

**LONG RANGE AGENDA**  
**June 16, 2022 – July 7, 2022**

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PGCPB AGENDA  
6/9/2022

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.       **4-21047 CHANCE ACADEMY**  
(TCP) (VARIANCE)  
Council District: 06    Municipality: Bowie  
Location: Approximately 2,100 feet south of the intersection of Fairwood Parkway and Fairview Vista Drive.  
Planning Area: 71A  
Zoning: RE                      Prior Zoning: R-E  
Gross Acreage: 9.90        Date Accepted: 3/17/2022  
Applicant: Chance Manor LLC  
**Request: One parcel for development of 26,130 square feet of institutional use.**

Planning Board Action Limit: 9/5/2022

STAFF RECOMMENDATION:

- 4-21047 – APPROVAL with conditions
- TCP1-008-2022 – 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

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

6. **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: APPROVAL with amended findings and conditions  
(HEATH)

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-06015-01 CAPITOL HEIGHTS SHOPPING CENTER**

(TCP)

Council District: 06 Municipality: N/A

Location: On the 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: 26.73 Date Accepted: 1/20/2022

Applicant: ZP No. 141, LLC

**Request: An integrated shopping center with a gross floor area of 113,389 square feet.**

Planning Board Action Limit: 6/9/2022

STAFF RECOMMENDATION:

- DSP-06015-01 – APPROVAL with conditions
- TCPII-009-09-01 – APPROVAL with conditions

(BISHOP)

PGCPB AGENDA

6/16/2022

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. **2022 Briefing on the I-495 Southside Express Lanes  
Study**

This presentation is to provide a briefing to the Planning Board on the Virginia Department of Transportation's (VDOT) recently initiated I-495 Southside Express Lanes (SEL) Study.

STAFF RECOMMENDATION: BRIEFING  
(BORDEN/HANCOCK/MARTIN)

PGCPB AGENDA

6/16/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 6 (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)

6. **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: APPROVAL  
(ZHANG)

PGCPB AGENDA

6/16/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **DSP-21014 4100 LAUREL ROAD PROPERTY**  
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: APPROVAL with conditions  
(BUTLER)

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

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 19, 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

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)

9. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 28, 2020 and is valid through June 18, 2022. Matt Tedesco, by letter dated May 17, 2022, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through June 18, 2023.**

**4-17034 THE PRESERVE AT WESTPHALIA**

Council District: 06 Municipality: None

Location: In the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road

Planning Area: 78

Zoning Prior: L-A-C/R-M Zoning: LCD

Gross Acreage: 63.66 Extension File Date: May 17, 2022

Applicant: Green Revolution Realty, LLC

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



**THE PLANNING BOARD**  
**MEETING OF**  
**JUNE 23, 2022**  
**HAS BEEN CANCELED**

PGCPB AGENDA

6/30/2022

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

BOARD ACTION AND VOTE

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

3C. **2022 Briefing of the Master Plan of Transportation  
(MPOT) 2035 Existing Conditions Report**

This presentation is to provide a briefing to the Planning Board on the recently completed Existing Conditions Report. This document is the first milestone for the Master Plan of Transportation 2035 (MPOT) project.

STAFF RECOMMENDATION: BRIEFING  
(CAPERS/HANCOCK/HOWERTON)

PGCPB AGENDA

6/30/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

5. **DSP-21033 METROPOLITAN EAST AT KONTERRA TOWN CENTER**  
(TCP)  
Council District: 01 Municipality: None  
Location: North of I-495, at the intersection of Konterra Drive and Konterra Boulevard East.  
Planning Area: 60  
Zoning Prior: M-X-T Zoning: TAC-C  
Gross Acreage: 18.39 Date Accepted: 4/25/2022  
Applicant: Konterra Associates, LLC.  
**Request: Construction of 219 townhouse dwelling units on Parcel 4 of the approved Konterra mixed-use development.**

Planning Board Action Limit: 7/5/2022

STAFF RECOMMENDATION:

- DSP-21033 – @
- TCP2-065-08-03 @

(BISHOP)

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

6. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 12, 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

6/30/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. 2022-@).**

**SDP-1603-02 NATIONAL CAPITAL BUSINESS PARK (TCP)**

Council District: 04 Municipality: None

Location: On the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 (Robert Crain Highway).

Planning Area: 74A

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 89.84 Date Accepted: 4/26/2022

Applicant: Ambrose Services

**Request: A 3,428,985-square-foot warehouse/distribution facility with all necessary site improvements, including 1,703 on-site parking spaces and a trailer and loading area.**

Action must be taken on or before 7/5/2022.

STAFF RECOMMENDATION:

- SDP-1603-02 – APPROVAL with conditions
- TCP2-@ – @

(ZHANG)

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (SDP-1603-02).**

**DRAFT RESOLUTION – CASE HEARD ON JUNE 30, 2022**

PGCPB NO. @ - SDP-1603-02 NATIONAL CAPITAL BUSINESS PARK

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

PGCPB AGENDA

7/7/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

**DSP-21021 DUNKIN DONUTS SILVER HILL ROAD**

(TCP?)

Council District: 07 Municipality: None

Location: On the south side of Silver Hill Road, approximately 107 feet east of its intersection with Royal Plaza Drive.

Planning Area: 75A

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 0.70 Date Accepted: 4/29/2022

Applicant: Sunrise Developers

**Request: Eating and drinking establishment with drive-through.**

Planning Board Action Limit: 07/08/22

STAFF RECOMMENDATION:

- DSP-21021 – @
- TCP-@ – @

(BUTLER)

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

**4-21010 MARLBORO GATEWAY**

(TCP)(VARIATION)(VARIANCE)

Council District: 06 Municipality: Upper Marlboro

Location: Northwest of the intersection of US 301 (Robert Crain Highway) and MD 725 (Marlboro Road).

Planning Area: 79

Zoning Prior: M-X-T Zoning: RMF-48

Gross Acreage: 19.76 Date Accepted: 5/2/2022

Applicant: MBID of Delaware, LLC

**Request: 5 parcels for development of 60 affordable apartment units, 90 senior housing units (150 multifamily dwelling units total) and 10,000 square feet of commercial floor area.**

Planning Board Action Limit: 7/10/2022

STAFF RECOMMENDATION:

- 4-21010 – @
- TCP1-011-2020-01 – @
- VARIATION - @
- VARIANCE - @

(DIAZ-CAMPBELL)