accepted: 1/27/2022
Applicant: WBLH, LLC
Request: Umbrella architecture for 31 single-family detached home models.

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

STAFF RECOMMENDATION: APPROVAL with conditions (GUINN)

PGCPB AGENDA

3/31/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MARCH 17, 2022.**

DSP-20050 STEPHEN'S CROSSING AT BRANDYWINE (TCP)

Council District: 09 Municipality: None

Location: East of US 301 (Robert Crain Highway), at its intersection with Mattawoman Drive.

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

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

Applicant: Route 301 Industrial CPI Ltd. Partnership

Request: Residential development consisting of 431 single-family attached dwelling units, 116 two-family attached dwelling units, and associated recreational amenities.

Planning Board Action Limit: Waived

STAFF RECOMMENDATION:

- DSP-20050 – APPROVAL with conditions
 - TCP2-008-2017-01 – APPROVAL with conditions
- (GUINN)

PGCPB AGENDA

4/7/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-21038 WOOD PROPERTY**
(TCP) (VARIANCE) (VARIATION)
Council District: 06 Municipality: None
Location: On the northeast corner of the intersection of
Presidential Parkway and MD 4 (Pennsylvania Avenue).
Planning Area: 78 Zone: T-A-C-E/M-I-O
Gross Acreage: 18.09 Date Accepted: 2/3/2022
Applicant: CPWPG II, LLC
**Request: 88 lots, 16 parcels, and 1 outparcel for development
of 88 townhouse dwelling units.**

Planning Board Action Limit: 4/14/2022

STAFF RECOMMENDATION:

- 4-21038 – APPROVAL with conditions
- TCP1-011-2019-01 – APPROVAL with conditions
- VARIANCE – APPROVAL
- VARIATION – APPROVAL

(DIAZ-CAMPBELL)

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

6. **PRELIMINARY ADELPHI ROAD-UMGC/UMD PURPLE
LINE STATION AREA SECTOR PLAN AND PROPOSED
SECTIONAL MAP AMENDMENT**

Councilmanic District: 02, 03

**Request: Review the Analysis of Testimony for the
Preliminary Adelphi Road-UMGC/UMD Purple Line
Station Area Sector Plan and Proposed Sectional Map
Amendment**

STAFF RECOMMENDATION: Direct staff to finalize the
Resolution of Adoption for the Adelphi Road-UMGC/UMD
Purple Line Station Area Sector Plan and Proposed Sectional
Map Amendment

(PUNASE/CALOMESE/ROWE)

PGCPB AGENDA

4/14/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **RESOLUTION OF ADOPTION FOR THE
PRELIMINARY ADELPHI ROAD-UMGC-UMD
PURPLE LINE STATION AREA SECTOR PLAN
AND PROPOSED SECTIONAL MAP
AMENDMENT**

Councilmanic District: 02, 03

STAFF RECOMMENDATION: APPROVAL of the resolution to adopt the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Proposed Sectional Map Amendment Preliminary and transmit to the District Council.
(PUNASE/CALOMESE/ROWE)

6. **PLANNING ASSISTANCE TO MUNICIPALITIES
AND COMMUNITIES (PAMC) PROGRAM**

Request: Approval of four PAMC projects for FY22:

**1. Berwyn Heights Pedestrian and Bicyclist
Safety Improvement Action Plan**

Planning Area 67; Councilmanic District 3
Municipality: Town of Berwyn Heights

2. Capitol Heights Vacant Property Assessment Study

Planning Area 75B; Councilmanic District 7
Municipality: Town of Capitol Heights

3. Greenbelt Strategic Wayfinding Plan

Planning Area 67; Councilmanic District 4
Municipality: City of Greenbelt

**4. Riverdale Park Street Tree Inventory and
Management Plan**

Planning Area 68; Councilmanic District 3
Municipality: Town of Riverdale Park

STAFF RECOMMENDATION: APPROVAL
(SAMS/LUCKIN/STACHURA)

PGCPB AGENDA

4/21/2022

Prince George's County Planning Department
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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 May 7, 2020 and is valid through May 28, 2022. Christopher L. Hatcher, by letter dated February 14, 2022, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through May 28, 2023.**

4-19031 EAST PINES

Council District: 03 Municipality: Riverdale Park
Location: On south side of Riverdale Road, at the intersection of 67th Place and Riverdale Road.
Planning Area: 69 Zone: N-A-C/R-S-F-65
Gross Acreage: 3.24 Extension File Date: 2/14/2022
Applicant: VIKA, Inc.

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

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

6. **4-21041 RETREAT AT GLENN DALE**
(TCP)
Council District: 04 Municipality: None
Location: On the north side of Springfield Road, approximately 115 feet northwest from the intersection of Springfield Road and Goodluck Road.
Planning Area: 71A Zone: R-R
Gross Acreage: 8.50 Date Accepted: 2/15/2022
Applicant: Springfield Road Partnership, LLC
Request: 15 lots for the development of 15 single family detached dwellings

Planning Board Action Limit: 4/25/2022

STAFF RECOMMENDATION:

- 4-21041 – @
- TCP1-004-2022@ – @

(DIAZ-CAMPBELL)

PGCPB AGENDA
4/21/2022

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)

7. **4-21030 PRESERVE AT PISCATAWAY – BAILEY’S VILLAGE**
(TCP)
Council District: 09 Municipality: None
Location: At the southwest corner of Floral Park Road and St. Mary’s View Road.
Planning Area: 84 Zone: L-C-D
Gross Acreage: 1.65 Date Accepted: 2/18/2022
Applicant: NVR MS Cavalier Oak Creek LLC
Request: 26 lots and 6 parcels for the development of 26 single-family attached dwellings

Planning Board Action Limit: 4/28/2022

STAFF RECOMMENDATION:

- 4-21030 – @
 - TCP1-009-94-05 – @
- (DIAZ-CAMPBELL)

8. **4-20183 GROVE AT GLENARDEN SENIOR LIVING**
(TCP)
Council District: 06 Municipality: None
Location: On the north side of Oak Grove Road, at its intersection with Watkins Park Drive.
Planning Area: 74A Zone: R-E (R-E in new ordinance)
Gross Acreage: 6.40 Date Accepted: 2/15/2022
Applicant: CHI, Inc.
Request: One parcel for development of 164-unit apartment housing for elderly or physically handicap, and 622,352 square feet of existing institutional uses.

Planning Board Action Limit: 4/25/2022

STAFF RECOMMENDATION:

- 4-20183 – @
 - TCP1-006-02 – @
- (HEATH)

PGCPB AGENDA

4/21/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call
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9. **4-21032 HYATTSVILLE CROSSING**
(TCP) (VARIATION)
Council District: 02 Municipality: Hyattsville
Location: At the north side of MD 410 (East West
Highway), between Toledo Terrace and Belcrest Road.
Planning Area: 68 Zone: RTO-H-C
Gross Acreage: 51.07 Date Accepted: 2/11/2022
Applicant: AVA Hyattsville Crossing, LLC.
**Request: 3 parcels for 380 dwelling units and 1,068,471
square-feet of existing commercial development to
remain.**

Planning Board Action Limit: 4/21/2022

STAFF RECOMMENDATION:

- 4-21032 – APPROVAL with conditions
- TCP1-003-2022 – @
- VARIATION -APPROVAL

(DIAZ-CAMPBELL)