

LONG RANGE AGENDA
December 3, 2020 – December 24, 2020

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PGCPB AGENDA

12/3/2020

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

BOARD ACTION AND VOTE

Final Plat of Subdivision (Inquiries call 301-952-3530)

4D. **5-20143 KAINÉ PROPERTY**

Council District: 09

3 Parcels, I-4/M-I-O Zones (43.56 acres) 4-13001

Fee-in-lieu: No

Located on the south side of Old Marlboro Pike,
approximately 2,300 feet east of its intersection with Dower
House Road. (PA 77)

Pleasants Investments Ltd Partnership, Applicant

Ben Dyer Associates, Inc., Engineer

Action must be taken on or before 12/17/2020.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA

12/3/2020

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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 MD 704 (Martin Luther King Jr. Highway), approximately 720 feet west of its intersection with Parliament Place. (PA 70)
I-1 Zone (2.48 acres) (9/25/2020)
4200 Parliament, LLC, Applicant
Request: Approval of a 128,383 square foot, 1,042-unit, consolidated storage facility, with 1,000 square feet of office.

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's Lane, 950 feet south of its intersection with Lusby's Turn. (PA 85A)
R-R/M-I-O Zones (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 - APPROVAL with conditions
- TCP1-018-2020 - APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) - APPROVAL

(HEATH)

PGCPB AGENDA

12/3/2020

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 (1.63 acres) (7/7/2020)
6192 Oxon Hill West, Inc., Applicant
**Request: Convert an existing 54,600-square-foot, five
story office building into a 100-room 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

12/3/2020

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)

WAIVER OF A FILING FEE FOR A CONSERVATION PLAN
(Inquiries call 301-3530)

10. **CP-20004 CAPITAL IMPROVEMENT PROJECT, 408
VISTA WAY STORM DRAIN**
Council District: 08 Municipality: None
Located on the south side of vista way, approximately 1760
feet from the intersection of Broad Creek Drive and
Riverview Road. (PA 80)
R-O-S/R-R Zones (0.40 acre) (11/9/2020)
Prince George's County Department of Environment,
Applicant

Request: Waiver of the Filing Fee

STAFF RECOMMENDATION: APPROVAL
(SPRADLEY)

PGCPB AGENDA

12/3/2020

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

BOARD ACTION AND VOTE

REQUEST A RECONSIDERATION HEARING FOR A DETAILED
SITE PLAN (Inquiries call 301-952-3530)

11. **NOTE: This Detailed Site Plan was APPROVED by the Planning Board on October 29, 2020, and the Resolution was mailed out on November 17, 2020. Thomas H. Haller requests a reconsideration hearing for @.**

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: DISCUSSION
(BOSSI)

PGCPB AGENDA
12/3/2020

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

BOARD ACTION AND VOTE

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

12. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 19, 2020.**

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

NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 13 (PGCPB NO. 2020-161).

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

Council District: 09 Municipality: None

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

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

Corrine Anyanwu, Applicant

Request: Addition of a 16-foot by 20-foot deck at the rear of an existing single-family detached dwelling.

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

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

13. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 3, 2020.**

NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 12 (CDP-9503-H2).

DRAFT RESOLUTION – CASE HEARD ON NOVEMBER 19, 2020

PGCPB NO. 2020-161 – CDP-9503-H2 – BEALLE HILL FOREST, LOT 4, BLOCK D

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

PGCPB AGENDA
12/10/2020

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
12/10/2020

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

BOARD ACTION AND VOTE

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

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 on the east side of US 301 (Robert Crain Highway),
approximately 950 feet south of its intersection with Short
Cut Road. (PA 85A)
I-1 Zone (9.82 acres) (10/02/2020)
Generation Properties, LLC., Applicant
**Request: Construction of a 152,175-square-foot,
1,140-unit consolidated storage facility, with 1,500
square feet of office.**

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: N/A
Located at northeast quadrant of the intersection of Auth and Capital Gateway Drive. (PA 76A)
D-D-O/M-X-T/M-I-O 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 89,030-square-foot parking garage.

Action must be taken on or before 1/15/2021.

STAFF RECOMMENDATION:

- 4-20018 - APPROVAL with conditions
- TCP1-021-2020 - APPROVAL with conditions
- VARIANCE - APPROVAL

(HEATH)

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 12, 2020.**

- 4-19024 CALM RETREAT**
(TCP) (VARIATION)
Council District: 09 Municipality: None
Located on the southbound side of US 301 (Robert Crain Highway), approximately 2,100 feet north of its intersection with Chaddsford Drive. (PA 85A)
M-X-T Zone (71.94 acres) (7/2/2020)
Calm Retreat, LLC, Applicant
Request: 488 lots and 58 parcels for single-family attached dwellings and 20,000-square-feet of commercial development.

Action must be taken on or before 12/20/2020.

STAFF RECOMMENDATION:

- 4-19024 – APPROVAL with conditions
- TCP1-007-2019 – APPROVAL with conditions
- VARIATION - APPROVAL

(SIEVERS)

PGCPB AGENDA
12/10/2020

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

BOARD ACTION AND VOTE

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

9. **MR-1915A PRINCE GEORGE'S COUNTY MEN'S
SHELTER**

Council District: 07 Municipality: None
Located 0.36 mile south of the intersection of Central
Avenue and Addison Road south.
(PA 75A)
Zone: R-55 (2.63 acres)
Date Accepted: 7/15/2019
Prince George's County Office of Central Services,
Applicant

Request: Replace existing men's shelter.

STAFF RECOMMENDATION: Receive public testimony
(OSEI)

PGCPB AGENDA
12/17/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **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)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (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 Britannia 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)

PGCPB AGENDA
12/17/2020

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-20036).**

DDS-673 TWO TOWN CENTER

Council District: 09 Municipality: None
Located at the northeast quadrant of Capital Gateway Drive and Britannia 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)

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

8. **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: DISAPPROVAL
(SIEVERS)

THE PLANNING BOARD

MEETING OF

DECEMBER 24, 2020

HAS BEEN CANCELLED