

LONG RANGE AGENDA
June 23, 2022 – July 14, 2022

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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., Planning Director

BOARD ACTION AND VOTE

INFORMATION MANAGEMENT DIVISION (Inquiries call
301-952-3918)

4D. **2021 ANNUAL REPORT ON GROWTH**

STAFF RECOMMENDATION: APPROVAL to transmit
2021 Annual Report on Growth to Maryland Department of
Planning by July 1, 2022
(CANNISTRA/ZHAO)

PGCPB AGENDA

6/30/2022

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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)(VARIANCE)
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 Environs Ventures, 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 – APPROVAL with conditions
- TCP2-065-08-03 – APPROVAL with conditions
- VARIANCE

(BISHOP)

PGCPB AGENDA

6/30/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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: 90.11 Date Accepted: 4/26/2022

Applicant: Ambrose Services

Request: A 3,428,985-square-foot warehouse/distribution facility with all necessary site improvements, including 1,702 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
- TCP2-026-2021-02 - APPROVAL with conditions

(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

6/30/2022

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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 JUNE 2, 2022.**

4-21039 ECOGRADS

(TCP-EXEMPT) (VARIATION)

Council District: 03 Municipality: City of College Park

Location: In the southeast quadrant of the intersection of US 1
(Baltimore Avenue) and Quebec Street.

Planning Area: 66

Zoning: LTO-E Prior Zoning: M-U-I/D-D-O

Gross Acreage: 0.52 Date Accepted: 3/30/2022

Applicant: KindBild, LLC

**Request: One parcel for 123 multifamily dwelling units
and 2,300 square feet of commercial use.**

Planning Board Action Limit: 9/16/2022

STAFF RECOMMENDATION:

- 4-21039 - APPROVAL with conditions
- VARIATION from Section 24-122(a) - APPROVAL
(GUPTA)

PGCPB AGENDA

7/7/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-21010 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)

PGCPB AGENDA

7/7/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

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

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 0

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

(GUPTA)

THE PLANNING BOARD
MEETING OF
JULY 14, 2022
HAS BEEN CANCELED