

LONG RANGE AGENDA
November 19, 2020 – December 10, 2020

4-17014 LUSBYS LANE.....	9
4-20002 DOBSON RIDGE.....	10
4-20018 TWO TOWN CENTER.....	13
BRIEFING ON BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN.....	8
CDP-9503-H2 BEALLE HILL FOREST, LOT 4 BLOCK D.....	5
DDS-670 PMG BROOKS DRIVE.....	6
DSP-19007-01 FAIRWAYS, THE.....	11
DSP-19033 6192 OXON HILL HOTEL.....	10
DSP-19062 WESTPHALIA TOWN CENTER NORTH.....	12
DSP-20016 PMG BROOKS DRIVE.....	5
DSP-20024 PARLIAMENT PLACE – PHASE 1.....	9
DSP-20028 BRANDYWINE COMMERCIAL CENTER.....	12
DSP-99003-01 E-Z STORAGE OF BOWIE.....	13
MR-2021F PRINCE GEORGE’S COUNTY CANINE FACILITY.....	6
OVERVIEW OF LONG-RANGE PLANNING SECTION PROJECTS.....	3
SE-4799 ST. MICHAEL ERITREAN ORTHODOX CHURCH.....	4

PGCPB AGENDA
11/19/2020

Department of Parks and Recreation
Bill Tyler, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3C. **FESTIVAL OF LIGHTS UPDATE**

STAFF RECOMMENDATION: INFORMATION
(RAMOS/FACHET/TYLER/MCNEAL/CARTER)

3D. **PARK POLICE MID-YEAR UPDATE**

STAFF RECOMMENDATION: INFORMATION
(JOHNSON/RAMOS/TYLER/CARTER/MCNEAL)

PGCPB AGENDA
11/19/2020

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

BOARD ACTION AND VOTE

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

3E. **OVERVIEW OF LONG-RANGE PLANNING
SECTION PROJECTS**

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(BENTON, CALOMESE, ROWE)

PGCPB AGENDA

11/19/2020

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)

PGCPB AGENDA
11/19/2020

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD AT 11:00 A.M.**

CDP-9503-H2 BEALLE HILL FOREST, LOT 4 BLOCK D

(TCP)

Council District: 09 Municipality: None

Located at the cul-de-sac of Farmhouse Road. (PA 84)

R-L Zone (0.47 acre) (10/1/2020)

Corrine Anyanwu, Applicant

Request : An addition of Deck.

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

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(BOSSI)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DDS-670).**

DSP-20016 PMG BROOKS DRIVE

(TCP- EXEMPT) (AC)

Council District: 07 Municipality: None

Located in the southwest quadrant of the intersection of

Brooks Drive and Marlboro Pike. (PA 75A)

C-M Zone (0.60 acre) (9/18/2020)

PMIG, Applicant

Request: Gas Station with a Food and Beverage Store.

Action must be taken on or before 11/27/2020.

STAFF RECOMMENDATION:

- DSP-20016 – APPROVAL with conditions
- AC-20009 – APPROVAL

(BOSSI)

PGCPB AGENDA
11/19/2020

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)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSP-20016).**

DDS-670 PMG BROOKS DRIVE

Council District: 07 Municipality: None
Located in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike. (PA 75A)
C-M Zone (0.60 acre) (9/18/2020)
PMIG, Applicant

Request: Departure from Design Standards to provide non-parallel parking spaces that are dimensioned at 18 x 9 whereas Section 27-558(A).

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

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

8. **MR-2021F PRINCE GEORGE'S COUNTY CANINE FACILITY**

Council District: 6
General Plan: Established Communities
Located: 4920 Ritchie Marlboro Road,
Upper Marlboro MD 20772
(PA 79) Zone: R-R
(Date Accepted: 9/29/2020)

Request: The proposal is to construct a 10,000-square-foot 1-story masonry building to house the County police canine training facility with fourteen kennels and enclosed dog run. The site located at 4920 Ritchie Marlboro Road contains 131.56 acres and is zoned R-R.

Action must be taken on or before 11/28/2020.

STAFF RECOMMENDATION: APPROVAL
Transmit staff report to applicant
(KOWALUK)

THE PLANNING BOARD

MEETING OF

NOVEMBER 26, 2020

HAS BEEN CANCELLED

TENTATIVE 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 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 - @

(BURKE)

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

6. **4-17014 LUSBYS LANE**
(TCP?) (Variance 25-122(b)(1)(G))
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)

TENTATIVE 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: @
(BURKE)

TENTATIVE PGCPB AGENDA

12/10/2020

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-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 - @
- TCP-@ - @

(BOSSI)

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 12/10/2020

STAFF RECOMMENDATION:

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

(HURLBUTT)

TENTATIVE PGCPB AGENDA

12/10/2020

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-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: @
(BOSSI)

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

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)