

LONG RANGE AGENDA
September 1, 2022 – September 22, 2022

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THE PLANNING BOARD
MEETING OF
SEPTEMBER 1, 2022
HAS BEEN CANCELED

PGCPB AGENDA

9/8/2022

Department of Parks and Recreation

Bill Tyler, Director

BOARD ACTION AND VOTE

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

3C. **PRINCE GEORGE'S STADIUM LEASE**

STAFF RECOMMENDATION: APPROVAL
(TYLER/CARTER/CALCOTE)

PGCPB AGENDA

9/8/2022

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

BOARD ACTION AND VOTE

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

5. **SDP-8804-02 COLLINGTON CENTER (NASA FEDERAL CREDIT UNION)**

(TCP)

Council District: 04 Municipality: None

Location: On the eastern side of Prince George's Center Boulevard, approximately 400 feet north of its intersection with Trade Zone Avenue.

Planning Area: 74A

Prior Zone: E-I-A Zone: LCD

Gross Acreage: 11.01 Date Accepted: 6/2/2022

Applicant: O'Malley, Miles, Nylen, and Gilmour

Request: Construction of 2 four-story office buildings and associated site improvements.

Action must be taken on or before 9/12/2022.

STAFF RECOMMENDATION:

- SDP-8804-02 – APPROVAL with conditions
- TCP2-013-08-01 – APPROVAL with conditions

(BUTLER)

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

6. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 7, 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: 9/08/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(BUTLER)

STAFF REPORT DUE DATE

PGCPB AGENDA

9/8/2022

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. **4-22007 9113 BALTIMORE AVENUE**
(TCP-EXEMPT) (VARIATION)
Council District: 03 Municipality: College Park
Location: On the east side of US 1 (Baltimore Avenue)
between Delaware Street and Cherokee Street
Planning Area: 66
Prior Zone: M-U-I/D-D-O Zone: LTO-e
Gross Acreage: 3.82 Date Accepted: 6/14/2022
Applicant: RST Development c/o Scott Copeland
**Request: One parcel for development of 331 multifamily
dwelling units and 3,937 square feet of commercial use.**

Planning Board Action Limit: 9/23/2022

STAFF RECOMMENDATION:

- 4-22007 – APPROVAL with conditions
- VARIATION – 24-122(a) – APPROVAL

(HEATH)

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

8. **NOTE: This Preliminary Plan of Subdivision was
APPROVED by the Planning Board on July 7, 2022 and the
Resolution was mailed out on 8/2/2022. Tamla Kirkland,
requests a reconsideration hearing for 4-21047.**

4-21047 CHANCE ACADEMY

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: 8/5/2022
Applicant: Tamla Kirkland

STAFF RECOMMENDATION: DISCUSSION
(GUPTA)

PGCPB AGENDA

9/8/2022

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 Preliminary Plan of Subdivision was APPROVED by the Planning Board on July 7, 2022 and the Resolution was mailed out on 8/2/2022. Derek J. Baumgardner, on behalf of the applicant, requests a reconsideration hearing for 4-21047.**

4-21047 CHANCE ACADEMY

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: 8/9/2022

Applicant: Fairwood Community Association, Inc.

STAFF RECOMMENDATION: DISCUSSION
(GUPTA)

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

10. **UPDATE TO TRANSPORTATION REVIEW
GUIDELINES SUPPLEMENT**

The Transportation Planning Section is proposing minor technical corrections to the Transportation Review Guidelines (TRG) supplement and a revision to Section 2 (Requirements/Findings for Various application Types) of the TRG to include special requirements for The Central US 1 Corridor Area.

STAFF RECOMMENDATION: APPROVAL
(SMITH/CAPERS)

PGCPB AGENDA

9/15/2022

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

4D. **NOTE: THIS CASE IS COMPANION WITH ITEM E
(A-9803-C-01)**

A-9802-C-01 KENWOOD VILLAGE

Council District: 06 Municipality: None

Location: On the southeast and southwest quadrants of the intersection of White House Road and Harry S. Truman Parkway.

Planning Area: 78

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 63.10 Date Accepted: 7/20/2022

Applicant: BHC, Inc., c/o Mid-Atlantic Builders

Request: To amend conditions 4, 7, 8, and 13 to allow for constructions of 124-one-family detached homes.

STAFF RECOMMENDATION: @
(LOCKHART)

4E.

**NOTE: THIS CASE IS COMPANION WITH ITEM D
(A-9802-C-01)**

A-9803-C-01 KENWOOD VILLAGE

Council District: 06 Municipality: None

Location: On the southeast and southwest quadrants of the intersection of White House Road and Harry S. Truman Parkway.

Planning Area: 78

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 63.10 Date Accepted: 7/20/2022

Applicant: BHC, Inc., c/o Mid-Atlantic Builders

Request: To amend conditions 4, 7, 8, and 13 to allow for constructions of 124-one-family detached homes.

STAFF RECOMMENDATION: @
(LOCKHART)

PGCPB AGENDA
9/15/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **NOTE: THIS CASE IS COMPANION WITH ITEM 6 (DPLS-22002).**

DSP-21045 THE CASSIDY

(TCP)

Council District: 06 Municipality: None

Location: East of the intersection of Wilberforce Court and Karen Boulevard.

Planning Area: 75A

Prior Zone: R-18 Zone: RSF-A

Gross Acreage: 13.14 Date Accepted: 6/7/2022

Applicant: KCG SSP Capital Heights, LLC

Request: 175 multifamily dwelling units in three buildings.

Planning Board Action Limit: 9/16/2022

STAFF RECOMMENDATION:

- DSP-21045 – @
- TCP2-000-2022 – @

(BUTLER)

DEPARTURE FROM PARKING AND LOADING SPACES (Inquiries call 301-952-3530)

6. **NOTE: THIS CASE IS COMPANION WITH ITEM 5 (DSP-21045).**

DPLS-22002 THE CASSIDY

Council District: 06 Municipality: None

Location: East of the intersection of Wilberforce Court and Karen Boulevard.

Planning Area: 75A

Prior Zone: R-18 Zone: RSF-A

Gross Acreage: 13.14 Date Accepted: 6/7/2022

Applicant: KCG SSP Capital Heights, LLC

Request: Departure from parking and loading spaces for multifamily residential building containing affordable housing units, community center building, site amenities, and associated parking.

STAFF RECOMMENDATION: @

(BUTLER)

PGCPB AGENDA

9/22/2022

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

BOARD ACTION AND VOTE

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

5. **DSP-21024 ECOGRADS**
(TCP-EXEMPT)
Council District: 03 Municipality: College Park
Location: In the southeast quadrant of the intersection of Quebec Street and US 1 (Baltimore Avenue).
Planning Area: 66
Prior Zone: M-U-I/D-D-O Zone: APA-6/LTO-e
Gross Acreage: 0.54 Date Accepted: 6/16/2022
Applicant: Manzo Development
Request: Construction of 123 multifamily dwellings and 2,300 square feet of ground floor retail.

Planning Board Action Limit: 9/25/2022

STAFF RECOMMENDATION: @
(BISHOP)

6. **DSP-22007 CHERRY LANE STORAGE**
(TCP)
Council District: 01 Municipality: None
Location: In the southwest quadrant of the intersection of Cherry Lane and Cherry Lane Court.
Planning Area: 62
Prior Zone: I-1 Zone: IE
Gross Acreage: 2.33 Date Accepted: 6/13/2022
Applicant: Cherry Lane Project, LLC
Request: Development of a 3-story, 108,273-square-foot consolidated storage facility with 895 units and a 1,200 square-foot office.

Planning Board Action Limit: 9/22/2022

STAFF RECOMMENDATION:
• DSP-22007 – @
• TCP2-020-2022 – @
(BUTLER)

PGCPB AGENDA
9/22/2022

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. **4-21057 ALTA NEW CARROLLTON**
(TCP)(VARIATION)
Council District: 03 Municipality: None
Location: South on Ellin Road, approximately 330 feet east of
Hanson Oaks Drive.
Planning Area: 69
Prior Zone: C-O/T-D-O Zone: CGO
Gross Acreage: 3.72 Date Accepted: 6/24/2022
Applicant: Alta New Carrollton OZ Holdings LLC
**Request: One parcel for development of 320 multifamily
dwelling units**

Planning Board Action Limit: 10/3/2022

STAFF RECOMMENDATION:

- 4-21057 – APPROVAL with conditions
- TCP-@ – @
- VARIATION to Sec. 24-122(a) – APPROVAL
(GUPTA)

PGCPB AGENDA

9/22/2022

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call (301)
952-3530)

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. The request was granted at the Planning Board meeting of July 7, 2022. This hearing is on the merits of that request.

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)