

LONG RANGE AGENDA
July 7, 2022 – July 28, 2022

4-05109 GOODMAN HEIGHTS.....	5, 6
4-18007 WOODMORE OVERLOOK COMMERCIAL.....	11
4-21003 TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4.....	12
4-21010 MARLBORO GATEWAY.....	2
4-21013 VISTA 95.....	13
4-21029 PARKSIDE, SECTION 7.....	10
4-21047 CHANCE ACADEMY.....	3
4-21049 CASE YERGAT.....	9
BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT.....	8
DSP-21014 4100 LAUREL ROAD PROPERTY.....	4
DSP-21029 MCDONALD’S (SUITLAND).....	14
PERMISSION TO PRINT THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT AND TRANSMIT THE PUBLIC FACILITIES REFERRAL TO THE COUNTY EXECUTIVE.....	14
Proposed Designation of one Prince George’s County Historic Site: John and Mary White House...8	

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: None
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 – APPROVAL with conditions
- TCP1-011-2020-01 – APPROVAL with conditions
- VARIATION – APPROVAL
- VARIANCE – APPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

7/7/2022

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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: 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)

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)

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: 7/7/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(BUTLER)

PGCPB AGENDA

7/7/2022

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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 June 15, 2022, Thomas H.
Haller, 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: RSF-65

Gross Acreage: 11.76 Date Accepted: 6/15/2022

Applicant: William J. Goodman, Jr.

(HEATH)

PGCPB AGENDA

7/7/2022

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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 approved by the Planning Board on January 25, 2007 and the Resolution was mailed out on March 6, 2007. Thomas H. Haller requests a reconsideration hearing for 4-05109.

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: RSF-65

Gross Acreage: 11.76 Date Accepted: 6/15/2022

Applicant: William J. Goodman, Jr.

STAFF RECOMMENDATION: DISCUSSION
(HEATH)

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

PGCPB AGENDA

7/21/2022

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 SECTIONAL
MAP AMENDMENT**

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)

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)

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)

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)

PGCPB AGENDA
7/21/2022

Prince George's County Planning Department
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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)

PGCPB AGENDA

7/28/2022

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)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 7, 2019 and is valid through December 31, 2022. Norman D. Rivera, Esq., by letter dated May 10, 2022, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

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 Zone: M-X-T

Gross Acreage: 18.33 Extension File Date: 5/10/2022

Applicant: Woodmore Overlook Commercial, LLC

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

PGCPB AGENDA

7/28/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **4-21003 TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4**
(VARIATIONS)
Council District: 07 Municipality: None
Location: On the northwest quadrant of the intersection of Silver Hill Road and Suitland Road.
Planning Area: 75A
Prior Zone: MUTC Zone: LMUTC
Gross Acreage: 6.43 Date Accepted: 6/2/2022
Applicant: Redevelopment Authority of Prince George's County
Request: Six parcels for development of 264 multifamily dwelling units and 210,340 square feet of commercial use.

Planning Board Action Limit: @

STAFF RECOMMENDATION:

- 4-21003 – @
- VARIATION Section 24-128(b)(12) – @
- VARIATION Section 24-121(a)(3) – @
- VARIATION Section 24-121(a)(8) – @

(HEATH)



PGCPB AGENDA

7/28/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **4-21013 VISTA 95**
(TCP)(VARIATION)
Council District: 06 Municipality: None
Location: Approximately 170 feet from the intersection of
Flower Road and Westphalia Road.
Planning Area: 78
Prior Zone: I-1 Zone: IE
Gross Acreage: 48.30 Date Accepted: 5/25/2022
Applicant: FV Flowers Road, LLC
**Request: 3 Parcels and 2 Outparcels for development of
387,556 square feet of industrial use.**

Planning Board Action Limit: 8/2/2022

STAFF RECOMMENDATION:

- 4-21013 – @
- TCP1-011-2022 – @
- VARIATION Section 24-122(a) – @

(HEATH)

PGCPB AGENDA
7/28/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **PERMISSION TO PRINT THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT AND TRANSMIT THE PUBLIC FACILITIES REFERRAL TO THE COUNTY EXECUTIVE**

Councilmanic District: 02

Request: Permission to print the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment and Transmit the Public Facilities Referral to the County Executive

STAFF RECOMMENDATION: APPROVAL
(BENTON)

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

DSP-21029 MCDONALD'S (SUITLAND)
(TCP-EXEMPT)

Council District: 07 Municipality: Morningside
Location: At the northwest quadrant of the intersection of Allentown Road and Suitland Road.
Planning Area: 76B
Prior Zone: C-M/M-I-O Zone: CS
Gross Acreage: 0.65 Date Accepted: 5/26/2022
Applicant: McDonald's USA, LLC

Request: Construction of a 3,720-square-foot eating or drinking establishment, with drive-through service.

Planning Board Action Limit: 9/5/2022

STAFF RECOMMENDATION: @
(BISHOP)