

LONG RANGE AGENDA
May 12, 2022 – June 2, 2022

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PGCPB AGENDA
5/12/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

CONSERVATION PLAN (Inquiries call 301-952-3530)

5. **CP-19002 SWAN CREEK**
 (VARIANCE)
 Council District: 08 Municipality: None
 Location: On the northwest side of Hatton Point Road, at its
 intersection with Riverview Place.
 Planning Area: 80
 Zoning: RE
 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 – APPROVAL with conditions
 - VARIANCE 5B-121(e) – APPROVAL
- (LOCKHART)

PGCPB AGENDA
5/12/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **DSP-21019 ARCLAND SELF STORAGE**
(TCP)
Council District: 09 Municipality: None
Location: On the east side of Dangerfield Road, approximately
350 feet south of its intersection with MD 223 (Woodyard
Road).
Planning Area: 81A
Zoning: CGO/MIO
Zoning Prior: C-S-C/M-I-O
Gross Acreage: 4.56 Date Accepted: 2/22/2022
Applicant: McNamee Hosea
**Request: Construction of a 116,283-square-foot consolidated
storage facility in two buildings.**

Planning Board Action Limit: 5/12/2022

STAFF RECOMMENDATION:

- DSP-21019 – APPROVAL with conditions
- TCP2-007-2018-01 – APPROVAL

(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 MD 193 (Watkins Park Drive).
Planning Area: 74A
Zoning: RE
Zoning Prior: R-E
Gross Acreage: 159.61 Date Accepted: 2/15/2022
Applicant: CHI, Inc.
**Request: One parcel for development of 164 multifamily
dwelling units for elderly or handicap families, in addition
to 612,890 square feet of institutional uses.**

Planning Board Action Limit: 7/18/2022

STAFF RECOMMENDATION:

- 4-20183 – APPROVAL with conditions
 - TCP1-006-02 – APPROVAL with conditions
- (HEATH)

PGCPB AGENDA

5/12/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **DSP-18034-02 MELFORD TOWN CENTER**

(TCP)(AC)

Council District: 04 Municipality: Bowie

Location: In the northeastern and
northwestern quadrants of the intersection of
Curie Drive and Melford Boulevard.

Planning Area: 71B

Zoning: TAC-E

Zoning Prior: M-X-T

Gross Acreage: 52.23 Date Accepted: 3/4/2022

Applicant: St. John Properties

**Request: Approval of 249 single-family attached
(townhouses) dwelling units, including three
architectural models, and construction of
recreation facilities.**

Planning Board Action Limit: 5/13/2022

STAFF RECOMMENDATION:

- DSP-18034-02 – APPROVAL with conditions
- TCP2-036-99-18 – APPROVAL with conditions
- AC-22001 - APPROVAL

(BISHOP)

PGCPB AGENDA

5/12/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 21, 2022.**

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: 7/7/2022

STAFF RECOMMENDATION:

- 4-21030 – DISAPPROVAL
- VARIATION – DISAPPROVAL
- TCP1-009-94-05 – DISAPPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

5/19/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4859 301 TOBACCO (MARLTON PLAZA)

Council District: 09 Municipality: None

Location: On the northbound side of US 301 (Robert S Crain Highway), south of its intersection with Fairhaven Avenue.

Planning Area: 82A

Zoning: CGO

Prior Zoning: C-S-C/R-P-C

Gross Acreage: 5.93 Date Accepted: 3/16/2022

Applicant: 301 Tobacco

Request: Special exception to allow a retail tobacco shop into an existing 1,750 square-foot space within Marlton Plaza Shopping Center.

STAFF RECOMMENDATION: @
(LOCKHART)

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

5. **4-21025 BROAD CREEK TOWNHOUSES AT HENSON CREEK TRANSIT VILLAGE (TCP)**

Council District: 05 Municipality: None

Location: At the northwest corner of Oxon Hill Road and Livingston Road.

Planning Area: 80

Zoning: RSF-A/AG

Prior Zoning: O-S/R-T

Gross Acreage: 14.87 Date Accepted: 2/10/2022

Applicant: Abdulhussen Ejtemai

Request: 80 lots and 8 parcels for 80 single-family attached dwelling units.

Planning Board Action Limit: 6/30/2022

STAFF RECOMMENDATION:

- 4-21025 – APPROVAL with conditions
- TCP1- 002-2022 – APPROVAL with conditions

(GUPTA)

PGCPB AGENDA
5/19/2022

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-2034F TPE MD PR270, LLC**

Council District: 08 Municipality: None

Location: 9004 Allentown Road.

Planning Area: 76B

Zoning: RE

Prior Zoning: R-E

Gross Acreage: 16.0 Date Accepted: 3/22/2022

Applicant: TPE Maryland Solar Holdings2, LLC.

Request: Ground mounted community solar array on a 10.9-acre site.

Planning Board Action Limit: 5/19/2022

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

7. **MR-2119F PEPCO - LIVINGSTON ROAD BATTERY STORAGE**

Council District: 08 Municipality: None

Location: 7117 Livingston Road.

Planning Area: 76B

Zoning: RSF-65

Prior Zoning: R-55

Gross Acreage: 5.00 Date Accepted: 3/21/2022

Applicant: Pepco Holdings Inc.

Request: Proposed Installation of a Battery Energy Storage System (BESS)

Planning Board Action Limit: 5/20/2022

STAFF RECOMMENDATION: Transmit Recommendation to the Applicant
(OSEI)

PGCPB AGENDA

5/19/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **UPDATE TO TRANSPORTATION REVIEW GUIDELINES**

The Transportation Planning Section has completed Phase One of the update to the Transportation Review Guidelines (TRG). These updates reflect new transportation policies and procedures outlined in the new Zoning Ordinance and Subdivision Regulations pertaining to vehicular, pedestrian and bicycle adequacy.

STAFF RECOMMENDATION: APPROVAL
(SMITH/CAPERS)

PRELIMINARY PLAN OF SUBDIVISION

(Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 28, 2022.**

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 conditions
- VARIATION – APPROVAL
(DIAZ-CAMPBELL)

PGCPB AGENDA

5/26/2022

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

BOARD ACTION AND VOTE

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

5. **DSP-21031 BELL STATION CENTER, PARCEL B**
(TCP?)
Council District: 04 Municipality: None
Location: Southeast of the intersection of Glenn Dale Boulevard
and Bells Station Road.
Planning Area: 70
Zoning: CGO
Prior Zoning: C-S-C
Gross Acreage: 8.99 Date Accepted: 3/22/2022
Applicant: Brogeln LLC.
**Request: Proposal for the development of a commercial
shopping center.**

Planning Board Action Limit: 5/31/2022

STAFF RECOMMENDATION:

- DSP-21031 – @
- TCP-@ – @

(BUTLER)

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

6. **4-21055 TERRAPIN HOUSE**
(VARIATION)
Council District: 03 Municipality: College Park
Location: On the north side of Hartwick Road, between Yale
Avenue and Baltimore Avenue.
Planning Area: 66
Zoning: LTO-E/RSF-65
Prior Zoning: M-U-I/R-55
Gross Acreage: 0.89 Date Accepted: 3/30/2022
Applicant: Green Hill Capital Corporation
**Request: One parcel for development of 175 multi-family
residential dwelling units and 15,000 square feet of
commercial use.**

Planning Board Action Limit: 6/8/2022

STAFF RECOMMENDATION:

- 4-21055 – APPROVAL with conditions
- VARIATION from Sec. 24-122(a) - APPROVAL

(HEATH)

PGCPB AGENDA

5/26/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

7. **NOTE: THE ITEM IS COMPANION WITH ITEM 8 (CSP-21004).**

CP-21006 NATIONAL VIEW

Council District: 08 Municipality: Forest Heights
Location: Approximately 1,000 feet north of the Capital Beltway, between the Wilson Bridge and Indian Head Highway.
Planning Area: 76A
Zoning: RMF-48/CBCAO
Prior Zoning: M-X-T/I-D-O
Gross Acreage: 20.09 Date Accepted: 3/22/2022
Applicant: Harbor View Development, LLC

Request: Mixed used development consisting of residential, retail/commercial, and medical uses.

STAFF RECOMMENDATION: @
(ZHANG)

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

8. **NOTE: THE ITEM IS COMPANION WITH ITEM 7 (CP-21006).**

CSP-21004 NATIONAL VIEW

Council District: 08 Municipality: Forest Heights
Location: Approximately 1,000 feet north of the Capital Beltway, between the Wilson Bridge and Indian Head Highway.
Planning Area: 76A
Zoning: RMF-48/CBCAO
Prior Zoning: M-X-T/I-D-O
Gross Acreage: 20.09 Date Accepted: 3/22/2022
Applicant: Harbor View Development, LLC

Request: Mixed used development consisting of residential, retail/commercial, and medical uses.

STAFF RECOMMENDATION: @
(ZHANG)

PGCPB AGENDA

5/26/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **REQUEST: APPROVAL OF AN ADDITIONAL PAMC
PROJECTS FOR FY22:**

1. Capitol Heights Vacant Property Assessment Study

Planning Area 75B; Councilmanic District 7

Municipality: Town of Capitol Heights

**2. 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

6/2/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

VACATION PETITION (Inquiries call 301-952-3530)

5. **V-22001 UNIVERSITY OF MARYLAND SCIENCE AND TECHNOLOGY CENTER (MARCONI DRIVE)
Petition to vacate portion of Marconi Drive an improved right-of-way**

Council District: 04 Municipality: Bowie
Location: Marconi Drive, north of Melford Boulevard.
Planning Area: 71B
Zoning: TAC-E Prior Zoning: M-X-T
Gross Acreage: 0.04 Date Accepted: 3/29/2022
Applicant: St. John Properties, Inc.

STAFF RECOMMENDATION: APPROVAL
(VATANDOOST)

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

6. **4-21039 ECOGRADS
(TCP-EXEMPT) (VARIATION)**
Council District: 03 Municipality: City of College Park
Location: On the southeast quadrant of the intersection of Quebec Street and Baltimore Avenue.
Planning Area: 66
Zoning: LTO-E Prior Zoning: M-U-I/D-D-O
Gross Acreage: 0.54 Date Accepted: 3/30/2022
Applicant: Manzo Development
Request: One parcel for mixed use development, including 123 student housing units and 2,300 square feet of commercial use.

Planning Board Action Limit: 6/9/2022

STAFF RECOMMENDATION:

- 4-21039 – @
 - VARIATION- 24-122(a) - @
- (GUPTA)

PGCPB AGENDA

6/2/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **4-21060 LARGO PARCEL O**
(TCP) (VARIATION)
Council District: 06 Municipality: None
Location: At the intersection of Harry S. Truman Drive and Largo Drive west.
Planning Area: 73
Zoning: RTO-H-C
Prior Zoning: D-D-O/M-U-I
Gross Acreage: 3.36 Date Accepted: 3/31/2022
Applicant: Gateway Merchant Banking
Request: One parcel for the development of 269 multifamily dwelling units and 1,990 square feet of commercial use.

Planning Board Action Limit: 6/9/2022

STAFF RECOMMENDATION:

- 4-21060 – @
- TCP-010-2022 – @
- VARIATION – 24-121(a)(3)-@

(HEATH)

8. **4-21056 NATIONAL CAPITAL BUSINESS PARK**
(TCP)(VARIANCE)
Council District: 04 & 06 Municipality: None
Location: At the northeast corner of the intersection of Oak Grove Road and Leeland Road.
Planning Area: 74A
Zoning: LCD/IE/AR
Prior Zoning: R-S/I-1/R-A
Gross Acreage: 427.30 Date Accepted: 3/31/2022
Applicant: Bohler Engineering
Request: 29 parcels for 5.5 million square feet of industrial development.

Planning Board Action Limit: 6/10/2022

STAFF RECOMMENDATION:

- 4-21056 – @
- TCP1-004-2021-03 – @
- VARIANCE- 25-122(b)(1)(G) - @

(GUPTA)

PGCPB AGENDA

6/2/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **PERMISSION TO PRINT THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT AND TRANSMIT THE PUBLIC FACILITIES REFERRAL TO THE COUNTY EXECUTIVE**

Councilmanic District: 02

Request: Permission to print the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment and Transmit the Public Facilities Referral to the County Executive

STAFF RECOMMENDATION: APPROVAL
(BENTON/ROWE)