

LONG RANGE AGENDA
January 16, 2020 – February 6, 2020

4-18016 CRAIN COMMONS..... 8
4-18025 PRESERVES AT WINGATE..... 7
4-18026 BRANDYWINE CORNER.....14
4-18027 COLLEGE PARK MARRIOTT.....6
4-19003 PECAN RIDGE..... 16
4-19019 NORTHGATE..... 3
4-19023 BELTWAY PLAZA..... 13
4-19029 GREATER MORNING STAR APOSTOLIC CHURCH & THE VENUE..... 13
4-19032 AMBER RIDGE..... 15
BOWIE AND VICINITY MASTER PLAN..... 8
CDP-0501-02 PARKSIDE..... 10
CSP-18007 HOPE VILLAGE CENTER..... 14
DPLS-464 PMG 8600 ARDWICK ARDMORE ROAD.....2
DSP-06001-03 COMMONS AT ADDISON ROAD.....7
DSP-18049 WALKER MILL ROAD BUSINESS PARK..... 16
DSP-18054 PMG 8600 ARDWICK ARDMORE ROAD..... 2
DSP-19025 NORTHGATE.....6
MANDATORY REFERRAL NO. MR-1921F..... 3
MANDATORY REFERRAL NO. MR-1931F..... 11
MANDATORY REFERRAL NO. MR-1933F..... 4
SDP-1202-07 CANTER CREEK..... 15

PGCPB AGENDA

1/16/20

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DPLS-464).**

DSP-18054 PMG 8600 ARDWICK ARDMORE ROAD
(TCP-EXEMPT) (AC)

Council District: 05 Municipality: None

Located northwest quadrant of the intersection of MD 704 (Martin Luther King Jr. Highway) and Ardwick Ardmore Road. (PA 72)

I-1 Zone (1.04 acres) (9/10/2019)

PMG 1027 LLC, Applicant

Request: Construction of a gas station and a 2,400 square foot food and beverage store.

Action must be taken on or before 1/23/2020.

STAFF RECOMMENDATION:

- DSP-18054 – APPROVAL with conditions
- AC-19020 – APPROVAL with conditions (BISHOP)

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-18054).**

DPLS-464 PMG 8600 ARDWICK ARDMORE ROAD

Council District: 05 Municipality: None

Located northwest quadrant of the intersection of MD 704 (Martin Luther King Jr. Highway) and Ardwick Ardmore Road. (PA 72)

I-1 Zone (1.04 acre) (9/10/2019)

PMG 1027 LLC, Applicant

Request: Departure from the required number of loading spaces.

STAFF RECOMMENDATION: DISAPPROVAL
(BISHOP)

PGCPB AGENDA

1/16/20

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

BOARD ACTION AND VOTE

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

7. **4-19019 NORTHGATE**
(TCP) (VARIANCE)
Council District: 03 Municipality: College Park
Located on the west side of US 1 (Baltimore Avenue), at the intersection with Quebec Street. (PA 66)
M-U-I/D-D-O Zones (2.05 acres) (10/17/2019)
8430 Baltimore Avenue, LLC, Applicant
Request: 1 parcel for the development of 296 multifamily dwellings and 1,084 square feet of commercial development.

Action must be taken on or before 3/20/20.

STAFF RECOMMENDATION:

- 4-19019 – APPROVAL with conditions
- TCP1-001-012-2019 – APPROVAL with conditions
- VARIANCE – APPROVAL

(DIAZ-CAMPBELL)

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

8. **MANDATORY REFERRAL NO. MR-1921F**
(E.A. FERNANDEZ IDEA FACTORY)
Council District: 3 Municipality: College Park
General Plan: Employment Areas
Location 4462 Stadium Drive College Park,
MD 20742 (PA 66)
Zone: R-R (0.75 acres)
Date Accepted: 11/21/2019
University of Maryland, Applicant

Request: The University of Maryland in College Park is proposing the construction of the 61,240 square-foot E.A. Fernandez IDEA Factory on approximately 0.75 acres located at 4462 Stadium Drive on the campus of the University of Maryland College Park in College Park, MD.

Action must be taken on or before January 18, 2020.

STAFF RECOMMENDATION:

Transmit staff report to applicant
(KOWALUK)

TENTATIVE PGCPB AGENDA

01/16/20

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

BOARD ACTION AND VOTE

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

9. **MANDATORY REFERRAL NO. MR-1933F
(Smithsonian Institution, Washington D.C.)**

Council District: 7 Municipality: N/A
General Plan: Established Communities
Located: 4210 Silver Hill Road,
Camp Springs, MD 20746
(PA:76A)
Zone: R-O-S (110 acres)
(Date Accepted: 11/13/19)
Smithsonian Institution Washington, Applicant

Request: Prepare a draft Master Plan for its 110-acre acre campus located at 4210 Silver Hill Road. The goal of the master plan is to improve the stewardship of the Smithsonian's collections and address current and future space requirements in a strategic and integrated manner. The 110-acre site is within the O-S Zone.

Action must be taken on or before January 23, 2020.

STAFF RECOMMENDATION:
Transmit staff report to applicant
(OSEI)

TENTATIVE PGCPB AGENDA

1/23/20

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR JANUARY 23, 2020

New Information Cut-Off

12/19/19

Sign Posting

12/24/19

TENTATIVE PGCPB AGENDA

1/23/20

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

BOARD ACTION AND VOTE

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

5. **4-18027 COLLEGE PARK MARRIOTT**
(TCP-EXEMPT) (VARIATION)
Council District: 03 Municipality: College Park
Located on the northwest corner of the intersection of
Campus Drive and Corporal Frank S. Scott Drive. (PA 66)
M-U-I/T-D-O Zones (2.11 acres) (8/28/2019)
New County Hotel LLC, Applicant
**Request: 1 Parcel for development of a 165-room hotel
and 8,000 square feet of commercial development.**

Action must be taken on or before 2/2/20.

STAFF RECOMMENDATION:

- 4-18027 - @
- VARIATION - @

(SIMON)

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

6. **DSP-19025 NORTHGATE**
(TCP)
Council District: 03 Municipality: College Park
Located on west side of US 1 (Baltimore Avenue), at the
intersection with Quebec Street. (PA 66)
D-D-O/M-U-I Zones (2.05 acres) (11/15/2019)
8430 Baltimore Avenue, LLC, Applicant
**Request: Development of an apartment building with
approximately 296 multifamily dwelling units and
1,084-square-foot of commercial space.**

Action must be taken on or before 2/8/20.

STAFF RECOMMENDATION:

- DSP-19025 – APPROVAL with conditions
- TCP-II-038-2019 – APPROVAL with conditions

(BOSSI)

TENTATIVE PGCPB AGENDA

1/23/20

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

BOARD ACTION AND VOTE

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

7. **DSP-06001-03 COMMONS AT ADDISON ROAD**
(TCP)
Council District: 07 Municipality: None
Located at the southwest quadrant of the intersection of
Central Avenue and Addison Road. (PA 75A)
C-S-C/D-D-O/R-55 Zones (2.98 acres) (4/10/2019)
6301 Central Avenue, LLC, Applicant
**Request: Development of a mixed-use building including
193 multifamily residential units, approximately
11,000 square feet of ground floor commercial, and a
reduction in the required amount of residential parking.**

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:

- DSP-06001-03 - @
- TCPII-013-2019 - @

(BISHOP)

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

8. **4-18025 PRESERVES AT WINGATE**
(TCP) (VARIANCE)
Council District: 04 Municipality: None
Located 3000 feet northeast from the intersection of Lanham
Road and Springfield Road. (PA 70)
R-E Zone (22.40 acres) (8/30/2019)
Jasim Aligabi, Applicant
Request: 18 lots for single-family detached development.

Action must be taken on or before 2/2/2020.

STAFF RECOMMENDATION:

- 4-18025 - @
- TCPI-010-2019 - @
- VARIANCE - @

(SIMON)

TENTATIVE PGCPB AGENDA

1/23/20

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

BOARD ACTION AND VOTE

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

9. **4-18016 CRAIN COMMONS**
(TCP) (VARIANCE)
Council District: 09 Municipality: None
Located on the east side of Northbound US 301, approximately 160 feet south of its intersection with Croom Road. (PA 82A)
C-S-C/R-R Zones (15.36 acres) (8/13/2019)
Petroleum Marketing Group, Inc., Applicant
Request: 76 Lots & 12 Parcels for single-family attached and commercial development.

Action must be taken on or before 2/20/2020.

STAFF RECOMMENDATION: DISAPPROVAL

- 4-18016 - @
- TCP-@ - @
- VARIANCE - @

(DIAZ-CAMPBELL)

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

10. **BOWIE AND VICINITY MASTER PLAN**

Initiation of an area master plan for Planning Areas 71A, 71B, 74A, and 74B; endorsement of the project Goals, Concepts, and Guidelines, the proposed Public Participation Program; and a request for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan

Council Districts: 04, 06, 09

STAFF RECOMMENDATIONS: APPROVAL of the initiation and transmittal of the draft resolution of initiation, the Goals, Concepts, Guidelines, and Public Participation Program to the District Council for their review and approval.

APPROVAL of request to the District Council for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan. (ROWE/LESTER)

TENTATIVE PGCPB AGENDA

1/30/20

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR JANUARY 30, 2020

New Information Cut-Off

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Sign Posting

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TENTATIVE PGCPB AGENDA

1/30/20

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD AT
10:00 A.M.**

CDP-0501-02 PARKSIDE

Council District: 06 Municipality: None
Located approximately 3,000 feet east of the
intersection of Westphalia Road and MD 4
(Pennsylvania Avenue). (PA 78)

L-A-C/R-M Zones (757 acres) (11/18/2019)
SHF Project Owner, LLC, Applicant

**Request: Revise condition #25 to change the
threshold for the number of building permit from
2,000 to 2500 for construction of commercial space
in the L-A-C Zone.**

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

TENTATIVE PGCPB AGENDA

1/30/20

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

BOARD ACTION AND VOTE

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

6. **MANDATORY REFERRAL NO. MR-1931F
(BOWIE STATE UNIVERSITY LIVING LEARNING
RESIDENTIAL HALL AND ENTREPRENEURSHIP
CENTER)**
Council District: 4 Municipality: None
General Plan: Established Communities
Location 13300 Jericho Park Road, Bowie, MD 20715
(PA 71A)
Zone: O-S (21.40 acres)
Date Accepted: 12/5/2019
Maryland Economic Development Corporation, Applicant

Request: The Maryland Economic Development Corporation (MEDCO) is proposing the construction of the 168,000 square-foot Bowie State University Living Learning Residence Hall and Entrepreneurship Center on approximately 21.40 acres located at 13300 Jericho Park Road on the campus of Bowie State University in Bowie, MD.

Action must be taken on or before January 31, 2020.

STAFF RECOMMENDATION:
Transmit staff report to applicant
(KOWALUK)

TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 6, 2020

New Information Cut-Off

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Sign Posting

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TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

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

4-19023 BELTWAY PLAZA

(TCP)

Council District: 04 Municipality: Greenbelt

Located on the north side of MD 193 (Greenbelt Road), at the northeast quadrant of its intersection with Cherrywood Lane. (PA 67)

M-U-I/D-D-O Zones (53.88 acres) (10/7/2019)

GB Mall Limited Partnership/Quantum Management Co., Applicant

Request: 139 lots and 59 parcels for mixed-use development of 249 attached units; 2,251 multifamily dwelling units and 700,000 square feet of commercial development

Action must be taken on or before 3/10/2020.

STAFF RECOMMENDATION:

- 4-19023 – @
- TCP1-013-2019 – @

(DIAZ-CAMPBELL)

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

4-19029 GREATER MORNING STAR APOSTOLIC CHURCH & THE VENUE

(TCP) (VARIATIONS)

Council District: 06 Municipality: None

Located on the north side of Ritchie Marlboro Road in the northwest quadrant of its intersection with White House Road. (PA 73)

I-3/R-55/R-5 Zones (54.00 acres) (11/14/2019)

Greenwood Park, LLC, Applicant

Request: Subdivide Church property into 194 lots and 6 parcels for townhouse development.

Action must be taken on or before 2/11/19.

STAFF RECOMMENDATION:

- 4-19029 - @
- TCP1-067-97-02-@ - @
- VARIATIONS - @

(SIMON)

TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

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

CSP-18007 HOPE VILLAGE CENTER

(TCP)

Council District: 09 Municipality: None

Located southeast quadrant of the intersection of MD 223
(Woodyard Road) and Marlboro Pike. (PA 82A)

M-X-T Zone (37.61 acres) (11/19/2019)

VMD-Upper Marlboro, LLC, Applicant

**Request: Mixed use development with 38 single-family
attached residential units and 78,760 square foot of
commercial for hotel, retail, assisted living, and
institutional uses.**

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:

- CSP-18007 - @
- TCP1-015-2019 - @

(HURLBUTT)

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

4-18026 BRANDYWINE CORNER

(TCP)

Council District: 09 Municipality: None

Located on the west side of Branch Avenue, at the southwest
quadrant of its intersection with Moores Road. (PA 85A)

C-M Zone (5.09 acres) (11/18/2019)

Brandywine Corner, LLC, Applicant

**Request: Two parcels for 18,946 square feet of
commercial development.**

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:

- 4-18026 - @
- TCP1-014-2019 - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

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

SDP-1202-07 CANTER CREEK

(TCP)

Council District: 09 Municipality: None

Located on west side of Frank Tippet Road, approximately 1,000 feet south of its intersection with Rosaryville Road.

(PA 82A)

R-S/M-I-O Zones (48.00 acres) (11/18/2019)

Walton Canter Creek Development, LLC, Applicant

Request: Approval of phases 3 & 4 consisting of 161 single family detached dwellings.

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:

- SDP-1202 - @
- TCPII-11-002-02-04 - @

(BURKE)

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

4-19032 AMBER RIDGE

(TCP) (VARIANCE)

Council District: 04 Municipality: Bowie

Located on west side of southbound US 301 (Crain Highway), approximately 1200 feet south of its intersection with Mitchellville Road. (PA 74B)

M-X-T Zone (19.03 acres) (11/18/2019)

CBR Amber Ridge, LLC, Applicant

Request: 200 Lots and 24 Parcels for townhouse and commercial development.

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:

- 4-19032 - @
- TCP2-001-2017-01 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

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

DSP-18049 WALKER MILL ROAD BUSINESS PARK
(TCP)

Council District: 07 Municipality: Capitol Heights
Located on the north side of Walker Mill Road,
approximately 1,200 feet southwest from the intersection of
Hazelwood Drive. (PA 75B)

I-1 Zone (1.99 acres) (11/19/2019)

D.E.N. United General Construction, LLC, Applicant

**Request: Construction of a 160 square foot contractors
office with outdoor storage for construction material and
equipment.**

Action must be taken on or before 2/12/2020.

STAFF RECOMMENDATION:

- DSP-18049 - @
- TCP-2-039-2019 - @

(BISHOP)

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

4-19003 PECAN RIDGE

(TCP) (VARIANCE)

Council District: 04 Municipality: None
Located on the south side of Lloyd Station Road,
approximately 315 feet from its intersection with MD 197
(Laurel-Bowie Road). (PA 71A)

R-R Zone (41.70 acres) (11/6/2019)

Caruso Homes, Inc., Applicant

**Request: Conservation subdivision with 80 lots and 12
parcels for single family detached development**

Action must be taken on or before 1/30/20.

STAFF RECOMMENDATION:

- 4-19003 - @
- TCP-@ - @
- VARIANCE - @

(SIMON)