

LONG RANGE AGENDA
June 30, 2022 – July 21, 2022

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PGCPB AGENDA

6/30/2022

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-21033 METROPOLITAN EAST AT KONTERRA TOWN CENTER**

(TCP)(VARIANCE)

Council District: 01 Municipality: None

Location: In the northeast and southeast quadrants of the intersection of Konterra Boulevard East and Fashion Place.

Planning Area: 60

Prior Zone: M-X-T Zone: TAC-C

Gross Acreage: 18.39 Date Accepted: 4/25/2022

Applicant: Konterra Environs Ventures, LLC

Request: Approval of 219 single-family attached (townhouses) dwelling units, including 2 architectural models.

Planning Board Action Limit: 7/5/2022

STAFF RECOMMENDATION:

- DSP-21033 – APPROVAL with conditions
- TCP2-065-08-03 – APPROVAL with conditions
- VARIANCE – DISAPPROVAL

(BISHOP)

PGCPB AGENDA
6/30/2022

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. **NOTE: THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.**

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

Prior Zone: L-A-C Zone: LCD

Gross Acreage: 1.65 Date Accepted: 2/18/2022

Applicant: NVR MS Cavalier Preserve, LLC

Request: 21 lots and 6 parcels for the development of 21 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
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. 2022-76).**

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

Council District: 04 Municipality: None

Location: On the north side of Leeland Road, approximately 3,178 feet west of its intersection with US 301 (Robert Crain Highway).

Planning Area: 74A

Prior Zone: R-S Zone: LCD

Gross Acreage: 90.11 Date Accepted: 4/26/2022

Applicant: AMS 2022 BTS – Upper Marlboro MD, LLC

Request: A 3,428,985-square-foot warehouse/distribution facility with associated parking lots 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)

PGCPB AGENDA
6/30/2022

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 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

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

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 – APPROVAL

(GUPTA)

PGCPB AGENDA

7/7/2022

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)

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
Prior Zone: M-X-T Zone: RMF-48
Gross Acreage: 19.76 Date Accepted: 5/2/2022
Applicant: MBID of Delaware, LLC
**Request: 5 parcels for 150 multifamily dwelling units and
10,000 square feet of commercial development.**

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
Andree Green Checkley, Esq., Planning Director

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: None

Location: Approximately 2,100 feet south of the intersection of Fairwood Parkway and Fairview Vista Drive.

Planning Area: 71A

Prior Zone: R-E Zone: RE

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 – APPROVAL

(GUPTA)

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

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 16, 2022.**

DSP-21014 4100 LAUREL ROAD PROPERTY

Council District: 07 Municipality: None

Location: On the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road.

Planning Area: 76A

Prior Zone: I-1 Zone: IE

Gross Acreage: 0.896 Date Accepted: 4/14/2022

Applicant: Wave Civil LLC

Request: Development of an industrial storage yard.

Planning Board Action Limit: 6/23/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(BUTLER)

PGCPB AGENDA

7/7/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call
301-952-3530)

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM 9. (REQUEST FOR RECONSIDERATION).**

**NOTE: By letter dated @, @, is requesting a Waiver
of the Planning Board Rules of Procedure for a
reconsideration request submitted beyond 14 days of
the final decision (Section 10a).**

4-05109 GOODMAN HEIGHTS

Council District: 05 Municipality: None

Tier: Developing

Located on the north side of Crandall Road, approximately
350 feet east of its intersection with Gladys Court.

Planning Area: 70

Prior Zone: R-55 Zone: @

Gross Acreage: 11.76 Date Accepted: @

Applicant: William J. Goodman, Jr.
(HEATH)

TENTATIVE PGCPB AGENDA

7/7/2022

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

BOARD ACTION AND VOTE

REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (WAIVER OF THE RULES OF PROCEDURE).**

NOTE: This Preliminary Plan of Subdivision was @ by the Planning Board on @ and the Resolution was mailed out on @. @ requests a reconsideration hearing for @.

4-05109 GOODMAN HEIGHTS

Council District: 05 Municipality: None

Tier: Developing

Located on the north side of Crandall Road, approximately 350 feet east of its intersection with Gladys Court.

Planning Area: 70

Prior Zone: R-55 Zone: @

Gross Acreage: 11.76 Date Accepted: @

Applicant: William J. Goodman, Jr.

STAFF RECOMMENDATION: DISCUSSION
(HEATH)

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

TENTATIVE PGCPB AGENDA

7/21/2022

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

BOARD ACTION AND VOTE

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

5. **Proposed Designation of one Prince George's County Historic Site: John and Mary White House (Documented Property 68-103-01)**, 3602 41st Avenue, Colmar Manor, based on Historic Preservation Commission recommendations (April 19, 2022), joint public hearing with County Council (June 21, 2022), and pursuant to Subtitle 29-120.01.

STAFF RECOMMENDATION: Recommendation of Approval to County Council of one proposed historic site designation and of proposed letter transmitting Planning Board action
(BERGER/GROSS)

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

6. **4-21049 CASE YERGAT (TCP)(VARIANCE)**
Council District: 06 Municipality: None
Location: At the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road.
Planning Area: 78
Prior Zone: R-M Zone: LCD
Gross Acreage: 158.28 Date Accepted: 5/20/2022
Applicant: Land Dream Finders Homes
Request: 610 lots and 58 parcels for development of 493 single-family detached and 117 single-family attached dwelling units.

Planning Board Action Limit: 7/29/2022

STAFF RECOMMENDATION:

- 4-21049 – @
- TCP-@ – @
- VARIANCE – @

(GUPTA)

TENTATIVE PGCPB AGENDA

7/21/2022

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. **4-21029 PARKSIDE, SECTION 7**
(TCP)(VARIATION)
Council District: 06 Municipality: None
Location: 1,650 feet northeast of the intersection of Central
Park Drive and Rock Spring Drive.
Planning Area: 78
Prior Zone: L-A-C/R-M/M-I-O Zone: LCD/MIO
Gross Acreage: 113.51 Date Accepted: 5/18/2022
Applicant: Dan Ryan Builders, Mid-Atlantic LLC
**Request: 627 lots and 95 parcels for development of
627 single-family attached units and 32,000 square feet of
commercial floor area.**

Planning Board Action Limit: 7/26/2022

STAFF RECOMMENDATION:

- 4-21029 – @
 - TCP1-038-05-04 – @
 - VARIATION – @
- (DIAZ-CAMPBELL)