

**LONG RANGE AGENDA**  
**April 21, 2022 – May12, 2022**

<b>2021 Update of Pupil Yield Factors &amp; Public School Clusters.....</b>	<b>5</b>
<b>4-18031 ACCOKEEK PROPERTY.....</b>	<b>11</b>
<b>4-19003 PECAN RIDGE (CONSERVATION SUBDIVISION).....</b>	<b>4</b>
<b>4-19031 EAST PINES.....</b>	<b>2</b>
<b>4-20183 GROVE AT GLENARDEN SENIOR LIVING.....</b>	<b>16</b>
<b>4-21017 HILLSIDE (FORMERLY FORT WASHINGTON RIDGE).....</b>	<b>7</b>
<b>4-21018 DCMC CAMPUS.....</b>	<b>13</b>
<b>4-21028 RICHARDSON SUBDIVISION.....</b>	<b>12</b>
<b>4-21030 PRESERVE AT PISCATAWAY – BAILEY’S VILLAGE.....</b>	<b>3</b>
<b>4-21032 HYATTSVILLE CROSSING.....</b>	<b>4</b>
<b>4-21041 RETREAT AT GLENN DALE.....</b>	<b>3</b>
<b>4-21052 SUFFRAGE POINT.....</b>	<b>8</b>
<b>CDP-0505-02 NATIONAL CAPITAL BUSINESS PARK.....</b>	<b>10</b>
<b>CDP-0601-01 YERGAT (WOODSIDE VILLAGE).....</b>	<b>6</b>
<b>CP-19002 SWAN CREEK.....</b>	<b>15</b>
<b>DSP-06015-01 CAPITOL HEIGHTS SHOPPING CENTER.....</b>	<b>18</b>
<b>DSP-18034-02 MELFORD TOWNHOUSE.....</b>	<b>17</b>
<b>DSP-21019 ARCLAND SELF STORAGE.....</b>	<b>15</b>
<b>DSP-95073-05 KAISER PERMANENTE LARGO MEDICAL CENTER.....</b>	<b>7</b>
<b>MR-2120F SUITLAND HIGH SCHOOL REPLACEMENT.....</b>	<b>8</b>
<b>Renewal of four reservations will expire on June 30, 2022, at various locations.....</b>	<b>9</b>
<b>SDP-0614-H1 BEECH TREE EAST VILLAGE, LOT 6, BLOCK U.....</b>	<b>10</b>

PGCPB AGENDA

4/21/2022

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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 one-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: None

Location: On the south side of Riverdale Road, in between 67 Place and 67 Avenue.

Planning Area: 69

Zoning: NAC/RSF-65

Zoning Prior: R-18/R-55

Gross Acreage: 3.24 Extension File Date: 2/14/2022

Applicant: DVG Apartments, LLC, c/o Delwin Realty, LLC.

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

6.       **4-21041 RETREAT AT GLENN DALE**  
(TCP)(VARIANCE)  
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  
Zoning Prior: R-R  
Gross Acreage: 8.54      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
- VARIANCE – PARTIAL APPROVAL

(DIAZ-CAMPBELL)

7.       **4-21030 PRESERVE AT PISCATAWAY – BAILEY’S  
VILLAGE**  
(TCP) (VARIATION)  
Council District: 09    Municipality: None  
Location: At the southwest corner of the intersection of Floral  
Park Road and Saint Mary’s View Road.  
Planning Area: 84  
Zoning: LCD  
Zoning Prior: L-A-C  
Gross Acreage: 1.65      Date Accepted: 2/18/2022  
Applicant: NVR MS Cavalier Preserve, LLC  
**Request: 26 lots and 6 parcels for the development of  
26 townhouse dwelling units.**

Planning Board Action Limit: 4/28/2022

STAFF RECOMMENDATION:

- 4-21030 – APPROVAL with conditions
- VARIATION – APPROVAL
- TCP1-009-94-05 – APPROVAL

(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)

8. **4-21032 HYATTSVILLE CROSSING**  
(VARIATION)  
Council District: 02 Municipality: Hyattsville  
Location: On the north side of MD 410 (East West Highway),  
between Toledo Terrace and Belcrest Road.  
Planning Area: 68  
Zoning: RTO-H-C  
Zoning Prior: 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
- VARIATION – APPROVAL

(DIAZ-CAMPBELL)

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  
March 12, 2022. Edward C. Gibbs, by letter dated March 21,  
2022 and March 28, 2022, requested a one-year extension of this  
approval. If this request is approved, the PPS will be valid  
through March 12, 2023.**

**4-19003 PECAN RIDGE (CONSERVATION SUBDIVISION)**

Council District: 04 Municipality: None  
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: RR  
Zoning Prior: R-R  
Gross Acreage: 41.70 Extension File Date: 3/21/2022  
Applicant: Caruso Homes, Inc.

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

PGCPB AGENDA

4/28/2022

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. **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  
(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

Zoning Prior: 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:

- CDP-0601-01 – APPROVAL with conditions
- TCP1-006-2022 – APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

4/28/2022

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)

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  
Zoning Prior: 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)

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  
Zoning Prior: 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)

PGCPB AGENDA  
4/28/2022

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

BOARD ACTION AND VOTE

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

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  
Zoning Prior: 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)

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 40<sup>th</sup> Place, at its intersection with Gallatin Street.  
Planning Area: 68  
Zoning: RSF-65  
Zoning Prior: 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)

PGCPB AGENDA

4/28/2022

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

BOARD ACTION AND VOTE

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  
(TCP1)**

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

Zoning Prior: 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 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

Zoning Prior: 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  
Andree Green Checkley, Esq., Planning Director

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 March 12, 2020 and is valid through April 2, 2022. Thomas H. Haller, by letter dated March 30, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through April 2, 2023.**

**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: 03/30/2022

Zoning: RR Zoning Prior: R-R

Gross Acreage: 9.18

Applicant: ANFG Accokeek, LLC.

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

PGCPB AGENDA

5/5/2022

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)

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

Zoning Prior: 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  
Andree Green Checkley, Esq., Planning Director

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  
Zoning Prior: 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 – @
- TCP1-007-2022 – APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) - APPROVAL (GUPTA)

PGCPB AGENDA

5/5/2022

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

BOARD ACTION AND VOTE

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

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)

PGCPB AGENDA

5/12/2022

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

BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

5. **CP-19002 SWAN CREEK**

(VARIANCE)

Council District: 08 Municipality: None  
Location: On the west side of Hatton Point Road, at its  
intersection with Riverview Place.

Planning Area: 80

Zoning: R-E

Zoning Prior: R-E

Gross Acreage: 1.33 Date Accepted: 2/1/2022

Applicant: Tchako Ngandjui

**Request: Demolition of an existing single-family dwelling in  
the CBCA and construction of a new 2-story single-family  
residence.**

STAFF RECOMMENDATION:

- CP-19002 – @
  - VARIANCE 5b-121(e) – @
- (LOCKHART)

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

6. **DSP-21019 ARCLAND SELF STORAGE**

(TCP)

Council District: 09 Municipality: None  
Location: At the southeast quadrant of the intersection of  
Dangerfield Road and Woodyard Road.

Planning Area: 81A

Zoning: CGO/MIO

Zoning Prior: C-S-C/M-I-O

Gross Acreage: 5.65 Date Accepted: 2/22/2022

Applicant: McNamee Hosea

**Request: Construction of a 3-story 198,606 square foot  
consolidated storage facility.**

Planning Board Action Limit: 5/3/2022

STAFF RECOMMENDATION:

- DSP-21019 – @
  - TCP2-007-2018-01 – @
- (BUTLER)

PGCPB AGENDA

5/12/2022

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.           **4-20183 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  
Zoning: RE  
Zoning Prior: R-E  
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: 7/18/2022

STAFF RECOMMENDATION:

- 4-20183 – @
- TCP1-006-02 – @

(HEATH)

PGCPB AGENDA

5/12/2022

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

BOARD ACTION AND VOTE

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

8. **DSP-18034-02 MELFORD TOWNHOUSE**  
(TCP)  
Council District: 04 Municipality: Bowie  
Location: At the intersection of Curie Drive and Melford  
Boulevard.  
Planning Area: 71B  
Zoning: TAC-E  
Zoning Prior: M-X-T  
Gross Acreage: 50.45 Date Accepted: 3/4/2022  
Applicant: St. John Properties  
**Request: Approval for three townhouse models and  
construction of 249 single family attached units, private  
recreational facilities, and minor modifications to the site and  
Landscape Plan.**

Planning Board Action Limit: 5/13/2022

STAFF RECOMMENDATION:

- DSP-18034-02 – @
- TCP2-036-99-18 – @

(BISHOP)

**TENTATIVE PGCPB AGENDA**  
5/12/2022

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

BOARD ACTION AND VOTE

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

**DSP-06015-01 CAPITOL HEIGHTS SHOPPING CENTER**

(TCP)

Council District: 06 Municipality: N/A

Location: South side of MD 214 (Central Avenue),  
approximately 200 feet east of its intersection with Shady Glen  
Drive.

Planning Area: 75A

Zoning: LTO-E/MIO

Zoning Prior: C-S-C/D-D-O/M-I-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: 5/15/2022

STAFF RECOMMENDATION:

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

(BISHOP)