

LONG RANGE AGENDA
March 12, 2020 – April 2, 2020

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TENTATIVE PGCPB AGENDA

3/12/2020

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

BOARD ACTION AND VOTE

**PROCESSING DEADLINES FOR
MARCH 12, 2020**

New Information Cut-Off

2/6/20

Sign Posting

2/11/20

PGCPB AGENDA

3/12/2020

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. **COMMUNITY PLANNING, NEIGHBORHOOD
REVITALIZATION AND PLACEMAKING SECTION
PROJECT UPDATES**

STAFF RECOMMENDATION: BRIEFING
(DODGSHON/STACHURA)

PGCPB AGENDA

3/12/2020

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

BOARD ACTION AND VOTE

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

- 3D. **BUSINESS IMPROVEMENT DISTRICT (BID)
TOOLKIT**
Council Districts: Countywide
**Request: Brief Planning Board on project at March 12,
2020 meeting**

STAFF RECOMMENDATION: BRIEFING ON THE
PROJECT
(AKINS/HRA ADVISORS)

The Prince George's County Planning Department awarded a consultant contract to HR&A an economic development, real estate, and public policy consulting firm to assist us in the development of a Business Improvement District Toolkit. The purpose of the Business Improvement District (BID) Toolkit is to provide municipalities, transit districts, community development corporations or other entities a road map and step by step guide that could be used to organize, implement and finance a BID that promotes targeted commercial improvements and investment as well as neighborhood/commercial corridor vitality. The toolkit/guidebook will provide opportunities for the end user to implement a mechanism to assist in promoting economic development in and around our transit district and business/commercial corridors.

PGCPB AGENDA
3/12/2020

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)

5. **4-18031 ACCOKEEK PROPERTY**
(TCP) (VARIATION)
Council District: 09 Municipality: None
Located adjacent to Indian Head Highway, approximately 0.25 mile from the intersection of Livingston Road and Indian Head Highway. (PA 84)
R-R Zone (9.18 acres) (1/8/2020)
ANFG Accokeek, LLC, Applicant
Request: 11 Lots & 2 Parcels for the development of 11 single-family detached dwellings.

Action must be taken on or before 3/18/20.

STAFF RECOMMENDATION:

- 4-18031 – APPROVAL with conditions
- TCP-@ - APPROVAL
- VARIATION - DISAPPROVAL

(DIAZ-CAMPBELL)

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

6. **CSP-19008 WOODYARD STATION**
(TCP)
Council District: 09 Municipality: None
Located on the north side of MD 223 (Woodyard Road), approximately 0.40 mile west of the intersection from MD 5 (Branch Avenue). (PA 81A)
M-X-T Zone (21.82 acres) (1/3/2020)
TAC Woodyard, LLC/Dror Bezalel Sole Member, Applicant
Request: Develop the M-X-T zoned site with 119 townhouses, 46 multi-family dwelling units, 112 apartments for the elderly, and 2,500 square feet of commercial space.

Action must be taken on or before 3/13/2020.

STAFF RECOMMENDATION:

- CSP-19003 - @
- TCP1-001-2020 - @

(BURKE)

PGCPB AGENDA
3/12/2020

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. **4-18001 MAGRUDER POINTE**
(TCP – EXEMPT)
Council District: 02 Municipality: Hyattsville
Located in the southwest quadrant of the intersection of Hamilton Street and 40th Avenue, on the south side of Gallatin Street between 40th Avenue and 40th Street. (PA 68)
D-D-O/R-55 Zones (8.26 acres) (12/20/2019)
Werrlein WSSC LLC, Applicant
Request: 31 Lots & 2 Parcel and 1 outparcel for the development of 15 townhouses and 16 single family detached dwelling units.

Action must be taken on or before 3/13/2020.

STAFF RECOMMENDATION: @
(SIEVERS)

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 13, 2020.**

- 4-19005 THE FAIRWAYS AT GLENN DALE ESTATES**
(TCP) (VARIANCE)
Council District: 04 Municipality: None
Located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard. (PA 70)
O-S/R-18C Zones (125.16 acres) (11/25/2019)
Fairways Glenn Dale MD, LP, Applicant
Request: 272 Lots and 9 Parcels for the development of 210 single-family detached and 62 single-family attached dwellings.

Action must be taken on or before 4/28/2020.

STAFF RECOMMENDATION:
• 4-19005 – APPROVAL with conditions
• TCP1-016-2019 – APPROVAL with conditions
• VARIANCE – APPROVAL
(CONNER)

TENTATIVE PGCPB AGENDA

3/19/2020

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

BOARD ACTION AND VOTE

**PROCESSING DEADLINES FOR
MARCH 19, 2020**

New Information Cut-Off

2/13/20

Sign Posting

2/18/20

NOTE: MEETING MAY START IN THE AFTERNOON.

TENTATIVE PGCPB AGENDA

3/19/2020

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-19043 ROYAL FARMS #356**

(TCP?)

Council District: 05 Municipality: None

Located in the southwest quadrant of the intersection of
Ardwick Ardmore Road and Pennsy Drive. (PA 72)

(3.00 acre) (1/9/2020)

I-1 Zone

Two Farms Inc., D/B/A/ Royal Farms, Applicant

**Request: Construction of a food and beverage store in
combination with a station.**

Action must be taken on or before 3/19/20.

STAFF RECOMMENDATION:

- DSP-19043 - @
- TCP-@ - @

(BUSH)

6. **DSP-19024 SOUTH LAKE (ARCHITECTURE
UMBRELLA)**

Council District: 04 Municipality: None

Located at the southwest quadrant of the intersection of
MD 214 (Central Avenue) and US 301 (Robert S. Crain
Highway). (PA 74A)

E-I-A Zone (282.97 acres) (1/15/2020)

South Lake Partners LLC, Applicant

**Request: Architecture Umbrella DSP for 37 single-
family detached models, 6 single-family attached models,
2 two-over-two models by NVR and Ryan Homes and 3
single-family attached models by the Mid Atlantic
Builders.**

Action must be taken on or before 3/25/2020.

STAFF RECOMMENDATION: APPROVAL with
conditions

(ZHANG)

PGCPB AGENDA

3/19/2020

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-19023 SOUTH LAKE**
(TCP) (CSP)
Council District: 04 Municipality: Bowie
Located at the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway). (PA 74A)
E-I-A Zone (282.97 acres) (1/15/2020)
South Lake Partners LLC, Applicant
Request: Development of 1,035 dwelling units as part of a mixed-use planned community, and revision to Conceptual Site Plan.

Action must be taken on or before 3/25/20.

STAFF RECOMMENDATION:

- DSP-19023 – APPROVAL with conditions
- TCP2-26-05-03 – APPROVAL with conditions
- CSP-02004 – APPROVAL with conditions

(BOSSI/ZHANG)

8. **NOTE: THIS CASE IS COMPANION WITH ITEM @ (DPLS-468).**

- DSP-18037 CLINTON VETERINARY HOSPITAL**
(TCP - EXEMPT) (AC)
Council District: 09 Municipality: None
Located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. (PA 81A)
R-80 Zone (0.52 acre) (12/11/2019)
Veterinary Realty LLC, Applicant
Request: Construction of a 2,340 square foot addition to an existing animal hospital.

Action must be taken on or before 4/19/2020.

STAFF RECOMMENDATION:

- DSP-18037 – APPROVAL with conditions
- AC-20002 Section 4.6 – DISAPPROVAL
- AC-20002 Section 4.7 – APPROVAL

(BURKE)

PGCPB AGENDA

3/19/2020

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

9. **NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-18037).**

DPLS-468 CLINTON VETERINARY HOSPITAL

Council District: 09 Municipality: None

Located on east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive.

(PA 81A)

R-80 Zone (0.52 acre) (12/11/2019)

Veterinary Realty LLC, Applicant

Request: Departure from Parking and Loading Spaces to reduce the number of required parking spaces by three spaces.

STAFF RECOMMENDATION: APPROVAL
(BURKE)

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

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

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

TENTATIVE PGCPB AGENDA

3/26/2020

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

BOARD ACTION AND VOTE

**PROCESSING DEADLINES FOR
MARCH 26, 2020**

New Information Cut-Off

2/20/20

Sign Posting

2/25/20

PGCPB AGENDA

3/26/2020

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. **NOTE: THIS CASE IS COMPANION WITH ITEM 6 (DPLS-465).**

DSP-04013-01 EZ STORAGE (CAPITOL HEIGHTS)
(TCP)

Council District: 06 Municipality: None
Located on the east side of Ritchie Road, 700 feet south of Edgeworth Drive. (PA 75A)
I-1 Zone (3.94 acres) (1/17/2020)
Capitol Heights Land, LLLP, Applicant
Request: 50,000 square foot addition to the existing consolidated storage facility.

Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION:

- DSP-04013-01 - @
- TCP2-087-04-01 - @

(BURKE)

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

6. **NOTE: THIS CASE IS COMPANION WITH ITEM 5 (DSP-04013-01).**

DPLS-465 EZ STORAGE (CAPITOL HEIGHTS)

Council District: 06 Municipality: None
Located on the east side of Ritchie Road, approximately 700 feet south of the Edgeworth Drive. (PA 75A)
I-1 Zone (3.94 acre) (1/17/2020)
Capitol Heights Land, LLLP, Applicant
Request: Departure from the numbers of parking and loading spaces.

STAFF RECOMMENDATION: @

(BURKE)

PGCPB AGENDA

3/26/2020

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS CASE IS COMPANION WITH ITEM 8 (DSP-19053).**

NOTE: THIS CASE MUST BE HEARD BEFORE ITEM 8 (DSP-19053).

CSP-19009 5600 AGER ROAD

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road. (PA 68)

M-X-T/T-D-O Zones (0.32 acre) (1/17/2020)

Hyattsville West One, LLC, Applicant

Request: Revision to allowed uses for this property.

Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION: @
(BOSSI)

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

8. **NOTE: THIS CASE IS COMPANION WITH ITEM 7 (CSP-19009).**

NOTE: THIS CASE MUST BE HEARD AFTER ITEM 7 (CSP-19009).

DSP-19053 5600 AGER ROAD (PROPERTY)

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road. (PA 68)

M-X-T/T-D-O Zones (0.32 acre) (1/17/2020)

Mariachiara “Meri” Baroni, Applicant

Request: Revision to allowed uses for this property.

Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION: @
(BOSSI)

TENTATIVE PGCPB AGENDA

3/26/2020

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-16004 OAKLAWN

(TCP) (VARIANCE)

Council District: 08 Municipality: None

Located on east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road. (PA 76B)

R-R Zone (1.61 acres) (11/20/2019)

Daniel Mwavua, Applicant

Request: Architecture for three single-family detached dwelling units.

Action must be taken on or before 4/2/20.

STAFF RECOMMENDATION:

- DSP-16004 - @
- TCP2-040-2019 - @
- VARIANCE - @

(BUSH)

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

4-19017 BRANDYWINE COMMERCIAL CENTER

(TCP?)

Council District: 09 Municipality: None

Located on the east, northbound side of US 301 south of the intersection of US 301 and MD 5 (Branch Avenue).

(PA 85A)

I-1 Zone (9.80 acres) (1/22/2020)

Generation Properties, LLC, Applicant

Request: 4 Lots for 150,150 square feet of industrial development.

Action must be taken on or before 3/31/2020.

STAFF RECOMMENDATION:

- 4-19017 - @
- TCP-@ - @

(SIEVERS)

TENTATIVE PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR APRIL 2, 2020

New Information Cut-Off

2/27/20

Sign Posting

3/3/20

**NOTE: PLANNING BOARD MEETING WILL START AT
1:30 P.M.**

TENTATIVE PGCPB AGENDA

4/2/2020

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 CASE IS COMPANION WITH ITEM @ (DDS-660).

DSP-19050 DEWEY PROPERTY

(TCP?)

Council District: 02 Municipality: Hyattsville

Located on the north side of Toledo Road, approximately 241 feet west of Adelphi Road. (PA 68)

M-U-I/T-D-O Zones (21.16 acres) (1/23/2020)

BALD Eagle Partners, Applicant

Request: Mixed-use building consist of 321 multifamily dwelling units and 1,258 square feet of retail.

Action must be taken on or before 4/2/2020.

STAFF RECOMMENDATION:

- DSP-19050 - @
- TCP2-042-2019-01 - @

(HURLBUTT)

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-19050).

DDS-660 DEWEY PROPERTY

Council District: 02 Municipality: Hyattsville

Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road. (PA 68)

M-U-I/T-D-O Zones (21.16 acres) (1/23/2020)

Bald Eagle Partners , Applicant

Request: Departure from Design Standards for the size of the parking spaces 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL

(HURLBUTT)

TENTATIVE PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

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

DDS-661 CHICK-FIL-A BRANDYWINE

Council District: 09 Municipality: None
Located on the west side of US 301 (Crain Highway) at its intersection with Albert Road. (PA 85A)
C-S-C Zone (1.04 acres) (1/28/2020)
Chick-Fil-A, Applicant
Request: Departure from Section 4.2 of the Landscape Manual to permit a landscape strip less than 5 feet in width.

STAFF RECOMMENDATION: @
(SIEVERS)

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

4-19031 EAST PINES

(TCP – EXEMPT) (VARIATION)
Council District: 03 Municipality: None
Located on south side of Riverdale Road, at the intersection of 67th Place and Riverdale Road. (PA 69)
R-18/R-55 Zones (3.24 acres) (1/31/2020)
DGV Apartments LLC, Applicant
Request: 1 Parcel for 250 multifamily dwelling units and 25,000 square feet of commercial development.

Action must be taken on or before 4/10/2020.

STAFF RECOMMENDATION:

- 4-19031 - @
- TCP-@ - @
- VARIATION - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

**CNU-51768-2019 CRESCENT SQUARE
APARTMENTS**

Council District: 04 Municipality: Greenbelt
Located on the south side of Parkway Road, west of its
intersection with Crescent Road. (PA 67)

(.63 acre) (1/16/2020)

R-18/R-P-C Zones

Crescent Square Apartments, Applicant

**Request: Certification of Non-Conforming multifamily
use.**

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

**CNU- 53400-2019 CRESCENT SQUARE
APARTMENTS**

Council District: 04 Municipality: Greenbelt
Located on the south side of Crescent Road and west of its
intersection with Garden Way Court. (PA 67)

(1.17 acres) (1/16/2020)

R-18/R-P-C/R-T Zones

Crescent Square Apartments, Applicant

**Request: Certification of a Non-Conforming multifamily
use.**

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

4/2/2020

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-04067-09 WOODMORE COMMONS

(TCP)

Council District: 05 Municipality: None

Located in the northeast quadrant of the intersection of MD
202 (Landover Road) and St. Joseph's Drive. (PA 73)

M-X-T Zone (9.34 acres) (1/22/2020)

Balk Hill Ventures, LLC, Applicant

**Request: 284 dwelling units in seven multifamily
buildings, 4,000 square foot clubhouse, and surface
parking.**

Action must be taken on or before 5/16/2020.

STAFF RECOMMENDATION:

- DSP-04067-09 - @
- TCP2-082-051-05 - @

(BISHOP)

DSP-19009 WESTPHALIA EAST

(TCP)

Council District: 06 Municipality: None

Located on the west side of Melwood Road, approximately
1,388 feet north of route 4 (Pennsylvania Avenue). (PA 78)

M-I-O/M-X-T Zones (58.03 acres) (1/22/2020)

Westphalia Development MD, LLC, Applicant

**Request: Construction of 76 single-family detached
homes, 416 townhouses, and 165 (two-over-two) two
family attached dwellings.**

Action must be taken on or before 5/13/2020.

STAFF RECOMMENDATION:

- DSP-19009 – APPROVAL with conditions
- TCP2-029-12-10 - @

(HURLBUTT)