

**LONG RANGE AGENDA**  
**November 26, 2020 – December 17, 2020**

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**THE PLANNING BOARD**

**MEETING OF**

**NOVEMBER 26, 2020**

**HAS BEEN CANCELLED**

PGCPB AGENDA

12/3/2020

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

BOARD ACTION AND VOTE

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

3C. **BRIEFING ON BOWIE-MITCHELLVILLE AND  
VICINITY MASTER PLAN**

Councilmanic Districts: 4, 6, and 9

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(LESTER, ROWE)

PGCPB AGENDA

12/03/2020

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-20024 PARLIAMENT PLACE – PHASE 1**  
(TCP) (AC)(VARIANCE)  
Council District: 05 Municipality: None  
Located on the south side of Martin Luther King, Jr.  
Highway, approximately 722 feet west of its intersection  
with Parliament Place. (PA 70)  
I-1 Zone (2.48 acres) (9/25/2020)  
4200 Parliament, LLC, Applicant  
**Request: Consolidated storage.**

Action must be taken on or before 12/4/2020.

STAFF RECOMMENDATION:

- DSP-20024 - APPROVAL with conditions
- TCP2-033-2020 - APPROVAL
- AC-20011 - APPROVAL
- VARIANCE - APPROVAL

(BURKE)

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

6. **4-17014 LUSBYS LANE**  
(TCP?) (VARIANCE)  
Council District: 09 Municipality: None  
Located on west side of Lusby Lane, approximately 950  
square feet south of its intersection with Claybrick Road and  
Sheriff Road. (PA 85A)  
R-R Zone (32.13 acres) (9/25/2020)  
Tristate Development, LLC, Applicant  
**Request: 29 Lots and 5 Parcels for single-family  
detached development.**

Action must be taken on or before 12/4/2020.

STAFF RECOMMENDATION:

- 4-17014 - @
- TCP-@ - @
- VARIANCE – 25-122(b)(1)(G) - @

(HEATH)

PGCPB AGENDA  
12/03/2020

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

BOARD ACTION AND VOTE

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

7.     **DSP-19033 6192 OXON HILL HOTEL**  
(TCP-EXEMPT)  
Council District: 08   Municipality: None  
Located on the south side of MD 414 (Oxon Hill Road),  
approximately 145 feet west of Thompson Lane. (PA 76B)  
C-O Zone (1.70 acres) (7/7/2020)  
6192 Oxon Hill West, Inc., Applicant  
**Request: Change the use of property from an office  
building to a hotel.**

Action must be taken on or before 12/16/2020.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BISHOP)

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

8.     **NOTE: THIS ITEM WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF OCTOBER 8, 2020.**

**4-20002 DOBSON RIDGE**  
(TCP)  
Council District: 09   Municipality: None  
Located on south side of McKendree Road, approximately  
500 feet west of US 301 (Robert Crain Highway). (PA 85A)  
R-T Zone (80.94 acres) (7/9/2020)  
D.R. Horton, Applicant  
**Request: 196 Lots and 16 Parcels for single-family  
attached development.**

Action must be taken on or before 01/09/2021.

STAFF RECOMMENDATION:  
• 4-20002 - APPROVAL with conditions  
• TCP1-013-2020 - APPROVAL with conditions  
(HEATH)

PGCPB AGENDA  
12/03/2020

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

BOARD ACTION AND VOTE

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

9.       **DSP-19007-01 FAIRWAYS, THE**  
(TCP-EXEMPT)  
Council District: 04    Municipality: Bowie  
Located on the east side of Prospect Hill Road,  
approximately 230 feet north of Glenn Dale Boulevard.  
(PA 70)  
O-S/R-18C Zones (125.16 acres) (9/30/2020)  
SLDM, LLC, Applicant  
**Request: Architecture only for 8 single-family detached  
models by Dan Ryan Builders and 11 single-family  
detached models by K Hovnavian Homes.**

Action must be taken on or before 12/09/2020.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BURKE)

PGCPB AGENDA

12/10/2020

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

5. **DSP-99003-01 E-Z STORAGE OF BOWIE**  
(TCP-EXEMPT)  
Council District: 04 Municipality: Bowie  
Located northwest of the intersection of MD 197 and  
MD 450. (PA 71A)  
I-1 Zone (4.30 acres) (10/05/2020)  
Bowie Land, Applicant  
**Request: A 48,708-square-foot addition to an existing  
consolidated storage facility.**  
Action must be taken on or before 12/14/2020.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BOSSI)

6. **DSP-20028 BRANDYWINE COMMERCIAL CENTER**  
(TCP)  
Council District: 09 Municipality: None  
Located south of the intersection of Short Cut Road and  
Robert Crain Highway. (PA 85A)  
I-1 Zone (9.80 acres) (10/02/2020)  
Generation Properties, LLC., Applicant  
**Request: Construction of a self-storage facility building  
with GFA of 152,175-square-foot.**

Action must be taken on or before 12/11/2020.

STAFF RECOMMENDATION:  
• DSP-20028 - APPROVAL with conditions  
• TCP2-034-2020 - APPROVAL with conditions  
(BOSSI)

PGCPB AGENDA

12/10/2020

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. **4-20018 TWO TOWN CENTER**  
(TCP?) (VARIANCE)  
Council District: 08 Municipality: Morningside  
Located at northeast quadrant of the intersection of Auth and  
Capital Gateway Drive. (PA 76A)  
D-D-O/M-X-T Zones (9.04 acres) (10/22/2020)  
Two Town Center, LLC, Applicant  
**Request: One Parcel for development of a  
260,360-square-foot office building and a  
89,030-square-foot parking garage.**

Action must be taken on or before @.

STAFF RECOMMENDATION:

- 4-20018 - @
- TCP-@ - @
- VARIANCE - @

(HEATH)



PGCPB AGENDA  
12/17/2020

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.     **SE-4799 ST. MICHAEL ERITREAN ORTHODOX CHURCH**  
Council District: 05     Municipality: Bladensburg  
Located .50 mile east on the south side of the intersection of MD 450 (Annapolis Road) and Kenilworth Avenue.  
(PA 69)  
(0.33 acre) R-55 Zone (7/2/2020)  
St. Michael Eritrean Orthodox Church, Applicant  
**Request: Special Exception for a fence and 30-square-foot addition to a certified non-conforming use.**

STAFF RECOMMENDATION: APPROVAL with conditions  
(HEATH)

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

- DSP-20035 WASTE MANAGEMENT CAPITOL FACILITY**  
(TCP) (VARIANCE)  
Council District: 06     Municipality: None  
Located on the east side of the intersection of D'Arcy Road and Sansbury Road. (PA 78)  
I-1/I-2/M-I-O Zones (7.77 acres) (10/14/2020)  
Waste Management of Maryland, Inc., Applicant  
**Request: Proposed administrative office, fleet parking, fueling, and maintenance.**

Action must be taken on or before 12/23/2020.

STAFF RECOMMENDATION:  
• DSP-20035 - @  
• TCP-@ - @  
• VARIANCE  
(HURLBUTT)

**TENTATIVE PGCPB AGENDA**  
12/17/2020

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

**BOARD ACTION AND VOTE**

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-673).**

**DSP-20036 TWO TOWN CENTER (ETOD)**

(TCP) (AC)

Council District: 09 Municipality: None

Located at the northeast quadrant of Capital Gateway Drive and Brittonia Way. (PA 76A)

D-D-O/M-X-T/M-I-O Zones (9.04 acres) (10/22/2020)

Two Town center, LLC., Applicant

**Request: Detailed Site Plan for a 260,360-square-foot federal office building and a 290-space parking garage.**

Action must be taken on or before @.

STAFF RECOMMENDATION:

- DSP-20036 - @
- TCP2-038-2020- @

(ZHANG)

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-20036).**

**DDS-673 TWO TOWN CENTER**

Council District: 09 Municipality: None

Located at the northeast quadrant of Capital Gateway Drive and Brittonia Way. (PA 76A)

D-D-O/M-X-T Zones (9.04 acres) (10/22/2020)

Two Town center, LLC., Applicant

**Request: Departure from design standards for uniform parking space size in the parking garage.**

STAFF RECOMMENDATION: @

(ZHANG)

**TENTATIVE PGCPB AGENDA**

12/17/2020

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

**BOARD ACTION AND VOTE**

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

**MR-1914F 12005 CROOM ROAD SOLAR**

Council District: 09 Municipality: None  
Located on Croom Road between Candy Hill Road and Molly Berry Road.

(PA 86A)

Zone: O-S (102.63 acres)

Date Accepted: 9/2/2020

ICFTS MD Solar, LLC, Applicant

**Request: A proposed solar energy system generating 1.5 MW of electrical energy to the local community.**

Action must be taken on or before TBD.

STAFF RECOMMENDATION: Accept the recommendation of staff and transmit to the applicant (HASAN)

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

**A-10055 NATIONAL VIEW**

Council District: 08 Municipality: None

Located approximately 1,000 feet north of the I-495 (Capital Beltway) at Woodrow Wilson Bridge and MD 210 (Indian Head Highway). (PA 76A)

R-R/R-55 Zones (17.77 acres) (8/28/2020)

Harbor View, LLC, Applicant

**Request: Rezone property from R-R and R-55 Zones to the M-X-T Zone.**

STAFF RECOMMENDATION: @ (SIEVERS)