

LONG RANGE AGENDA
October 15, 2020 – November 5, 2020

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PGCPB AGENDA
10/15/2020

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. **TCP2-014-2019-01 BLACK SWAMP CREEK
STREAM RESTORATION**
Council District: 09 Municipality: None
Located east of MD 381 (Aquasco Road) and south of
Baden-Westwood Road.
(PA 87A)
Zone: O-S (35.48 acres)
Date Accepted: 12/3/2019
Resource Environmental Solutions (RES), LLC.
Applicant
Corvias Prince George's County Stormwater
Partnership, LLC, Client

**Request: Approval of a TCP2 on a property with a
Historic Agricultural Resources Preservation Program
(HARPP) Easement to allow for a Clean Water
Partnership stream restoration project; and approval
of a Subtitle 25 Variance to Sec.25-119(a)(8) to allow
for the placement of woodland conservation easements
over a previous conservation encumbrance.**

STAFF RECOMMENDATION:

- TCP2-014-2019-01 - APPROVAL with conditions
 - VARIANCE SUBTITLE 25 - APPROVAL
- (FINCH)

PGCPB AGENDA

10/15/2020

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

BOARD ACTION AND VOTE

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

6. **DSP-19054 THE HUB AT COLLEGE PARK**
(TCP – EXEMPT)
Council District: 03 Municipality: College Park
Located on the north side of Knox Road, approximately 200 feet east of its intersection with Guilford Drive. (PA 66)
D-D-O/M-U-I Zones (0.72 acre) (6/9/2020)
Core Campus Manager, LLC, Applicant
Request: Mixed use building with 161 multifamily dwelling units and 1,022 square feet of commercial space.

Action must be taken on or before 11/23/2020.

STAFF RECOMMENDATION: @
(HURLBUTT)

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (RESOLUTION OF ENDORSEMENT).**

SOUTHERN GREEN LINE STATION AREA SECTOR PLAN AND SECTIONAL MAP AMENDMENT - DEVELOPMENT DISTRICT OVERLAY ZONE

Councilmanic Districts: 7 and 8

Review Technical Staff Report and Analysis of Testimony from Joint Public Hearing. Direct Staff to prepare a Resolution of Endorsement.

STAFF RECOMMENDATION: Direct staff to finalize a Resolution of Endorsement for the proposed Minor Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment - District Development District Overlay Zone.
(BYRD)

PGCPB AGENDA

10/15/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (STAFF REPORT ANALYSIS OF TESTIMONY).**

**SOUTHERN GREEN LINE STATION AREA SECTOR
PLAN AND SECTIONAL MAP AMENDMENT -
DEVELOPMENT DISTRICT OVERLAY ZONE**

Councilmanic Districts: 7 and 8

STAFF RECOMMENDATION: APPROVAL of the resolution to endorse the Proposed Minor Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment (CR-83-2020) and transmit to the District Council.
(BYRD)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call
301-952-3530)

9. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM # 10 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated September 21, 2020, Norman D. Rivera, Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-14008 SKYLINE SUBDIVISION

(TCP?)

Council District: 09 Municipality: Morningside

Located in the southwest quadrant of the intersection of Randolph Road and Suitland Road. (PA 76A)

7 Lots, R-80 & D-D-O Zones

(2.48 acres) (10/8/2015)

DMD Holding Company, LLC., Applicant

(GUPTA)

PGCPB AGENDA

10/15/2020

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)

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM
9 (WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan of Subdivision was
APPROVED by the Planning Board on October 8, 2015
and the Resolution was mailed out on November 3, 2015.
Norman D. Rivera, Esquire requests a reconsideration
hearing for @.**

4-14008 SKYLINE SUBDIVISION

(TCP?)

Council District: 09 Municipality: Morningside

Located in the southwest quadrant of the intersection of

Randolph Road and Suitland Road. (PA 76A)

7 Lots, R-80 & D-D-O Zones

(2.48 acres) (10/8/2015)

DMD Holding Company, LLC., Applicant

STAFF RECOMMENDATION: DISCUSSION
(GUPTA)

PGCPB AGENDA

10/15/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

11. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 24, 2020.**

DSP-19045 ROYAL FARMS GREENBELT

(TCP)

Council District: 04 Municipality: Greenbelt

Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive. (PA 67)

C-O Zone (4.07 acres) (6/16/2020)

RF Greenbelt RE, LLC, Applicant

Request: Development of a 4,649 square foot food and beverage store, a gas station, and a separate 4,368 square foot commercial building.

Action must be taken on or before 11/09/2020.

STAFF RECOMMENDATION: @
(BOSSI)

TENTATIVE PGCPB AGENDA
10/22/2020

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. **SEPTEMBER 2020 CYCLE OF AMENDMENTS, 2018
WATER AND SEWER SERVICE AREA CHANGES**

CR-98-2020 A Resolution Concerning the 2018 Water and Sewer Plan (September Cycle of Amendments)

STAFF RECOMMENDATION: APPROVAL of staff comments for transmittal to the County Council.
(THOMPSON)

6. **MR-1937F WILLIAM SCHMIDT OUTDOOR
EDUCATION CENTER**

Council District: 99 Municipality: None
Located south of the intersection of Aquasco Road and Orme Road.
(PA 87A)
Zone: R-O-S (371.02 acres)
Date Accepted: 8/27/2020
Board of Education, Applicant

Request: New construction of 2 camping villages and dining hall with related site renovations at multiple locations on the property. Action must be taken on or before 10/26/2020.

STAFF RECOMMENDATION: Accept the Recommendation of Staff and Transmit to the Applicant
(THOMPSON)

TENTATIVE PGCPB AGENDA

10/22/2020

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-2022F PUBLIC SAFETY COMMUNICATION TOWER AQUASCO ROAD**
Council District: 09 Municipality: None
Located at the intersection of Aquasco Road and Horseshoe Road.
(PA 86B)
Zone: O-S (42.87 acres)
Date Accepted: 9/18/2020
Prince George's Public Safety Communications, Applicant

Request: Construction of a 499' tall Communications Tower with associated equipment cabinets and above-ground fuel tanks, accessed by a 16-foot wide gravel driveway from Aquasco Road.

Action must be taken on or before 11/17/2020.

STAFF RECOMMENDATION: Accept the Recommendation of Staff and Transmit to the Applicant (PERRY)

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

8. **DPLS-482 BISHOP MCNAMARA HIGH SCHOOL**
Council District: 06 Municipality: None
North side of Marlboro Pike, approximately 830 feet west of its intersection with Whitney Place. (PA 75A)
C-S-C/R-55 Zones (14.53 acres) (9/1/2020)
Bishop McNamara High School, Applicant
Request: Waiver of 70 of the 239 required parking spaces

STAFF RECOMMENDATION: APPROVAL (SIEVERS)

TENTATIVE PGCPB AGENDA

10/22/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call 301-952-3530)

9. **DSDS-709 BISHOP MCNAMARA HIGH SCHOOL**
Council District: 06 Municipality: None
Northeast of the intersection of Marlboro Pike and Xavier Lane. (PA 75A)
(14.53 acres) (9/1/2020)
C-S-C/R-55 Zones
Bishop McNamara High School, Applicant
Request: Departure of 3 square feet from the maximum sign area requirement.

Action must be taken on or before 11/10/2020.

STAFF RECOMMENDATION: @
(SIEVERS)

TENTATIVE PGCPB AGENDA

10/29/2020

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-20006 CHECKERS LAUREL**
(TCP – EXEMPT)
Council District: 04 Municipality: None
Located on the east side of US 1 (Baltimore Avenue),
approximately 400 feet north of the intersection with
Mulberry Street. (PA 60)
C-S-C/R-55 Zones (0.84 acre) (8/12/2020)
Mar-Chek, Inc., Applicant
**Request: Eating and drinking establishment with
drive-through service.**

Action must be taken on or before 11/9/2020.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BOSSI)

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

6. **4-19049 PARLIAMENT PLACE**
(TCP?)
Council District: 05 Municipality: None
Located at the east intersection of MD 50 and MD-704
(Martin Luther King Jr. Highway). (PA 70)
I-1 Zone (11.72 acres) (7/30/2020)
4200 Parliament LLC, Applicant
**Request: Three parcels for 366,312 square feet of
commercial and industrial development.**

Action must be taken on or before 11/5/2020.

STAFF RECOMMENDATION:
• 4-19049 - @
• TCP1-015-2020 - @
• VARIANCE - @
(HEATH)

TENTATIVE PGCPB AGENDA

10/29/2020

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. **4-20006 FREEWAY AIRPORT**

TCP1-016-2020

Council District: 06 Municipality: None

Located at the southwest quadrant of the intersection of Route 50 and Church Road. (PA 74A)

R-A Zone (131.50 acres) (8/20/2020)

Freeway Realty LLC., Applicant

Request: 509 Lots & 62 Parcels for single-family attached and detached development.

Action must be taken on or before 11/10/2020.

STAFF RECOMMENDATION:

- 4-20006 - @
- TCP1-016-2020 - @
- VARIATION - @
- VARIANCE - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

11/05/2020

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

BOARD ACTION AND VOTE

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

**ADELPHI ROAD PURPLE LINE STATION AREA
SECTOR PLAN**

Councilmanic District: 2, 3

STAFF RECOMMENDATION: APPROVAL to Initiate, and approval of a four-month extension to prepare, a sector plan for the area around the Adelphi Road-UMD/UMGC Purple Line Station in Planning Areas 66 and 68, and approval to transmit the Recommended Goals, Concepts, Guidelines, and Public Participation Program, a draft Resolution of Initiation, and a request for a four-month extension of the timeframe to prepare the Preliminary Adelphi Road Purple Line Station Area Sector Plan to the District Council.
(PUNASE)

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

DSP-07031-04 MELFORD PROPERTY POD 6
(TCP)

Council District: 04 Municipality: Bowie
Located in the southwest quadrant of the intersection of Marconi Drive and Melford Boulevard. (PA 71B)
M-X-T Zone (38.88 acres) (8/27/2020)
Encompass Health, Applicant

Request: A 61,809 square foot inpatient rehabilitation facility on Lots 5 and 6.

Action must be taken on or before 11/11/2020.

STAFF RECOMMENDATION:

- DSP-07031-04 - @
- TCP2-036-99-13 - @

(BISHOP)

TENTATIVE PGCPB AGENDA

11/05/2020

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

BOARD ACTION AND VOTE

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

DSP-19077 6400 CENTRAL AVENUE EXXON

(TCP-EXEMPT)

Council District: 07 Municipality: Seat Pleasant

Located at the intersection of Addison Road and MD 214
(Central Avenue). (PA 72)

C-S-C/D-D-O Zones (0.58 acre) (8/24/2020)

Alliance Energy, LLC., Applicant

**Request: Proposed canopy, signs, and new signs over
dispensers.**

Action must be taken on or before 11/9/2020.

STAFF RECOMMENDATION: @

(BISHOP)

DSP-20026 WOODYARD STATION, PHASE 2

(TCP)

Council District: 09 Municipality: None

Located on the north side of Woodyard Road, approximately
2,100 feet west of MD 5 (Branch Avenue). (PA 81A)

M-I-O/M-X-T Zones (21.82 acres) (8/25/2020)

TAC Woodyard, LLC., Applicant

**Request: Development for a 46 unit multifamily, and
112-unit apartment housing for the elderly.**

Action must be taken on or before 11/9/2020.

STAFF RECOMMENDATION:

- DSP-20026 - @
- TCP2-014-2020-01 - @

(BURKE)

TENTATIVE PGCPB AGENDA

11/05/2020

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

BOARD ACTION AND VOTE

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

**DSP-19062 WESTPHALIA TOWN CENTER NORTH
(TCP)**

Council District: 06 Municipality: None
Located on the south side of Melwood Road, approximately
2,500 feet north of MD 4 (Pennsylvania Avenue). (PA 78)
M-X-T/M-I-O Zones (482.57 acres) (6/30/2020)
D.R. Horton, Applicant

**Request: Develop 569 townhouse dwelling units and 60
single-family dwelling units within phase 4.**

Action must be taken on or before 11/5/2020.

STAFF RECOMMENDATION:

- DSP-19062 - @
- TCP2-029-12-11

(HURLBUTT)

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

PLAN 2035 FIVE-YEAR REVIEW

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: BRIEFING
(DODGSHON)