

**LONG RANGE AGENDA**  
**September 29, 2022 – October 20, 2022**

**4-21058 FAIRWOOD SQUARE.....8**

**ALTA NEW CARROLLTON–WOOD PARTNERS (ETOD)..... 2**

**BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMMENDMENT.....6**

**DSP-21023 FOX CLUB APARTMENTS..... 5**

**DSP-22009 VISTA 95 LOGISTICS CENTER.....2**

**June 2022 CYCLE OF AMENDMENTS,..... 3**

**MR-2022-018 CHEVERLY PUBLIC WORKS COMPLEX.....4**

**MR-2203F OXON HILL FIRE STATION..... 9**

**SDP-0111-H2 BEECH TREE EAST VILLAGE, LOT 14 BLOCK L..... 8**

**SE-4852 WESTGATE APARTMENTS..... 7**

PGCPB AGENDA  
9/29/2022

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

BOARD ACTION AND VOTE

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

5.       **DSP-90001-02 ALTA NEW CARROLLTON–WOOD PARTNERS (ETOD)**  
(TCP)  
Council District: 03    Municipality: None  
Location: On the south side of Ellin Road, approximately 330 feet east of its intersection with 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: Construction of 320 multifamily dwelling units in one building complex.**

Planning Board Action Limit: 10/12/2022

STAFF RECOMMENDATION:

- DSP-90001-02 – APPROVAL with conditions
  - TCP2-025-2022 – APPROVAL with conditions
- (ZHANG)

6.       **DSP-22009 VISTA 95 LOGISTICS CENTER**  
(TCP)  
Council District: 06    Municipality: None  
Location: On the north side of Westphalia Road, at its intersection with Flowers Road, and on the east side of I-95/495 (Capital Beltway).  
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:

- DSP-22009 – APPROVAL with conditions
  - TCP2-026-2022 – APPROVAL with conditions
- (BISHOP)

PGCPB AGENDA

9/29/2022

Prince George's County Planning Department  
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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-97-2022 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  
Andree Green Checkley, Esq., Planning Director

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 square foot 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  
Andree Green Checkley, Esq., Planning Director

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 Brooks Drive and  
Marlboro Pike intersection.  
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 an alternative recreational area.**

Planning Board Action Limit: 10/16/2022

STAFF RECOMMENDATION: APPROVAL with conditions  
(BUTLER)

PGCPB AGENDA

10/20/2022

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 AMMENDMENT**

Councilmanic District: 4, 6, and 9

**Request: Conduct a work session with the Planning Board to review the transcript analysis of the September 27, 2022, Joint Public Hearing on the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment.**

STAFF RECOMMENDATION: APPROVAL of the proposed changes to the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment and transmittal of the endorsed Sectional Map Amendment to the Clerk of the County Council  
(LESTER)

PGCPB AGENDA  
10/20/2022

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

**SE-4852 WESTGATE APARTMENTS**

Council District: 01 Municipality: None

Location: On the north side of MD-198 (Gorman Avenue), approximately 600 feet east of its intersection with Van Dusen Road.

Planning Area: 60

Zoning Prior: R-18 Zoning: RMF-20

Gross Acreage: 9.22 Date Accepted: 07/14/2022

Applicant: Westgate at Laurel, LLC.

**Request: Special exception to permit the enlargement of a certified nonconforming apartment building with an additional seven units.**

STAFF RECOMMENDATION: @  
(LOCKHART)

PGCPB AGENDA  
10/20/2022

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-0111-H2 BEECH TREE EAST VILLAGE, LOT 14  
BLOCK L**  
(TCP?)  
Council District: 06    Municipality: None  
Location: On the north side of Symondsburry Way,  
approximately 480 feet west of its intersection with Galeshead  
Drive.  
Planning Area: 79  
Zoning Prior: R-S            Zoning: LCD  
Gross Acreage: 0.21        Date Accepted: 8/11/2022  
Applicant: Brandon Kemp  
**Request: Homeowner Minor Amendment request for a  
porch/deck.**

Action must be taken on or before 11/9/2022.

STAFF RECOMMENDATION: @  
(BUTLER)

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

6.        **4-21058 FAIRWOOD SQUARE**  
(TCP) (VARIATION)  
Council District: 06    Municipality: None  
Location: Southeast quadrant of the intersection of  
Annapolis Road and Enterprise Road.  
Planning Area: 71A  
Zoning Prior: R-E            Zoning: RE  
Gross Acreage: 22.29        Date Accepted: 7/20/2022  
Applicant: Timberlake Homes, BT  
**Request: 200 lots and 36 parcels for the developing  
townhouse units and 5,000 square feet of commercial  
use.**

Planning Board Action Limit: 10/28/2022

STAFF RECOMMENDATION:  
• 4-21058 – @  
• TCP-@ – @  
• VARIATION-24-121(a)(4) – @  
(HEATH)



PGCPB AGENDA

10/20/2022

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

BOARD ACTION AND VOTE

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

7. **MR-2203F OXON HILL FIRE STATION**  
Council District: 08 Municipality: None  
Location: 6500 Clipper Way, Oxon Hill 20745.  
Planning Area: 76B  
Zoning Prior: I-3 Zoning: NAC  
Gross Acreage: 12.19 Date Accepted: 8/22/2022  
Applicant: Prince George's County Fire/EMS Department  
**Request: Construction of a new Fire Station, training area,  
parking and, roadway access for staff and equipment**

Planning Board Action Limit: 10/20/2022

STAFF RECOMMENDATION: Accept Recommendations and  
Submit to Applicant  
(OSEI)