

LONG RANGE AGENDA
May 26, 2022 – June 16, 2022

4-05058 BANAN FOREST.....	13
4-18007 WOODMORE OVERLOOK COMMERCIAL.....	14
4-21018 DCMC CAMPUS.....	5
4-21039 ECOGRADS.....	7
4-21047 CHANCE ACADEMY.....	11
4-21055 TERRAPIN HOUSE.....	3
4-21056 NATIONAL CAPITAL BUSINESS PARK.....	9
4-21060 LARGO PARCEL O.....	8
ADOPTED ADELPHI ROAD-UMGC-UMD PURPLE LINE STATION AREA SECTOR PLAN AND ENDORSED SECTIONAL MAP AMENDMENT (SMA).....	9
BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN.....	10
CP-21006 NATIONAL VIEW.....	4
CSP-21004 NATIONAL VIEW.....	4
DSP-06015-01 CAPITOL HEIGHTS SHOPPING CENTER.....	12
DSP-21014 4100 LAUREL ROAD PROPERTY.....	15
DSP-21031 BELL STATION CENTER, PARCEL B.....	2
DSP-21049 LARGO PARCEL O - ETOD.....	14
SE-4846 ROYAL FARMS #393.....	11
V-22001 MELFORD TOWN CENTER TOWNHOMES (FORMERLY MACRONI DRIVE).....	7

PGCPB AGENDA
5/26/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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)

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)

6. **4-21055 TERRAPIN HOUSE**
(VARIATION)
Council District: 03 Municipality: College Park
Location: On the north side of Hartwick Road, between
Yale Avenue and US 1 (Baltimore Avenue).
Planning Area: 66
Zoning: LTO-E/RSF-65
Prior Zoning: M-U-I/D-D-O
Gross Acreage: 0.89 Date Accepted: 3/30/2022
Applicant: Green Hill Capital Corporation
**Request: One parcel for development of 175 multifamily
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 MD 210 (Indian Head Highway).
Planning Area: 76A
Zoning: RMF-48/IDO
Prior Zoning: M-X-T/I-D-O
Gross Acreage: 20.09 Date Accepted: 3/22/2022
Applicant: Harbor View Development, LLC

Request: Mixed-use development consisting of up to 1,870 multifamily dwellings, and up to 289,000 square feet of commercial/retail and office space.

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

(TCP)
Council District: 08 Municipality: Forest Heights
Location: Approximately 1,000 feet north of the Capital Beltway, between the Wilson Bridge and MD 210 (Indian Head Highway). Planning Area: 76A
Zoning: RMF-48/IDO
Prior Zoning: M-X-T/I-D-O
Gross Acreage: 20.09 Date Accepted: 3/22/2022
Applicant: Harbor View Development, LLC

Request: Mixed-use development consisting of up to 1,870 multifamily dwellings, and up to 289,000 square feet of commercial/retail and office space.

STAFF RECOMMENDATION:

- CSP-21004 – APPROVAL with conditions
- TCP1-009-2022– 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:

- 4-21018 – APPROVAL with conditions
- TCP1-007-2022 – APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) – APPROVAL (GUPTA)

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

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

Capitol Heights Vacant Lot Strategy

Planning Area 75B; Councilmanic District 7

Municipality: Town of Capitol Heights

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 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

REGULAR AGENDA

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: 9/19/2022

STAFF RECOMMENDATION: Approval of Request for Continuance to June 30, 2022
(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 – APPROVAL with conditions
 - TCP-010-2022 – APPROVAL with conditions
 - VARIATION – 24-121(a)(3) - No action
- (HEATH)

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)

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)

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

9. **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)

PGCPB AGENDA

6/9/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

3C. **BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN**

Councilmanic District: 4, 6, and 9

Request: Briefing regarding the upcoming District Council initiation of the Bowie-Mitchellville and Vicinity Master Plan.

STAFF RECOMMENDATION: BRIEFING
(LESTER)

PGCPB AGENDA

6/9/2022

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-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)

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, Nylan & 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)

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)

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
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BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call
(301) 952-3530)

7. **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)

PGCPB AGENDA

6/16/2022

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 March 7, 2019 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 @.**

4-18007 WOODMORE OVERLOOK COMMERCIAL

Council District: 05 Municipality: None
Location: In the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road.
Planning Area: 73 Zoning: M-X-T
Gross Acreage: 18.33 Extension File Date: @
Applicant: Woodmore Overlook Commercial, LLC.

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

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

6. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 7 (PGCPB NO. @).**

DSP-21049 LARGO PARCEL O - ETOD (TCP?)

Council District: 06 Municipality: None
Location: On the southeast quadrant of the intersection of Largo Drive, west of Harry S. Truman Drive.
Planning Area: 73
Prior Zoning: D-D-O/M-U-I Zoning: @
Gross Acreage: 3.66 Date Accepted: 4/21/2022
Applicant: Gateway Merchant Banking

Request: ETOD DSP for 269 multifamily dwelling units and 1,990 square feet of commercial/retail space

Planning Board Action Limit: 6/20/2022

STAFF RECOMMENDATION:

- DSP-21049 – @
- TCP-@ – @

(ZHANG)

PGCPB AGENDA

6/16/2022

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

BOARD ACTION AND VOTE

URBAN DESIGN SECTION ITEM (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (DSP-21049).**

DRAFT RESOLUTION – CASE HEARD ON JUNE 16, 2022

PGCPB NO. @ - DSP-21049 LARGO PARCEL O - ETOD

STAFF RECOMMENDATION: @
(ZHANG)

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

8. **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)