

LONG RANGE AGENDA
May 19, 2022 – June 9, 2022

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PGCPB AGENDA

5/19/2022

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

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: APPROVAL with conditions
(LOCKHART)

PGCPB AGENDA

5/19/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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: In the northwest quadrant of the intersection of Livingston Road and Oxon Hill.
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 the development of 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)

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)

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)

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)

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)

PGCPB AGENDA

5/19/2022

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. **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 WSSC, 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: In the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road.
Planning Area: 70
Zoning: CGO
Prior Zoning: C-S-C
Gross Acreage: 8.99 Date Accepted: 3/22/2022
Applicant: Broglen LLC
Request: Development of a 68,475-square-foot commercial shopping center.

Planning Board Action Limit: 5/31/2022

STAFF RECOMMENDATION:

- DSP-21031 – APPROVAL with conditions
- TCP2-094-97-05 – APPROVAL with conditions (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
Andree Green Checkley, Esq., Planning Director

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: APPROVAL with conditions (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: APPROVAL with conditions (ZHANG)

PGCPB AGENDA

5/26/2022

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. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 5, 2022.**

4-21018 DCMC CAMPUS

(TCP) (VARIANCE)

Council District: 03 Municipality: None

Location: In 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: 7/21/2022

STAFF RECOMMENDATION: @
(GUPTA)

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

10. **Request: Approval of one additional PAMC project for FY22:**

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

5/26/2022

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

BOARD ACTION AND VOTE

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

11. **Request: Approval of one additional PAMC project for FY22:**

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
Andree Green Checkley, Esq., Planning Director

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.
Petitioner: Maryland Science and Technology Center II LLC

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 – APPROVAL with conditions
• VARIATION- 24-122(a) - APPROVAL
(GUPTA)

PGCPB AGENDA

6/2/2022

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. **4-21060 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 – APPROVAL with conditions
- TCP1-004-2021-03 – APPROVAL with conditions
- VARIANCE- 25-122(b)(1)(G) - APPROVAL

(GUPTA)

PGCPB AGENDA

6/9/2022

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

BOARD ACTION AND VOTE

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

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

SE-4846 ROYAL FARMS #393

Council District: 02 Municipality: Hyattsville

Location: At the southwest quadrant of MD 410 (East West Highway) and Riggs Road.

Planning Area: 65

Zoning: CGO

Prior Zoning: C-S-C

Gross Acreage: 1.90 Date Accepted: 11/18/2021

Applicant: RF East West Hyattsville, LLC

Request: Special exception for food and beverage store in combination with a gas station.

STAFF RECOMMENDATION: APPROVAL with conditions
(LOCKHART)

PGCPB AGENDA

6/9/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-21047 CHANCE ACADEMY**
(TCP) (VARIANCE)
Council District: 06 Municipality: Bowie
Location: Southwest quadrant of the intersection of Fairview Vista Drive and My Mollies Pride Drive.
Planning Area: 71A
Zoning: RE Prior Zoning: R-E
Gross Acreage: 9.90 Date Accepted: 3/17/2022
Applicant: O'Malley, Miles, Nysten & Gilmour
Request: One parcel for a private school for a maximum of 80 students.

Planning Board Action Limit: 9/5/2022

STAFF RECOMMENDATION:

- 4-21047 – @
 - TCP1-008-2022 – @
 - VARIANCE – 25-122(b)(1)(G)
- (GUPTA)

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

6. **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
Prior Zoning: 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: 6/9/2022

STAFF RECOMMENDATION:

- DSP-06015-01 – @
 - TCP2-009-09-01 – @
- (BISHOP)

PGCPB AGENDA

6/9/2022

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-21014 4100 LAUREL ROAD PROPERTY**

(TCP?)

Council District: 07 Municipality: None

Location: On the south side of Laurel Road, approximately 295 feet east of its intersection with Beech Road.

Planning Area: 76A

Prior Zoning: I-1 Zoning: I-E

Gross Acreage: 0.80 Date Accepted: 4/14/2022

Applicant: Wave Civil LLC.

Request: Proposed industrial storage yard.

Planning Board Action Limit: 6/23/2022

STAFF RECOMMENDATION:

- DSP-21014 – @
- TCP-@ – @

(BUTLER)

PGCPB AGENDA

6/9/2022

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN

(Inquiries call (301) 952-3530)

8. **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. The request was granted at the Planning Board meeting of March 10, 2022. This hearing is on the merits of that request.**

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: @
(HEATH)

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3280)

9. **MRF-2022-014 - U.S. SECRET SERVICE DRAFT MASTER PLAN (James J. Rawley Training Center)**

Council District: Municipality:

Location:

Planning Area:

Zoning:

Prior Zoning:

Gross Acreage: Date Accepted:

Applicant:

Request:

Planning Board Action Limit: 6/2/2022

STAFF RECOMMENDATION: @
(@)

PGCPB AGENDA

6/9/2022

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. **ADOPTED ADELPHI ROAD-UMGC-UMD
PURPLE LINE STATION AREA SECTOR PLAN
AND ENDORSED SECTIONAL MAP
AMENDMENT (SMA) – REVIEW OF PROPOSED
COUNCIL AMENDMENTS**

Review staff recommendations on the proposed Council amendments (identified on the Council Resolution) to the Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed SMA.

Councilmanic District: 02, 03

STAFF RECOMMENDATION: Authorize Chairman to transmit comments to the Council on behalf of the Planning Board
(PUNASE/ROWE)