

**LONG RANGE AGENDA**  
**July 14, 2022 – July 28, 2022**

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

PGCPB AGENDA  
7/21/2022

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

BOARD ACTION AND VOTE

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

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)

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)

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/M-I-O Zone: LCD/MIO

Gross Acreage: 158.28 Date Accepted: 5/20/2022

Applicant: Dream Finders Homes LLC

**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 – APPROVAL with conditions
- TCP1-006-2022-01 – APPROVAL with conditions
- VARIANCE – APPROVAL

(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 – APPROVAL with conditions
- TCP1-038-05-04 – APPROVAL with conditions
- VARIATION – APPROVAL

(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: APPROVAL  
(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**  
(TCP-EXEMPT)(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: M-U-TC        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: 9/11/2022

STAFF RECOMMENDATION:

- 4-21003 – APPROVAL with conditions
  - VARIATION Section 24-128(b)(12) – APPROVAL
  - VARIATION Section 24-121(a)(8) – APPROVAL
- (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 – APPROVAL with conditions
- TCP1-011-2022 – APPROVAL with conditions
- VARIATION – APPROVAL

(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)

PGCPB AGENDA  
7/28/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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)

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)

**NOTE: THIS ITEM WILL BE HEARD AT 11:00 A.M.**

**DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT**

Councilmanic District: @

**Request: Briefing by County Department of Housing and  
Community Development on the Housing Opportunities  
for All Report.**

STAFF RECOMMENDATION: BRIEFING  
(MIEROW)

**THE PLANNING  
BOARD  
IS IN RECESS  
IN AUGUST**