

LONG RANGE AGENDA
April 14, 2022 – May 5, 2022

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PGCPB AGENDA
4/14/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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 – This item was removed from the agenda.**

PGCPB AGENDA
4/21/2022

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 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
Zoning: NAC/RSF-65
Prior Zoning: R-18/R-55
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
Zoning: RR
Prior Zoning: R-R
Gross Acreage: 8.50 Date Accepted: 2/15/2022
Applicant: Springfield Road Partnership, LLC
Request: 13 lots for the development of 13 single family detached dwellings

Planning Board Action Limit: 4/25/2022

STAFF RECOMMENDATION:
• 4-21041 – APPROVAL with conditions
• TCP1-004-2022 – APPROVAL with conditions
(DIAZ-CAMPBELL)

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 301-952-3530)

7. **4-21030 PRESERVE AT PISCATAWAY – BAILEY’S VILLAGE**
(TCP) (VARIATION)
Council District: 09 Municipality: None
Location: At the southwest corner of Floral Park Road and St. Mary’s View Road.
Planning Area: 84
Zoning: LCD
Prior Zoning: L-A-C
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 – APPROVAL with conditions
- VARIATION – APPROVAL
- TCP1-009-94-05 – APPROVAL

(DIAZ-CAMPBELL)

8. **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
Zoning: RTO-H-C
Prior Zoning: M-U-I/T-D-O
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 – APPROVAL with conditions
- VARIATION – APPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

4/21/2022

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)

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 @.**

4-19003 PECAN RIDGE (CONSERVATION SUBDIVISION)

Council District: 04 Municipality: Bowie

Location: On the south side of Lloyd Station Road, approximately 315 feet from its intersection with MD 197 (Laure-Bowie Road).

Planning Area: 71A

Zoning: R-R Zoning Prior: @

Gross Acreage: 41.70 Extension File Date: @

Applicant: Caruso Homes, Inc.

STAFF RECOMMENDATION: APPROVAL of a @-year extension
(GUPTA)

PGCPB AGENDA

4/28/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

3C. **2021 Update of Pupil Yield Factors & Public School
Clusters**
Council District: All

In accordance with 24-4510 of the Subdivision Regulations, this is a periodic revision of the pupil yield factors and the public school clusters. This study updates the pupil yield factors that are used in the regulatory review of preliminary plans of subdivision. These factors are used to measure the impact a new subdivision will have on the public schools that might serve the proposed subdivision. To determine the schools that might be impacted by a proposed subdivision, school clusters are created and updated by the Planning Department. The revisions of the school clusters are also part of this update.

Request: Briefing

STAFF RECOMMENDATION: INFORMATION ITEM
(MARTIN)

PGCPB AGENDA

4/28/2022

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

BOARD ACTION AND VOTE

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

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

CDP-0601-01 CASE, YERGAT (WOODSIDE VILLAGE)

(TCP1-006-2022)

Council District: 06 Municipality: None

Location: On the southern side of Westphalia Road, approximately 2000 feet west of its intersection with Ritchie Marlboro Road.

Planning Area: 78

Zoning: LCD/MIO

Prior Zoning: R-M/M-I-O

Gross Acreage: 158.28 Date Accepted: 2/22/2022

Applicant: Edwards Family Partnership

Request: Comprehensive Design Plan for 516 – 531 single-family detached and 110 – 130 single-family attached units for a total of 661 dwelling units.

Planning Board Action Limit: 5/3/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(ZHANG)

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

6. **4-21017 HILLSIDE (FORMERLY FORT WASHINGTON RIDGE)**

(TCP)

Council District: 08 Municipality: None

Location: At the northeast quadrant at the intersections of Oxon Hill Road and Fort Foote Road.

Planning Area: 80

Zone: RR

Prior Zoning: R-R

Gross Acreage: 14.15 Date Accepted: 12/21/2021

Applicant: BGH Fort Washington

Request: 64 lots and 16 parcels for the development of 64 single-family attached dwellings.

Planning Board Action Limit: 05/24/2022

STAFF RECOMMENDATION:

- 4-21017 – APPROVAL with conditions
- TCP1-020-2021 – APPROVAL with conditions

(HEATH)

PGCPB AGENDA

4/28/2022

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. **DSP-95073-06 KAISER PERMANENTE LARGO MEDICAL CENTER**
(TCP-EXEMPT)
Council District: 06 Municipality: None
Location: In the southwest quadrant of the intersection of Mercantile Lane and Technology Lane.
Planning Area: 73
Zoning: RTO-H-E
Prior Zoning: D-D-O/M-U-I
Gross Acreage: 14.73 Date Accepted: 2/22/2022
Applicant: A. Morton Thomas and Associates, Inc.
Request: An expansion of approximately 90,000 square feet to an existing medical office building and structured parking garage to accommodate additional medical services.

Planning Board Action Limit: 5/3/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

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

8. **MR-2120F SUITLAND HIGH SCHOOL REPLACEMENT**
Council District: 07 Municipality: District Heights
Location: At the intersection of Pennsylvania Avenue and Silver Hill Road.
Planning Area: 75A
Zoning: RMF-20/RSF-65
Prior Zoning: R-18C/R-55
Gross Acreage: 42.39 Date Accepted: 3/3/2022
Applicant: Prince Georges County Board of Education
Request: Construction of new high school and associated site work.

Planning Board Action Limit: 4/28/2022

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(THOMPSON)

PGCPB AGENDA

4/28/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **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
Zoning: RSF-65
Prior Zoning: 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: 6/30/2022

STAFF RECOMMENDATION:

- 4-21052 – APPROVAL with condition
- VARIATION- APPROVAL

(DIAZ-CAMPBELL)

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

10. **Renewal of four reservations will expire on June 30, 2022, at various locations. They consist of the following:**

Parcel A of Branch Avenue/Surratts Road
Interchange
Summit Creek

Parcel B, C, G, and E of Branch Avenue/Surratts
Road Interchange
Summit Creek

One Part of Lot 4, Northwest of US 301 and
Village Drive for the US 301 Upgrade
Bowling Heights

Parcel A and Parcel B of Mill Branch Road
and Crain Highway (US 301) for the proposed
F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL
(CAPERS/HOWERTON)

PGCPB AGENDA

5/5/2022

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

BOARD ACTION AND VOTE

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

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

**CDP-0505-02 NATIONAL CAPITAL BUSINESS PARK
(TCP?)**

Council District: 04 Municipality: N/A

Location: On the north side of Leeland Road, approximately 3,178 feet west of US 301 (Crain Highway).

Planning Area: 74A

Zoning: LCD

Prior Zoning: R-S

Gross Acreage: 427.00 Date Accepted: 4/21/2021

Applicant: NCBP Property, LLC, c/o Manekin, LLC

Request: To increase total gross floor area from previously approved 3.5 million square feet to 5.5 million square feet

Planning Board Action Limit: 5/6/2022

STAFF RECOMMENDATION: APPROVAL with Conditions
(ZHANG)

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

6. **SDP-0614-H1 BEECH TREE EAST VILLAGE, LOT 6,
BLOCK U**

Council District: 06 Municipality: None

Location: On the west side of Sissinghurst Place, approximately 155 feet west of its intersection with Beech Tree Parkway.

Planning Area: 79

Zoning: LCD

Prior Zoning: R-S

Gross Acreage: 0.16 Date Accepted: 2/15/2022

Applicant: Michelle Clancy

Request: HMA request for 12 x 19 enclosure over existing deck.

Action must be taken on or before 5/9/2022.

STAFF RECOMMENDATION: APPROVAL
(BUTLER)

PGCPB AGENDA

5/5/2022

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)

7. **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 @.**

4-18031 ACCOKEEK PROPERTY

Council District: 09 Municipality: None

Location: Located along the east side of MD 210 (Indian Head Highway), approximately one mile south of the intersection of MD 210 and Farmington Road.

Planning Area: 84 Extension File Date: @

Zoning: @ Prior Zoning: R-R

Gross Acreage: 9.18

Applicant: ANFG Accokeek, LLC.

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

PGCPB AGENDA

5/5/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

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

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

Zoning: RR/M-I-O

Prior Zoning: 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: 5/20/2022

STAFF RECOMMENDATION:

- 4-21028 – APPROVAL with conditions
 - TCP1-019-2021 – APPROVAL with conditions
 - VARIANCE - 25-122(b)(1)(G) – APPROVAL
- (GUPTA)

PGCPB AGENDA

5/5/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **4-21018 DCMC CAMPUS**
(TCP) (VARIANCE)
Council District: 03 Municipality: None
Location: At the northeast quadrant of the intersection of Good Luck Road and Hanover Parkway.
Planning Area: 67
Zoning: RSF-95
Prior Zoning: R-80
Gross Acreage: 40.04 Date Accepted: 3/3/2022
Applicant: Doctor's Hospital, Inc.
Request: One parcel for 1,129,390 square feet of institutional use (health campus).

Planning Board Action Limit: 5/12/2022

STAFF RECOMMENDATION:

- 4-21018 – @
 - TCP1-@ – @
 - VARIANCE – 25-122(b)(1)(G) - @
- (GUPTA)

PGCPB AGENDA

5/5/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **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)