

**LONG RANGE AGENDA  
July 21, 2022 – July 28, 2022**

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PGCPB AGENDA

7/21/2022

Department of Parks and Recreation

Bill Tyler, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3C. **LAND PRESERVATION, PARKS, AND RECREATION PLAN (LPPRP)**

STAFF RECOMMENDATION: INFORMATIONAL  
(TYLER/GABRIEL/STESNEY/EWING/HEDGEPEETH)

3D. **GRANT OF STORM DRAIN EASEMENT TO PRINCE GEORGE'S COUNTY, FOR INSTALLATION OF A STORMDRAIN SYSTEM AT NO COST CONSIDERATIONS**

Cedar Chase Park–Property of The Maryland-National Capital Park and Planning Commission

STAFF RECOMMENDATION: APPROVAL  
(TYLER/STESNEY/EWING/SUN)

PGCPB AGENDA

7/21/2022

Department of Parks and Recreation

Bill Tyler, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3E. **VERIZON LEASE EXTENSION**

STAFF RECOMMENDATION: APPROVAL  
(TYLER/GABRIEL/STESNEY/EWING/HERRING)

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)

3F. **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

REGULAR AGENDA

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: On the south 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  
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 development.**

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

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

3C. **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)

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

5. **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)

6. **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)

7. **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  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

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

8. **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)

9. **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)

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