

LONG RANGE AGENDA
September 22, 2022 – October 13, 2022

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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: One mixed-use building with a total of 123 multifamily dwelling units and 2,300 square feet of ground-floor commercial space.
- Planning Board Action Limit: 9/25/2022

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to September 29, 2022
(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: Construction of a 3-story 108,273-square-foot consolidated storage facility with 895 units and a manager's office.

Planning Board Action Limit: 9/22/2022

STAFF RECOMMENDATION:
• DSP-22007 – APPROVAL with conditions
• TCP2-020-2022 – APPROVAL with conditions
(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: On the southern side of Ellin Road, approximately
300 feet east of Hanson Oaks Drive.
Planning Area: 69
Prior Zone: C-O/M-X-T/T-D-O Zone: RTO-H-C
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
- TCP1-013-2022 – APPROVAL with conditions
- VARIATION to Section 24-122(a) – APPROVAL
(GUPTA)

PGCPB AGENDA

9/22/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **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)

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

9. **Master Plan of Transportation (MPOT) 2035 Project Extension Transmittal**

This presentation is to request an eight-week extension for the MPOT project from the Planning Board and transmit to the County Council for approval.

STAFF RECOMMENDATION: APPROVAL of eight-week extension to Transmit to the County Council (CAPERS/HANCOCK)

PGCPB AGENDA

9/29/2022

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-90001-02 WOOD PARTNERS ELLIN ROAD (ETOD)**
(TCP)

Council District: 03 Municipality: None
Location: South of Ellin Road, approximately 330 feet east of
Hanson Oaks Drive.
Planning Area: 69
Zoning Prior: C-O/M-X-T/T-D-O Zoning: RTO-H-C
Gross Acreage: 3.71 Date Accepted: 7/13/2022
Applicant: Alta New Carrollton Oz Holdings, LLC
**Request: Development of 320 multifamily dwelling units in
one building complex.**

Planning Board Action Limit: 10/12/2022

STAFF RECOMMENDATION:

- DSP-90001-02 – @
- TCP2-025-2022 – @

(ZHANG)

6. **DSP-22009 VISTA 95 LOGISTICS CENTER**
(TCP)

Council District: 06 Municipality: None
Location: On the north side of Westphalia Road, approximately
450 feet west of its intersection with Poplar Drive.
Planning Area: 78
Zoning Prior: I-1/M-I-O Zoning: IE/MIO
Gross Acreage: 53.21 Date Accepted: 7/26/2022
Applicant: FV Flowers Road, LLC.
**Request: Construction of two warehouse/distribution
buildings that include a combined gross floor area of 373,835
square feet.**

Planning Board Action Limit: 11/4/2022

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

PGCPB AGENDA

9/29/2022

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

BOARD ACTION AND VOTE

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

7. **June 2022 CYCLE OF AMENDMENTS,**
2018 Water and Sewer Service Area Changes

CR-XX-2022 A Resolution Concerning the 2018 Water
and Sewer Plan (June 2022 Cycle of Amendments)

STAFF RECOMMENDATION: APPROVAL of staff
recommendations for transmittal to the County Council.
(RAY)

PGCPB AGENDA
10/6/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **MR-2022-018 CHEVERLY PUBLIC WORKS COMPLEX**

Council District: 5 Municipality: Town of Cheverly

Location: 6401 Forest Road, Cheverly 20785

Planning Area:69

Zoning Prior: R-55 Zoning: ROS

Gross Acreage: 12.42 Date Accepted: 8/8/2022

Applicant: Town of Cheverly, Public Works

Request: Construction of a new 18,615 sf public works building, accessory structures and surface parking.

Planning Board Action Limit: October 6, 2022

STAFF RECOMMENDATION: Accept Recommendations and Transmit to the Applicant
(HASAN)

PGCPB AGENDA
10/13/2022

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSP-21023 FOX CLUB APARTMENTS**
(TCP EXEMPT)
Council District: 07 Municipality: N/A
Location: Approximately 1,400 feet east of the intersection of
Brooks Drive and Marlboro Pike.
Planning Area: 76B
Zoning Prior: R-18 Zoning: RMF-20
Gross Acreage: 11.81 Date Accepted: 7/7/2022
Applicant: Brian Alford
**Request: Proposed demolition of the existing pool and pool
house and replacement with alternative recreational area.**

Planning Board Action Limit: 10/16/2022

STAFF RECOMMENDATION: @
(BUTLER)

6. **DSP-94052-03 BREIGHTON HILLS CONDOMINIUMS**
(TCP) (AC)
Council District: 08 Municipality: None
Location: 2,675 feet north of the intersection of Livingston Road
and MD 210 (Indian Head Highway).
Planning Area: 76A
Prior Zone: R-30C Zone: RMF-12
Gross Acreage: 2.00 Date Accepted: 6/8/2022
Applicant: La Lomita LLC
**Request: Reapproval of the detailed site plan and revision to
the layout to construct a cul-de-sac at the end of Marcy
Avenue.**

Planning Board Action Limit: 11/3/2022

STAFF RECOMMENDATION:
• DSP-94052-03 – @
• TCPII-112-94-02 – @
• AC-95023-01 – @
(BISHOP)